

Native Vegetation Removal Report

NVRR ID: 384_20260420_WA9

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 20/04/2026

Local Government Area: MOUNT BULLER ALPINE RESORT (UNINCORPORATED)

Registered Aboriginal Party: Taungurung

Coordinates: 146.44785, -37.14742

Address: 11 THE AVENUE MOUNT BULLER 3723

Regulator Notes

Removal polygons are located:

- On Crown Land

Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.134	<i>Extent of past removal (ha)</i>	0.064
		<i>Extent of proposed removal - Patches (ha)</i>	0.000
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.070
No. Large Trees proposed to be removed	1	<i>No. Large Patch Trees</i>	0
		<i>No. Large Scattered Trees</i>	1
No. Small Scattered Trees	0		

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Offset requirements if approval is granted

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

General Offset amount ¹	0.02 General Habitat Units
Minimum strategic biodiversity value score ²	0.696
Large Trees	1
Vicinity	Goulburn Broken CMA or MOUNT BULLER ALPINE RESORT (UNINCORPORATED) LGA

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

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

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

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

Application requirements

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

Application Requirement 1 - Native vegetation removal information

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

Application Requirement 2 - Topographical and land information

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

The subject land slopes from the north down to the south with an approximate fall of lot has an approximate fall of 10m across the allotment which equates to a slope of approximately 15 degrees. The ground level of the allotment sits a lot lower than Hotplate Drive. Hotplate Drive has an AHD of 1,735m and the ground level of Lot 22 is 1,732.50m; this height difference is consistent for each allotment.

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

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

Application Requirement 4 - Past removal

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

Application Requirement 5 - Avoid and minimise statement

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

The proposed amended design demonstrate a thorough response to the avoid, minimise principles. Tree 24 is proposed to be removed to facilitate the additional footprint required to facilitate the proposed garages. However, the impact is considered negligible given the arborist report prepared by Oldmeadow Arboriculture deems the tree to be dead.

Whilst the removal of this tree requires a planning permit under the Clause 52.17, it is submitted that the revised design has adequately considered the presence of vegetation on site to avoid and minimise the extent of vegetation which is to be removed. This is evidenced in the revised set of plans which depict the presently approved building footprint over the proposed footprint, which represents a modest increase.

All other vegetation not previously approved for removal is to be retained on site as is evidenced in the arborist report prepared by Oldmeadow Arboriculture .

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property

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Does a PVP apply to the proposal?

No

Application Requirement 7 - Defendable space statement

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

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

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

The amended development does not result in additional vegetation removal to be undertaken to comply with the defendable space requirements. As is evidenced in the approved Bushfire Management Plan, and the proposed plan which is to supersede the existing endorsed plan, defendable space is provided to the property boundary.

Application Requirement 8 - Native Vegetation Precinct Plan

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

Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

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

Native vegetation removal is to be offset by way of a first-party offset. This is consistent with the existing conditions of permit which require the landowner to purchase and provide evidence of these offsets.

The proposed removal of Tree 24 can be offset as part of these conditions, subject to revisions being made per the NVR assessment and referral to DEECA. This will ensure that the approval still captures the previously approved native vegetation removal and offsets, in addition to the proposed removal of Tree 24.

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Next steps

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

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

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

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

Application Requirement 6 - Property Vegetation Plan

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

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Appendix 1: Description of native vegetation to be removed

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

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	45	VAlp0044	Rare	1	0.200	0.070	0.070	0.870	0.020

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Appendix 2: Images of mapped native vegetation

1. Property in context



- Proposed Removal
- Property Boundaries



200 m

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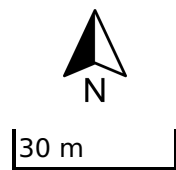
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2. Aerial photograph showing mapped native vegetation



 Proposed Removal



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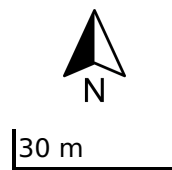
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3. Location Risk Map



-  Proposed Removal
-  Location 1
-  Location 2
-  Location 3



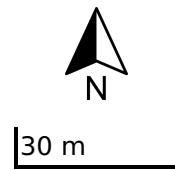
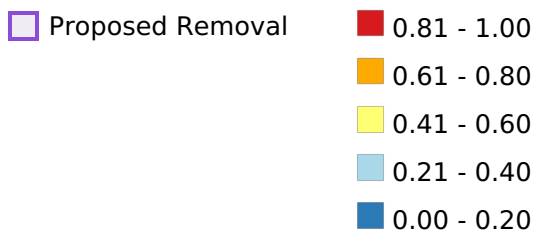
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4. Strategic Biodiversity Value Score Map



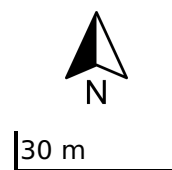
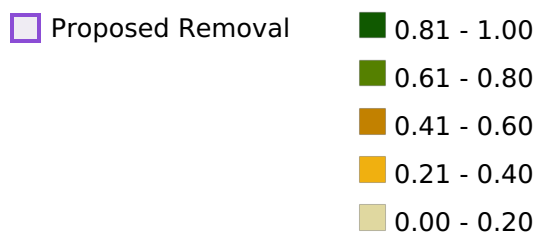
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5. Condition Score Map



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6. Endangered EVCs

Not Applicable

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