

## ADVERTISED PLAN

**24 Churchill Road,  
Newhaven**

Native vegetation  
Assessment

**Prepared for National Vietnam  
Veterans Museum**

C/- Tract Consultants Pty Ltd

December 2023  
Report No. 20052 (2.3)



**Nature  
Advisory**

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## 1. Executive summary

Nature Advisory Pty Ltd undertook a native vegetation assessment of a 40.11-hectare area of private land at 24 Churchill Road, Newhaven, on Phillip Island.

This report presents the information relevant to native vegetation on the property to accompany a planning permit application under Clause 52.17 of the Bass Coast Planning Scheme, in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017a), herein referred to as 'the Guidelines'.

The following native vegetation was recorded in the study area:

- 17 patches of native vegetation, totalling 2.748 hectares.

No scattered trees or large trees in patches were recorded in the study area.

The proponent proposed to remove the following vegetation:

- 0.207 hectares of native vegetation (from a single patch).

The application site lies within Location 1. As such, the proposal will be assessed under the **Basic** assessment pathway. This **would not** trigger a referral to DELWP.

The *Native Vegetation Removal* (NVR) report for this proposed removal is provided in the appendices. The table below summarises the compliance of the information in this report with the relevant application requirements of the Guidelines (DELWP 2017a).

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

The required offsets will be achieved via purchase of the required offset units from a third party offset provider via DELWP's Native Vegetation Credit Register (NVCR). Evidence that the required offset is currently available for trade via the NVCR is provided as Appendix 8 to this report.

There are no implications under the EPBC Act or FFG Act for the current proposal.

A planning permit under Clause 52.17 of the Bass Coast Planning Scheme is required for the removal of native vegetation.

Areas of planted native vegetation at the site and regrowth of native vegetation that is less than 10 years old are exempt from requiring a planning permit for removal under Clause 52.17-7 of the Bass Coast planning scheme under the following exemptions:

- *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; and/or
- *Regrowth:* Native vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established native vegetation, and is less than 10 years old.

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The *Native Vegetation Removal* (NVR) report for this proposed removal is provided in the appendices. The table below summarises the compliance of the information in this report with the relevant application requirements of the Guidelines (DELWP 2017a).

Application requirement		Response
1.	Information about the native vegetation to be removed	See Section 4.2 of this report.
2.	Topographic and land information relating to the native vegetation to be removed	See Section 4.1 of this report.
3.	Recent, dated photographs of the native vegetation to be removed	Appendix 4
4.	Details of any other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or on contiguous land in the same ownership as the applicant, in the five-year period before the application for a permit is lodged	N/A
5.	An avoid and minimise statement	See Section 4.3.1 of this report.
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	N/A
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.	N/A
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).	N/A
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

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## 2. Introduction

The National Vietnam Veterans Museum engaged Nature Advisory Pty Ltd to conduct a native vegetation assessment of a 40.11-hectare area of private land at 24 Churchill Road, Newhaven, on Phillip Island.

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), herein referred to as 'the Guidelines'. Potential impacts on flora and fauna matters listed under the Victorian *Flora and Fauna Guarantee Act 1988* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* have been considered as part of a review of existing information and field investigation.

Specifically, the scope of the investigation included:

- Reviewing existing information on the flora and native vegetation of the study area and surrounds, including:
  - Victorian Biodiversity Atlas administered by the Department of Environment, Land, Water and Planning (DELWP);
  - The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) Protected Matters Search Tool; and
  - DELWP Native Vegetation Information Management system (NVIM).
- A site survey involving:
  - 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, including habitat hectare assessment and/or scattered tree assessment; and
  - Compilation of flora species lists for the site.

This report is divided into the following sections:

**Section 3** describes the methods used for the assessment, definitions and the legislative background.

**Section 4** presents the assessment results and implications under the Guidelines.

This investigation was undertaken by a team from Nature Advisory comprising Chris Armstrong (Botanist), Carter Carvelho (Technical Assistant), Verity Fyfe (Senior Ecologist) and Inga Kulik (Senior Ecologist & Project Manager).

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## 3. Definitions, methods and assessment process

### 3.1. Definitions

#### 3.1.1. Study area

The study area for this investigation is defined as the private property at the address, 24 Churchill Road, Newhaven, and the associated road reserves.

#### 3.1.2. 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:

- Patch; or
- Scattered tree.

The definitions of these categories are provided below, along with the prescribed DELWP methods to assess them. Further details on definitions of patches and scattered trees are provided in Appendix 1.

#### *Patch*

A patch of native vegetation is either:

- An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native; or
- 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, forming a continuous canopy; or
- Any mapped wetland included in the *Current wetlands map*, available from MapShareVic (DELWP 2019a).

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 effectively measures the percentage resemblance of the vegetation to its original condition.

The *Native Vegetation Information Management* (NVIM) system (DELWP 2019b) provides modelled condition scores for native vegetation to be used in certain circumstances.

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<sup>1</sup> A native canopy tree is a mature tree (i.e. it is able to flower) that is greater than 3 metres in height 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 on to the ground.



### Scattered tree

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A scattered tree is:

- A native canopy tree<sup>1</sup> that does not form part of a patch.

Scattered trees are counted and mapped, the species identified and their circumference at 1.3 m above the ground is recorded.

### 3.2. Field methods

The field assessment was conducted on the 27<sup>th</sup> April 2020. During this assessment, the study area was surveyed 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 a hand-held GPS (accurate to approximately five metres).

Whilst this assessment was not designed to provide an exhaustive inventory of flora species in the study area, all efforts were made to schedule the site assessment at a time of year when the majority of native vegetation life forms are likely to be present. The Autumn timing of the survey and condition of vegetation was considered suitable to ascertain the extent and condition of native vegetation.

### 3.3. Planning permit and application requirements

State planning provisions are established under the *Victorian Planning and Environment Act 1987*. Clause 52.17 of all Victorian Planning Schemes states that:

*A permit is required to remove, destroy or lop native vegetation, including dead native vegetation.*

A permit is not required if:

- 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.
- If the native vegetation is specified in a schedule to Clause 52.17.

#### 3.3.1. Exemptions

Exemptions listed in Table 52.17-7 relevant to the study area include:

- **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.
- **Regrowth:** Native vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established native vegetation, and is:
  - Less than 10 years old.

### 3.3.2. Application requirements

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

When assessing an application, Responsible Authorities are also obligated to refer to Clause 12.01-2 (Native vegetation management) in the Planning Scheme which in addition to the Guidelines, refers to the following:

- *Assessor's handbook – applications to remove, destroy or lop native vegetation* (DELWP 2018a).
- Statewide biodiversity information maintained by DELWP.

The application of the Guidelines (DELWP 2017a) are explained further in Appendix 1.

### 3.3.3. Referral to DELWP

Clause 66.02-2 of the Planning Scheme determines the role of DELWP in the assessment of native vegetation removal permit applications. If an application is referred, DELWP 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 DELWP if:

- The impacts to native vegetation are in the *Detailed* assessment pathway;
- A property vegetation plan applies to the site; or
- The native vegetation is on Crown land which is occupied or managed by the responsible authority.

## 3.4. EPBC Act

The *Environment Protection and Biodiversity Conservation Act 1999* (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.

If there is a possibility of a significant impact on nationally threatened species or communities or listed migratory species, a Referral under the EPBC Act should be considered. The Minister will decide after 20 business days whether the project will be a 'controlled action' under the EPBC Act, in which case it cannot be undertaken without 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).

## 3.5. FFG Act

The Victorian *Flora and Fauna Guarantee Act 1988* (FFG Act) lists threatened and protected species and ecological communities (DELWP 2018b, DELWP 2017b). Any removal of protected flora, which includes threatened flora species and the plants that make up threatened communities, listed under the FFG Act from public land requires a Protected Flora Licence or Permit under the Act, obtained from DELWP.

The FFG Act only applies to private land where a license is required to remove grass trees, tree ferns and sphagnum moss for sale, or where an Interim Conservation Order has been made to protect critical habitat for a threatened species or community. As no such habitat has ever been declared, this mechanism under the FFG Act has never been implemented.

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## 4. Existing information and methods

### 4.1. Site description, zoning and overlays

The study area for this investigation (Figure 1) was approximately 40 hectares of private land located at Newhaven, on Phillip Island, approximately 130 kilometres south-east of Melbourne's CBD. It was bordered by Churchill Road to the west, Phillip Island Road to the south and private land to the north and east.

The study area supported alluvial soils on a gently undulating landscape.

Vegetation in the study area consisted of improved pasture throughout the paddocks, dominated by Perennial Rye Grass, Paspalum and Barley Grass. Native grasses such as Weeping Grass and wallaby grasses persisted at the higher elevations, forming patches of modified Plains Grassy Woodland (treeless) vegetation, according to the guidelines where the cover exceeded 25%. Infestations of the woody weed Gorse was also observed within these areas. Small remnant areas of Swamp Scrub were observed along Churchill Road and along the margins of the dams at the site. This vegetation was characterised by a Swamp Paperbark canopy readily recruiting. A low depression on the northern boundary of the study area contained native vegetation consistent with a Coastal Saltmarsh, dominated by Beaded Glasswort and Common Swamp Wallaby Grass. Native Rushes occurred sporadically throughout the property in lower lying areas of the paddocks.

Historically, the study area has been cultivated with a network of dams which have been constructed centrally within the northern half of the study area. Planted native vegetation, comprising Drooping She-oak and Swamp Gum, occurred along the margins of the dams and as windrows along the fence line of paddocks. These areas were excluded from stock, enabling Swamp Paperbark to regrow and recruit throughout these areas. Similarly, a recent reduction in grazing pressure has enabled the species to regrow and recruit beyond these confined areas into the paddocks. The above-described native vegetation represents regrowth which is less than 10 years old.

Surrounding land predominantly supported similar land uses as agricultural properties, with the exception of the township of Cape Woolamai, south-east of the study area.

The study area lies within the Gippsland Plain bioregion and falls within the Port Phillip and Westernport catchment and Bass Coast local government area. It is currently zoned Farming Zone and is not covered by any overlays in the Bass Coast Planning Scheme.

The entirety of the study area is recognised as a Designated Bushfire Prone Area and contains areas of Aboriginal Cultural Heritage Sensitivity.

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**Figure 1:** Study area and vegetation

**Project:** 24 Churchill Road,  
Newhaven  
**Client:** Tract Consultants Pty Ltd  
**Date:** 29/04/2020

- ▬ Study area
- ▬ Property boundary
- ▬ Exempt regrowth
- ▬ Planted native vegetation

**Native vegetation**

- ▬ Coastal Saltmarsh (EVC 9)
- ▬ Estuarine Swamp Scrub (EVC 53\_62)
- ▬ Estuarine Wetland (EVC 10)
- ▬ Plains Grassy Woodland (EVC 55)



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## 4.2. Native vegetation

### 4.2.1. Species recorded

During the field assessment 61 plant species were recorded. Of these, 29 (48%) were indigenous and 32 (52%) were introduced or non-indigenous native in origin (Appendix 3).

### 4.2.2. Patches of native vegetation

Pre-European EVC mapping (DELWP 2019b) indicated that the study area and surrounds would have supported Swamp Scrub (EVC 53) and Plains Grassy Woodland (EVC 55) prior to European settlement based on modelling of factors including rainfall, aspect, soils and remaining vegetation.

Evidence on site, including floristic composition and soil characteristics, suggested that the study area supported highly degraded examples of *Estuarine* Swamp Scrub (EVC 53\_62) and Plains Grassy Woodland (EVC 55). A modified example of an *Estuarine* Wetland (EVC 10), comprised wholly of native rushes, was recorded in a paddock in the south-west of the study area. Patches of Coastal Saltmarsh (EVC 9) were also present near the northern boundary within the study area (Figure 1), which were dominated by Beaded Glasswort and Swamp Wallaby Grass in saline, low-lying areas. Descriptions of these EVCs are provided in Appendix 6.

Seventeen patches (referred to herein as habitat zones) comprising the abovementioned EVCs were identified in the study area (Figure 1). This totalled an area of 2.748 hectares of native vegetation in patches. No large trees in patches were recorded.

**Table 1: Description of habitat zones in the study area**

Habitat Zone	EVC	Description
A	Plains Grassy Woodland (EVC 55)	A patch of native vegetation primarily comprising Wallaby Grass and Weeping Grass at a cover of 30%. The vegetation was dominated by weeds such as Paspalum, Perennial Rye-grass and Kikuyu (70% cover). The CaLP listed woody weed, Gorse was also recorded within this Habitat Zone.
C, L, M	<i>Estuarine</i> Swamp Scrub (EVC 53_62)	Patches of vegetation wholly comprising of recruiting Swamp Paperbark at a moderate cover of 40%. Sporadic native grasses such as Weeping Grass and Wallaby Grass were observed at a negligible cover, with the ground layer dominated by improved pasture grasses such as Perennial Rye-grass and Barley Grass. The lack of mature trees, indicates that this vegetation is less than 10 years old and should be considered areas of regrowth, therefore exempt from requiring a permit under Clause 52.17-7.

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Habitat Zone	EVC	Description
D, H, I	Plains Grassy Woodland (EVC 55)	A patch of native vegetation primarily comprising Weeping Grass at a cover of 30%, other native elements included Wallaby grasses and Spear Grass. The vegetation was dominated by weeds such as Paspalum, Perennial Rye-grass and Barley Grass (70% cover). The CaLP listed woody weed, Gorse was also recorded within these Habitat Zones, with an extensive infestation observed in Habitat Zone H.
E, F, G	Coastal Saltmarsh (EVC 9)	Patches of moderate quality vegetation. Although lacking diversity, these patches were dominated by the native species, Beaded Glasswort and Common Swamp Wallaby-grass at a cover of 65%. Other native elements included Pale Rush, Common Blown-grass and Native Sea-spurrey. Bare Ground and soil crust cover was high at 25%. Invasive species included Buck's-horn Plantain, Couch and Paspalum at a low cover of 15%.
J1, J2, K, Q	Estuarine Swamp Scrub (EVC 53_62)	Patches of vegetation dominated by Swamp Paperbark. Canopy cover of trees greater than 5 meters was high to moderate at 25-50% cover, with the species readily recruiting along the margins. Other native species included the scrambler, Bower Spinach and the shrub, Seaberry Saltbush at a negligible cover. Habitat Zone Q was within the roadside and also contained the native grass, Thatch Saw-sedge at a moderate cover of 5%.
N	Estuarine Wetland (EVC 10)	A modified example of an Estuarine Wetland, wholly consisting of Rushes where the cover was greater than 25%. The ground cover between the tussocks was dominated by Paspalum and Perennial Rye-grass at a cover of 70%.
O, P	Estuarine Swamp Scrub (EVC 53_62)	Roadside vegetation of similar quality to Habitat Zones J and K, but with greater diversity. Remnant Drooping Sheoaks were recorded, contributing to the canopy cover of 20%. Other native elements included Spiny-headed Mat-rush, Seaberry Saltbush, Bower Spinach, Small-leaved Clematis and Thatch Saw Sedge. The grassy understory was dominated by the weed Kikuyu, at a cover of 30%. A row of planted Radiata Pine was also within these habitat zones.

The habitat hectare assessment results for these habitat zones are provided in Table 2. More detailed habitat scoring results are presented in Appendix 2.

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**Table 2: Summary of habitat hectare assessment results**

Habitat Zone	EVC	Area (ha)	Condition score (out of 100)
A	Plains Grassy Woodland (EVC 55)	0.531	15
C	<i>Estuarine</i> Swamp Scrub (EVC 53_62)	0.134	26
D	Plains Grassy Woodland (EVC 55)	0.550	17
E	Coastal Saltmarsh (EVC 9)	0.649	35
F	Coastal Saltmarsh (EVC 9)	0.013	35
G	Coastal Saltmarsh (EVC 9)	0.008	35
H	Plains Grassy Woodland (EVC 55)	0.191	17
I	Plains Grassy Woodland (EVC 55)	0.207	17
J1	<i>Estuarine</i> Swamp Scrub (EVC 53_62)	0.029	33
J2	<i>Estuarine</i> Swamp Scrub (EVC 53_62)	0.035	33
K	<i>Estuarine</i> Swamp Scrub (EVC 53_62)	0.033	33
L	<i>Estuarine</i> Swamp Scrub (EVC 53_62)	0.011	26
M	<i>Estuarine</i> Swamp Scrub (EVC 53_62)	0.033	26
N	Estuarine Wetland (EVC 10)	0.114	15
O	<i>Estuarine</i> Swamp Scrub (EVC 53_62)	0.060	34
P	<i>Estuarine</i> Swamp Scrub (EVC 53_62)	0.138	34
Q	<i>Estuarine</i> Swamp Scrub (EVC 53_62)	0.011	35
<b>Total</b>		<b>2.748</b>	

#### 4.2.3. Scattered trees

No scattered trees were recorded in the study area.

#### 4.3. Proposed development

The current proposal will involve development of the National Vietnam Veterans Museum, which will involve the construction of a museum building, terrace, carpark and landscaped areas in the south-eastern quarter of the study area. This will entail the full removal of Habitat Zone I (see Figure 2).

To determine impacts to native vegetation, the proposed development plan was overlaid with the native vegetation mapped as part of this investigation. Native vegetation occurring in the following locations was considered to be removed based on the proposed development plan:

- Direct removal:
  - Native vegetation within all proposed building envelopes
  - Native vegetation within all proposed driveways
- Consequential removal:
  - Native vegetation within 10m of all proposed building envelopes
  - Native vegetation 2 metres either side of all proposed lot boundaries (to address the future fence exemption of Clause 52.17)

#### 4.3.1. Avoid and minimise statement

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

- *Strategic level planning* – no regional or landscape scale strategic planning process has been applied to the site to avoid and minimise impacts on native vegetation across the region or landscape.
- *Site level planning* – The client engaged Nature Advisory to conduct a native vegetation assessment prior to designing the project, so the project could be designed in such a way that avoids and minimises impacts to native vegetation and fauna habitat as much as possible. Most of these recommendations (Nature Advisory 2020) were adopted by the client and maximum avoidance and minimisation has been achieved for the project.
- Furthermore, no feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.

#### 4.3.2. Proposed native vegetation removal

The current development footprint will result in the loss of a total extent of 0.207 hectares of native vegetation as represented Figure 2 and documented in the *Native Vegetation Removal* (NVR) report provided by DELWP (Appendix 6).

This comprised:

- 0.207 hectares of native vegetation in patches (including no large trees in patches);



The native vegetation to be removed is not in an area mapped as an endangered Ecological Vegetation Class.

It is understood that no native vegetation has been approved for removal on the property within the last five years.

Photographs of native vegetation proposed for removal are provided in Appendix 4.

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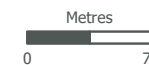
**Figure 2:** Native vegetation to be removed

**Project:** 24 Churchill Road,  
Newhaven  
**Client:** Tract Consultants Pty Ltd  
**Date:** 19/12/2023

- Study area
- Property boundary
- Proposed development
- Exempt regrowth
- Planted native vegetation

**Native vegetation**

- Coastal Saltmarsh (EVC 9)
- Estuarine Swamp Scrub (EVC 53\_62)
- Estuarine Wetland (EVC 10)
- Plains Grassy Woodland (EVC 55)
- Native vegetation to be removed



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#### 4.3.3. Modelled species important habitat

The current proposal footprint will not have a significant impact on any habitat for any rare or threatened species as determined in Appendix 6.

#### 4.3.4. Assessment pathway

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

- **Location Category:** Location 1
- **Extent of native vegetation:** A total of 0.207 hectares of native vegetation (including no large trees).

Based on these details, the Guidelines stipulate that the proposal is to be assessed under the **Basic** assessment pathway.

This proposal **would not** trigger a referral to DELWP based on the criteria specified in Section 3.3.3.

#### 4.3.5. Offset requirements

Offsets required to compensate for the proposed removal of native vegetation from the study area are provided below.

- 0.039 general habitat units and must include the following offset attribute requirements:
  - Minimum strategic biodiversity value (SBV) of 0.216.
  - Occur within the Port Phillip And Westernport Catchment Management Authority boundary or the Bass Coast Shire Council municipal district.

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

#### 4.3.6. 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 (DELWP 2020e).

Evidence that the required offset is available is provided in Appendix 7. The required offset would be secured following approval of the application to remove native vegetation.

#### 4.4. Recommendations regarding Shearwater protection

The proposed development is located on Phillip Island with beaches that are home to Shearwaters, a protected migratory bird species. Shearwaters are used to dark conditions when flying out to sea and across the island when flying home to their burrows. Any bright lighting will distract them and risk for them to collide with lighting poles or other obstacles.

We recommend the following design measure in particular for the lighting of the proposed development:

- Avoid upward or even horizontal lighting;
- All lighting should be baffled and facing downwards;
- Ideal would be no lighting on high poles, but just ground level lighting on 1m to 1.2 high poles; and
- Use landscaping, such as planting Wattles and other trees next to lighting, so that these can overgrow the 1m poles and protect them from view from above.

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## 5. References

- Department of Environment, Land, Water and Planning (DELWP) 2017a, *Guidelines for the removal, destruction or lopping of native vegetation* (dated December 2017), Department of Environment, Land, Water and Planning, East Melbourne, Victoria.
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## Appendix 1: Details of the assessment process in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017a)

### *Purpose and objective*

Policies and strategies relating to the protection and management of native vegetation in Victoria are defined in the State Planning Policy Framework (SPPF). The objective identified in Clause 12.01 of all Victorian Planning Schemes 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 to be achieved through the following three-step approach, as detailed in the Guidelines:

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 from the removal, destruction or lopping of native vegetation.

**Note:** While a planning permit may still be required, if native vegetation does not meet the definition of either a patch or a scattered tree, an offset under the Guidelines is not required.

### *Assessment pathways*

The first step in determining the type of assessment required for any site in Victoria is to determine the assessment pathway for the proposed native vegetation removal. The three possible assessment pathways for applications to remove native vegetation in Victoria are:

- Basic;
- Intermediate; or
- Detailed.

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This assessment pathway is determined by two factors:

- **Location Category**, as determined using the states’ Location Map. The location category indicates the potential risk to biodiversity from removing a small amount of native vegetation. The three location categories are defined as:
  - **Location 1** – shown in light blue-green on the Location Map; occurring over most of Victoria.
  - **Location 2** – shown in dark blue-green on the Location Map; includes areas mapped as endangered EVCs and/or sensitive wetlands and coastal areas.
  - **Location 3** – shown in brown on the Location Map; includes areas where the removal of less than 0.5 hectares of native vegetation could have a significant impact on habitat for rare and threatened species.
- **Extent of native vegetation** – the extent of any patches and scattered trees proposed to be removed (as well as the extent of any past native vegetation removal), with consideration as to whether the proposed removal includes any large trees. Extent of native vegetation is determined as follows:

- **Patch** – the area of the patch in hectares.
- **Scattered Tree** – the extent of a scattered tree is dependent on whether the scattered tree is small or large. A tree is considered to be a large tree if it is greater or equal to the large tree benchmark diameter at breast height (DBH) for the relevant bioregional EVC. Any scattered tree that is not a large tree is a small scattered tree. The extent of large and small scattered trees is determined as follows:
  - **Large scattered tree** – the area of a circle with a 15-metre radius, with the trunk of the tree at the centre.
  - **Small scattered tree** – the area of a circle with a ten-metre radius, with the trunk of the tree at the centre.

The assessment pathway for assessing an application to remove native vegetation is then determined as detailed in the following matrix table:

Extent of native vegetation	Location Category		
	Location 1	Location 2	Location 3
< 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
< 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
≥ 0.5 hectares	Detailed	Detailed	Detailed

**Note:** If the native vegetation to be removed includes more than one location category, the higher location category is used to determine the assessment pathway.

#### *Landscape scale information – strategic biodiversity value*

The strategic biodiversity value (SBV) is a measure of a location's importance to Victoria's biodiversity, relative to other locations across the state. It is represented as a score between 0 and 1 and determined from the Strategic biodiversity value map, available from NVIM (DELWP 2019c).

#### *Landscape scale information – habitat for rare or threatened species*

Habitat importance for rare or threatened species is a measure of the importance of a location in the landscape as habitat for a particular rare or threatened species, in relation to other habitat available for that species. It is represented as a score between 0 and 1 and is determined from the Habitat importance maps, administered by DELWP.

This includes two groups of habitat:

- **Highly localised habitats** – limited in area and considered to be equally important, therefore having the same habitat importance score.
- **Dispersed habitats** – less limited in area and based on habitat distribution models.

Habitat for rare or threatened species is used to determine the type of offset required in the detailed assessment pathway.

### Biodiversity value

A combination of site-based and landscape scale information is used to calculate the biodiversity value of native vegetation to be removed. Biodiversity value is represented by a general or species habitat score, detailed as follows.

Firstly, the extent and condition of native vegetation to be removed are combined to determine the habitat hectares as follows:

$$\text{Habitat hectares} = \text{extent of native vegetation} \times \text{condition score}$$

Secondly, the habitat hectare score is combined with a landscape factor to obtain an overall measure of biodiversity value. Two landscape factors exist as follows:

- **General landscape factor** – determined using an adjusted strategic biodiversity score, and relevant when no habitat importance scores are applicable;
- **Species landscape factor** – determined using an adjusted habitat importance score for each rare or threatened species habitat mapped at a site in the Habitat importance map.

These factors are then used as follows to determine the biodiversity value of a site:

$$\text{General habitat score} = \text{habitat hectares} \times \text{general landscape factor}$$

$$\text{Species habitat score} = \text{habitat hectares} \times \text{species landscape factor}$$

### Offset requirements

A native vegetation offset is required for the approved removal of native vegetation. Offsets conform to one of two types and each type incorporates a multiplier to address the risk of 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 (i.e. the proportional impact is below the species offset threshold). In this case a multiplier of 1.5 applies to determine the general offset amount.

$$\text{General offset (amount of general habitat units)} = \text{general habitat score} \times 1.5$$

- A **species offset** is required when the removal of native vegetation has a significant impact on habitat for a rare or threatened species (i.e. the proportional impact is above the species offset threshold). In this case a multiplier of 2 applies to determine the species offset amount.

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**Species offset** (amount of species habitat units) = Species habitat score x 2

**Note:** if native vegetation does not meet the definition of either a patch or scattered tree an offset is not required.

### Offset attributes

Offsets must meet the following attribute requirements, as relevant:

- General offsets
  - **Offset amount** – general offset = general habitat score x 1.5
  - **Strategic biodiversity value (SBV)** – the offset has at least 80% of the SBV of the native vegetation removed
  - **Vicinity** – the offset is in the same CMA boundary or municipal district as the native vegetation removed
  - Habitat for rare and threatened species: N/A
  - **Large trees** – the offset include the protection of at least one large tree for every large tree to be removed
- Species offsets
  - **Offset amount** – species offset = species habitat score x 2
  - Strategic biodiversity value (SBV) – N/A
  - Vicinity – N/A
  - **Habitat for rare and threatened species** – the offset comprises mapped habitat according to the Habitat importance map for the relevant species
  - **Large trees** – the offset include the protection of at least one large tree for every large tree to be removed.

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## Appendix 2: Detailed habitat hectare assessment results

Habitat Zone			A	C	D	E	F	G	H	I
Bioregion			GipP	GipP	GipP	GipP	GipP	GipP	GipP	GipP
EVC Number			55	53_62	55	9	9	9	55	55
Total area of Habitat Zone (ha)			0.531	0.134	0.550	0.649	0.013	0.008	0.191	0.207
Site Condition	Large Old Trees	/10	0	N/A	0	N/A	N/A	N/A	0	0
	No. large trees in habitat zone		0	0	0	0	0	0	0	0
	Tree Canopy Cover	/5	0	0	0	N/A	N/A	N/A	0	0
	Lack of Weeds	/15	0	0	4	7	7	7	4	4
	Understorey	/25	5	5	5	10	10	10	5	5
	Recruitment	/10	0	10	0	0	0	0	0	0
	Organic Matter	/5	5	4	3	5	5	5	3	3
	Logs	/5	0	0	0	N/A	N/A	N/A	0	0
	Site condition standardising multiplier*		1.00	1.15	1.00	1.36	1.36	1.36	1.00	1.00
	Site Condition subtotal		10	22	12	30	30	30	12	12
Landscape Context	Patch Size	/10	1	1	1	1	1	1	1	1
	Neighbourhood	/10	1	0	1	1	1	1	1	1
	Distance to Core	/5	3	3	3	3	3	3	3	3
Total Condition Score			/100	15	26	17	35	35	17	17

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Habitat Zone			J1	J2	K	L	M	N	O	P	Q
Bioregion			GipP	GipP	GipP	GipP	GipP	GipP	GipP	GipP	GipP
EVC Number			53_62	53_62	53_62	53_62	53_62	10	53_62	53_62	53_62
Total area of Habitat Zone (ha)			0.029	0.035	0.033	0.011	0.033	0.114	0.060	0.138	0.011
Site Condition	Large Old Trees	/10	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	No. large trees in habitat zone		0	0	0	0	0	0	0	0	0
	Tree Canopy Cover	/5	4	4	4	0	0	N/A	3	3	5
	Lack of Weeds	/15	4	4	4	0	0	0	4	4	7
	Understorey	/25	5	5	5	5	5	5	5	5	5
	Recruitment	/10	10	10	10	10	10	0	10	10	6
	Organic Matter	/5	2	2	2	4	4	2	4	4	4
	Logs	/5	0	0	0	0	0	0	0	0	0
	Site condition standardising multiplier*		1.15	1.15	1.15	1.15	1.15	1.36	1.15	1.15	1.15
	Site Condition subtotal		29	29	29	22	22	10	30	30	31
Landscape Context	Patch Size	/10	1	1	1	1	1	1	1	1	1
	Neighbourhood	/10	0	0	0	0	0	1	0	0	0
	Distance to Core	/5	3	3	3	3	3	3	3	3	3
Total Condition Score			/100	33	33	33	26	26	15	34	35

\* Modified approach to habitat scoring - refer to Table 14 of DELWP's Vegetation Quality Assessment Manual (DSE, 2004)

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## Appendix 3: Flora species recorded in the study area

Origin	Common name	Scientific name	EPBC	FFG-T	FFG-P	CaLP Act
	Lightwood	<i>Acacia implexa</i>				
#	Coast Wattle	<i>Acacia longifolia</i> subsp. <i>sophorae</i>			p	
	Hedge Wattle	<i>Acacia paradoxa</i>				
	Drooping Sheoak	<i>Allocasuarina verticillata</i>				
	Common Swamp Wallaby-grass	<i>Amphibromus nervosus</i>				
*	Cape weed	<i>Arctotheca calendula</i>				
	Spear Grass	<i>Austrostipa</i> sp.				
*	Kikuyu	<i>Cenchrus clandestinus</i>				
*	Fat Hen	<i>Chenopodium album</i>				
*	Spear Thistle	<i>Cirsium vulgare</i>				C
	Small-leaved Clematis	<i>Clematis microphylla</i> s.l.				
*	Mirror Bush	<i>Coprosma repens</i>				
*	Palm Lily	<i>Cordyline</i> sp.				
*	Pampas Grass	<i>Cortaderia selloana</i>				
	Australian Salt-grass	<i>Distichlis distichophylla</i>				
	Swamp Gum	<i>Eucalyptus ovata</i>				
	Cherry Ballart	<i>Exocarpos cupressiformis</i>				
	Thatch Saw-sedge	<i>Gahnia radula</i>				
*	Hop Goodenia	<i>Goodenia ovata</i>				
*	Silky Hakea	<i>Hakea sericea</i> s.s.				
*	Yorkshire Fog	<i>Holcus lanatus</i>				
*	Barley Grass	<i>Hordeum marinum</i>				
*	Smooth Cat's-ear	<i>Hypochaeris glabra</i>				
*	Flatweed	<i>Hypochaeris radicata</i>				C
	Spiny Rush	<i>Juncus acutus</i> subsp. <i>acutus</i>				
	Gold Rush	<i>Juncus flavidus</i>				
	Pale Rush	<i>Juncus pallidus</i>				
	Rush	<i>Juncus</i> spp.				
	Common Blown-grass	<i>Lachnagrostis filiformis</i> s.l.			p	
*	Coast Beard-heath	<i>Leucopogon parviflorus</i>				
	Perennial Rye-grass	<i>Lolium perenne</i>				
*	Spiny-headed Mat-rush	<i>Lomandra longifolia</i> subsp. <i>longifolia</i>				C
*	African Box-thorn	<i>Lycium ferocissimum</i>				
	Scarlet Pimpernel	<i>Lysimachia arvensis</i>				
	Honey-myrtle	<i>Melaleuca</i> sp.				
	Swamp Paperbark	<i>Melaleuca ericifolia</i>				
	Weeping Grass	<i>Microlaena stipoides</i> var. <i>stipoides</i>				
*	Common Boobialla	<i>Myoporum insulare</i>				
*	Paspalum	<i>Paspalum dilatatum</i>				
*	Water Couch	<i>Paspalum distichum</i>				
*	Toowoomba Canary-grass	<i>Phalaris aquatica</i>				
*	Red-ink Weed	<i>Phytolacca octandra</i>				
#	Radiata Pine	<i>Pinus radiata</i>				

Origin	Common name	Scientific name	EPBC	FFG-T	FFG-P	CaLP Act
*	Sweet Pittosporum	<i>Pittosporum undulatum</i>				
*	Buck's-horn Plantain	<i>Plantago coronopus</i>				
	Ribwort	<i>Plantago lanceolata</i>				
*	Seaberry Saltbush	<i>Rhagodia candolleana</i> subsp. <i>candolleana</i>				C
	Blackberry	<i>Rubus fruticosus</i> spp. agg.				
	Wallaby Grass	<i>Rytidosperma</i> sp. 1				
	Wallaby Grass	<i>Rytidosperma</i> sp. 2				
	Beaded Glasswort	<i>Sarcocornia quinqueflora</i>				
*	Kangaroo Apple	<i>Solanum aviculare</i>				
*	Black Nightshade	<i>Solanum nigrum</i> s.l.			p	
	Sow Thistle	<i>Sonchus</i> sp.				
	Native Sea-spurrey	<i>Spergularia tasmanica</i>				
	Creamy Candles	<i>Stackhousia monogyna</i> s.s.				
*	Bower Spinach	<i>Tetragonia implexicoma</i>				C
*	Gorse	<i>Ulex europaeus</i>				
	Rat's-tail Fescue	<i>Vulpia myuros</i>				

**Notes:** EPBC = threatened species status under the EPBC Act FFG-T = listed as threatened (L) under the FFG Act; FFG-P: listed as protected (P) under the FFG Act; CaLP Act: declared noxious weeds under the CaLP Act (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].

\* = introduced to Victoria

# = Victorian native taxa occurring outside their natural range

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#### Appendix 4: Photographs of vegetation within the study area



Habitat Zone A – Native grasses, Weeping Grass and Wallaby Grass growing amongst pasture grasses (to be retained).



Planted Honey-myrtle in a linear strip in the south east corner of the study area (to be retained).

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Dam in south east corner of the study area devoid of native vegetation.



Habitat Zone E - Coastal Saltmarsh dominated by Beaded Glasswort (to be retained).

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Pampas Grass and Blackberry infestation along dam wall.



Planted Drooping She-oaks south of the dam (to be retained).

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Habitat Zone C - Exempt regrowth of Swamp Paperbark along eastern boundary (to be retained).



Planted row of Drooping She-oaks with exempt regrowth of Swamp Paperbark beneath (to be retained).





Habitat Zone P - Churchill Road roadside (to be retained).



Incidental Rushes in a paddock, not constituting a patch under the guidelines.

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Habitat Zone I – Native grasses, Weeping Grass and Wallaby Grass growing amongst pasture grasses (to be removed).

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### Appendix 5: EVC benchmarks

Coastal Saltmarsh (EVC 9) - GipP

Plains Grassy Woodland (EVC 55) - GipP

Estuarine Swamp Scrub (EVC 53\_62) - GipP

Estuarine Wetland (EVC 10) - GipP

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# EVC/Bioregion Benchmark for Vegetation Quality Assessment

## Gippsland Plain bioregion

### EVC 9: Coastal Saltmarsh

#### Description:

Occurs on and immediately above marine and estuarine tidal flats and contains distinct floristic communities as bands or zones in the same location, depending on the positioning of the various floristic communities in relation to the saline environment. Consists of a range of life forms including succulent herbs, low succulent shrubs, rushes and sedges.

#### Life Forms:

Life form	#Spp	%Cover	LF code
Medium Shrub	2	20%	MS
Small Shrub	1	1%	SS
Medium Herb	3	20%	MH
Small or Prostrate Herb	2	15%	SH
Large Non-tufted Graminoid	1	1%	LNG
Medium to Small Tufted Graminoid	1	5%	MTG
Medium to Tiny Non-tufted Graminoid	2	10%	MNG
Soil Crust	na	10%	S/C
<b>Total understorey projective foliage cover</b>		<b>70%</b>	

LF Code	Species typical of at least part of EVC range	Common Name
MS	<i>Sclerostegia arbuscula</i>	Shrubby Glasswort
SS	<i>Suaeda australis</i>	Austral Seablite
MH	<i>Sarcocornia quinqueflora</i>	Beaded Glasswort
MH	<i>Samolus repens</i>	Creeping Brookweed
MH	<i>Hemichroa pentandra</i>	Trailing Hemichroa
SH	<i>Disphyma crassifolium ssp. clavellatum</i>	Rounded Noon-flower
MNG	<i>Triglochin striatum</i>	Streaked Arrowgrass
MNG	<i>Distichlis distichophylla</i>	Australian Salt-grass

#### Recruitment:

Continuous

#### Organic Litter:

10 % cover

#### Weediness:

There are no consistent weeds in this EVC.

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# EVC/Bioregion Benchmark for Vegetation Quality Assessment

## Gippsland Plain bioregion

### EVC 55: Plains Grassy Woodland

#### Description:

An open, eucalypt woodland to 15 m tall occurring on a number of geologies and soil types. Occupies poorly drained, fertile soils on flat or gently undulating plains at low elevations. The understorey consists of a few sparse shrubs over a species-rich grassy and herbaceous ground layer.

#### Large trees:

Species	DBH(cm)	#/ha
<i>Eucalyptus</i> spp.	80 cm	10 / ha

#### Tree Canopy Cover:

%cover	Character Species	Common Name
20%	<i>Eucalyptus tereticornis</i> ssp. <i>mediana</i>	Gippsland Red-gum
	<i>Eucalyptus camaldulensis</i>	River Red-gum

#### Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	1	5%	T
Medium Shrub	2	10%	MS
Small Shrub	1	1%	SS
Prostrate Shrub	1	1%	PS
Large Herb	1	5%	LH
Medium Herb	10	20%	MH
Small or Prostrate Herb	3	5%	SH
Large Tufted Graminoid	2	5%	LTG
Large Non-tufted Graminoid	1	10%	LNG
Medium to Small Tufted Graminoid	9	35%	MTG
Medium to Tiny Non-tufted Graminoid	2	10%	MNG
Bryophytes/Lichens	na	10%	BL

LF Code	Species typical of at least part of EVC range	Common Name
T	<i>Allocasuarina littoralis</i>	Black Sheoak
T	<i>Acacia mearnsii</i>	Black Wattle
T	<i>Acacia melanoxylon</i>	Blackwood
MS	<i>Kunzea ericoides</i>	Burgan
SS	<i>Pimelea humilis</i>	Common Rice-flower
PS	<i>Bossiaea prostrata</i>	Creeping Bossiaea
MH	<i>Hypericum gramineum</i>	Small St John's Wort
MH	<i>Oxalis perennans</i>	Grassland Wood-sorrel
SH	<i>Dichondra repens</i>	Kidney-weed
SH	<i>Poranthera microphylla</i>	Small Poranthera
LTG	<i>Austrostipa rudis</i>	Veined Spear-grass
LNG	<i>Gahnia radula</i>	Thatch Saw-sedge
MTG	<i>Themeda triandra</i>	Kangaroo Grass
MTG	<i>Carex breviculmis</i>	Common Grass-sedge
MTG	<i>Lomandra filiformis</i>	Wattle Mat-rush
MTG	<i>Schoenus apogon</i>	Common Bog-sedge
MNG	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass

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# EVC 55: Plains Grassy Woodland - Gippsland Plain bioregion

**Recruitment:**

Continuous

**Organic Litter:**

10 % cover

**Logs:**

10 m/0.1 ha.

**Weediness:**

LF Code	Typical Weed Species	Common Name	Invasive	Impact
LH	<i>Plantago lanceolata</i>	Ribwort	high	low
MH	<i>Hypochoeris radicata</i>	Cat's Ear	high	low
MH	<i>Centaureum erythraea</i>	Common Centaury	high	low
LNG	<i>Holcus lanatus</i>	Yorkshire Fog	high	high
MTG	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	high	high
MNG	<i>Romulea rosea</i>	Onion Grass	high	low
MNG	<i>Briza maxima</i>	Large Quaking-grass	high	low
MNG	<i>Briza minor</i>	Lesser Quaking-grass	high	low

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# EVC/Bioregion Benchmark for Vegetation Quality Assessment

## Gippsland Plain bioregion

### EVC 53\_62: *Estuarine* Swamp Scrub

#### Description:

Closed scrub to 6 m tall growing on the edge of estuarine waterbodies such as creeks, rivers and lagoons with intermediate salinity and poor drainage conditions. Dominated by Swamp Paperbark *Melaleuca ericifolia* with a halophytic (succulent) ground layer dominated by graminoids and herbs. Often occurs in close association with Estuarine Wetland.

#### Canopy Cover:

%cover	Character Species	Common Name
50%	<i>Melaleuca ericifolia</i>	Swamp Paperbark

#### Understorey:

Life form	#Spp	%Cover	LF code
Medium Shrub	2	10%	MS
Medium Herb	3	20%	MH
Small or Prostrate Herb	2	5%	SH
Medium to Small Tufted Graminoid	2	10%	MTG
Medium to Tiny Non-tufted Graminoid	2	15%	MNG
<b>Total understorey projective foliage cover</b>		<b>60%</b>	

LF Code	Species typical of at least part of EVC range	Common Name
MS	<i>Rhagodia candolleana</i> ssp. <i>candolleana</i>	Seaberry Saltbush
MS	<i>Atriplex cinerea</i>	Coast Saltbush
MH	<i>Samolus repens</i>	Creeping Brookweed
MH	<i>Chenopodium glaucum</i>	Glaucous Goosefoot
MH	<i>Sarcocornia quinqueflora</i>	Beaded Glasswort
SH	<i>Selliera radicans</i>	Shiny Swamp-mat
SH	<i>Apium prostratum</i> ssp. <i>prostratum</i>	Sea Celery
MTG	<i>Poa poiformis</i>	Blue Tussock-grass
MTG	<i>Poa labillardierei</i>	Common Tussock-grass
MNG	<i>Ficinia nodosa</i>	Knobby Club-sedge
MNG	<i>Distichlis distichophylla</i>	Australian Salt-grass

#### Recruitment:

Continuous

#### Organic Litter:

20 % cover

#### Logs:

5 m/0.1 ha. (note: large log class does not apply)

#### Weediness:

LF Code	Typical Weed Species	Common Name	Invasive	Impact
MH	<i>Hypochoeris radicata</i>	Cat's Ear	high	low
LNG	<i>Holcus lanatus</i>	Yorkshire Fog	high	high

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# EVC/Bioregion Benchmark for Vegetation Quality Assessment

## Gippsland Plain bioregion

### EVC 10: Estuarine Wetland

#### Description:

Grows on anaerobic peat-rich muds on the edges of estuarine waterbodies such as creeks, rivers and lagoons with intermediate salinity conditions. Vegetation is determined by fluctuating salinity, which varies in time from occasionally fresh to brackish or occasionally saline according to river flood and marine tide events. Dominated by graminoids and halophytic herbs and often fringed by a tall scrub layer of Swamp Paperbark *Melaleuca ericifolia* at the landward edge.

#### Life Forms:

Life form	#Spp	%Cover	LF code
Medium Shrub	1	10%	MS
Small Shrub	2	5%	SS
Large Herb	2	5%	LH
Medium Herb	6	20%	MH
Small or Prostrate Herb	2	10%	SH
Large Tufted Graminoid	2	10%	LTG
Large Non-tufted Graminoid	1	5%	LNG
Medium to Small Tufted Graminoid	2	5%	MTG
Medium to Tiny Non-tufted Graminoid	3	20%	MNG
<b>Total understorey projective foliage cover</b>		<b>85%</b>	

LF Code	Species typical of at least part of EVC range	Common Name
MS	<i>Melaleuca ericifolia</i>	Swamp Paperbark
MH	<i>Samolus repens</i>	Creeping Brookweed
MH	<i>Hydrocotyle hirta</i>	Hairy Pennywort
SH	<i>Selliera radicans</i>	Shiny Swamp-mat
LTG	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush
LTG	<i>Juncus pallidus</i>	Pale Rush
LNG	<i>Juncus kraussii ssp. australiensis</i>	Sea Rush
MNG	<i>Ficinia nodosa</i>	Knobby Club-sedge
MNG	<i>Distichlis distichophylla</i>	Australian Salt-grass

#### Recruitment:

Episodic/Flood: desirable period of disturbance is every five years

#### Organic Litter:

10 % cover

#### Weediness:

LF Code	Typical Weed Species	Common Name	Invasive	Impact
LH	<i>Cirsium vulgare</i>	Spear Thistle	high	high
LH	<i>Sonchus oleraceus</i>	Common Sow-thistle	high	low
MH	<i>Hypochoeris radicata</i>	Cat's Ear	high	low
MH	<i>Plantago coronopus</i>	Buck's-horn Plantain	high	high
MH	<i>Cotula coronopifolia</i>	Water Buttons	high	high

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## Appendix 6: Native Vegetation Removal (NVR) report

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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:** 08 December 2020 09:47 AM

**Lat./Long.:** -38.5191978903131,145.334079413806

**Native vegetation report ID:**

**Address:** 24 CHURCHILL ROAD NEWHAVEN 3925

304-20201208-001

## Assessment pathway

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

Assessment pathway	Basic Assessment Pathway
Extent of past plus proposed native vegetation removal	0.207 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	0.039 general habitat units
Offset attributes	
Vicinity	Port Phillip And Westernport Catchment Management Authority (CMA) or Bass Coast Shire Council
Minimum strategic biodiversity value score	0.216
Large trees	0 large tree(s)

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## 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	0.207 hectares
Condition score of all mapped native vegetation	0.200
Strategic biodiversity value score of all mapped native vegetation	0.270
Extent of patches native vegetation	0.207 hectares
1	0.207 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

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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.**

### 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.**

### 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.

### 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.**

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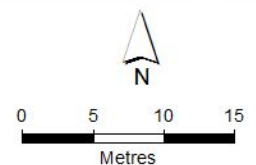
**Figure 1 – Map of native vegetation to be removed, destroyed or lopped**

Mapped native vegetation to be removed, lopped or destroyed



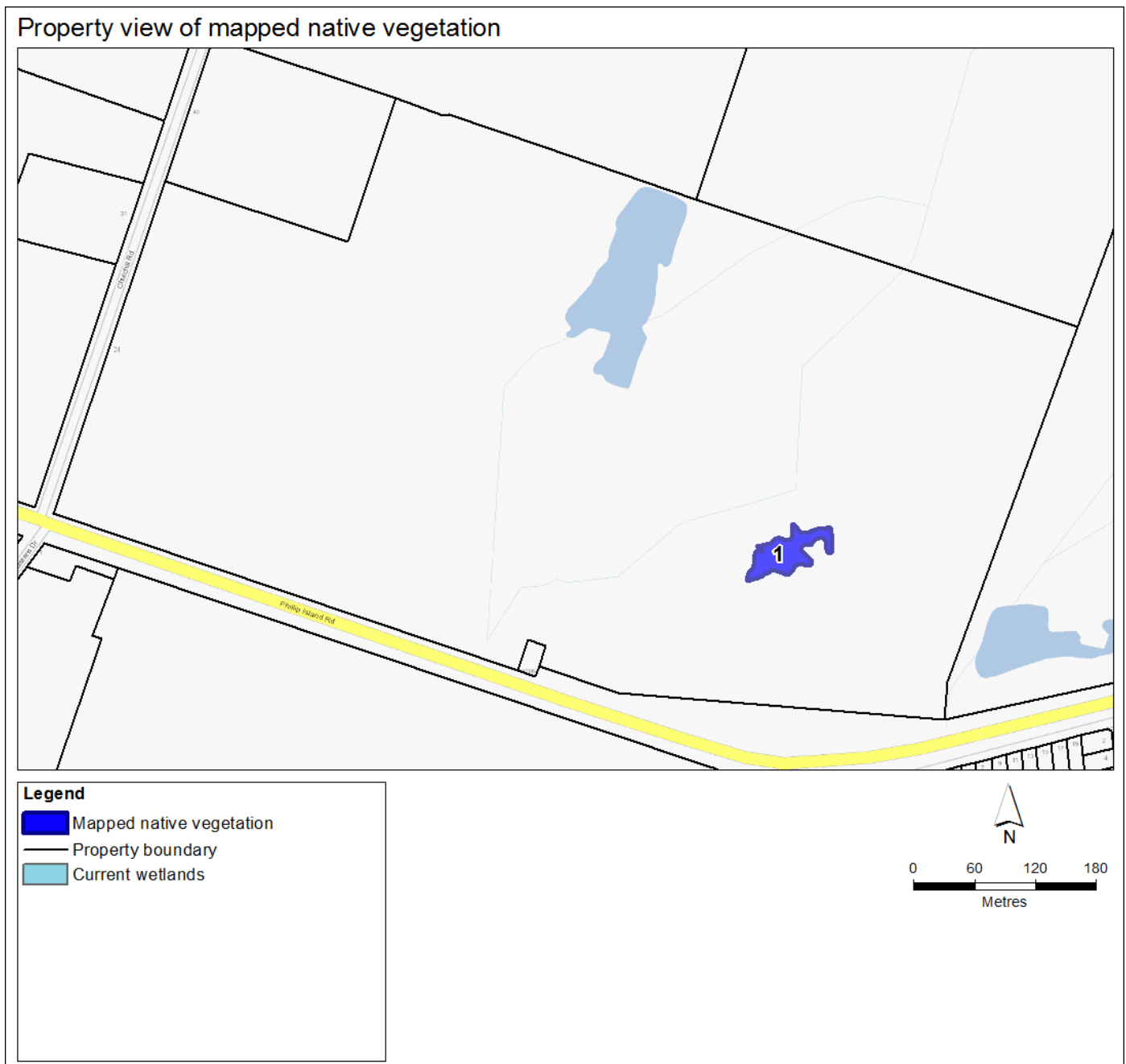
**Legend**

- Mapped native vegetation
- Property boundary



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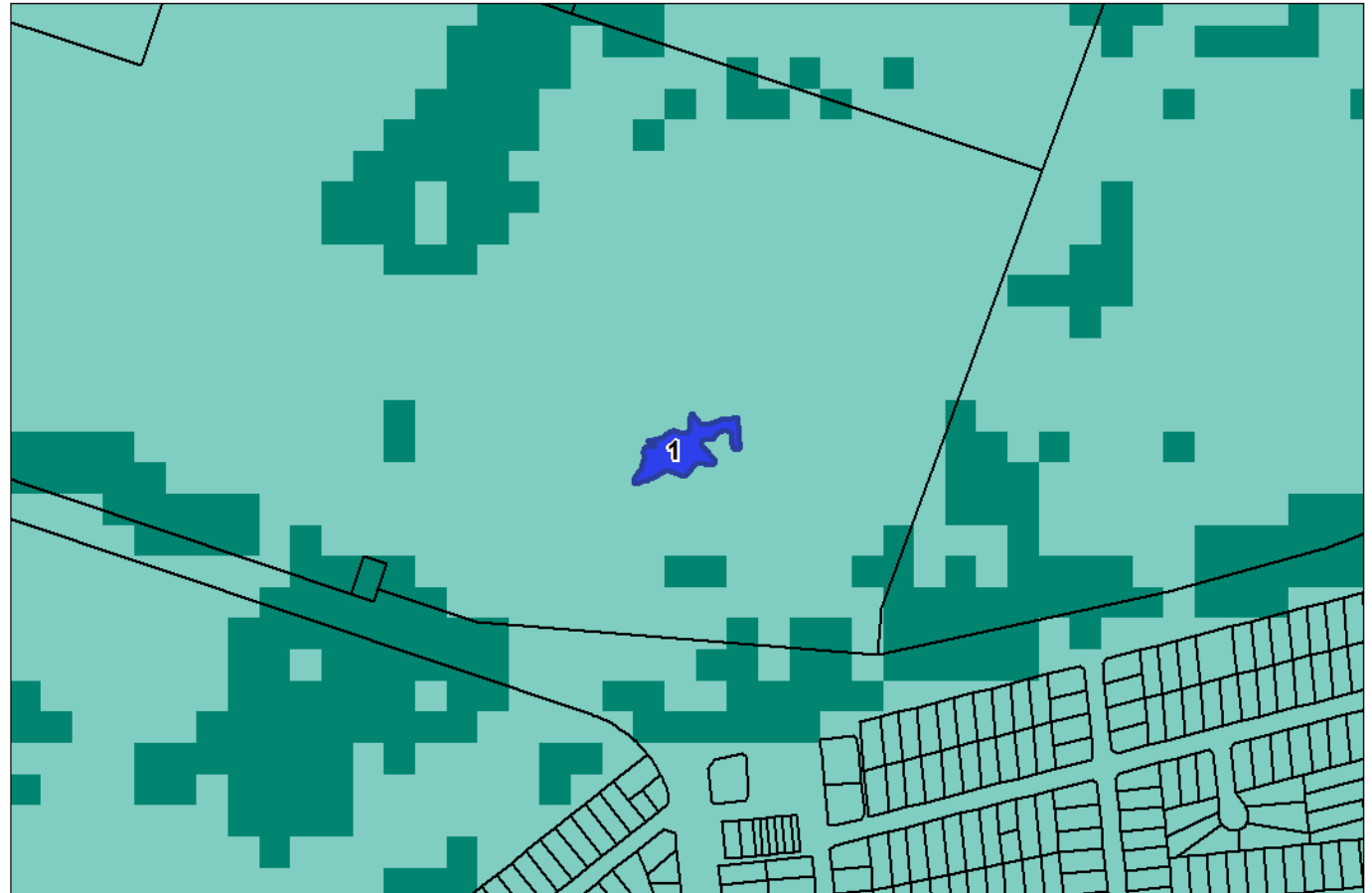
**Figure 2 – Map of property in context**



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**Figure 3 – Biodiversity information maps**

Mapped native vegetation and the *Native vegetation location map*

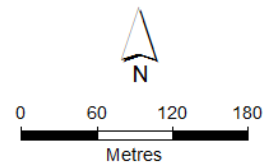


**Legend**

- █ Mapped native vegetation
- Property boundary

**Native vegetation location category**

- Location 3
- Location 2
- Location 1

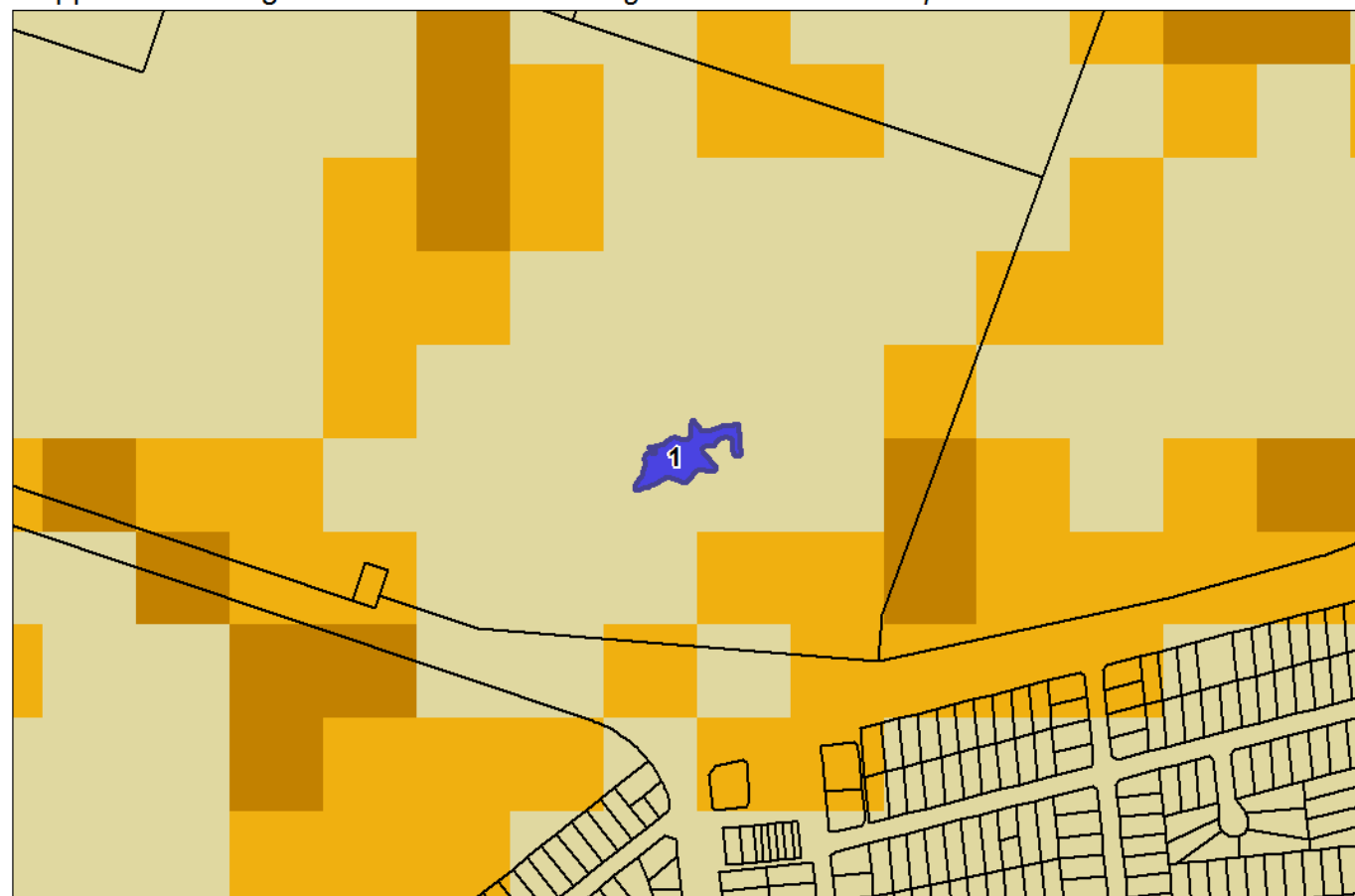


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# Native vegetation removal report

Mapped native vegetation and the *Native vegetation condition map*



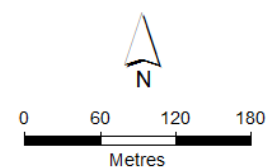
## Legend

- 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

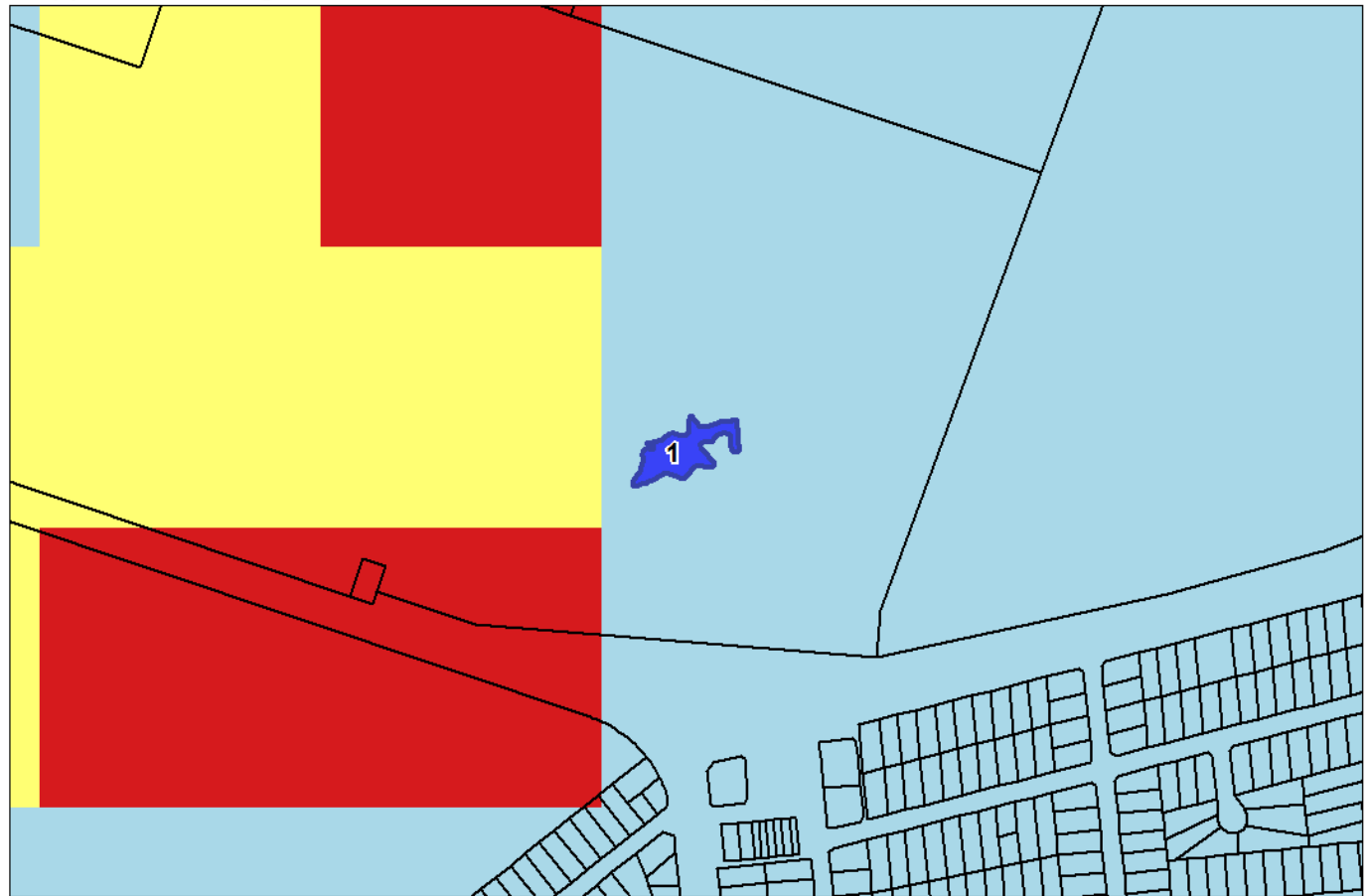
\* These classes are for display purposes only



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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

Extent of all mapped native vegetation (for calculating habitat hectares)	0.207	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.
Condition score*	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> .
Habitat hectares	0.041	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>
Strategic biodiversity value score	0.270	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> .
General landscape factor	0.635	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.
General habitat score	0.026	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

Offset type	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.
Offset multiplier	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.
Offset amount (general habitat units)	0.039	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>
Minimum strategic biodiversity value score	0.216	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.
Vicinity	Port Phillip And Westernport CMA or Bass Coast 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.
Large trees	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 7: Evidence that the 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: 11/12/2020 01:44

Report ID: 7244

## What was searched for?

### General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.039	0.216	0	CMA	Port Phillip and Westernport
			or LGA	Bass Coast Shire

## Details of available native vegetation credits on 11 December 2020 01:44

### These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	8.820	466	Port Phillip and Westernport	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	19.308	175	Port Phillip and Westernport	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	20.769	1529	Port Phillip and Westernport	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678	49.478	2666	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	0.063	4	Port Phillip and Westernport	Cardinia Shire	Yes	Yes	No	Contact NVOR
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	0.859	1	Port Phillip and Westernport	Nillumbik Shire	Yes	Yes	Yes	Nillumbik SC
BBA-2841	0.047	0	Port Phillip and Westernport	Nillumbik Shire	Yes	Yes	No	Abezco
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

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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	11.864	4	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	No	VegLink
BBA-3030	0.302	0	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	No	VegLink
BBA-3045	0.133	8	Port Phillip and Westernport	Melton City	Yes	Yes	No	Bio Offsets
FP_TFN-INT9108_01	1.985	39	Port Phillip And Westernport	Mitchell Shire	Yes	Yes	No	
TFN-C0287	0.158	0	Port Phillip and Westernport	Cardinia Shire	Yes	Yes	No	TFN
TFN-C1636	1.861	154	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1650	0.975	27	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1663	0.127	28	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1664	3.623	96	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1667	0.702	9	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1750	2.285	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-C1962	0.850	19	Goulburn Broken, Port Phillip and Westernport	Macedon Ranges Shire	No	Yes	No	Contact NVOR
TFN-C1962_2	0.052	3	Port Phillip and Westernport	Macedon Ranges Shire	No	Yes	No	Ethos
VC_CFL-0838_01	1.683	778	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-0838_01	0.581	0	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Contact NVOR
VC_CFL-0838_01	0.436	4	Port Phillip And Westernport	Yarra Ranges Shire	No	Yes	No	Contact NVOR
VC_CFL-3016_01	0.213	36	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3054_01	2.252	12	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	No	Ethos
VC_CFL-3084_01	1.039	650	Port Phillip And Westernport	Cardinia Shire	Yes	Yes	No	VegLink
VC_CFL-3700_01	4.453	3	Port Phillip And Westernport	French-Elizabeth-Sandstone Islands (Uninc)	Yes	Yes	No	Contact NVOR
VC_CFL-3705_01	0.167	19	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.

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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-3682_01	5.958	21	Port Phillip And Westernport	Nillumbik Shire	Yes	Yes	No	Contact NVOR
VC_CFL-3687_01	2.965	128	Port Phillip And Westernport	Baw Baw Shire	Yes	Yes	No	Contact NVOR
VC_CFL-3708_01	7.285	779	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3709_01	9.309	597	Port Phillip And Westernport	Yarra 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@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.

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