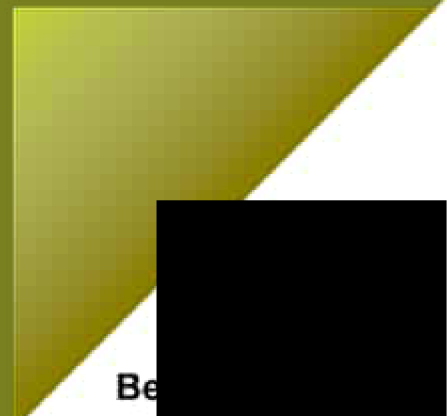


297-307 Roslyn Road, Highton, Victoria.

Biodiversity Assessment: Basic Assessment Pathway for a
proposed development



ACKNOWLEDGEMENTS

[REDACTED] I would like to acknowledge the following for their contribution to the project:

- [REDACTED]

DISCLAIMER

The author advises that the information presented in this report, including any management advice, has been prepared with all due diligence and care, and based on the best available knowledge and research.

However, the author takes no responsibility for any loss, injury or financial damage resulting from the reliance and/or application of management advice provided in the report.

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SUMMARY

[REDACTED] was engaged by M [REDACTED] to undertake a Biodiversity Assessment for a proposed development at 297-307 Roslyn Road, Highton, Victoria. A three stage development is proposed with stage one a childcare centre and dwelling, stage two is for ten townhouses and stage three is for residential development. The proposed development will result in the removal of native vegetation and as such a permit is required from the City of Greater Geelong Council under *Clause 52.17 Native vegetation*.

This report provides a response to the permit application requirements and decision guidelines for the basic assessment pathway as per the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (DELWP 2017).

METHODOLOGY

A field assessment was undertaken within the study area by qualified botanist, Luke Hynes (Vegetation Quality Assessment Accreditation Number: 077) on 19 March 2026. Flora taxa and habitat types within the study area were noted and areas of native vegetation were mapped and assessed using the Vegetation Quality Assessment where appropriate.

RESULTS

The field visit revealed that the study area is dominated by introduced vegetation with two small patches of highly modified native vegetation with affinities to Grassy Woodland (EVC 175).

Previous and current records and habitat requirements for *Environmental Protection and Biodiversity Conservation Act 1999* listed species from state and federal databases were reviewed. Given the modified habitat and amount of survey effort, it is considered unlikely that the proposed works will have a significant impact on any additional matters of national environmental significance.

BIODIVERSITY ASSESSMENT

The application was determined to be of the basic assessment pathway as less than 0.5 hectares of native vegetation (0.008 hectares) within Location 1 is proposed to be impacted.

Avoid and minimisation statement

The proposed development has been sited within a highly modified residential allotment dominated by introduced vegetation. Impacts to native vegetation have been minimised by confining disturbance to areas required for the proposed development footprint and associated works. Only 0.008 hectares of highly modified native vegetation is proposed to be removed. Given the layout constraints and limited, fragmented nature of the native vegetation present, no further practicable opportunities to avoid or minimise impacts were identified.

Proposed Losses

A total of 0.008 hectares of native vegetation is proposed to be impacted. The Strategic Biodiversity Value is 0.110 and the modelled condition score is 0.2.

Offset Requirement

Stage 1. Childcare Centre development

No patches of native vegetation were noted within this part of the study area. Scattered native vegetation providing less than 25% vegetative cover was noted. A permit to remove native vegetation from the City of Greater Geelong Council is required under *Clause 52.17 Native Vegetation*. As per Clause 52.17 of the PE Act, the application has been classed as a *basic assessment pathway*.

Stage 2. Townhouse development

One patch of native vegetation noted within this part of the study area. The offset requirement is as follows and is of the basic assessment pathway:

- Offset: 0.001 general habitat units.
- Vicinity: Corangamite Catchment or City of Greater Geelong.
- Minimum Strategic Biodiversity Score: 0.088.

Stage 3. Residential development

One patch of native vegetation was noted within this part of the study area. The offset requirement is less than three decimal places resulting in no offsets. A permit to remove native vegetation from the City of Greater Geelong Council is required under *Clause 52.17 Native Vegetation*. As per Clause 52.17 of the PE Act, the application has been classed as a *basic assessment pathway*.

Offset Strategy

Third party offsets will be sourced through an accredited offset broker.

FURTHER REQUIREMENTS AND RECOMMENDATIONS

The following actions are required to satisfy requirements for the total of the proposed development:

- **A permit to remove native vegetation from the City of Greater Geelong Council** is required under *Clause 52.17 Native Vegetation*. As per Clause 52.17 of the PE Act, the application has been classed as a *basic assessment pathway*.
- To ensure *no net loss* to Victoria's biodiversity **0.001 general habitat units with a minimum strategic score of 0.088** within the Corangamite Catchment or City of Greater Geelong is required.

Recommendations to further avoid and minimise impacts to ecological values during and after the proposed works are detailed in Section 6.2.

1 INTRODUCTION

██████████ was engaged by ██████████ to undertake a Biodiversity Assessment for a proposed development at 297-307 Roslyn Road, Highton, Victoria. A three stage development is proposed with stage one a childcare centre and dwelling, stage two is for ten townhouses and stage three is for residential development. The proposed development will result in the removal of native vegetation and as such a permit is required from the City of Greater Geelong Council under *Clause 52.17 Native vegetation*.

This report provides a response to the permit application requirements and decision guidelines for the basic assessment pathway as per the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (DELWP 2017).

1.1 SCOPE OF WORKS

The following tasks were completed during the vegetation assessment:

Background Literature Review: Relevant documentation pertaining to the study area was reviewed.

Vegetation Quality Assessment: A qualified and experienced botanist traversed the site to determine the extent of native vegetation and other ecological values.

Mapping: A site plan, using aerial photography detailing the location of the proposed works areas and vegetation proposed for removal and retention has been prepared for inclusion in the report. The mapping also includes, site location, boundaries, area of removal (in hectares), and ecological values using aerial photography and GPS (if required).

Report Production: A report was prepared to detail the:

- Results of the field assessment.
- Calculations of native vegetation losses and offsets if required.
- Recommendations to protect and conserve ecological values within the site during each construction phase.

1.2 STUDY AREA

The study area is located at 297-307 Roslyn Road, Highton (Figure 1), is approximately 8.3 hectares with a gentle slope to the northeast. The study area is highly modified and dominated by mown lawns with planted trees and shrubs. Native vegetation is limited to two small patches of native grasses and scattered native grasses providing less than 25% vegetative cover. The surrounding area supports high density residential development.

The property is located within Neighbourhood Residential Zone (NRZ8) of the City of Greater Geelong Planning Scheme planning scheme and is covered by the Special Building Overlay (SBO) and Design and Development Overlay (DDO14), (DTP 2026). The site is located within the boundaries of the Otway Plain Bioregion, Corangamite Catchment and the City of Greater Geelong Council and modelled as Location 1 of the DEECA mapping (DEECA 2026a).

2 METHODOLOGY

2.1 DATABASE REVIEW

The following databases were reviewed to obtain background information on the study area:

- **Nature Kit**, Department of Energy, Environment and Climate Action (DEECA) database for pre-1750 (pre – European settlement) and 2005 (extant) native vegetation modelling and significant flora and fauna species previously recorded within a five-kilometre radius of the study area (DEECA 2026a).
- **Victorian Biodiversity Atlas** for significant flora and fauna species previously recorded within a five-kilometre radius of the study area (DEECA 2026c).
- **Protected Matters Search Tool**, Department of Climate Change, Energy, Environment and Water (DCCEEW) database for nationally significant ecological values that are predicted to occur within five kilometres of the study area (DCCEEW 2026).
- **Planning Schemes Online** for information regarding planning provision overlays and zones pertaining to native vegetation and ecological values within the study area (DEECA 2026b).

2.2 MAPPING AND OTHER LITERATURE

Relevant literature, such as Bioregional Ecological Vegetation Class (EVC) Benchmarks and national/state/local policies and legislation were also reviewed as part of the investigation (DEECA 2026a, DEECA 2026b). Other relevant literature was reviewed including:

- *Proposed Childcare and Dwelling at Roslyn Road, Highton* (Malcolm Elliot Architects 2025a),
- *Proposed Town Houses at Roslyn Road, Highton* (Malcolm Elliot Architects 2025b), and,
- *297-307 Roslyn Road, Highton. PRELIMINARY ARBORICULTURAL REPORT & IMPACT ASSESSMENT - Version 4* (Glenn Waters Arboriculture 2025).

2.3 FIELD ASSESSMENT

A field assessment was undertaken within the study area by qualified botanist, Luke Hynes (Vegetation Quality Assessment Accreditation Number: 077) on 19 March 2026.

The study area was traversed in order to:

- Note flora taxa naturally occurring. Plant taxonomy follows the Victorian Biodiversity Atlas (VBA) (DEECA 2026c).
- Note any habitat types and distribution.
- Map the extent of native vegetation and habitat present.
- Undertake a Vegetation Quality Assessment (VQA) within areas of native vegetation that meet the assessment criteria thresholds.

2.4 BIODIVERSITY ASSESSMENT

The Guidelines (DELWP 2017) are incorporated into the Victoria Planning Provisions and all planning schemes in Victoria. The purpose of the Guidelines is to set out and describe the application of Victoria's statewide policy in relation to assessing and compensating for the removal of native vegetation.

The three-step approach (avoid, minimise, offset native vegetation) is the key policy in relation to the removal of native vegetation to achieve no net loss to biodiversity. To determine extent of native vegetation, *remnant patch* or *scattered tree* are used as defined below:

Patch

A patch of native vegetation is:

- An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native, or
- Any area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy, or
- Any mapped wetland included in the Current wetlands map, available in DELWP systems and tools.

Scattered tree

A scattered tree is:

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

Applications to remove native vegetation are categorised into one of three assessment pathways with corresponding application requirements and decision guidelines.

- **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 is determined by considering the extent and location risk modelling of the native vegetation to be removed as per Table 1 below.

Table 1. Determining the assessment pathway.

Extent of native vegetation	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

The current application is considered to be of the basic assessment pathway as less than 0.5 hectares of native vegetation (0.008 hectares) within location 1 is proposed to be impacted.

2.5 LIMITATIONS

Field surveys provide an indication of what is present at the time of survey (i.e. a 'snapshot') and as such may not include species that may be dormant or absent due to seasonal or climatic conditions. As such, some species may be dormant or not displaying diagnostic characteristics at the time of survey.

A fauna survey (i.e. the identification of all fauna species present onsite) was not within the scope of works during the assessment.

However, the survey effort and review of existing relevant information is considered sufficient to provide adequate information to undertake a Biodiversity Assessment.

3 RESULTS

3.1 FLORA SPECIES

The field visit identified 38 species occurring within the study area. Of these four are considered native species and 34 introduced. No national or state significant flora species were recorded within the study area during the field assessment.

Three introduced species noted within the study area are listed as regionally controlled noxious weed within the Corangamite region (DPI 2008).

- African Boneseed *Chrysanthemoides monilifera* subsp. *monilifera*
- Montpellier Broom *Genista monspessulana*
- Sweet Briar *Rosa rubiginosa*

3.2 VEGETATION QUALITY ASSESSMENT

Pre-1750 (prior to European settlement) EVC modelling indicates that the study area is likely to be dominated by Grassy Woodland (EVC 175). 2005 (extant) mapping indicates that the study area is likely devoid of native vegetation (DEECA 2026a).

The field visit revealed that the study area is highly modified and dominated by introduced vegetation with two small patches of native grasses with affinities to Grassy Woodland (EVC 175) (Figure 2). See below for a description of vegetation within the study area.

Grassy Woodland

Grassy Woodland is described as a variable open eucalypt woodland to 15 m tall or occasionally Sheoak woodland to ten metres tall over a diverse ground layer of grasses and herbs. The shrub component is usually sparse. It occurs on sites with moderate fertility on gentle slopes or undulating hills on a range of geologies (DEECA 2026d).

Within the study area this vegetation type is highly modified and comprises a cover of native grasses including Rough Spear-grass *Austrostipa scabra* subsp. *falcata* or Knead Wallaby-grass *Rytidosperma geniculatum* (Plate 1). Introduced cover is low and includes Delicate Hair-grass *Aira elegantissima*, *Galenia Aizoon pubescens*, Cocksfoot *Dactylis glomerata* and Panic Veldt-grass *Ehrharta erecta*.



Plate 1. Patch of native grasses within the study area.

Introduced vegetation

Introduced vegetation dominates the study area comprising mown lawn species with planted trees and shrubs. Dominant species include Kikuyu *Cenchrus clandestinus*, Cocksfoot and Panic Veldt-grass *Ehrharta erecta* with scattered Galenia *Aizoon pubescens*, Buck's-horn Plantain *Plantago coronopus*, Rat-tail Grass *Sporobolus africanus* and Suckling Clover *Trifolium dubium*. The native Kneed Wallaby-grass is also present across the site providing less than 1% vegetative cover.



Plate 2. Introduced vegetation within the study area.

Planted trees and shrubs include Bhutan Cypress *Cupressus torulosa*, Prickly-leaf Paperbark *Melaleuca styphelioides*, Ornamental Pear *Pyrus calleryana*, Yellow Box *Eucalyptus melliodora* and Flowering Gum *Corymbia ficifolia*.

3.3 NATIONALLY SIGNIFICANT FLORA SPECIES

Appendix 2 presents flora species listed on the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) that have previously been recorded and/or are predicted to occur within a five-kilometre radius of the study area by the VBA or the Protected Matters Search tool (DEECA 2026c, DCCEEW 2026).

Three flora species of national significance listed under the EPBC Act have previously been recorded within a five-kilometre radius of the study area (DEECA 2026c).

Nineteen additional species listed under the EPBC Act are predicted to occur, or have habitat predicted to occur within a five-kilometre radius of the study area (DCCEEW 2026), (Appendix 2).

Given the paucity of previous local records, amount of survey effort and lack of suitable habitat, it is considered unlikely that the proposed works will impact on significant habitat for any flora species of national significance.

3.4 FAUNA HABITAT ASSESSMENT

A habitat assessment was undertaken which revealed the presence of one modified fauna habitat: mown grass with planted ornamental trees and shrubs.

This vegetation provides low quality fauna habitat. Planted trees and shrubs may provide limited foraging, perching and shelter habitat for common native birds and some common reptiles. Typically, mown introduced grasslands provide few resources for native fauna and are used by relatively few species due to the highly modified nature of this habitat. Ground-foraging birds and woodland birds may forage on seeding grasses and herbs within these areas.

3.5 NATIONALLY SIGNIFICANT FAUNA SPECIES

Appendix 3 presents fauna species listed on the EPBC Act that have previously been recorded and/or are predicted to occur within a five kilometre radius of the study area by the VBA (DEECA 2026c) or the DCCEEW Protected Matters Search tool (DCCEEW 2026).

Twenty-four fauna species of national significance, listed under the EPBC Act, have previously been recorded within the five-kilometre VBA search area (DEECA 2026c, Appendix 3). The Protected Matters Search Tool identified an additional 41 species, listed under the EPBC Act, that may occur or for which habitat may occur in the offset site (DCCEEW 2026, Appendix 3).

Given the paucity of previous local records, amount of survey effort and lack of suitable habitat it is unlikely that the study area provides significant habitat for any additional fauna species of national significance. Some species may flyover or forage within the study area on an occasional basis.

3.6 SIGNIFICANT ECOLOGICAL COMMUNITIES

A review of information and databases maintained by DEECA and DCCEEW identified the following ecological communities as occurring within the study area or within a five-kilometre radius of the study area.

Ramsar Wetlands (listed under the EPBC Act)

The Protected Matters Search Tool reported the study area is not near any Ramsar sites of international significance (DCCEEW 2026).

Ecological Communities (listed under the EPBC Act)

The Protected Matters Search Tool reported five nationally significant ecological communities may occur within five-kilometres of the study area (DCCEEW 2026).

- *Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains*
- *White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland*
- *Natural Damp Grassland of the Victorian Coastal Plains*
- *Natural Temperate Grassland of the Victorian Volcanic Plain*
- *Grassy Eucalypt Woodland of the Victorian Volcanic Plain*

These vegetation types were not noted within the study area.

Ecological Communities (listed under the FFG Act)

Vegetation within the study area is not considered part of any FFG Act listed community.

4 RELEVANT LEGISLATION AND POLICIES

The following policies and legislation were taken into consideration during the assessment.

4.1 NATIONAL

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act) is the central piece of national environmental legislation in Australia. The Act provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places — defined in the Act as matters of national environmental significance (SEWPAC 2013).

Under the EPBC Act an action will require approval from the Minister if the action has, will have, or is likely to have, a significant impact on a matter of national environmental significance. The *EPBC Act Significant Impact Guidelines* (SEWPAC 2013) provide information on whether an action (e.g. a project, a development, an undertaking, an activity or a series of activities) requires a referral.

Implications –

The proposed works are unlikely to pose a significant impact on any other matters of national significance and a referral under the EPBC Act is not required.

4.2 STATE

The Flora and Fauna Guarantee Act 1988 (FFG Act)

The FFG Act is the key state legislation for the conservation of threatened species and communities and for the management of potentially threatening processes. The FFG Act provides for the listing of taxa (genera, species, subspecies, varieties) and communities of flora and fauna that are threatened (Threatened List); potentially threatening processes (Processes List); and flora that have legal protection (Protected Flora List).

A permit is required from DEECA if an action on public land proposes to collect, kill, injure or disturb protected flora.

Implications –

As the proposed works are not on public land, a permit under the FFG Act is not required from DEECA.

Planning and Environment Act 1987 (PE Act)

The *Planning and Environment Act 1987* (PE Act) establishes a framework for planning the use, development and protection of land in Victoria. The PE Act provides for the Minister to prepare a set of standard provisions for municipal planning schemes called the Victoria Planning Provisions (VPP).

Under Clause 52.17 of the VPP a planning permit is required from the responsible authority (local council) to remove, destroy or lop native vegetation on land unless the action is exempt. Clause 52.17 also specifies that applications must also be classified as basic, intermediate or detailed assessment pathway as defined in the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017). Each assessment pathway has specific application requirements and decision guidelines that must be considered.

Under Clause 66 Referral and Notice Provisions of planning schemes, the following applications are referred to the Secretary to DELWP (DELWP 2017):

- To remove, destroy or lop native vegetation in the Detailed Assessment Pathway
- To remove, destroy or lop native vegetation if a PVP applies to the site
- To remove, destroy or lop native vegetation on Crown land which is occupied or managed by the responsible authority.

Implications –

A permit to remove native vegetation from the City of Greater Geelong is required under Clause 52.17 for the removal of native vegetation. As per Clause 52.17 of the *Planning and Environment Act 1987* the application has been classed as a *basic assessment pathway* as less than 0.5 hectares of native vegetation (0.008 hectares) within location 1 is proposed to be removed. Application information requirements of this pathway are detailed in Section 5.

In this instance DEECA are not considered a referral authority.

4.3 LOCAL AND REGIONAL

Planning Scheme

Each municipality in Victoria is covered by a planning scheme, which sets out policies and provisions for the use, development and protection of land (zones and overlays). They are legal documents, sourced and constructed according to the VPP, prepared by the local council or Minister and approved by the Minister. Particular zones and overlays (such as Environmental Significance Overlays and Green Wedge Zones) in the planning scheme may stipulate additional conditions and requirements for applications proposing to remove native vegetation.

A **zone** is a planning provision that reflects the primary character of land (such as residential, industrial or rural) and indicates the type of use and development, which may be appropriate in that zone (DSE 2010d).

An **overlay** is also a planning provision, but one which is in addition to the zone. Overlays ensure that important aspects of the land are recognised (such as areas of significant vegetation). Overlays indicate the type of development and/or protection, which may be appropriate in that area (DSE 2010d).

Implications –

There are no overlays pertaining to ecological values that cover the study area.

5 BIODIVERSITY ASSESSMENT

Table 5. Application requirements and responses for proposed vegetation clearance under the basic assessment pathway.

#	Application Requirement	Response
1	Information about the native vegetation to be removed, including:	
	The assessment pathway and reason for the assessment pathway. This includes the location category of the native vegetation to be removed.	Basic Assessment Pathway Less than 0.5 hectares of native vegetation (0.008 hectares) within location 1 is proposed to be impacted.
	A description of the native vegetation to be removed that includes: • Whether it is a patch or a scattered tree (or both). • The extent (in hectares). • The number and circumference (in centimetres measured at 1.3 metres above ground level) of any large trees within a patch. • The number and circumference (in centimetres measured at 1.3 metres above ground level) of any scattered trees, and whether each tree is small or large. • The strategic biodiversity value score • The condition score. • If it includes endangered Ecological Vegetation Classes. • If it includes sensitive wetland or coastal areas.	• 0.008 hectares of modified native vegetation with affinities to Grassy Woodland is proposed to be impacted. • Strategic Biodiversity Score: 0.110. • Condition Score: Modelled condition score of 0.2 has been used. • No scattered trees are proposed to be removed. • No endangered vegetation classes or sensitive wetland or coastal areas are proposed to be impacted.
	Maps showing the native vegetation and property in context and containing: • Scale, north point and property boundaries • Location of any patches of native vegetation and the number of large trees within the patch proposed to be removed • Location of scattered trees proposed to be removed, including their size	See Figure 2 for native vegetation to be removed. No large or scattered trees were noted within the study area.
	The offset requirement, determined in accordance with section 5 of the Guidelines, that will apply if the native vegetation is approved to be removed	<i>Stage 1. Childcare Centre development</i> No patches of native vegetation were noted within this part of the study area. Scattered native vegetation providing less than 25% vegetative

#	Application Requirement	Response
		cover was noted. A permit to remove native vegetation from the City of Greater Geelong Council is required under <i>Clause 52.17 Native Vegetation</i>. As per Clause 52.17 of the PE Act, the application has been classed as a <i>basic assessment pathway</i>. <i>Stage 2. Townhouse development</i> One patch of native vegetation noted within this part of the study area. The offset requirement is as follows and is of the basic assessment pathway: • Offset: 0.001 general habitat units. • Vicinity: Corangamite Catchment or City of Greater Geelong. • Minimum Strategic Biodiversity Score: 0.088. <i>Stage 3. Residential development</i> One patch of native vegetation was noted within this part of the study area. The offset requirement is less than three decimal places resulting in no offsets. A permit to remove native vegetation from the City of Greater Geelong Council is required under <i>Clause 52.17 Native Vegetation</i>. As per Clause 52.17 of the PE Act, the application has been classed as a <i>basic assessment pathway</i>.
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. This may be represented in a map or plan.	The native vegetation proposed to be removed is not on sloping flat topography less than 20 percent. There are no saline discharge or erosion areas.
3	Recent, dated photographs of the native vegetation to be removed.	See Section 3 of this report for photos of the vegetation proposed to be impacted.
4	Details of any other native vegetation approved to be removed, or that was removed without the required approvals, on the same	No other native vegetation has been approved to be removed, or was removed without the required approvals, on the same property or on contiguous

#	Application Requirement	Response
	property or on contiguous land in the same ownership as the applicant, in the five year period before the application for a permit is lodged.	land in the same ownership as the applicant, in the five year period before the application for a permit is lodged.
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. The statement should include a description of the following: • Strategic level planning – any regional or landscape scale strategic planning process that the site has been subject to that avoided and minimised impacts on native vegetation across a region or landscape • Site level planning – how the proposed use or development has been sited or designed to avoid and minimise impacts on native vegetation. • That no feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.	Strategic level planning: The proposed development within a site zoned Neighbourhood Residential Zone. Site level planning: The proposed development has been sited within a highly modified residential allotment dominated by introduced vegetation. Impacts to native vegetation have been minimised by confining disturbance to areas required for the proposed development footprint and associated works. Only 0.008 hectares of highly modified native vegetation is proposed to be removed. Given the layout constraints and limited, fragmented nature of the native vegetation present, no further practicable opportunities to avoid or minimise impacts were identified. Ecological protection measures are detailed in Section 6.2.
6	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the Conservation, Forests and Lands Act 1987 that applies to the native vegetation to be removed.	No Property Vegetation Plan applies to the study area.
7	Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required when the creation of defendable space is in conjunction with an application under the Bushfire Management Overlay.	The removal of native vegetation is not to create defendable space in conjunction with an application under the Bushfire Management Overlay.
8	If the application is under Clause 52.16, a statement that explains how the proposal	The application is not under Clause 52.16.

#	Application Requirement	Response
	responds to the Native Vegetation Precinct Plan considerations at decision guideline 8.	
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. A suitable statement includes evidence that the required offset: • Is available to purchase from a third party, or • Will be established as a new offset and has the agreement of the proposed offset provider, or • Can be met by a first party offset	The offsets will be sourced using a third party offset through an accredited offset broker.

6 REQUIREMENTS AND RECOMMENDATIONS

6.1 REQUIREMENTS

The following actions are required for the total development:

- **A permit to remove native vegetation from the City of Greater Geelong Council** is required under *Clause 52.17 Native Vegetation Significant Landscape Overlay*. As per Clause 52.17 of the PE Act, the application has been classed as a *basic assessment pathway*.
- To ensure *no net loss* to Victoria's biodiversity **0.001 general habitat units with a minimum strategic score of 0.088** within the Corangamite Catchment or City of Greater Geelong is required.

6.2 RECOMMENDATIONS

The following actions are highly recommended to further avoid and minimise impacts to ecological values during and after the proposed works.

- Trees should be trimmed rather than removed where possible.
- Any revegetation or landscaping will use locally indigenous species.
- Inform contractors that drainage lines are areas of ecological value or pathways to areas of ecological values (e.g. rivers, oceans and wetlands).
- Ensure best practice sedimentation and pollution control measures, to the satisfaction of the Environment Protection Authority (EPA 1994), are undertaken at all times to prevent off-site impacts.
- Ensure waste stockpiles, skips and personnel rest areas are located away from drainage areas to prevent accidental movement of rubbish and construction materials within waterways.
- Any imported soil or gravel must be weed free to prevent importation of weed seed into the study area.
- Control the placement of any soil stockpiles and green waste outside areas of native vegetation.

FIGURES

Figure 1: Study area location

City of Greater Geelong, Statutory Planning - Date Received 20/04/2026



 Study area

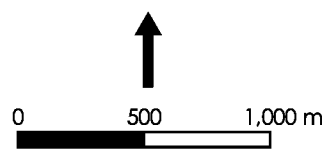


Figure 2: Proposed study area



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DSE 2004. *Vegetation Quality Assessment Manual: Guidelines for applying the habitat hectares scoring method*. Department of Sustainability and Environment, East Melbourne, Victoria.

EPA 1994 *Construction Techniques for Sediment Pollution Control*. Published by Environmental Protection Agency Victoria

ARBORICULTURAL REPORT & IMPACT ASSESSMENT - Version 4.

[REDACTED] Proposed Childcare and Dwelling at Roslyn Road, Highton

[REDACTED] Proposed Town Houses at Roslyn Road, Highton

SEWPAC 2013 *The EPBC Act Significant Impact Guidelines*. Published by the Department of the Environment.

APPENDICES

APPENDIX 1. FLORA SPECIES RECORDED WITHIN THE STUDY AREA DURING THE CURRENT ASSESSMENT

Notes:

FFG: Listed on the Flora and Fauna Guarantee Act 1988 Threatened List (DELWP 2021)

CaLP – denotes Catchment and Land Protection Act *regionally controlled* listed weed within the Corangamite Catchment.

- Native to Australia but located outside natural distribution.

Scientific Name	Common Name
NATIVE SPECIES	
<i>Austrostipa scabra</i> subsp. <i>falcata</i>	Rough Spear-grass
<i>Dianella admixta</i>	Black-anther Flax-lily
<i>Rytidosperma geniculatum</i>	Knead Wallaby-grass
<i>Rytidosperma</i> spp.	Wallaby Grass
INTRODUCED SPECIES	
<i>Acacia saligna</i>	Golden Wreath Wattle
<i>Agapanthus praecox</i> subsp. <i>orientalis</i>	Agapanthus
<i>Agrostis capillaris</i>	Brown-top Bent
<i>Aira elegantissima</i>	Delicate Hair-grass
<i>Aizoon pubescens</i>	Galenia
<i>Arctotheca calendula</i>	Cape Weed
<i>Bromus catharticus</i>	Prairie Grass
<i>Bromus hordeaceus</i>	Soft Brome
<i>Cenchrus clandestinus</i>	Kikuyu
CaLP <i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	African Boneseed
<i>Cotoneaster pannosus</i>	Velvet Cotoneaster
<i>Cynodon dactylon</i> var. <i>dactylon</i>	Couch
<i>Dactylis glomerata</i>	Cocksfoot
<i>Dimorphotheca fruticosa</i>	Trailing African Daisy
<i>Ehrharta erecta</i>	Panic Veldt-grass
<i>Erigeron bonariensis</i>	Flaxleaf Fleabane
CaLP <i>Genista monspessulana</i>	Montpellier Broom
<i>Hedera hibernica</i>	Atlantic Ivy
<i>Hypochaeris radicata</i>	Flatweed
<i>Ipomoea</i> spp.	Morning Glory
<i>Lavandula</i> spp.	Lavender
<i>Lepidium</i> spp.	Peppercress
<i>Lonicera japonica</i>	Japanese Honeysuckle

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Scientific Name	Common Name
<i>Oxalis pes-caprae</i>	Soursob
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Plantago coronopus</i>	Buck's-horn Plantain
<i>Plumbago auriculata</i>	Cape Leadwort
CaLP <i>Rosa rubiginosa</i>	Sweet Briar
<i>Solanum nigrum s.l.</i>	Black Nightshade
<i>Sporobolus africanus</i>	Rat-tail Grass
<i>Stenotaphrum secundatum</i>	Buffalo Grass
<i>Trifolium dubium</i>	Suckling Clover
<i>Ulmus spp.</i>	Elm
<i>Vulpia muralis</i>	Wall Fescue

APPENDIX 2. EPBC ACT LISTED FLORA PREVIOUSLY RECORDED OR PREDICTED TO OCCUR WITHIN A FIVE KILOMETRE RADIUS OF THE STUDY AREA

LISTING:

Environment Protection and Biodiversity Conservation Act (EPBC Act):

X	Extinct
CR	Critically Endangered
EN	Endangered
VU	Vulnerable
Habitat	Habitat predicted to occur within 5 kilometre radius

Likelihood of occurring: Recorded, Potential Habitat, Unlikely, No Habitat.

Source: Victorian Biodiversity Atlas (DEECA 2026c) and (H) = Potential habitat predicted by the Protected Matters Search Tool (DCCEW 2026).

Scientific Name	Common Name	Total Records	EPBC Act	Likelihood	Justification
<i>Glycine latrobeana</i>	Clover Glycine	1	VU	No habitat	Highly modified, exotic-dominated habitat lacks suitable native grassland.
<i>Lepidium aschersonii</i>	Spiny Peppergrass	1	VU	No habitat	Site is highly modified urban area
<i>Senecio macrocarpus</i>	Large-headed Fireweed	1	VU	No habitat	Site is highly modified urban area.
<i>Caladenia pumila</i>	Dwarf Spider-orchid	-	CR	No habitat	Requires intact grassland; habitat highly disturbed.
<i>Pimelea spinescens</i> subsp. <i>spinescens</i>	Plains Rice-flower	-	CR	No habitat	Site is highly modified urban area with no remnant grassland.
<i>Thelymitra orientalis</i>	Hoary Sun-orchid	-	CR	No habitat	Requires higher-quality native habitat than present.
<i>Dianella amoena</i>	Matted Flax-lily	-	EN	No habitat	Site is highly modified urban area with no remnant grassland or woodland.
<i>Lachnagrostis adamsonii</i>	Adamson's Blown-grass	-	EN	No habitat	No suitable wet grassland habitat present.
<i>Lepidium hyssopifolium</i>	Basalt Pepper- grass	-	EN	No habitat	Site is highly modified urban area.
<i>Leucochrysum albicans</i> subsp. <i>tricolor</i>	Hoary Sunray	-	EN	No habitat	Site is highly modified urban area.
<i>Prasophyllum suaveolens</i>	Fragrant Leek-orchid	-	EN	No habitat	Requires intact grassland; site highly modified.
<i>Rutidosia leptorhynchoidea</i>	Button Wrinklewort	-	EN	No habitat	Site is highly modified urban area.
<i>Thelymitra epipactoides</i>	Metallic Sun-orchid	-	EN	No habitat	Requires higher-quality habitat than present.
<i>Thelymitra matthewsii</i>	Spiral Sun-orchid	-	EN	No habitat	Requires intact native vegetation; habitat unsuitable.
<i>Amphibromus fluitans</i>	River Swamp Wallaby-grass	-	VU	No habitat	No swampy or wet habitat present.
<i>Caladenia concolor</i>	Crimson Spider-orchid	-	VU	No habitat	Requires intact grassland; site highly disturbed.
<i>Dodonaea procumbens</i>	Trailing Hop-bush	-	VU	No habitat	Site is highly modified urban area.
<i>Prasophyllum spicatum</i>	Dense Leek-orchid	-	VU	No habitat	Requires intact grassy habitat; site unsuitable.
<i>Pterostylis chlorogramma</i>	Green-striped Greenhood	-	VU	No habitat	Requires intact native habitat; not present.
<i>Pterostylis cucullata</i>	Leafy Greenhood	-	VU	No habitat	Typically coastal/heathy habitat; not present.
<i>Senecio psilocarpus</i>	Swamp Fireweed	-	VU	No habitat	No wetland or damp habitat present.

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Scientific Name	Common Name	Total Records	EPBC Act	Likelihood	Justification
<i>Xerochrysum palustre</i>	Swamp Everlasting	-	VU	No habitat	No swampy habitat present.

APPENDIX 3. EPBC ACT LISTED FAUNA SPECIES PREVIOUSLY RECORDED OR WITH POTENTIAL HABITAT WITHIN A FIVE KILOMETRE RADIUS OF THE STUDY AREA (EPBC ACT MIGRATORY AND MARINE SPECIES ARE EXCLUDED)

LISTING:

Environment Protection and Biodiversity Conservation Act (EPBC Act):

X	Extinct
CR	Critically Endangered
EN	Endangered
VU	Vulnerable
Habitat	Habitat predicted to occur within 5 kilometre radius

Likelihood of occurring: Recorded, Potential Habitat, Unlikely, No Habitat.

Source: Victorian Biodiversity Atlas (DEECA 2026c) and (H) = Potential habitat predicted by the Protected Matters Search Tool (DCCEW 2026).

Scientific Name	Common Name	Total Records	EPBC Act	Likelihood of Occurrence	Justification
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	377	EN	Possible flyover	Planted trees may provide occasional foraging or movement habitat.
<i>Gallinago hardwickii</i>	Latham's Snipe	299	VU	No habitat	No suitable wetland or damp grassland habitat present.
<i>Prototroctes maraena</i>	Australian Grayling	42	VU	No habitat	No suitable freshwater stream habitat present.
<i>Lathamus discolor</i>	Swift Parrot	24	CR	Possible flyover	Planted trees may provide occasional foraging habitat.
<i>Hirundapus caudacutus</i>	White-throated Needle-tail	17	VU	Possible flyover	May fly overhead, but no foraging or breeding habitat onsite.
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	17	VU	Possible flyover	Planted trees may provide occasional foraging resources.
<i>Nannoperca obscura</i>	Yarra Pygmy Perch	14	EN	No habitat	No suitable aquatic habitat present.
<i>Litoria raniformis</i>	Growling Grass Frog	8	VU	No habitat	No suitable wetland, pond, or aquatic habitat present.
<i>Macquaria australasica</i>	Macquarie Perch	5	EN	No habitat	No suitable river or stream habitat present.
<i>Neophema chrysostoma</i>	Blue-winged Parrot	4	VU	No habitat	Habitat too modified and lacks suitable native grassland values.
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	2	VU	No habitat	No suitable wetland or mudflat habitat present.
<i>Stagonopleura guttata</i>	Diamond Firetail	2	VU	No habitat	Lacks suitable native grassy woodland structure and seed resources.
<i>Thinornis cucullatus</i>	Hooded Plover	2	VU	No habitat	No coastal beach or dune habitat present.
<i>Anthochaera phrygia</i>	Regent Honeyeater	1	CR	No habitat	Planted trees unlikely to provide suitable foraging habitat.
<i>Botaurus poiciloptilus</i>	Australasian Bittern	1	EN	No habitat	No dense wetland vegetation or aquatic habitat present.
<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot	1	EN	No habitat	Lacks dense native ground cover and shelter habitat.
<i>Lophochroa leadbeateri</i>	Major Mitchell's Cockatoo	1	EN	No habitat	Habitat outside normal range and lacks suitable woodland values.
<i>Melanodryas cucullata</i>	Hooded Robin	1	EN	No habitat	Lacks suitable open woodland with native ground layer.
<i>Perameles gunnii</i>	Eastern Barred Bandicoot	1	EN	No habitat	Habitat too modified and lacks dense shelter and foraging habitat.

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Scientific Name	Common Name	Total Records	EPBC Act	Likelihood of Occurrence	Justification
<i>Rostratula australis</i>	Australian Painted-snipe	1	EN	No habitat	No shallow wetland habitat present.
<i>Climacteris picumnus</i>	Brown Treecreeper	1	VU	No habitat	Lacks suitable mature woodland and fallen timber habitat.
<i>Diomedea exulans</i>	Wandering Albatross	1	VU	No habitat	No marine habitat present; may only occur far overhead.
<i>Maccullochella peelii</i>	Murray Cod	1	VU	No habitat	No suitable aquatic habitat present.
<i>Sternula nereis</i>	Fairy Tern	1	VU	No habitat	No coastal or estuarine habitat present.
<i>Calidris ferruginea</i>	Curlew Sandpiper	-	CR	No habitat	No suitable wetland or mudflat habitat present.
<i>Neophema chrysogaster</i>	Orange-bellied Parrot	-	CR	No habitat	No suitable coastal saltmarsh or grassland habitat present.
<i>Numenius madagascariensis</i>	Eastern Curlew	-	CR	No habitat	No suitable mudflat, estuarine, or wetland habitat present.
<i>Pedionomus torquatus</i>	Plains-wanderer	-	CR	No habitat	Habitat too urbanised and lacks suitable native grassland structure.
<i>Tympanocryptis pinguicolla</i>	Victorian Grassland Earless Dragon	-	CR	No habitat	Highly modified habitat lacks suitable native grassland and soil structure.
<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll	-	EN	No habitat	Urban habitat lacks suitable cover, prey base, and connectivity.
<i>Diomedea sanfordi</i>	Northern Royal Albatross	-	EN	No habitat	No marine habitat present; may only occur far overhead.
<i>Limosa lapponica baueri</i>	Nunivak Bar-tailed Godwit	-	EN	No habitat	No suitable coastal or intertidal habitat present.
<i>Lissolepis coventryi</i>	Swamp Skink	-	EN	No habitat	No swampy or wetland habitat present.
<i>Macronectes giganteus</i>	Southern Giant-Petrel	-	EN	No habitat	No marine habitat present; may only occur far overhead.
<i>Pterodroma leucoptera leucoptera</i>	Gould's Petrel	-	EN	No habitat	No marine habitat present; may only occur far overhead.
<i>Thalassarche cauta</i>	Shy Albatross	-	EN	No habitat	No marine habitat present; may only occur far overhead.
<i>Thalassarche chrysostoma</i>	Grey-headed Albatross	-	EN	No habitat	No marine habitat present; may only occur far overhead.
<i>Tringa nebularia</i>	Common Greenshank	-	EN	No habitat	No suitable wetland or mudflat habitat present.
<i>Antechinus minimus maritimus</i>	Swamp Antechinus (mainland)	-	VU	No habitat	Lacks dense native heath or swampy cover.
<i>Aphelocephala leucopsis</i>	Southern Whiteface	-	VU	No habitat	Lacks open native grassland or shrubland habitat.
<i>Ardenna grisea</i>	Sooty Shearwater	-	VU	No habitat	No marine habitat present; may only occur far overhead.
<i>Calidris canutus</i>	Red Knot	-	VU	No habitat	No suitable coastal or intertidal habitat present.
<i>Charadrius leschenaultii</i>	Greater Sand Plover	-	VU	No habitat	No suitable beach, estuarine, or mudflat habitat present.
<i>Chelonia mydas</i>	Green Turtle	-	VU	No habitat	No marine habitat present.
<i>Delma impar</i>	Striped Legless Lizard	-	VU	No habitat	No suitable habitat.

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Scientific Name	Common Name	Total Records	EPBC Act	Likelihood of Occurrence	Justification
<i>Diomedea antipodensis</i>	Antipodean Albatross	-	VU	No habitat	No marine habitat present; may only occur far overhead.
<i>Diomedea epomophora</i>	Southern Royal Albatross	-	VU	No habitat	No marine habitat present; may only occur far overhead.
<i>Falco hypoleucos</i>	Grey Falcon	-	VU	No habitat	Habitat outside typical range and unsuitable onsite.
<i>Grantiella picta</i>	Painted Honeyeater	-	VU	No habitat	Lacks suitable woodland and mistletoe host habitat.
<i>Macronectes halli</i>	Northern Giant Petrel	-	VU	No habitat	No marine habitat present; may only occur far overhead.
<i>Pachyptila turtur subantarctica</i>	Fairy Prion (southern)	-	VU	No habitat	No marine habitat present; may only occur far overhead.
<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)	-	VU	No habitat	Lacks suitable mature forest and hollow-bearing trees.
<i>Phoebastria fusca</i>	Sooty Albatross	-	VU	No habitat	No marine habitat present; may only occur far overhead.
<i>Pseudemoia rawlinsoni</i>	Glossy Grass Skink	-	VU	No habitat	No suitable habitat.
<i>Pseudomys novaehollandiae</i>	New Holland Mouse	-	VU	No habitat	Lacks suitable dense native heath or grassland cover.
<i>Ranoidea raniformis</i>	Southern Bell Frog	-	VU	No habitat	No suitable aquatic or wetland habitat present.
<i>Sternula albifrons</i>	Little Tern	-	VU	No habitat	No coastal, estuarine, or wetland habitat present.
<i>Synemon plana</i>	Golden Sun Moth	-	VU	No habitat	No habitat.
<i>Thalassarche bulleri</i>	Buller's Albatross	-	VU	No habitat	No marine habitat present; may only occur far overhead.
<i>Thalassarche bulleri platei</i>	Northern Buller's Albatross	-	VU	No habitat	No marine habitat present; may only occur far overhead.
<i>Thalassarche carteri</i>	Indian Yellow-nosed Albatross	-	VU	No habitat	No marine habitat present; may only occur far overhead.
<i>Thalassarche impavida</i>	Campbell Albatross	-	VU	No habitat	No marine habitat present; may only occur far overhead.
<i>Thalassarche melanophrys</i>	Black-browed Albatross	-	VU	No habitat	No marine habitat present; may only occur far overhead.
<i>Thalassarche salvini</i>	Salvin's Albatross	-	VU	No habitat	No marine habitat present; may only occur far overhead.
<i>Thalassarche steadi</i>	White-capped Albatross	-	VU	No habitat	No marine habitat present; may only occur far overhead.

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APPENDIX 4. NATIVE VEGETATION REMOVAL REPORT

Native Vegetation Removal Report

NVRR ID: [REDACTED]

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: 01/04/2026

Local Government Area: GREATER GEELONG CITY

Registered Aboriginal Party: Wadawurrung

Coordinates: 144.31450, -38.17283

Address:

4B REMONY AVENUE HIGHTON 3216
297-307 ROSLYN ROAD HIGHTON 3216
303-307 ROSLYN ROAD HIGHTON 3216

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	Basic Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0.008</i>	0.008	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.008
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.000
No. Large Trees proposed to be removed	0	<i>No. Large Patch Trees</i>	0
		<i>No. Large Scattered Trees</i>	0
No. Small Scattered Trees	0		

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	0.001 General Habitat Units
Minimum strategic biodiversity value score ²	0.088
Large Trees	0
Vicinity	Corangamite CMA or GREATER GEELONG CITY 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>

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.

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.

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?

Application Requirement 7 - Defendable space statement

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

- Describes the bushfire threat; and

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

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

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?

Application Requirement 9 - Offset statement

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

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.

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

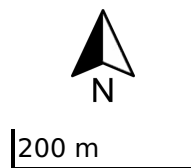
Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	OtP_0175	Endangered	-	0.200	0.002	0.002	0.110	0.000
2	Patch	-	OtP_0175	Endangered	-	0.200	0.006	0.006	0.110	0.001

Appendix 2: Images of mapped native vegetation

1. Property in context



-  Proposed Removal
-  Property Boundaries



2. Aerial photograph showing mapped native vegetation



 Proposed Removal

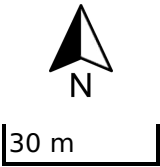


30 m

3. Location Risk Map



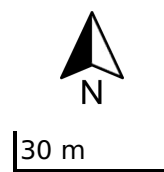
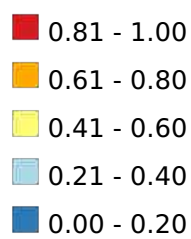
- Proposed Removal
- Location 1
- Location 2
- Location 3



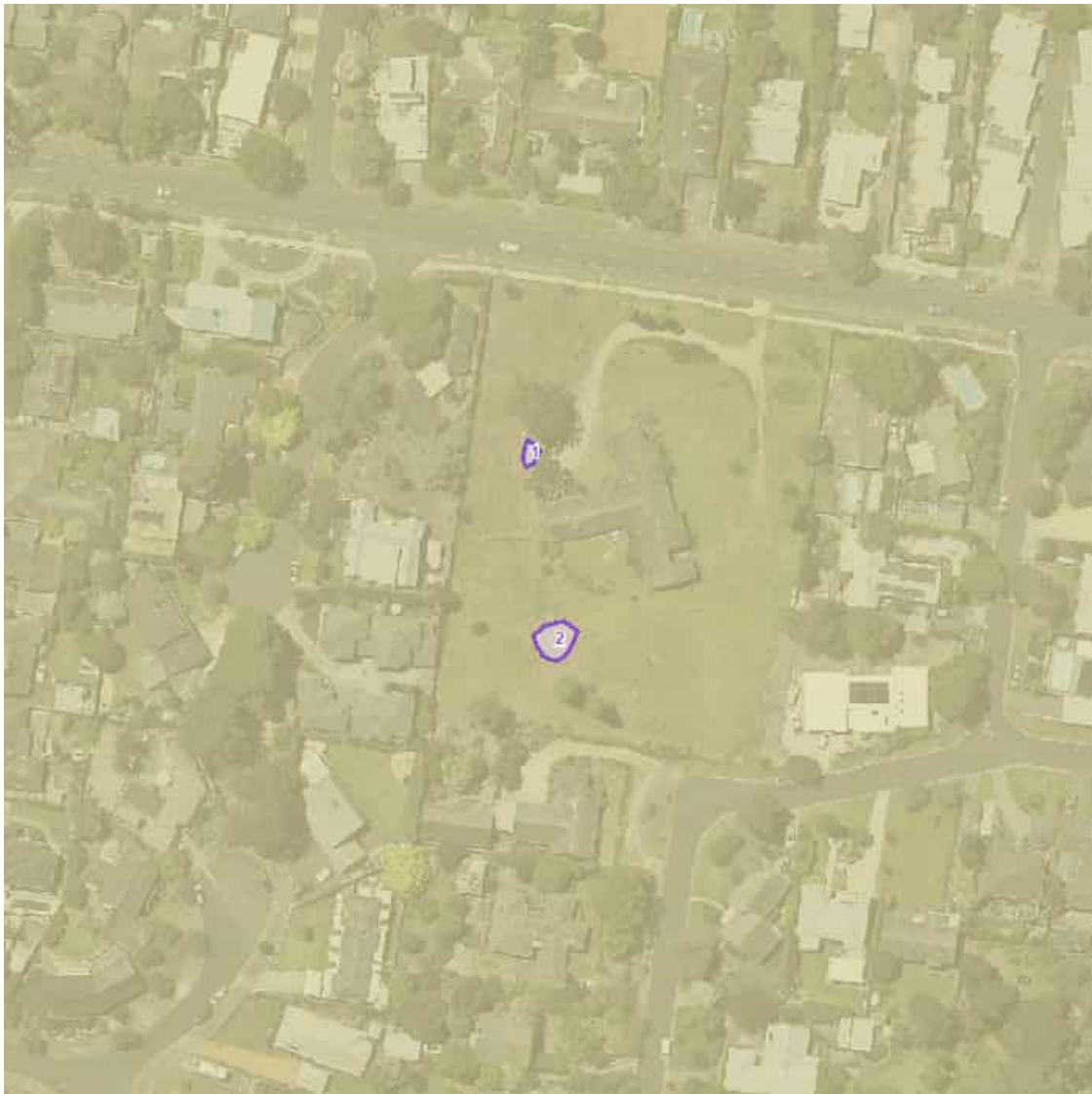
4. Strategic Biodiversity Value Score Map



Proposed Removal



5. Condition Score Map



 Proposed Removal

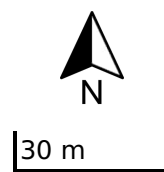
 0.81 - 1.00

 0.61 - 0.80

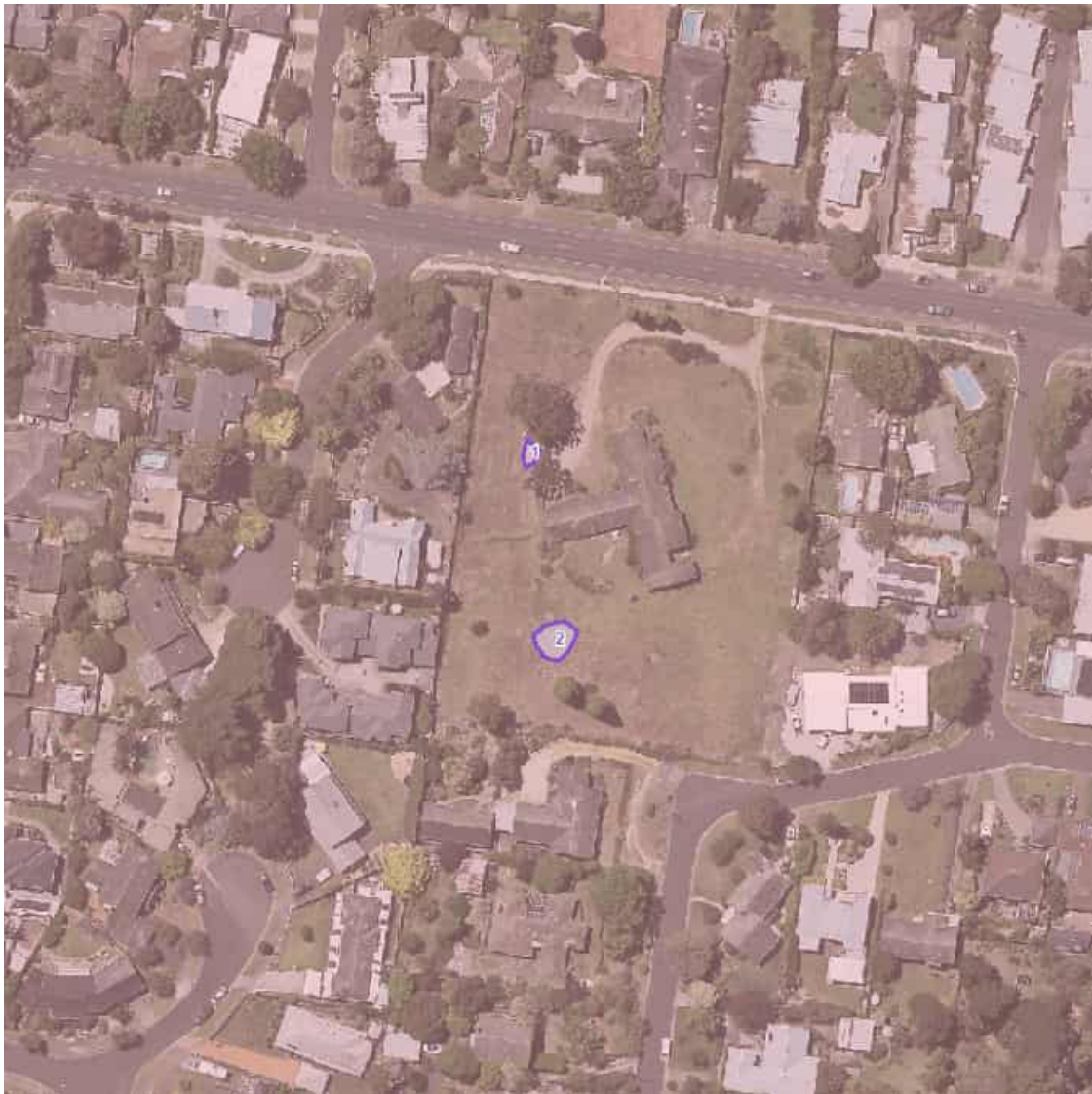
 0.41 - 0.60

 0.21 - 0.40

 0.00 - 0.20



6. Endangered EVCs



 Proposed Removal

 Endangered 1750 Ecological Vegetation Classes



30 m

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