

Final Report

Biodiversity Assessment of 7 Princes Hwy, Dandenong South, Victoria

Prepared for
Aliro Group

June 2024

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SUMMARY OF CLAUSE 52.17 APPLICATION REQUIREMENTS

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

No.	Application Requirement	Response
Application requirements under the Intermediate Assessment Pathway		
1	Information about the native vegetation to be removed, including: <ul style="list-style-type: none"> The assessment pathway and reason for the assessment pathway; A description of the native vegetation to be removed; Maps showing the native vegetation and property in context; and The offset requirement that will apply if the native vegetation is approved to be removed. 	Refer to Section 4.1, Section 5, Figure 1 and Appendix 2 (NVR Report)
2	Topographic and land information relating to the native vegetation to be removed, showing ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate.	Refer to Section 2.2 and Figure 1
3	Recent dated photographs of the native vegetation to be removed.	Refer to Section 4.1
4	Details of any other native vegetation that was permitted to be removed on the same property with the same ownership as the native vegetation to be removed, where the removal occurred in the five-year period before the application to remove native vegetation is lodged.	No removal of native vegetation has been removed by the proponent within the property within the past five years.
5	An avoid and minimise statement. The statement describes any efforts to avoid the removal of and minimise the impacts on the biodiversity and other values of native vegetation, and how these efforts focussed on areas of native vegetation that have the most value.	Refer to Section 5.1
6	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the <i>Conservation, Forests and Lands Act 1987</i> that applies to the native vegetation to be removed.	Not applicable
7	Where the removal of native vegetation is to create defensible space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required when the creation of defensible space is in conjunction with an application under the Bushfire Management Overlay.	Not applicable as the vegetation clearance is not for defensible space
8	If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan considerations at decision guideline 8.	Not applicable as the application responds to Clause 52.17
9	An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.	Refer to Section 5.2 and Appendix 3.

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No.	Application Requirement	Response
10	<p>A site assessment report of the native vegetation to be removed, including:</p> <ul style="list-style-type: none"> A habitat hectare assessment of any patches of native vegetation, including the condition, extent (in hectares), Ecological Vegetation Class and bioregional conservation status. The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any large trees within patches. The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any scattered trees, and whether each tree is small or large. 	<p>Refer to Figure 2, Appendix 1.2 (habitat hectares assessment) and Appendix 1.3 (tree information).</p>

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1 EXECUTIVE SUMMARY

Introduction

Ecology and Heritage Partners Pty Ltd was commissioned by Aliro Group to provide a Biodiversity Assessment for 7 Princes Hwy, Dandenong South, Victoria. The intention is to retain the existing Administration building and construct new warehouses and offices adjacent. The total warehousing area is 62,240 square metres, and 4,880 square metres of office area.

This report presents the results of the assessment and discusses the potential ecological and legislative implications associated with the proposed action.

Methods

A desktop and field assessment were carried out utilising relevant literature, online-resources and databases to determine the extent and quality of native vegetation present within the study area (7 Princes Hwy, Dandenong South) and to understand any associated flora and fauna values. The study area was walked, with all commonly observed vascular flora and fauna species recorded, significant records mapped, and the overall condition of vegetation and habitats noted. Ecological Vegetation Classes (EVCs) were determined with reference to DEECA pre-1750 and extant EVC mapping (DEECA 2023a) and their published descriptions (DEECA 2023c). Native vegetation that qualified as either a patch or scattered tree (Figure 2) was mapped to the full extent within the study area and a habitat hectare assessment to determine the quality was undertaken.

Results

Three low-quality patches of native Plains Grassy Woodland vegetation were identified within the study area during the field assessment. 48 flora species were observed within the study area and were present as either scattered or within a 'patch' of Plains Grassy Woodland. Of these, eight species were identified as native. A total of thirteen large trees (LT's) were identified within the study area with eight present within patches and five scattered. Four small-scattered trees were also identified.

The study area was dominated by areas devoid of vegetation, with much of the ground covered by large warehousing infrastructure and hard artificial surfaces including asphalt for roads and car parking. Other areas generally contained a ground layer dominated by common urban grass species and environmental and exotic weeds.

Evidence of vegetation plantings for ornamental and other purposes were present throughout the study area. Managed garden beds containing non-native trees and shrubs were common with evidence of tree guards observed. Further, two distinct rows of River Red-gum trees were identified as of a planted origin within the study area's north-east and south-east. These trees were of similar age, height, DBH (diameter at breast height) and were evenly spaced.

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Removal, Destruction or Lopping of Native Vegetation

The study area was once an Iveco vehicle production and parts handling facility. The study area is covered by a Commercial 2 Zone, a zone which aims to 'encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services'.

The proposed works are viewed as appropriate as the warehousing redevelopment of the once Iveco production facility seeks to fulfill the purpose of this zone via the development of 62,240 square metres of warehousing area, and 4,880 square metres of office area.

This site was chosen for redevelopment due it's high level of existing disturbance, high cover of hard artificial impermeable surface (e.g. asphalt) and abundance of introduced weedy vegetation (e.g. ornamental lawn grasses). Whilst a Heritage Overlay containing tree controls does cover the area, no other ecologically relevant overlays are present on the site.

The proposed development plan has undergone multiple iterations after three pre-application meetings to avoid and minimise impacts to native vegetation. After the completion of the Biodiversity and Arborist assessments in early March and follow up advice from council received 4 August 2023, the extent and layout of the proposed carparking, warehousing and office areas have been revised on multiple occasions.

Considering the extent of native vegetation, tree locations and tree health/viability, the total warehousing area has been reduced with the area of warehouses 1, 2, 4 and 5 reduced alongside the reconfiguration of the carparking areas to avoid and minimise impacts to patches of native vegetation and Large trees. The drainage channel in the study areas east has been reconfigured and sensitive design techniques including the utilisation of permeable gravel have been adopted (i.e. fire access track in the study areas west). The suite of changes, made in consultation with the City of Greater Dandenong arborist, allow for the retention of all remnant River Red-gum trees within the study area except for tree 39. The viability and health of tree 39 was rated as poor by the arborist as the tree has a heavily modified canopy and lacks projective foliage. As tree 39 has been heavily modified and is largely absent of habitat (i.e. branches, hollow) it is considered to be of low ecological value. It should be noted that the proponent has received confirmation that the removal of Tree 39 is supported by the City of Greater Dandenong. The car parking areas have also extensively revised to avoid impacting Trees 34, 35, 41, 43 and 53.

Trees 54-56 must be removed to allow for adequate car parking space to support the warehouses and ensure project viability. The retention of these trees would render the project unfeasible. Tree 63 must be removed to facilitate the fire access track in the study areas west (Figure 2).

Trees recognised as planted have not been included in the impact scenario as their removal is exempt from requiring a planning permit under the planted vegetation exemption (see Section 5.1).

Of the 17 remnant trees present within the study area, the development proposes to remove 1 large and 4 small-scattered trees.

The study area is within Location 1, with 0.185 hectares of native vegetation proposed to be removed. The offset requirement for native vegetation removal is 0.033 General Habitat Units and 1 Large Trees.

Legislative and Policy Implications

The study area is located within the City of Greater Dandenong and is covered by the Commercial 2 Zone (C2Z), Heritage Overlay (HO), Specific Controls Overlay (SCO) and Aboriginal Cultural Heritage Sensitivity.

Planted Vegetation Exemption

The planted vegetation exemption applies to *native vegetation that is to be removed, destroyed or lopped that was either planted, or grown as a result of direct seeding*, as detailed within the supplementary document to the Guidelines (DEECA 2017a), Exemptions from requiring a planning permit to remove, destroy or lop native vegetation – Guidance (DEECA 2017b).

Heritage Overlay (HO56)

A Heritage Overlay applies the entire study area. The purpose of the Heritage Overlay is to ‘*conserve and enhance elements which contribute to the significance of heritage places*’ and to ‘*ensure that development does not adversely affect the significance of heritage places*’.

Permit Requirements

A permit under the Clause 43.01 is required to ‘*Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply*’.

Mitigation Measures

- Minimise impacts to native vegetation and habitats through construction and micro-siting techniques, including fencing retained areas of native vegetation.
- All contractors should be aware of ecologically sensitive areas to minimise the likelihood of inadvertent disturbance to areas marked for retention.
- Tree Protection Zones (TPZs) must be implemented to prevent indirect losses of native vegetation during construction activities (DSE 2011).
- Removal of any habitat trees or shrubs should be undertaken between February and September to avoid the breeding season for most fauna species.
- Construction stockpiles, machinery, roads, and other infrastructure should be placed away from areas supporting native vegetation and Large Trees; and,
- As indigenous flora provides valuable habitat for indigenous fauna, it is recommended that any landscape plantings that are undertaken as part of the proposed works are conducted using indigenous species sourced from a local provenance, rather than exotic deciduous trees and shrubs. River Red-gum trees should be the preferred species when planting any vegetation, allowing the species to remain dominant, retaining the character of the site.

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2 INTRODUCTION

2.1 Background

Ecology and Heritage Partners Pty Ltd was commissioned by Aliro Group to provide a Biodiversity Assessment for 7 Princes Hwy, Dandenong South, Victoria. We understand that Aliro Group is proposing to submit a planning application in order to facilitate the development of a new industrial precinct. The intention is to retain the existing Administration building and construct new warehousing totalling 62,240 square metres, and 4,880 square metres of office area.

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

2.2 Study Area

The study area is located at 7 Princes Hwy, Dandenong South and is approximately 30 kilometres south-east of Melbourne's CBD (Figure 1). The study area covers approximately 25 hectares and is bound by Princes Highway to the north, train line to the south, Progress Street to the east and South Gippsland Highway to the west.

The study area is currently used as an industrial estate. It is generally flat, with no ridges or crests present. Eumemmering Creek is located approximately 185 metres to the east of the site.

According to the Victorian Department of Energy, Environment and Climate Action (DEECA) NatureKit Map (DEECA 2023a), the study area is located within the Gippsland Plain bioregion, Melbourne Water Catchment Management Authority (CMA) and City of Greater Dandenong municipality.

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3 METHODS

3.1 Desktop Assessment

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

- The DEECA NatureKit Map (DEECA 2023a) and Native Vegetation Information Management (NVIM) Tool (DEECA 2023b) for:
 - Modelled data for location risk, native vegetation patches, scattered trees and habitat for rare or threatened species; and,
 - The extent of historic and current Ecological Vegetation Classes (EVCs).
- EVC benchmarks (DEECA 2023c) for descriptions of EVCs within the relevant bioregion;
- The online VicPlan Map (DTP 2023) to ascertain current zoning and environmental overlays in the study area;
- Aerial photography of the study area; and,
- Previous assessments relevant to the study area; including;
 - Preliminary Arboricultural Assessment- Sustainable Tree Management – March 2022
 - Historical Archaeological Assessment - Green Heritage Compliance & Research Pty Ltd – December 2022

3.2 Field Assessment

A field assessment was undertaken on 24th February 2023 to obtain information on flora and fauna values within the study area. The study area was walked, with all commonly observed vascular flora and fauna species recorded, significant records mapped, and the overall condition of vegetation and habitats noted. Ecological Vegetation Classes (EVCs) were determined with reference to DEECA pre-1750 and extant EVC mapping (DEECA 2023a) and their published descriptions (DEECA 2023c).

Native vegetation that qualified as either a patch or scattered tree (Figure 2) was mapped to the full extent within the study area and a habitat hectare assessment to determine the quality was undertaken.

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

Under the *Planning and Environment Act 1987*, Clause 52.17 of the Greater Dandenong Planning Scheme requires a planning permit to remove, destroy or lop native vegetation. The assessment process for the clearing of vegetation follows the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (DELWP 2017).

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3.4 Assessment Qualifications and Limitations

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

The 'snapshot' nature of a standard biodiversity assessment, that migratory, transitory or uncommon fauna species may have been absent from typically occupied habitats at the time of the field assessment. In addition, annual or cryptic flora species such as those that persist via underground tubers may also be absent.

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

Ecological values identified within the study area were recorded using a hand-held GPS or tablet with an accuracy of +/- 3 metres. This level of accuracy is considered to provide an accurate assessment of the ecological values present within the study area; however, this data should not be used for detailed surveying purposes.

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

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4 RESULTS

4.1 Vegetation Condition

Three patches of native vegetation and scattered native trees were recorded within the study area. The remainder of the study area comprised introduced and planted vegetation, present as mowed grass and ornamental gardens.

48 flora species were observed within the study area, including eight indigenous and 40 non-indigenous species. A list of all flora species recorded during the field assessment are provided in Appendix 1.1. Specific details relating to observed EVCs are provided below.

4.1.1 Patches of Native Vegetation

Native vegetation in the study area is representative of the Plains Grassy Woodland EVC. The presence of these EVCs is generally consistent with the modelled extant (2005) native vegetation mapping (DEECA 2023a).

The results of the habitat hectare assessment are provided in Appendix 1.2.

Plains Grassy Woodland EVC

Plains Grassy Woodland is characterised as an open eucalypt woodland, growing to 15 metres tall on a variety of geologies. A sparse middle layer of shrubs may be present over a species-rich ground layer comprising grasses and herbs (DEECA 2023c).

Three isolated patches of low-quality Plains Grassy Woodland vegetation were identified within the study area (Appendix 1.2; Figure 1). These patches were highly fragmented, lacked species diversity and vegetation structure. The canopy layer comprised mostly large River Red-gum *Eucalyptus camaldulensis* trees with only the south-western patch (Figure 2a) also containing a ground layer with a low cover of Wallaby grass *Rytidosperma* sp. (Plate 1). The patch within the study areas north (Figure 2b) was of lower quality, only comprising a canopy layer dominated by River Red-gum (Plate 2).

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Plate 1. Low quality Plains Grassy woodland patch of native vegetation within the study area’s south-west (Figure 2a) (Ecology and Heritage Partners Pty Ltd 24/02/2023).



Plate 2. A patch of Plains Grassy Woodland along the northern boundary of the study area (Figure 2b) (Ecology and Heritage Partners Pty Ltd 24/02/2023).

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4.1.2 Large Trees in Patches

A total of eight Large Trees (LTs) in Plains Grassy Woodland patches were present (Figure 2). All of which were River Red-gum (Plate 3; Plate 4; Appendix 1.3).



Plate 3. Large River Red-gum within a patch of Plains Grassy woodland native vegetation (Tree 29 on Figure 2a) (Ecology and Heritage Partners Pty Ltd 24/02/2023).



Plate 4. Large River Red-gum within a patch of Plains Grassy woodland native vegetation (Tree 34 on Figure 2a) (Ecology and Heritage Partners Pty Ltd 24/02/2023).

4.1.3 Scattered Trees

A total of nine scattered trees (River Red-gum, Manna Gum *Eucalyptus viminalis* and Yellow Gum *Eucalyptus leucoxylon*) were recorded within the study area, which consisted of five large and four small scattered trees (Figure 1; Appendix 1.3). These trees would have once formed part of the Plains Grassy Woodland EVC; however, the understorey vegetation contained a mixture of hard artificial surfaces (i.e. asphalt) and

introduced flora species (mainly exotic grasses) and the trees no longer formed a patch of native vegetation (Plate 5; Plate 6).



Plate 5. Large scattered River Red-gum within the study area's south-east (Tree 52 Figure 2b) (Ecology and Heritage Partners Pty Ltd 24/02/2023).



Plate 6. Small scattered River Red-gum within the study area's south-east (Tree 63 Figure 2b) (Ecology and Heritage Partners Pty Ltd 24/02/2023).

4.1.4 Introduced and Planted Vegetation

Large sections of the study area not supporting native vegetation contained hard artificial surfaces (e.g. asphalt roads and concrete paths). Remaining areas contained a high cover (>95%) of exotic urban grass species in the ground layer and exotic trees present as ornamental gardens (Plate 7).

There are two distinct rows of River Red Gums within the study area's north-east (Plate 8; Tree 44 -51; Figure 2b) and south (Plate 9; Tree 57-62; Figure 2b). The origin of these trees has been assumed planted based on previous experience, the specimens straight line arrangement, distinctly even spacing and similarity of age, height and size.

Noxious weeds, as defined under the *Catchment and Land Protection Act 1994* (CaLP Act), were present predominately within the study area's south, with the occasional Blackberry *Rubus fruticosus* spp. agg. (Plate 10), Spear Thistle *Cirsium vulgare* and Fennel *Foeniculum vulgare* recorded. Blackberry is also a Weed of National Significance (WoNS).

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Plate 7. Ornamental lawn grasses and planted exotic and non-native tree species within the study area's north (Ecology and Heritage Partners Pty Ltd 24/02/2023).



Plate 8. Row of planted River Red-gum trees within the study area's south (Trees 57-62 on Figure 2b) (Ecology and Heritage Partners Pty Ltd 24/02/2023).



Plate 9. Row of planted River Red-gum trees within the study area's north-east (Trees 44-51 on Figure 2b) (Ecology and Heritage Partners Pty Ltd 24/02/2023).



Plate 10. Blackberry, a Weed of National Significance, within the study area's south (Ecology and Heritage Partners Pty Ltd 24/02/2023).

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5 REMOVAL, DESTRUCTION OR LOPPING OF NATIVE VEGETATION (THE GUIDELINES)

5.1 Avoid and Minimise Statement

The study area was once an Iveco vehicle production and parts handling facility. The study area is covered by a Commercial 2 Zone, a zone which aims to 'encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services'.

The proposed works are viewed as appropriate as the warehousing redevelopment of the once Iveco production facility seeks to fulfill the purpose of this zone via the development of 62,240 square metres of warehousing area, and 4,880 square metres of office area.

This site was chosen for redevelopment due it's high level of existing disturbance, high cover of hard artificial impermeable surface (e.g. asphalt) and abundance of introduced weedy vegetation (e.g. ornamental lawn grasses). Whilst a Heritage Overlay containing tree controls does cover the area, no other ecologically relevant overlays are present on the site.

The proposed development plan has undergone multiple iterations after three pre-application meetings to avoid and minimise impacts to native vegetation. After the completion of the Biodiversity and Arborist assessments in early March and follow up advice from council received 4 August 2023, the extent and layout of the proposed carparking, warehousing and office areas have been revised on multiple occasions.

Considering the extent of native vegetation, tree locations and tree health/viability, the total warehousing area has been reduced with the area of warehouses 1, 2, 4 and 5 reduced alongside the reconfiguration of the carparking areas to avoid and minimise impacts to patches of native vegetation and Large trees. The drainage channel in the study areas east has been reconfigured and sensitive design techniques including the utilisation of permeable gravel have been adopted (i.e. fire access track in the study areas west). The suite of changes, made in consultation with the City of Greater Dandenong arborist, allow for the retention of all remnant River Red-gum trees within the study area except for tree 39. The viability and health of tree 39 was rated as poor by the arborist as the tree has a heavily modified canopy and lacks projective foliage. As tree 39 has been heavily modified and is largely absent of habitat (i.e. branches, hollow) it is considered to be of low ecological value. It should be noted that the proponent has received confirmation that the removal of Tree 39 is supported by the City of Greater Dandenong.

Finalised updates to the development plan in 2024 were undertaken in consultation with the project arborist, the carparking configuration and selected surface material have been revised to avoid the loss of a number of trees within the study area. The utilisation of Gravel cell technology within the TPZ areas of trees 34, 35-38, 41 and 44-52 will keep damage to tree roots at an acceptable level, supporting their retention. This latest change will ensure the row of planted River Red-gum trees will be retained, further retaining the character of the site.

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Trees 54-56 must be removed to allow for adequate car parking space to support the warehouses and ensure project viability. The retention of these trees would render the project unfeasible. Tree 63 must be removed to facilitate the fire access track in the study areas west (Figure 2).

Trees recognised as planted have not been included in the impact scenario as their removal is exempt from requiring a planning permit under the planted vegetation exemption (see Section 5.1).

Of the 17 remnant trees present within the study area, the development proposes to remove 1 large and 4 small-scattered trees.

The study area is within Location 1, with 0.185 hectares of native vegetation proposed to be removed. The offset requirement for native vegetation removal is 0.033 General Habitat Units and 1 Large Trees.

5.1.1 Vegetation proposed to be removed

The study area is within Location 1, with 0.185 hectares of native vegetation proposed to be removed. As such, the permit application falls under the Intermediate assessment pathway (Table 1).

Condition scores for vegetation proposed to be removed are provided in Appendix 1.2.

Table 1. Removal of Native Vegetation (the Guidelines) (DELWP 2017).

Assessment pathway	Intermediate
Location Category	1
Total Extent (past and proposed) (ha)	0.185
Extent of past removal (ha)	0.000
Extent of proposed removal (ha)	0.185
Large Trees (scattered and in patches) to be removed (no.)	1
Small scattered trees to be removed (no.)	4
EVC Conservation Status of vegetation to be removed	Endangered Plains Grassy Woodland

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5.1.2 Offset Targets

The offset requirement for native vegetation removal is 0.033 General Habitat Units and 1 Large Tree.

A summary of proposed vegetation losses and associated offset requirements is presented in Table 2 and the NVR report is presented in Appendix 3.

Table 2. Offset Targets.

General Offsets Required	0.033 General Habitat Units
Large Trees	1
Vicinity (catchment/council)	Melbourne Water CMA / City of Greater Dandenong
Minimum Strategic Biodiversity Value*	0.088

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

5.2 Offset Strategy

According to DEECAs Native Vegetation Offset Register (DEECA 2023e), there are 26 offset sites within the Melbourne Water CMA or City of Greater Dandenong municipality that can be used to satisfy the General Habitat Unit and Large tree offset requirements.

An offset register search statement identifying the relevant offsite sites is provided in Appendix 4, which provides evidence that the offset obligation can be secured without any difficulty should a permit be provided for the project.

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6 LEGISLATIVE AND POLICY IMPLICATIONS

6.1 *Planning and Environment Act 1987* (Victoria)

6.1.1 *Local Planning Scheme*

The study area is located within the City of Greater Dandenong. The following zoning and overlays apply (DEECA 2023d):

- Commercial 2 Zone (C2Z)
- Heritage Overlay (HO)
- Specific Controls Overlay (SCO)
- Aboriginal Cultural Heritage Sensitivity

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Planted Vegetation Exemption

The planted vegetation exemption applies to *native vegetation that is to be removed, destroyed or lopped that was either planted, or grown as a result of direct seeding*, as detailed within the supplementary document to the Guidelines (DEECA 2017a), Exemptions from requiring a planning permit to remove, destroy or lop native vegetation – Guidance (DEECA 2017b).

The purpose of the planted vegetation exemption is to not require a permit for the removal of native vegetation which has either been planted (e.g. planting a seedling or an established plant) or grown from direct seeding (e.g. placing a seed in the ground in any manner).

The planted vegetation exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding. **Biodiversity purposes include improving rare and threatened species habitat, improving the condition or extent of native vegetation or improving the functioning of an ecosystem and its delivery of ecosystem services.*

This exemption is of relevance to native vegetation that has been planted within the study area ('Planted' on Figure 2). It is our understanding that planted vegetation is proposed to be removed as part of the development, thus a permit would be required for the removal of planted native vegetation that was planted with public money or for biodiversity outcomes.

Commercial 2 Zone (C2Z)

The purpose of the commercial zone is:

To implement the Municipal Planning Strategy and the Planning Policy Framework;

To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services; and

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

Heritage Overlay (HO56)

A Heritage Overlay applies the entire study area. The purpose of the Heritage Overlay is to ‘conserve and enhance elements which contribute to the significance of heritage places’ and to ‘ensure that development does not adversely affect the significance of heritage places’.

Permit Requirements

A permit under the Clause 43.01 is required to ‘Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply’. This does not apply if the tree presents an immediate risk of personal injury or damage to property.

Implications

Tree controls (including all remnant and planted vegetation) under the HO56 apply to the entire study area, triggering the requirement for a planning permit under the Heritage Overlay (Clause 43.01) of the Greater Dandenong planning scheme for any removal, destruction or lopping of trees within the site unless nominated within the *International Harvester Factory Incorporated Plan* Section 4.0 ‘No Planning Permit Required’. The *International Harvester Factory Incorporated Plan* regards ‘All indigenous trees on site, in particular River Red Gums over 100 years old’ as significant features of the site.

No planning permit is required for:

- Management of plants in accordance with Australian Standard AS4373 *Pruning of Amenity Trees*;
- Removal of plants listed as State Prohibited or Regionally Controlled Weeds in the Catchment and Land Protection Act 1994;
- Removal of vegetation to protect monuments, paths, buildings and structures; and
- Replanting which retains the existing landscape theme and character.

6.2 Catchment and Land Protection Act 1994 (Victoria)

Three weeds listed as noxious under the CaLP Act were recorded during the assessment (Blackberry, Spear Thistle and Fennel). Blackberry, Spear Thistle and Fennel should be appropriately controlled throughout the study area.

6.3 Wildlife Act 1975 and Wildlife Regulations 2013 (Victoria)

Any persons engaged to remove, salvage, hold or relocate native fauna during construction must hold a current Management Authorisation under the *Wildlife Act 1975* or under any other Act issued by DEECA.

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7 MITIGATION MEASURES

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

- Minimise impacts to native vegetation and habitats through construction and micro-siting techniques, including fencing retained areas of native vegetation. If indeed necessary, trees should be lopped or trimmed rather than removed.
- All contractors should be aware of ecologically sensitive areas to minimise the likelihood of inadvertent disturbance to areas marked for retention. Native vegetation (areas of sensitivity) should be included as a mapping overlay on any construction plans;
- Tree Protection Zones (TPZs) must be implemented to prevent indirect losses of native vegetation during construction activities (DSE 2011). A TPZ applies to a tree and is a specific area above and below the ground, with a radius 12 x the Diameter at Breast Height (DBH). At a minimum standard a TPZ should consider the following:
 - A TPZ of trees should be a radius no less than two metres or greater than 15 metres;
 - Construction, related activities and encroachment (i.e. earthworks such as trenching that disturb the root zone) should be excluded from the TPZ;
 - Where encroachment is 10% or more of the total area of the TPZ, the tree should be considered as lost and offset accordingly (unless an arboricultural report specifies otherwise);
 - Directional drilling may be used for works within the TPZ without being considered encroachment. The directional bore should be at least 600 millimetres deep;
 - The above guidelines may be varied if a qualified arborist confirms the works will not significantly damage the tree (including stags / dead trees). In this case the tree would be retained, and no offset would be required; and,
 - Where the minimum standard for a TPZ has not been met an offset may be required.
- Removal of any habitat trees or shrubs (particularly hollow-bearing trees or trees/shrubs with nests) should be undertaken between February and September to avoid the breeding season for most fauna species. If any habitat trees or shrubs are proposed to be removed, this should be undertaken under the supervision of an appropriately qualified zoologist to salvage and translocate any displaced fauna. A Fauna Management Plan may be required to guide the salvage and translocation process;
- Where possible, construction stockpiles, machinery, roads, and other infrastructure should be placed away from areas supporting native vegetation and Large Trees; and,
- As indigenous flora provides valuable habitat for indigenous fauna, it is recommended that any landscape plantings that are undertaken as part of the proposed works are conducted using indigenous species sourced from a local provenance, rather than exotic deciduous trees and shrubs. River Red-gum trees should be the preferred species when planting any vegetation, allowing the species to remain dominant, retaining the character of the site.

8 SUMMARY OF PLANNING IMPLICATIONS

Further requirements associated with development of the study area, as well as additional studies or reporting that may be required, are provided in Table 3.

Table 3. Further requirements associated with development of the study area.

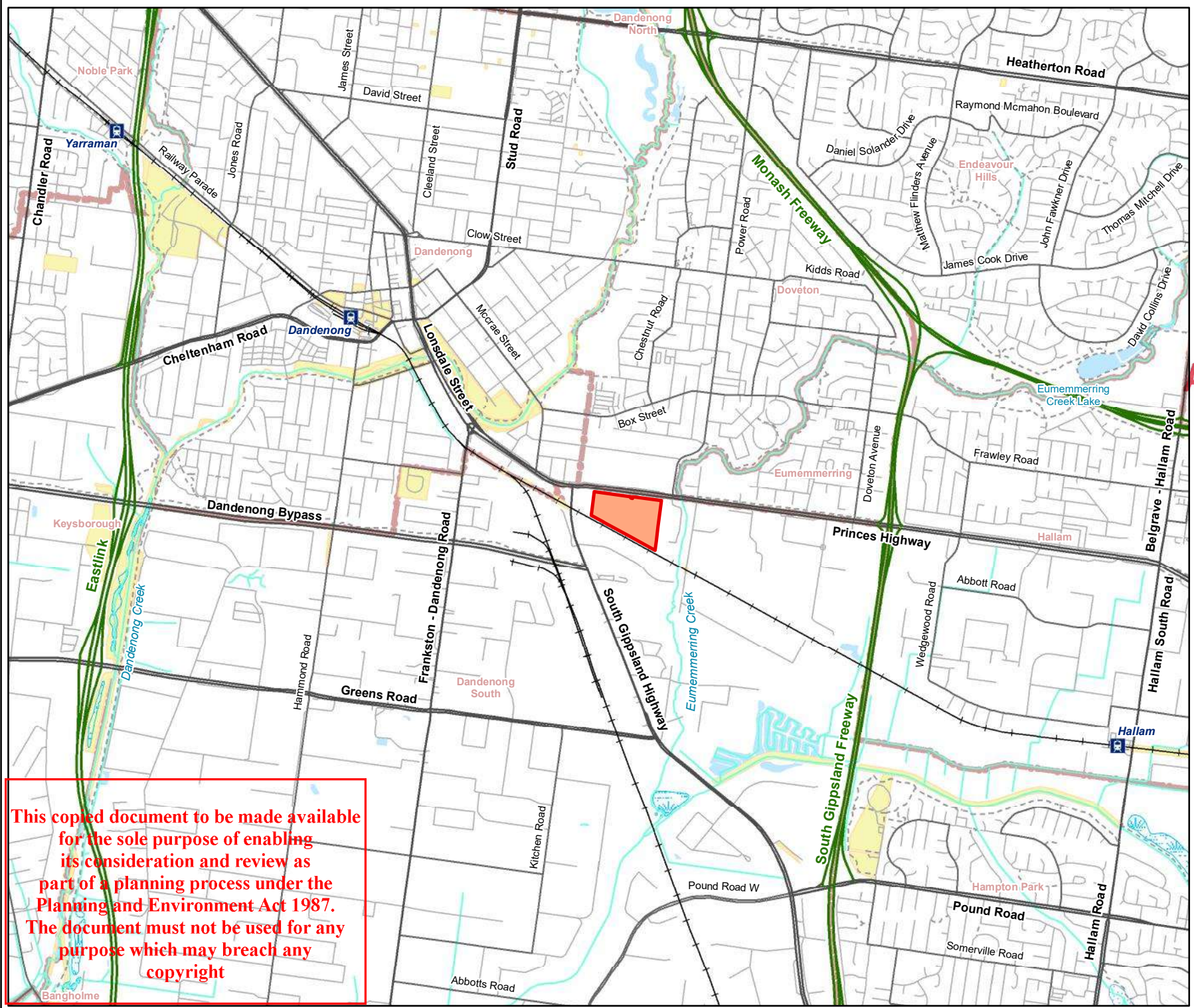
Relevant Legislation	Implications	Further Action
<i>Planning and Environment Act 1987</i>	<p>The study area is within Location 1, with 0.185 hectares of native vegetation proposed to be removed. As such, the permit application falls under the Intermediate assessment pathway.</p> <p>The offset requirement for native vegetation removal is 0.033 General Habitat Units and 1 Large Tree.</p> <p>A planning permit from the City of Greater Dandenong is required to remove, destroy or lop any native vegetation under Clause 52.17 of the Planning Scheme. In this instance, the application is not required to be referred to DEECA.</p> <p>Additionally, a permit is required under Clause 43.01 to 'Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply'.</p>	Prepare and submit a Planning Permit application.
<i>Catchment and Land Protection Act 1994</i>	Three weed species listed under the CaLP Act were recorded within the study area (Blackberry, Spear Thistle and Fennel). To meet requirements under the CaLP Act, listed noxious weeds should be appropriately controlled throughout the study area.	Blackberry, Spear Thistle and Fennel should be appropriately controlled throughout the study area.
<i>Wildlife Act 1975</i>	Any persons engaged to conduct salvage and translocation or general handling of terrestrial fauna species must hold a current Management Authorisation.	Ensure wildlife specialists hold a current Management Authorisation.

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- DEECA 2023a. NatureKit Map [www Document]. URL: <https://maps2.biodiversity.vic.gov.au/Html5viewer/index.html?viewer=NatureKit>. Victorian Department of Energy, Environment and Climate Action, Melbourne, Victoria.
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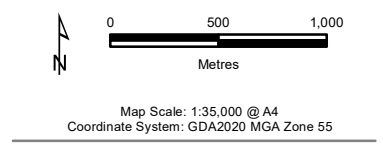
Legend

- Study Area
- Railway
- Freeway
- Major Road
- Collector Road
- Minor Road
- Proposed Road
- Minor Watercourse
- Permanent Waterbody
- Land Subject to Inundation
- Wetland/Swamp
- Crown Land
- Localities

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Figure 1
 Location of the study area
Biodiversity Assessment for 1-27 Princes Highway, Dandenong South



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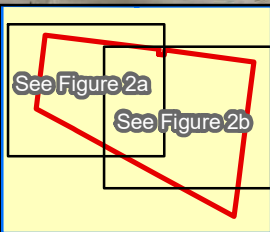
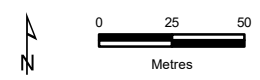
Legend

- Study Area
 - Development plan
 - ✿ Scattered Large Tree
 - ✿ Scattered Small Tree
 - Large Tree in patch
 - ▲ Planted tree
 - Weed
 - ✕ Tree - direct impact
- Ecological Vegetation Class**
- Plains Grassy Woodland (EVC 55)
 - Impacted vegetation

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Figure 2 Overview
Ecological features
Biodiversity Assessment for 1-27 Princes Highway, Dandenong South



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Map Scale: 1:2,600 @ A4
 Coordinate System: GDA2020 MGA Zone 55
 Ecology & Heritage
 ecology & heritage
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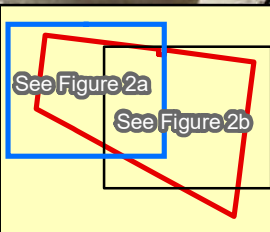
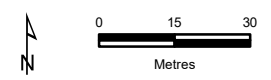


- Legend**
- Study Area
 - Development plan
 - ✿ Scattered Large Tree
 - Large Tree in patch
 - ▲ Planted tree
 - ✕ Tree - direct impact
- Ecological Vegetation Class**
- Plains Grassy Woodland (EVC 55)
 - Impacted vegetation

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Figure 2a
Ecological features
 Biodiversity Assessment for
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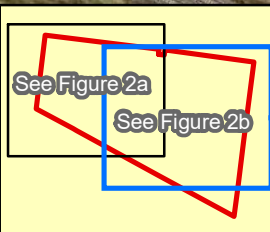
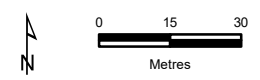


- Legend**
- Study Area
 - Development plan
 - ✿ Scattered Large Tree
 - ✿ Scattered Small Tree
 - Large Tree in patch
 - ▲ Planted tree
 - Weed
 - ✕ Tree - direct impact
- Ecological Vegetation Class**
- Plains Grassy Woodland (EVC 55)
 - Impacted vegetation

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Figure 2b
Ecological features
 Biodiversity Assessment for
 1-27 Princes Highway,
 Dandenong South



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 Coordinate System: GDA2020 MGA Zone 55
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APPENDIX 1 FLORA

Appendix 1.1 Flora Results

Legend:

- ^ Naturally growing (i.e. non-planted) indigenous species to the study area
- + Naturally growing indigenous species that also occurs as planted indigenous vegetation to the study area
- ** Planted indigenous species to the study area
- # Planted Victorian (non-indigenous) and Australian species
- * Listed as a noxious weed under the CaLP Act
- w Weed of National Significance

Table A1.1. Flora within the study area.

Scientific Name	Common Name	Notes
INDIGENOUS SPECIES		
<i>Amyema pendula</i>	Drooping Mistletoe	^
<i>Austrostipa</i> spp.	Spear grass	^
<i>Banksia marginata</i>	Silver banksia	**
<i>Eucalyptus botryoides</i>	Southern Mahogany	**
<i>Eucalyptus camaldulensis</i>	River Red-gum	+
<i>Eucalyptus leucoxylon</i>	Yellow Gum	**
<i>Eucalyptus viminalis</i>	Manna Gum	^
<i>Juncus</i> spp.	Rush	^
<i>Rytidosperma</i> spp.	Wallaby grass	^
NON-INDIGENOUS OR INTRODUCED SPECIES		
<i>Acer negundo</i>	Boxelder maple	-
<i>Acer palmatum</i>	Japanese maple	-
<i>Agapanthus praecox</i>	Agapanthus	-
<i>Arbutus unedo</i>	Strawberry tree	-
<i>Alnus jorullensis</i>	Evergreen Alder	-
<i>Alopecurus pratensis</i>	Meadow Fox-tail	-
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	-
<i>Brassica</i> spp.	Turnip	-
<i>Bromus diandrus</i>	Great Brome	-
<i>Bromus hordeaceus</i> subsp. <i>hordeaceus</i>	Soft Brome	-
<i>Cenchrus clandestinus</i>	Kikuyu	-
<i>Cinnamomum camphora</i>	Camphor tree	-

Scientific Name	Common Name	Notes
<i>Cirsium vulgare</i>	Spear Thistle	*
<i>Corymbia citriodora</i>	Lemon-scented gum	#
<i>Dactylis glomerata</i>	Cocksfoot	-
<i>Dipogon lignosus</i>	Common Dipogon	-
<i>Ehrharta erecta</i> var. <i>erecta</i>	Panic Veldt-grass	-
<i>Ehrharta longiflora</i>	Annual Veldt-grass	-
<i>Eucalyptus</i> sp.	Eucalypt	#
<i>Festuca arundinacea</i>	Tall Fescue	-
<i>Galium aparine</i>	Cleavers	-
<i>Helminthotheca echioides</i>	Ox-tongue	-
<i>Liquidamber styraciflua</i>	Sweet gum	-
<i>Lolium perenne</i>	Perennial Rye-grass	-
<i>Malus Sylvestris</i>	European crab apple	-
<i>Malva parviflora</i>	Small-flower Mallow	-
<i>Medicago polymorpha</i>	Burr Medic	-
<i>Melaleuca linariifolia</i>	Narrow-leaved paperbark	#
<i>Melaleuca viminalis</i>	Weeping bottlebrush	#
<i>Phalaris aquatica</i>	Toowoomba Canary-grass	-
<i>Photinia robusta</i>	Photinia	-
<i>Plantago lanceolata</i>	Ribwort	-
<i>Populus</i> sp.	Cottonwood	-
<i>Quercus palustris</i>	Pin oak	-
<i>Ranunculus parviflorus</i>	Small-flower Buttercup	-
<i>Rubus fruticosus</i> spp. agg.	Blackberry	*w
<i>Rumex crispus</i>	Curled Dock	-
<i>Solanum nigrum</i> s.l.	Black Nightshade	-
<i>Sonchus oleraceus</i>	Common Sow-thistle	-
<i>Taraxacum officinale</i> spp. agg.	Garden Dandelion	-

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Appendix 1.2 Habitat Hectare Assessment

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Table A1.2. Habitat Hectare Assessment Table.

Vegetation Zone		PGW ₁ a-b	PGW ₂
Bioregion		Gippsland Plain	Gippsland Plain
EVC		Plains Grassy Woodland	Plains Grassy Woodland
EVC Number		55	55
EVC Conservation Status		Endangered	Endangered
Patch Condition	Large Old Trees /10	9	9
	Canopy Cover /5	4	4
	Under storey /25	5	5
	Lack of Weeds /15	0	6
	Recruitment /10	0	5
	Organic Matter /5	4	3
	Logs /5	0	0
	Treeless EVC Multiplier	1.00	1.00
	Subtotal =	22	32
	Landscape Value /25		2
Habitat Points /100		24	34
Habitat Score		0.24	0.34

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Appendix 1.3 Scattered Trees and Large Trees in Patches

Table A1.3. Scattered Trees and Large Trees in Patches.

Tree # (Figure 2)	Species Name	Common Name	DBH (cm)	Size Class	Scattered / Patch / Planted	Status
32	<i>Eucalyptus botryoides</i>	Southern Mahogany	82	Large	Planted	<i>Removed (Direct impact)</i>
34	<i>Eucalyptus camaldulensis</i>	River Red-gum	123	Large	Patch	Retain
35	<i>Eucalyptus camaldulensis</i>	River Red-gum	97	Large	Patch	Retain
36	<i>Eucalyptus camaldulensis</i>	River Red-gum	52	Small	Patch	Retain
37	<i>Eucalyptus camaldulensis</i>	River Red-gum	33	Small	Patch	Retain
38	<i>Eucalyptus viminalis</i>	Manna gum	66	Small	Patch	Retain
39	<i>Eucalyptus camaldulensis</i>	River Red-gum	106	Large	Scattered	Removed (Direct impact)
40	<i>Eucalyptus leucoxylon</i>	Yellow Gum	28	Small	Planted	Retain
41	<i>Eucalyptus camaldulensis</i>	River Red-gum	136	Large	Patch	Retain
42	<i>Eucalyptus camaldulensis</i>	River Red-gum	83	Large	Patch	Retain
43	<i>Eucalyptus camaldulensis</i>	River Red-gum	144	Large	Patch	Retain
44	<i>Eucalyptus camaldulensis</i>	River Red-gum	57	Small	Planted	Retain
45	<i>Eucalyptus camaldulensis</i>	River Red-gum	82	Large	Planted	Retain
46	<i>Eucalyptus camaldulensis</i>	River Red-gum	70	Small	Planted	Retain
47	<i>Eucalyptus camaldulensis</i>	River Red-gum	75	Small	Planted	Retain
48	<i>Eucalyptus camaldulensis</i>	River Red-gum	91	Large	Planted	Retain
49	<i>Eucalyptus camaldulensis</i>	River Red-gum	56	Small	Planted	Retain
50	<i>Eucalyptus camaldulensis</i>	River Red-gum	70	Small	Planted	Retain

Tree # (Figure 2)	Species Name	Common Name	DBH (cm)	Size Class	Scattered / Patch / Planted	Status
51	<i>Eucalyptus camaldulensis</i>	River Red-gum	86	Large	Planted	Retain
52	<i>Eucalyptus camaldulensis</i>	River Red-gum	130	Large	Scattered	Retain
53	<i>Eucalyptus camaldulensis</i>	River Red-gum	93	Large	Scattered	Retain
54	<i>Eucalyptus camaldulensis</i>	River Red-gum	20	Small	Scattered	Removed (Direct impact)
55	<i>Eucalyptus camaldulensis</i>	River Red-gum	30	Small	Scattered	Removed (Direct impact)
63	<i>Eucalyptus camaldulensis</i>	River Red-gum	16	Small	Scattered	Removed (Direct impact)
56	<i>Eucalyptus camaldulensis</i>	River Red-gum	27	Small	Scattered	Removed (Direct impact)
31	<i>Eucalyptus camaldulensis</i>	River Red-gum	85	Large	Scattered	Retain
30	<i>Eucalyptus camaldulensis</i>	River Red-gum	105	Large	Scattered	Retain
64	<i>Eucalyptus leucoxylon</i>	Yellow Gum	27	Small	Planted	Retain
26	<i>Eucalyptus camaldulensis</i>	River Red-gum	85	Large	Patch	Retain
27	<i>Eucalyptus camaldulensis</i>	River Red-gum	64	Small	Patch	Retain
28	<i>Eucalyptus camaldulensis</i>	River Red-gum	85	Large	Patch	Retain
29	<i>Eucalyptus camaldulensis</i>	River Red-gum	127	Large	Patch	Retain
57	<i>Eucalyptus camaldulensis</i>	River Red-gum	52	Large	Planted	Retain
58	<i>Eucalyptus camaldulensis</i>	River Red-gum	81	Large	Planted	Retain
59	<i>Eucalyptus camaldulensis</i>	River Red-gum	70	Small	Planted	Retain
60	<i>Eucalyptus camaldulensis</i>	River Red-gum	74	Small	Planted	Removed (Direct impact)
61	<i>Eucalyptus camaldulensis</i>	River Red-gum	79	Small	Planted	Removed (Direct impact)
62	<i>Eucalyptus camaldulensis</i>	River Red-gum	65	Small	Planted	Removed (Direct impact)

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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 report is **not an assessment by DELWP** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

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Time of issue: 7:42 pm

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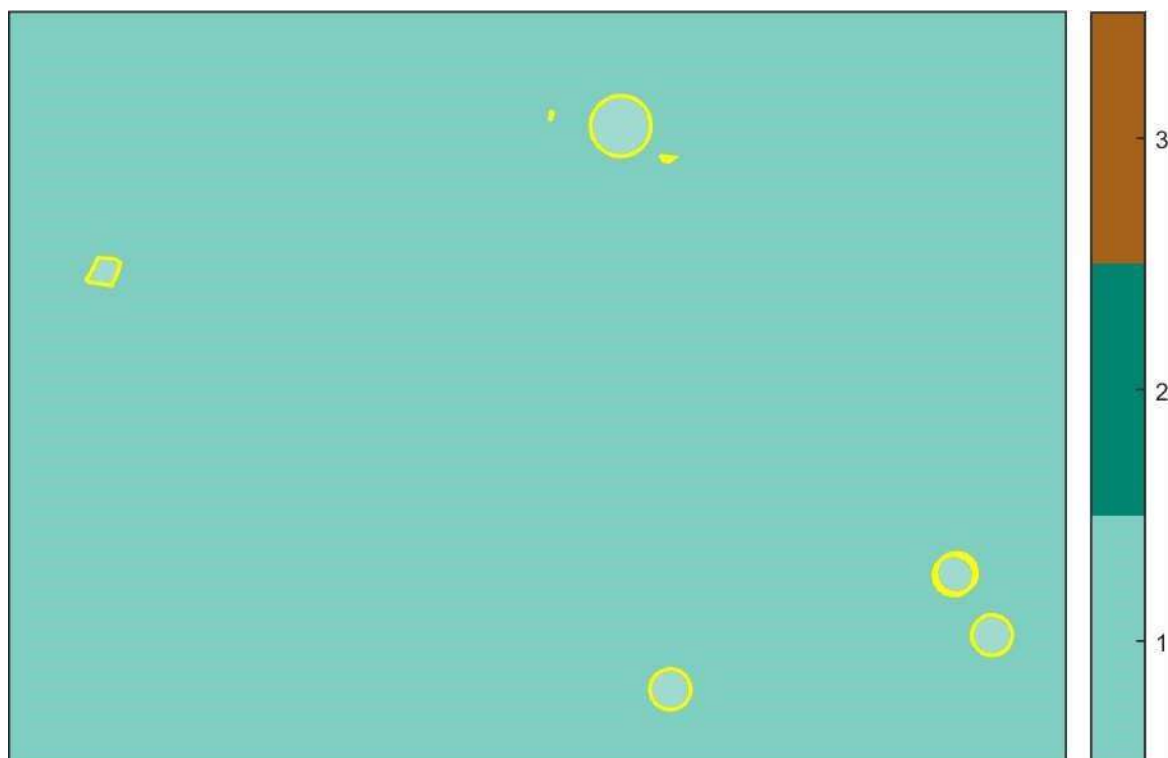
Project ID	EHP16958_DandenongSth_VG94_02112023
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Assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent including past and proposed	0.185 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.185 ha
No. Large trees proposed to be removed	1
Location category of proposed removal	Location 1 The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map), sensitive wetland or coastal area. Removal of less than 0.5 hectares in this location will not have a significant impact on any habitat for a rare or threatened species

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1. Location map



Offset requirements if a permit is granted

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Any approval granted will include a condition to obtain an offset that meets the following requirements:

General offset amount¹	0.033 general habitat units
Vicinity	Port Phillip and Westernport Catchment Management Authority (CMA) or Greater Dandenong City Council
Minimum strategic biodiversity value score ²	0.088
Large trees	1 large tree

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

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species mapped at the site.

Appendix 3 includes maps showing native vegetation to be removed and extracts of relevant species habitat importance maps

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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 score is 80 per cent of the weighted average score across habitat zones where a general offset is required

Next steps

Any proposal to remove native vegetation must meet the application requirements of the Intermediate Assessment Pathway and it will be assessed under the Intermediate Assessment Pathway.

If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. Council will refer your application to DELWP for assessment, as required. **This report is not a referral assessment by DELWP.**

This *Native vegetation removal report* must be submitted with your application for a permit to remove, destroy or lop native vegetation.

Refer to the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) for a full list of application requirements. This report provides information that meets the following application requirements:

- The assessment pathway and reason for the assessment pathway
- A description of the native vegetation to be removed (met unless you wish to include a site assessment)
- Maps showing the native vegetation and property
- The offset requirements determined in accordance with section 5 of the Guidelines that apply if approval is granted to remove native vegetation.

Additional application requirements must be met including:

- Topographical and land information
- Recent dated photographs
- Details of past native vegetation removal
- An avoid and minimise statement
- A copy of any Property Vegetation Plan that applies
- A defensible space statement as applicable
- A statement about the Native Vegetation Precinct Plan as applicable
- An offset statement that explains that an offset has been identified and how it will be secured.

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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

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

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Appendix 1: Description of native vegetation to be removed

All zones require a general offset, the general habitat units each zone is calculated by the following equation in accordance with the Guidelines:

General habitat units = extent x condition 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

Zone	Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym				
	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
4-S	Scattered Tree	gjpp0055	Endangered	0	no	0.200	0.031	0.017	0.100		0.003	General
5-S	Scattered Tree	gjpp0055	Endangered	0	no	0.200	0.031	0.017	0.100		0.003	General
6-S	Scattered Tree	gjpp0055	Endangered	0	no	0.200	0.031	0.031	0.100		0.005	General
7-S	Scattered Tree	gjpp0055	Endangered	0	no	0.200	0.031	0.031	0.100		0.005	General
8-T	Scattered Tree	gjpp0055	Endangered	1	no	0.200	0.070	0.070	0.100		0.012	General
1-A	Patch	gjpp0055	Endangered	0	no	0.340	0.016	0.016	0.221		0.005	General
3-A	Patch	gjpp0055	Endangered	0	no	0.240	0.000	0.000	0.150		0.000	General
2-A	Patch	gjpp0055	Endangered	0	no	0.240	0.001	0.001	0.100		0.000	General

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Appendix 2: Information about impacts to rare or threatened species' habitats on site

This is not applicable in the Intermediate Assessment Pathway.

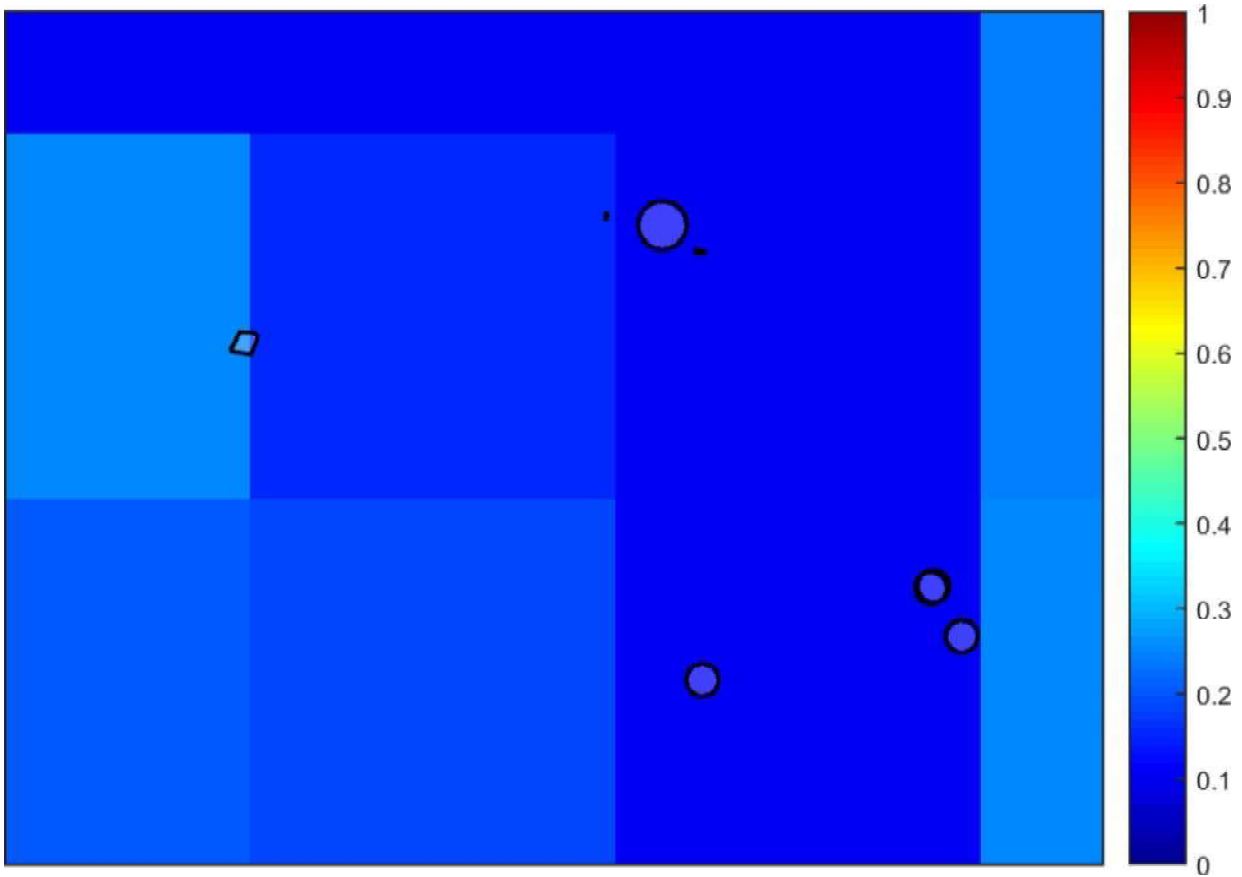
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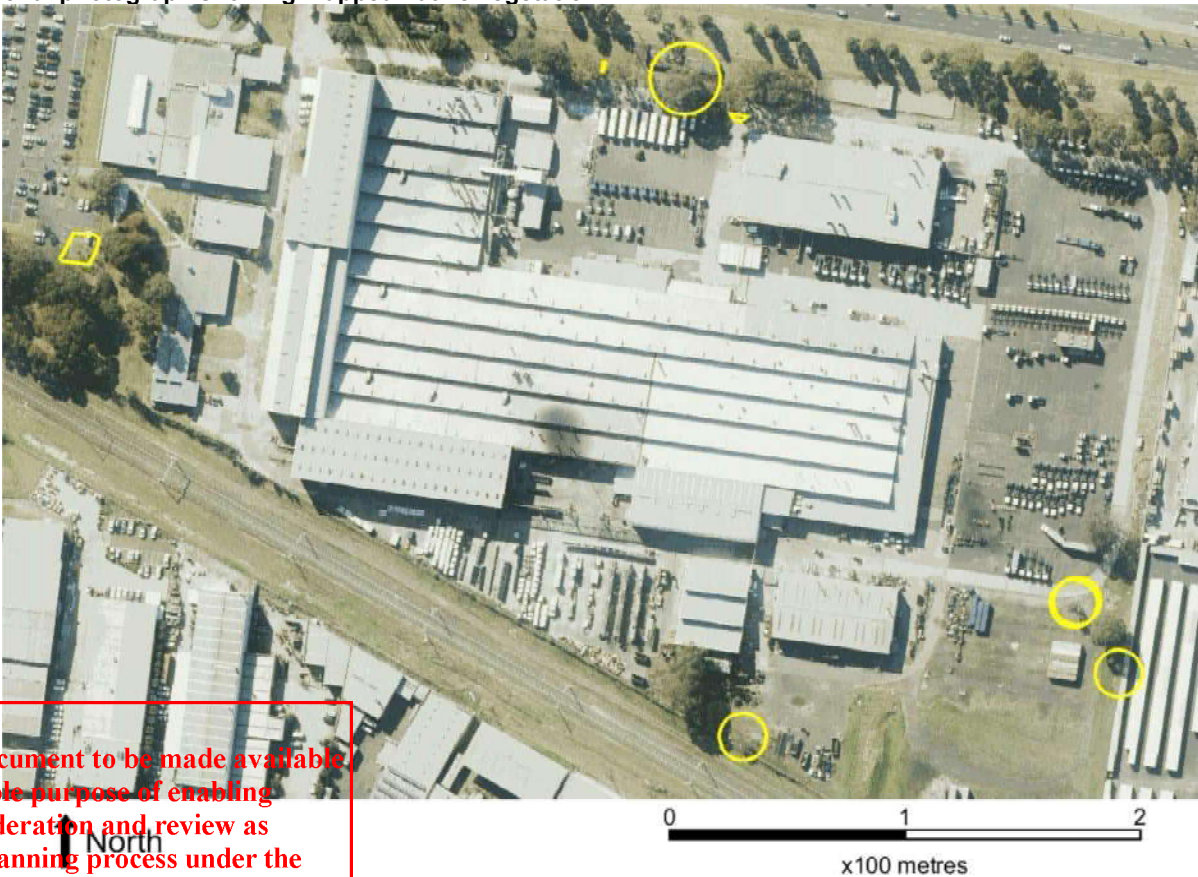
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Appendix 3 – Images of mapped native vegetation

2. Strategic biodiversity values map



3. Aerial photograph showing mapped native vegetation



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4. Map of the property in context



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Yellow boundaries denote areas of proposed native vegetation removal.

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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.

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Date and time: 03/11/2023 09:36

Report ID: 21643

What was searched for?

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General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.033	0.088	1	CMA	Melbourne Water
			or LGA	Greater Dandenong City

Details of available native vegetation credits on 03 November 2023 09:36

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	2.834	444	Melbourne Water	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	16.657	107	Melbourne Water	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	10.130	1451	Melbourne Water	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678	44.572	2612	Melbourne Water	Nillumbik Shire	No	Yes	No	VegLink
BBA-0678_02	1.041	59	Melbourne Water	Nillumbik Shire	Yes	Yes	No	Abezco, VegLink
BBA-0931	0.034	2	Melbourne Water	Moorabool Shire	Yes	Yes	No	Bio Offsets
BBA-2789	1.317	14	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2790	2.911	116	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2870	2.544	431	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2871	16.335	1668	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
TFN-C1636	0.045	111	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Yarra Ranges SC
TFN-C1664	1.502	61	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Yarra Ranges SC
TFN-C1962	0.042	8	Goulburn Broken, Melbourne Water	Macedon Ranges Shire	No	Yes	No	Contact NVOR
VC_CFL-0838_01	0.184	648	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink

VC_CFL-3016_01	0.035	22	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3084_01	0.057	45	Melbourne Water	Cardinia Shire	Yes	Yes	No	VegLink
VC_CFL-3084_02	0.038	38	Melbourne Water	Cardinia Shire	Yes	Yes	No	VegLink
VC_CFL-3687_01	0.278	61	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Baw Baw SC
VC_CFL-3708_01	0.198	507	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3709_01	0.139	395	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3710_01	7.606	322	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3740_01	0.299	74	Melbourne Water	Cardinia Shire, Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3740_01	0.318	16	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3744_01	1.309	362	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3762_01	0.047	79	Melbourne Water	Moorabool Shire	Yes	Yes	No	VegLink
VC_CFL-3764_01	5.692	18	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
----------------	-----	----	-----	-----	------------	--------	-------------	-----------

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

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

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

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

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Next steps

If applying for approval to remove native vegetation

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

If you have approval to remove native vegetation

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

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@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 DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at 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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Legend

 Site Boundary

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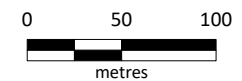
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Date: 21/03/2022

Drawn By: JK

Checked By: LS/JL/LSJB

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Dandenong South, Victoria**

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FIGURE 3A



Legend

 Site Boundary

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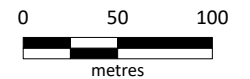
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FIGURE 3B



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 Site Boundary

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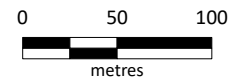
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FIGURE 3C