

7 Sebastopol Road Maryborough

Vegetation Assessment
and
Native Vegetation Removal Report

Final

Prepared for
JCP Property Pty Ltd

Prepared by:
Mark Trengove Ecological Services

**ADVERTISED
PLAN**

August 2025

This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright

Table of Contents

1 Introduction	4
1.1 Project Background	4
1.2 Aims	4
1.3 Study Area	4
1.4 Potential Impacts	5
2 Methods	7
2.1 Taxonomy	7
2.2 Literature and Database Review	7
2.3 Field methodology	7
2.4 Limitations	7
2.5 Defining Vegetation Significance	8
2.6 Defining and Assessing Native Vegetation	8
3 Results	9
3.1 Ecological Vegetation Class	9
3.2 Flora	10
3.2.1 Indigenous Plant Species	10
3.2.2 Study area	10
3.2.3 Significant Plant Species	10
3.2.4 Dominant Exotic Plant Species	11
4 State Native Vegetation Permitted Clearing Regulations	12
4.1 Description	12
4.2 Patch Native Vegetation	14
4.3 Scattered Tree Native Vegetation	14
4.4 No Net Loss Implications	17
4.5 Avoid and minimise	17
4.6 Offset Implications	17
4.7 Achieving offsets	18
5 Conclusions	18
6 References	19
Appendix 1 - Assessing conservation significance	20
Appendix 2 Native vegetation removal report	21
Appendix 3 Native vegetation credits report	33
Plates 1-4 Vegetation existing conditions	36

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Document version

Version	Date	Prepared by
1 st draft for client	20 November 2024	Mark Trengove
Final	26 November 2024	Mark Trengove
Modified final	13 May 2025	Mark Trengove
Modified final	13 August 2025	Mark Trengove

ADVERTISED PLAN

Mark Trengove Ecological Services
PO Box 1502 Geelong 3220
mark@mtes.net.au
0428298087 mtes.net.au

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Copyright © Mark Trengove Ecological Services

This document is subject to copyright and may only be used for the purposes for which it was commissioned. The use of this document in whole or part without the permission of Mark Trengove Ecological Services is an infringement of copyright.

Disclaimer

Although Mark Trengove Ecological Services have taken all the necessary steps to ensure that an accurate document has been prepared, no liability is accepted for any damages or loss incurred as a result of reliance placed upon the report or its contents.

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

1 Introduction

1.1 Project Background

This report was commissioned by JCP Property Pty Ltd to undertake an ecological assessment for a proposed residential development at 7 Sebastopol Road Maryborough.

Under Clause 52.17 of the Planning Scheme, the State has gazetted the Native Vegetation Removal Regulations. The Native Vegetation Removal Regulations 'introduce a risk based approach to assessing applications to remove native vegetation' (DEECA Website i). Refer to Section 4 for further discussion.

1.2 Aims

The aims of the study are to:

- Describe the vegetation of the study area
- Determine the extent of any native vegetation that exists in the study area.
- Respond to any relevant legislation and policy.
- Undertake an assessment of any native vegetation that may be impacted on by the proposal and determine any offset implications in keeping with State Planning Scheme Clause 52.17.

1.3 Study Area

The subject site consists of approximately 1.04 hectares of land located at 7 Sebastopol Road Maryborough. The study area is the entire property and adjacent roadside reserve.

The study area is located within the Central Goldfields Shire Council, which is located within in the North Central Catchment Management Authority area. The study area is located within the Goldfields bioregion (DEECA website iv). Under the Central Goldfields Shire Planning Scheme, the study area is zoned General Residential Zone (GRZ1) and is subject to a Bushfire Management Overlay (BMO)(DEECA website iii).

The vegetation of the study area is described as follows:

- Areas of partially intact native vegetation, being predominately mature and immature native Eucalypt trees with an exotic understorey.
- A shallow formed dam a with native riparian vegetation
- Areas of relatively disturbed exotic vegetation and bare earth.

Refer to Figure 1 for the location of the study area.



Figure 1. Study area.

1.4 Potential Impacts

The area of potential impact is comprised of the proposed sub-division, access and defensible space requirements.

A permit to remove native vegetation will be required.

Refer to Figure 2 for the proposed development layout.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

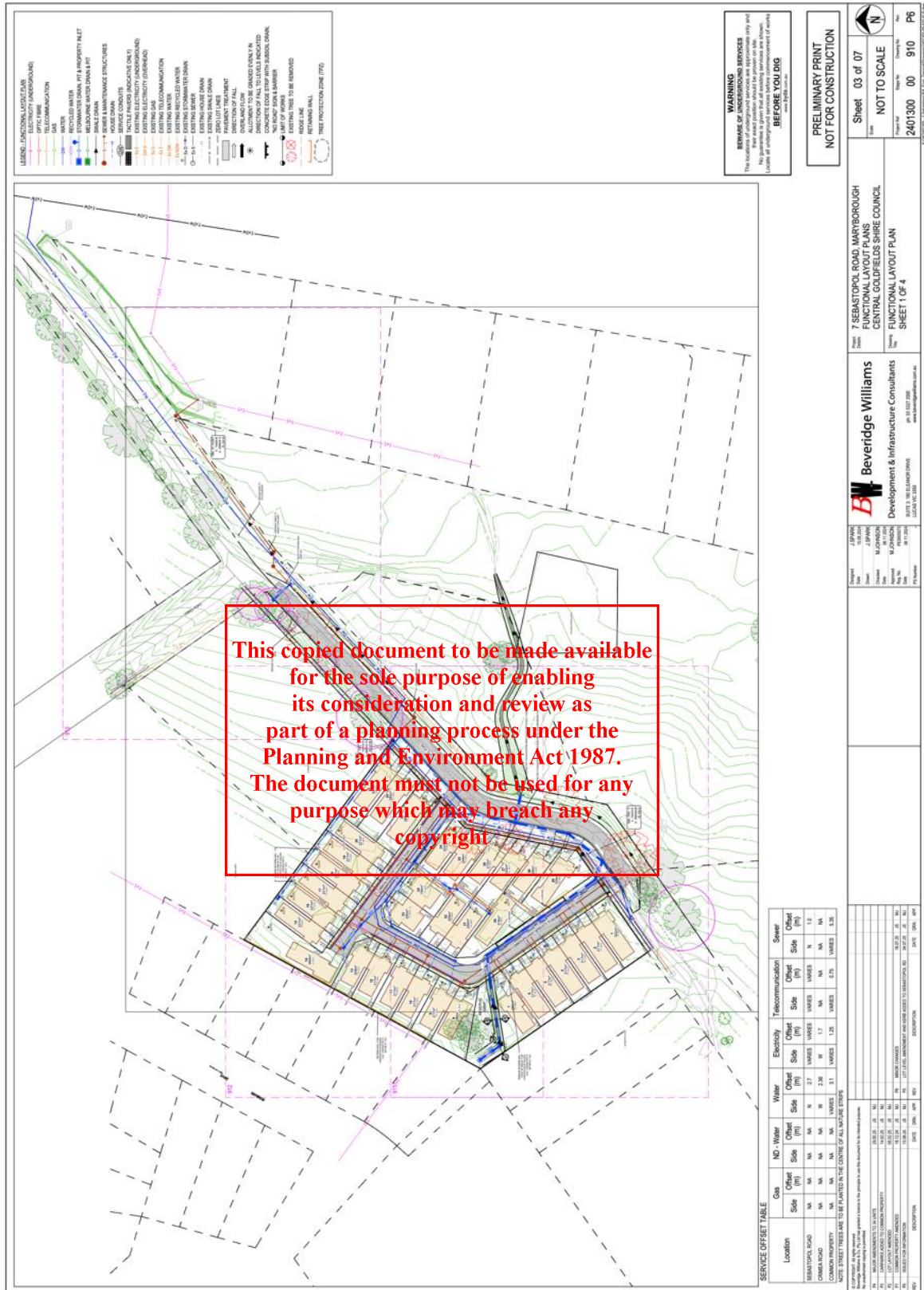


Figure 2. Proposed sub-division development.

ADVERTISED PLAN

2 Methods

2.1 Taxonomy

Scientific names for plants follow the Flora of Victoria (RBG website). Common names for plants follow the Flora of Victoria Vols 2-4 (Walsh and Entwisle 1994-1999).

2.2 Literature and Database Review

Relevant literature, online resources and databases were reviewed to provide an up to date assessment of ecological values associated with the study area and surrounds, including:

- The Victorian Department of Environment, Land, Water and Planning (DEECA) NVR tool (DEECA website iii) for:
 - the extent of historic and current Ecological Vegetation Classes (EVC)s
 - Modelled data for remnant vegetation patches.
- Aerial photography of the study area (Google maps, 2024).

The Axiom Arboricultural Impact Assessment Report (August 2025) was also reviewed.

2.3 Field methodology

The site was inspected on foot on the 19th of November 2024. The entire site was traversed. Records were taken of all native vascular plant species. Observations were made of the existing habitat values and dominant exotic vascular plant species. Vegetation communities were mapped.

EVCs were determined by reference to the relevant bioregion mapping and benchmarks descriptions and review of remnant vegetation in the local area.

Mark Trengove is a suitably qualified and experienced ecologist and is a DEECA accredited VQA assessor.

2.4 Limitations

The assessment was conducted during spring, a time of year that is suitable for the detection of most but not all flora species likely to occur on site. The site inspection is considered to be sufficient to assess the ecological values of the site. As a result there are not considered to be any significant limitations to findings of this study.

The survey includes only vascular flora. Fauna was not surveyed.

2.5 Defining Vegetation Significance

A number of criteria are applied in order to assess the significance of flora species and vegetation communities. The definition of the criteria is detailed in Appendix 1.

2.6 Defining and Assessing Native Vegetation

Native vegetation in Victoria has been defined by DEECA as belonging to two categories. These are:

Patch native vegetation

Patch native vegetation is either:

- any area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native
- any area with three or more native canopy trees where the canopy foliage cover overlaps.

Scattered tree native vegetation

Scattered tree native vegetation is:

- a native canopy tree that does not form part of a patch.

Habitat hectares

Habitat hectares (Vegetation Quality Assessment v1.3) is a site-based measure that combines extent and condition of native vegetation. The current condition of native vegetation is assessed against a benchmark for its Ecological Vegetation Class (EVC). EVCs are classifications of native vegetation types. The benchmark for an EVC describes the attributes of the vegetation type in its mature natural state, which reflects the pre-settlement circumstances. The condition score of native vegetation at a site can be determined through undertaking a habitat hectare assessment.

The habitat hectares of native vegetation is calculated by multiplying the current condition of the vegetation (condition score) by the extent of native vegetation. (DEECA Website ii).

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

3 Results

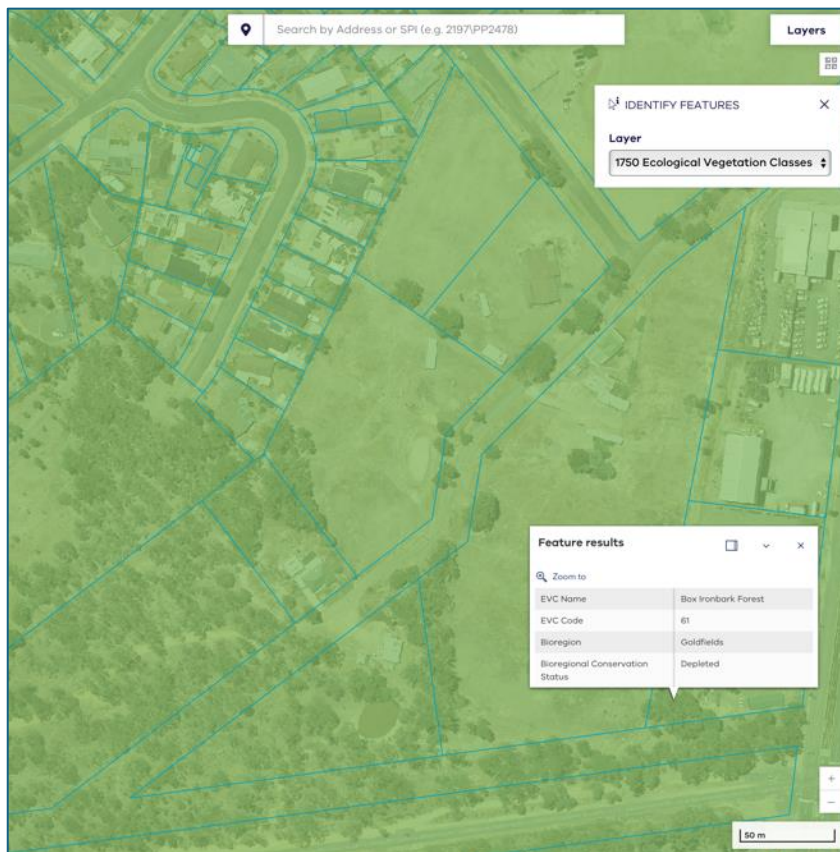
3.1 Ecological Vegetation Class

Ecological Vegetation Classes (EVCs) are the primary level of classification of vegetation communities within Victoria. An EVC contains one or more plant (floristic) community and represents a grouping of vegetation communities with broadly similar ecological attributes.

The EVC mapping of the study area undertaken by DEECA (DEECA, 2020c) indicates that the study area and immediate surrounds contains vegetation that aligns with the characteristics of EVC 61 Box Ironbark Forest. This assessment records areas of native vegetation that accords with EVC 61 Box Ironbark Forest.

The bioregional conservation status of EVC 61 Box Ironbark Forest is 'Depleted'. Depleted is defined as an EVC where between less than 30-50% of pre-european extent remains within the bioregion.

Refer to Figure 3 for the distribution of pre 1750 EVCs (DEECA, 2020b).



**ADVERTISED
PLAN**

Figure 3. Distribution of pre 1750 EVCs.

3.2 Flora

3.2.1 Indigenous Plant Species

A total of 8 native vascular plant species were identified during this vegetation assessment. Refer to Table 1 for a list of native plant species and conservation significance. Refer to Plates 1-4 for photographs of the vegetation existing conditions.

3.2.2 Study area

Patch and scattered tree native vegetation is located across parts of the study area (Figure 5). This vegetation is dominated by *Eucalyptus* spp. and native riparian species. This native vegetation has been mapped and an offset summary is supplied in Section 4 for the areas of native vegetation that are proposed to be impacted on (Figure 5).

Other vegetation within the study area includes pasture grasses and invasive weed species. These areas of degraded exotic vegetation do not meet the threshold cover values to be classed as native vegetation and are assessed as exotic vegetation.

3.2.3 Significant Plant Species

Plant species identified during the vegetation assessment align with the locally indigenous vegetation characteristics of the area. The 8 native vascular plant species recorded this survey are assessed as having Local Conservation Significance. Refer to Appendix 1 for classification of Significance.

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**ADVERTISED
PLAN**

Table 1 Native vascular plant species recorded this survey

Botanical Name	Common Name	Significance
<i>Epilobium hirtigerum</i>	Hairy Willow-herb	Local
<i>Eucalyptus leucoxylon ssp. leucoxylon</i>	Yellow Gum	Local
<i>Eucalyptus macrocarpa</i>	Grey Box	Local
<i>Juncus procerus</i>	Rush	Local
<i>Juncus subsecundus</i>	Finger Rush	Local
<i>Lachnograss filiformis</i>	Common Blown-grass	Local
<i>Lythrum hysioppifolia</i>	Small-flowered Loosestrife	Local
<i>Persicaria prostrata</i>	Creeping Knotweed	Local

Table 1. Native vascular plant species recorded this assessment and conservation significance.

3.2.4 Dominant Exotic Plant Species

A total of 8 exotic plant species recorded during this study. Refer to Table 2 for a list of dominant exotic pant species recorded during this survey.

Botanical Name	Common Name
<i>Acetocella vulgaris</i>	Sheep Sorrell
<i>Agrostis stolonifera</i>	Creeping Bent
<i>Hypochaeris radicata</i>	Flatweed
<i>Holcus lanatus</i>	Yorkshire Fog-grass
<i>Bromus spp.</i>	Brome Grass
<i>Polygonum aviculare</i>	Hog Weed
<i>Malva spp.</i>	Mallow

Table 2. Dominant exotic vascular plant species recorded this assessment.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

4 State Native Vegetation Permitted Clearing Regulations

4.1 Description

Under Particular Provision (Native Vegetation Clause 52.17) the State has gazetted the Native Vegetation Permitted Clearing Regulations. The Regulations ‘introduce a risk based approach to assessing applications to remove native vegetation’ (DEECA website i). Native vegetation is defined in Clause 72 of the Victoria Planning Provisions as plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses. Plants from other states or overseas are not native and the permitted clearing regulations do not apply if they are being removed. The Guidelines considers the biodiversity value of native vegetation by measuring the following two components:

- Site-based information that can be measured or observed at a site.
- Landscape scale information that cannot be measured or observed at the site and is included in maps and models (DELWP 2017).

The purpose of Clause 52.17 is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) 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 if a permit is granted to re move, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation. (DEECA Website i).

When native vegetation removal is permitted, an offset must be secured which achieves a no net loss outcome for biodiversity. To achieve this the offset makes a contribution to Victoria’s biodiversity that is equivalent to the contribution made by the native vegetation that was removed. The type and amount of offset required depends on the native vegetation being removed and the contribution it makes to Victoria’s biodiversity.

The three assessment pathways are:

- Basic – limited impacts on biodiversity.
- Intermediate – could impact on large trees, endangered EVCs, and sensitive wetlands and coastal areas.
- Detailed – could impact on large trees, endangered EVCs, sensitive wetlands and coastal areas, and could significantly impact on habitat for rare or threatened species.

The assessment pathway of an application is determined in accordance with the following requirements.

Extent of native vegetation	Location Category		
	Location 1	Location 2	Location 3
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

Source: DELWP (2017).

Implications for the current proposal are discussed as follows. Refer to Figure 4 for Location Risk mapping (DEECA data).



Figure 4. Distribution of vegetation according to ‘Location Risk’. Green equates to ‘Location 1’ (i.e. least risk), (DEECA Website i). The study area is sited within Location 1.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

4.2 Patch Native Vegetation

Under the Regulations, any areas of patch native vegetation that are proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

Sections of the study area are comprised of patch native vegetation.

Figure 5 shows the location of the recorded patch native vegetation for the study area and adjacent area of roadside reserve. All recorded patch native vegetation is proposed to be impacted on.

0.049 ha of patch native vegetation is proposed to be impacted on to create the sub-division and road upgrade.

Note that Patch 1 at Figure 5 is not required to be offset as the removal of this patch is exempt under the relevant bushfire clause.

4.3 Scattered Tree Native Vegetation

Under the Regulations, any scattered native canopy trees that are proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

Within the Goldfields bioregion, EVC 61 has *Eucalyptus* spp as ‘canopy trees’. For practicality, a standard extent amount has been developed for scattered trees.

A total of four scattered trees, three large and one small, were recorded for the study area. This vegetation is proposed to be impacted.

Note that it may be possible for Tree B and Tree D at Figure 5 to be practically retained.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

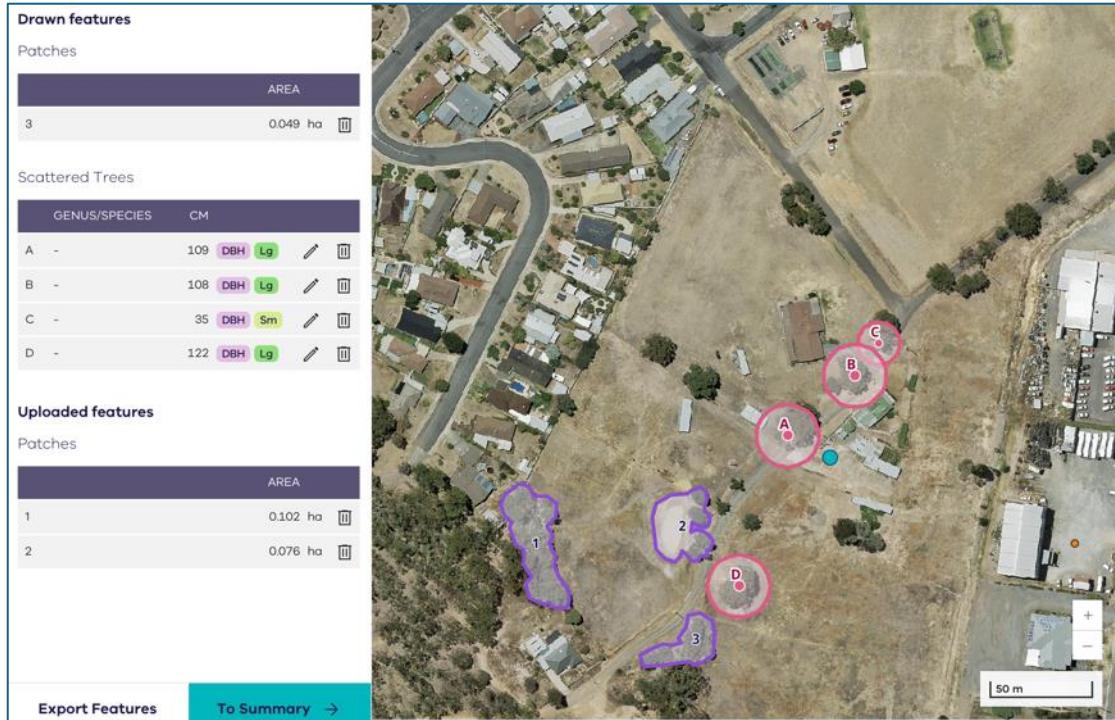
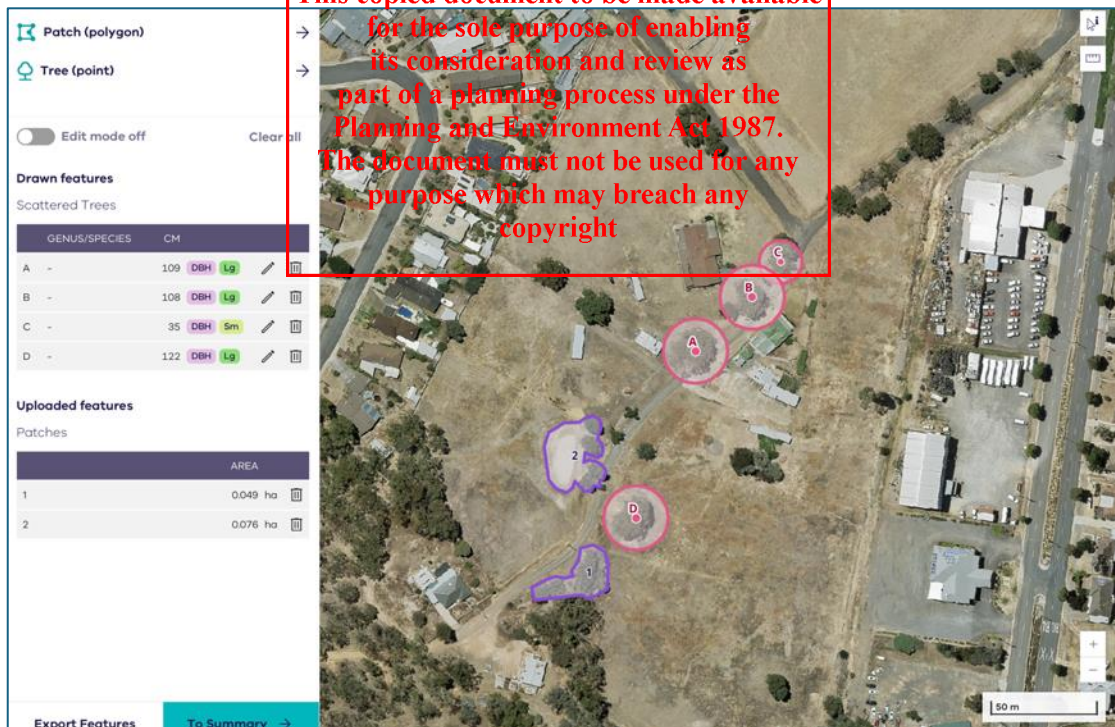


Figure 5. Location of patch and scattered tree native vegetation recorded for the study area and adjacent roadside reserve. This vegetation is assessed as being impacted.



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Figure 6a. Location of patch and scattered tree native vegetation recorded for the study area and adjacent roadside reserve proposed to be impacted that is required to be offset. Note that Patch 1 at Figure 5 is not required to be offset as the removal of this patch is classed as exempt under the relevant bushfire clause.

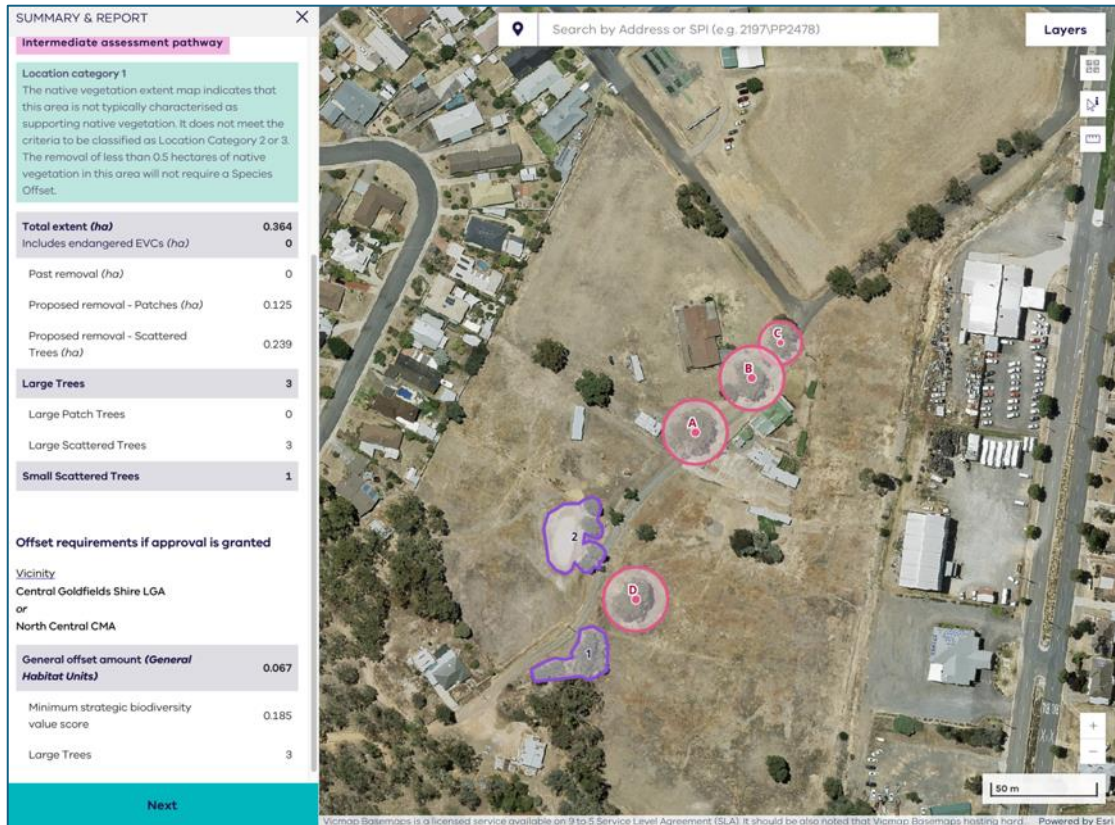


Figure 6b. Location of patch and scattered tree native vegetation recorded for the study area and adjacent roadside reserve proposed to be impacted that is required to be offset. Summary.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

4.4 No Net Loss Implications

Topographic and land information

The study area is flat with no obvious erosion. No drainage lines.

Previous clearing

Any previous clearing of native vegetation within the last 5 years has occurred prior to current ownership.

Defendable space

Clearing is in part, a response to defendable space requirements.

4.5 Avoid and minimise

Vegetation clearance cannot be avoided as the retention of the site native vegetation is not practical given the site zoning and is not in keeping with the dictates of the Bushfire Management Overlay. Trees to the north-west are the subject of loss due to bushfire defendable space implications. Not practical to retain the vegetation around the dam. The required upgrades to Sebastopol Road necessitate the need to impact native vegetation.

4.6 Offset Implications

In keeping with the Regulations, the DEECA Native Vegetation removal online tool (DEECA Website ii) has been utilized to determine the application assessment pathway.

Note that Patch 1 at Figure 5 is not required to be offset as the removal of this patch is exempt under the relevant bushfire clause.

A Native vegetation removal report, generated by the DEECA NVR tool, has been prepared for the proposed impacts. The total extent of the proposed impacts is 0.463 ha plus three large scattered trees. The total extent of the proposed impacts that are required to be offset is 0.364 ha plus three large scattered trees.

The area of proposed native vegetation removal is comprised of vegetation that is determined by DEECA to constitute a Location 1 'intermediate pathway' application.

Assuming a permit to remove the 0.364 ha of native vegetation within the study area and adjacent roadside is granted, the implications would be to achieve vegetation offsets to the value of 0.067 general habitat units, with a minimum strategic biodiversity value of 0.185, plus three large trees, to be located within the North Central CMA or Central Goldfields Shire Council areas.

Refer to Appendix 2 Native vegetation removal report (Report ID-313_2025_0513_6Z5).

ADVERTISED PLAN

4.7 Achieving offsets

Vegetation offsets are to be achieved by 3rd party offset purchase. A search of the DEECA Search GHU site (<https://nvcr.DEECA.vic.gov.au/Search/GHU>) indicates that appropriate offsets are available. Refer to Appendix 3 for Report of available native vegetation credits (Report ID: 29712).

5 Conclusions

The subject site consists of approximately 1.04 hectares of land located at 7 Sebastopol Road Maryborough that is proposed to be developed as a sub-division. The study area is the entire property and adjacent area of Sebastopol Road roadside reserve.

This report finds that the study area is comprised of native vegetation which accords with EVC 61 Box Ironbark Forest. EVC 61 Box Ironbark Forest has a bioregional conservation status of 'depleted' in the Goldfields bioregion.

A total of 8 locally significant native vascular plant species were recorded for the study area.

The vegetation of the study area can be described as follows.

- Partially intact patch and scattered tree native vegetation, being predominately Eucalypt trees with an exotic understorey.
- Predominately degraded vegetation dominated by exotic plant species.

Vegetation clearance cannot be avoided as the retention of the site native vegetation is not practical given the site zoning and is not in keeping with the dictates of the Bushfire Management Overlay and the requirements to upgrade the road standard.

The area of proposed vegetation removal is comprised of vegetation that is determined by DEECA to constitute a Location 1 'intermediate pathway' application.

In keeping with Clause 52.17, the Native vegetation removal report determines that, if a permit to remove 0.364 ha of native vegetation, plus three large trees is granted, the implications would be to achieve vegetation offsets to the value of 0.067 general habitat units, with a minimum strategic biodiversity value of 0.185, plus three large trees, to be located within the North Central CMA or Central Goldfields Shire Council areas.

It is intended that offsets be achieved via a 3rd party mechanism. There is reasonable assurance that suitable offsets can be acquired.

There are no significant limitations to the findings of this report.

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

6 References

Axiom. Arboricultural Impact Assessment Report August 2025.

Conn, B J (1993). Natural regions and vegetation of Victoria. Pp. 79-158 In Foreman, D B and Walsh, G (eds.) 'Flora of Victoria Volume 1: Introduction.' Inkata Press, Melbourne.

DEECA website i.

<https://www.environment.vic.gov.au/native-vegetation/native-vegetation>

DEECA website ii.

<https://mapshare.vic.gov.au/nvr/>

DEECA website iii. Planning Maps Online.

<https://planning-schemes.delwp.vic.gov.au>

DEECA Website vi.

<https://www.environment.vic.gov.au/native-vegetation/native-vegetation>

Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017)

Vegetation Quality Assessment Manual Version 1.3 (DSE 2004).

Flora of Victoria Royal Botanic Gardens Melbourne

<https://vicflora.rbg.vic.gov.au>

North Central Catchment Management Authority. 'North Central Native Vegetation Plan' NCCMA, Victoria.

Oates, A. & Taranto, M. (2001): 'Vegetation mapping of the Port Phillip & Westernport region' Arthur Rylah Institute for Environmental Research, DNRE, Victoria.

Parkes, D., Newell, G. & Cheal, D. (2003): 'Assessing the quality of native vegetation: The habitat hectares approach. Parks, Flora & Fauna Division, DNRE, Victoria.

Walsh, N G & Entwisle, T (1994-1999): 'Flora of Victoria Vol 2-4' Inkata Press, Melbourne.

**ADVERTISED
PLAN**

Appendix 1 - Assessing conservation significance

Conservation significance is assessed at a range of scales, including national, state, regional and local. Criteria used for determining the conservation significance of flora at national to local scales are presented below for botanical conservation significance.

Botanical Significance

National botanical significance applies to an area when it supports one or more of the following attributes:

a population of at least one nationally threatened plant species listed by Briggs and Leigh (1996) or plant species listed on the schedules to the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

A nationally threatened ecological community listed on the schedules of the *Environment Protection and Biodiversity Conservation Act 1999*.

State botanical significance applies to an area when it supports one or more of the following attributes:

A population of at least one plant species threatened in Victoria, as listed on the schedules to the Victorian *Flora and Fauna Guarantee Act 1988*.

An ecological community considered threatened in Victoria through its listing on the schedules of the *Flora and Fauna Guarantee Act 1988*.

Regional botanical significance applies to an area that supports one or more of the following attributes:

Supports a population of one or more regionally depleted species defined in a valid regional assessment of biodiversity (eg. Regional Native Vegetation Plan, Environment Conservation Council Report or Comprehensive Regional Assessment documents).

An ecological vegetation class that is considered endangered or vulnerable in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan).

An ecological vegetation class that is considered depleted in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan).

Local botanical significance applies to all remnant native vegetation that does not meet the above criteria. In much of Victoria native vegetation has been so depleted by past clearing and disturbance that all remaining vegetation must be considered to be of at least local conservation significance.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Appendix 2 Native vegetation removal report

Native Vegetation Removal Report

NVRR ID: 313_20250513_6Z5

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: 13/05/2025

Local Government Area: CENTRAL GOLDFIELDS SHIRE

Registered Aboriginal Party: Dja Dja Wurrung


Coordinates: 143.72688, -37.05557

Address:
 21 SEBASTOPOL ROAD MARYBOROUGH 3465
 7 SEBASTOPOL ROAD MARYBOROUGH 3465

Regulator Notes
Removal polygons are located:

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)	0.364	Extent of past removal (ha)	0
		Extent of proposed removal - Patches (ha)	0.125
		Extent of proposed removal - Scattered Trees (ha)	0.239
<i>Includes endangered EVCs (ha): 0</i>			
No. Large Trees proposed to be removed	3	No. Large Patch Trees	0
		No. Large Scattered Trees	3
No. Small Scattered Trees	1		



Energy,
Environment
and Climate Action

Page 1

ADVERTISED
PLAN

7 Sebastopol Rd Maryborough Vegetation Assessment MTES Final August 2025 21

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	0.067 General Habitat Units
Minimum strategic biodiversity value score ²	0.185
Large Trees	3
Vicinity	North Central CMA or CENTRAL GOLDFIELDS SHIRE 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>

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

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.

flat land no erosion

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

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

Application Requirement 4 - Past removal

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

Application Requirement 5 - Avoid and minimise statement

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

Vegetation clearance cannot be avoided as the retention of the site native vegetation is not practical given the site zoning and is not in keeping with the dictates of the Bushfire Management Overlay. Trees to the north-west are the subject of loss due to bushfire defendable space implications. Not practical to retain the vegetation around the dam. The required upgrades to Sebastopol Road necessitate the need to impact native vegetation.

Application Requirement 6 - Property Vegetation Plan

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

No

Application Requirement 7 - Defendable space statement

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

**ADVERTISED
PLAN**



- 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.

Yes as per BMS

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 GIHE provides information relating to this requirement.

3rd party offset to be obtained.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN



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.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

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
1	Patch	-	Gold0061	Depleted	-	0.200	0.049	0.049	0.510	0.011
2	Patch	-	Gold0061	Depleted	-	0.200	0.076	0.076	0.130	0.013
A	Scattered Tree	109	Gold0061	Depleted	1	0.200	0.070	0.070	0.130	0.012
B	Scattered Tree	108	Gold0061	Depleted	1	0.200	0.070	0.070	0.131	0.012
C	Scattered Tree	35	Gold0061	Depleted	-	0.200	0.031	0.028	0.137	0.005
D	Scattered Tree	122	Gold0061	Depleted	1	0.200	0.070	0.070	0.383	0.015

Page 6

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Appendix 2: Images of mapped native vegetation

1. Property in context



- Proposed Removal
- Property Boundaries

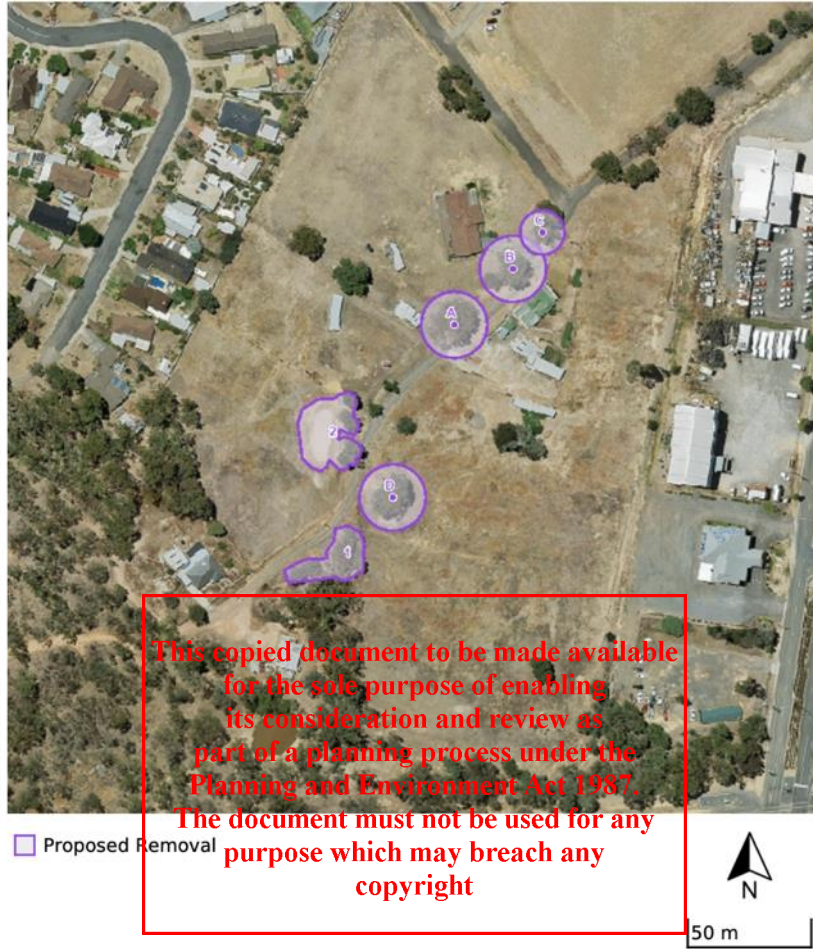


200 m

**ADVERTISED
PLAN**



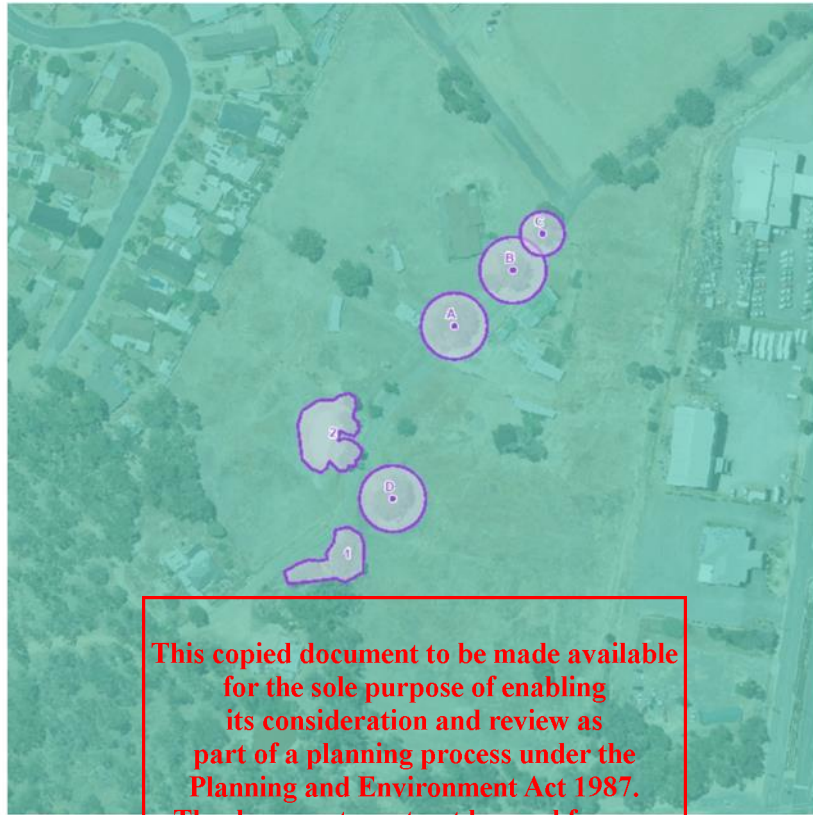
2. Aerial photograph showing mapped native vegetation



**ADVERTISED
PLAN**



3. Location Risk Map



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Proposed Removal

- Location 1
- Location 2
- Location 3

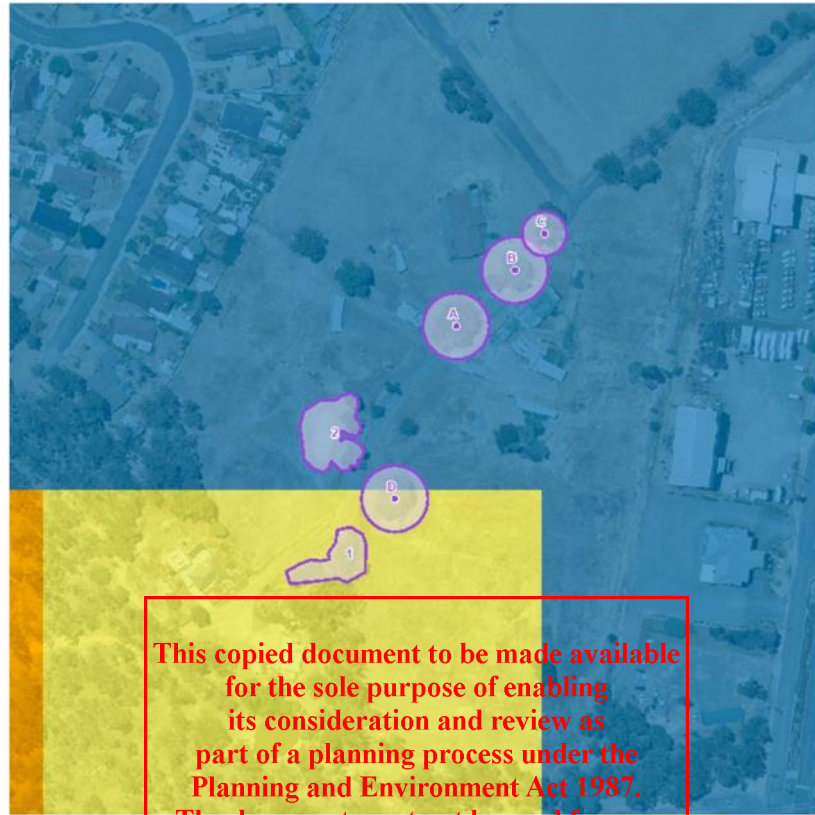


50 m

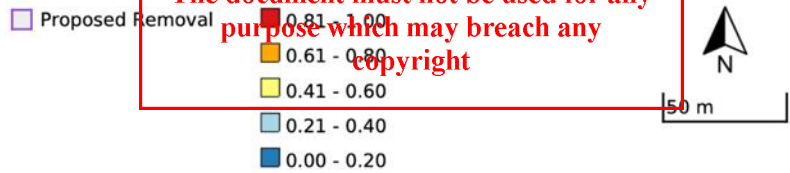
**ADVERTISED
PLAN**



4. Strategic Biodiversity Value Score Map



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



**ADVERTISED
PLAN**

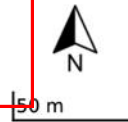


5. Condition Score Map



Proposed Removal

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



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN



6. Endangered EVCs

Not Applicable

© The State of Victoria Department of Energy, Environment and Climate Action 2025



This work is licensed under a Creative Commons Attribution 4.0 International licence. You are free to re-use the work under that licence, on the condition that you credit the State of Victoria as author. The licence does not apply to any images, photographs or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Energy, Environment and Climate Change (DEECA) logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/4.0/>

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

**ADVERTISED
PLAN**

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

Page 12

ADVERTISED PLAN

Appendix 3 Native vegetation credits report

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: 13/05/2025 11:32 **Report ID: 29712**

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Locality (Catchment Management Authority or Municipal district)
0.067	0.185	2	CMA: North Central LGA: Greater Bendigo City

Details of available native vegetation credits on 13 May 2025 11:32

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-3006	13.961	3	North Central	Greater Bendigo City	No	Yes	No	Ethos
BBA-3031	2.701	92	North Central	Pyrenees Shire	Yes	Yes	No	VegLink
BBA-3052_01	5.917	167	North Central	Northern Grampians Shire	Yes	Yes	No	VegLink
TFN-C1702	16.952	16	North Central	Gannawarra Shire	Yes	Yes	No	TFN
VC_CFL-3056_01	7.677	108	North Central	Loddon Shire	Yes	Yes	No	VegLink
VC_CFL-3071_01	0.736	63	North Central	Loddon Shire	Yes	Yes	No	VegLink
VC_CFL-3076_01	7.861	46	North Central	Pyrenees Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3773_01	1.270	543	North Central	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3815_01	8.933	72	North Central	Central Goldfields Shire	Yes	Yes	No	VegLink
VC_CLO-2451_01	2.269	13	North Central	Greater Bendigo City	No	Yes	No	Ethos
VC_TFN-09554_01	13.396	383	North Central	Macedon Ranges Shire	Yes	Yes	No	Bio Offsets

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

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)
----------------	-----	----	-----	-----	------------	--------	-------------	-----------

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3701_01	10.574	18	Goulburn Broken, North Central	Greater Bendigo City	Yes	Yes	No	Bio Offsets
VC_CFL-3742_01	12.301	410	North Central	Loddon Shire	Yes	Yes	No	Contact NVOR

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

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
	Fully traded			
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@deeca.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
IDES	Indigenous Design Environmental Services Pty Ltd			
Nilumbik SC	Nilumbik Shire Council	(03) 9433 3316	offsets@nilumbik.vic.gov.au	www.nilumbik.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 454 546	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

© The State of Victoria Department of Energy, Environment and Climate Action 2025



This work is licensed under a Creative Commons Attribution 4.0 International licence. You are free to re-use the work under that licence, on the condition that you

credit the State of Victoria as author. The licence does not apply to any images, photographs or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Energy, Environment and Climate Action (DEECA) logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/4.0/>

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

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

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

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

Plates 1-4 Vegetation existing conditions



Plate 1. Exotic vegetation, typical conditions.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Plate 2. Patch native vegetation dominated by Eucalypts, Patch 1.

**ADVERTISED
PLAN**



Plate 3. Patch native vegetation dominated by Eucalypts and riparian vegetation, Patch 2.



Plate 3. Patch native vegetation dominated by Eucalypts Sebastopol Road roadside verge.

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright