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Native Vegetation Removal Application for 120 Russells Road, Mount Duneed

Introduction

Okologie Consulting Pty Ltd was engaged by St Quentin Consulting on behalf of Foundation 61 Inc to prepare a native vegetation removal application for the proposed development at 120 Russells Road, Mount Duneed.

The development proposal is for a Residential Alcohol and Drug Rehabilitation Centre. Okologie Consulting previously completed an ecological assessment and bushfire hazard assessment of the property, which identified the extent of ecological values and the bushfire hazard for a site within a designated bushfire prone area (Okologie Consulting 2018a; 2018b).

The proposed removal of native vegetation requires a permit under Clause 52.17 (Native Vegetation) of the Greater Geelong Planning Scheme. This report has been prepared to respond to the application requirements under the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (DELWP 2017).

Site Description

The project area comprises property at 120 Russells Road, Mount Duneed (Allot. L2 Sec. 21 Parish of Duneed) and Russells Road reserve (Figure 1). It is bound by Russells Road to the north and the Mount Duneed Recreation Reserve to the south, east and west.

The topography consists of low undulating slopes. The project area was previously used for agriculture, and sections of the property comprise a modified landform and substrate. The surrounding land use includes agriculture and recreation. The property contains a revegetation area and planted exotic trees.

The project area occurs within the Victorian Volcanic Plain bioregion, the Corangamite Catchment Management Authority boundary and the City of Greater Geelong municipality (DELWP 2019a). The Native Vegetation Location mapping shows the project area occurs within Location 1 and 2 (DELWP 2019b).

The project area is zoned Farming Zone (FZ) and is subject to Environmental Significance Overlay – Schedule 1 (ESO1) and is within a Designated Bushfire Prone Area. Russells Road reserve is subject to Vegetation Protection Overlay – Schedule 1 (VPO1) under the Greater Geelong Planning Scheme (DELWP 2019c).



Methodology

Field Assessment

The field assessment was undertaken on 18 October 2018 (Okologie Consulting 2018a). The extent of native vegetation was mapped using a Trimble Catalyst DA1 differential GPS (sub-metre accuracy post-processing) and recorded to MGA 94, Zone 55 coordinate system. Ecological Vegetation Classes (EVCs) were determined by reference to the relevant bioregion EVC mapping and benchmarks descriptions (DELWP 2019a).

Assessment Guidelines

The Guidelines (DELWP 2017) has been 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 in response to permit applications under Clause 52.17.

Native vegetation is defined in Clause 72 of the Victoria Planning Provisions as *plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses*. Plants from other states or overseas are not native and the permitted clearing regulations do not apply if they are being removed (DELWP 2017).

The Guidelines considers the biodiversity value of native vegetation by measuring the following two components:

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

Under the Guidelines native vegetation is classified as a *patch* or *scattered tree*.

A patch of native vegetation is:

- An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native¹; or
- Any area with three or more native canopy trees² where the drip line³ 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.

¹ Plant cover is the proportion of the ground that is shaded by vegetation foliage when lit from directly above. Areas that include non-vascular vegetation (such as mosses and lichens) but otherwise support no native vascular vegetation are not considered to be a patch for the purposes of the Guidelines. However, when non-vascular vegetation is present with vascular vegetation, it does contribute to cover when determining the percentage of perennial understorey plant cover.

² A native canopy tree is a mature tree (i.e. it is able to flower) that is greater than 3 metres in height and is normally found in the upper layer of the relevant vegetation type.

³ The drip line is the outermost boundary of a tree canopy (leaves and/or branches) where the water drips on to the ground (DELWP 2017).



A scattered tree is:

- A native canopy tree that does not form part of a patch (DELWP 2017).

The assessment pathway for an application to remove native vegetation reflects its potential impact on biodiversity and is determined from the location and extent of the native vegetation to be removed. The three assessment pathways are:

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

The assessment pathway of an application is determined in accordance with the requirements in Table 1.

Table 1: Assessment pathways

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

Source: DELWP (2017).

Limitations

The project area has been subject to a previous ecological assessment (Okologie Consulting 2018a), which included threatened species information and environmental legislative requirements. As a result, this information has not been readdressed in this report. The information outlined in this report relies on the accuracy of ecological database information, GIS layers and spatial imagery. To minimise potential errors, the most current available data was obtained from relevant sources.

Results

Ecological Vegetation Classes

NatureKit modelling identifies the pre-1750 EVC mapping for the project area would have predominantly comprised of Plains Grassland (EVC 132), with Grassy Woodland (EVC 175) in the immediate surrounds. Extant (2005) EVC mapping shows a modified cover of Plains Grassland (DELWP 2018a). Remnant vegetation within the project area



was attributed to Grassy Woodland based on floristic, life form and ecological characteristics, and soil type.

Vegetation Assessment

The project area was highly modified from agriculture use and comprised areas of exotic dominated grassland, interspersed with planted exotic trees present along the property boundary. Native vegetation consisted of two scattered trees and several modified patches of Grassy Woodland within the property, and along Russells Road reserve. The revegetation area is partially located within the project area and extends onto the adjacent property to the east (Figure 1).

Native Vegetation Proposed for Removal

The development plan indicates the proposed works will require the removal of 0.233 hectares of native vegetation (Grassy Woodland) and two large scattered trees (Plates 1 to 3) (Figure 1).



Plate 1: Modified Grassy Woodland for removal



Plate 2: Planted vegetation along Russells Rd reserve for removal










Plate 3: Scattered trees (Drooping Sheoak) for removal

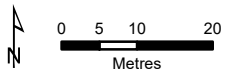


Plate 4: Revegetation area proposed for removal

Figure 1
Ecological Features
 120 Russells Road,
 Mt Duneed

Legend

-  Subject Site
-  Grassy Woodland
-  Planted Vegetation
-  Revegetation Area
-  Predominantly Introduced Vegetation
-  Vegetation for Removal
-  Large Scattered Tree
-  Large Scattered Tree for Removal



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Environmental Legislation and Policy Implications

Flora and Fauna Guarantee Act 1988

The FFG Act is the key piece of Victorian legislation for the conservation of threatened species and communities and for the management of potentially threatening processes.

A permit is required from DELWP to 'take' (kill, injure, disturb or collect) listed flora species, flora species that are members of listed communities or protected flora from public land. Protected flora species includes all members of the following plant families Asteraceae (Daisies), Epacridaceae (Heaths) and Orchidaceae (Orchids), all clubmosses, ferns and fern allies (excluding *Pteridium esculentum*). All species of the following genera are also protected: *Acacia* (excluding *Acacia dealbata*, *Acacia decurrens*, *Acacia implexa*, *Acacia melanoxylon* and *Acacia paradoxa*), *Baeckea*, *Calytrix*, *Correa*, *Darwinia*, *Eremophila*, *Eriostemon*, *Gompholobium*, *Grevillea*, *Prostanthera*, *Sphagnum*, *Thryptomene*, *Thysanotus* and *Xanthorrhoea* (Grass-trees) (DELWP 2019d).

No listed threatened flora species was recorded within the project area. One protected flora species (Golden Wattle) is present along Russells Road reserve; however, an FFG Act permit application will not be required in this instance as no protected flora species will require removal.

Planning and Environment Act 1987

The purpose of the *Planning and Environment Act 1987* is to establish a framework for planning the use, development and protection of land in Victoria. Native vegetation clearance is managed under the Act and through municipal planning schemes (DELWP 2019c).

A permit is required under Clause 52.17 (Native Vegetation) to remove, destroy or lop native vegetation, including dead vegetation, unless the action is exempt. A permit application must be categorised as a basic, intermediate or detailed assessment pathway as specified in the Guidelines (DELWP 2017). Each assessment pathway has specific application requirements and decision guidelines that must be considered by the responsible authority.

Clause 66 (Referral and Notice Provisions) requires that the following applications to remove native vegetation be referred to the Secretary to DELWP:

- To remove, destroy or lop native vegetation in the Detailed Assessment Pathway
- To remove, destroy or lop native vegetation if a Property Vegetation Plan applies to the site.
- To remove, destroy or lop native vegetation on Crown land, which is occupied or managed by the responsible authority (DELWP 2019c).

Clause 52.17 – Native Vegetation

The development plan indicates the proposed works will require the removal of 0.233 hectares of native vegetation (Grassy Woodland) and two large scattered trees (Plates 1



to 3) (Figure 1). Areas of exotic pasture that contain scattered indigenous grasses (<5% overall perennial cover) do not meet the cover threshold for a patch under the Guidelines (DELWP 2017).

The development design has applied the principles of avoid and minimise during the planning phase. The vegetation identified for removal within the property generally comprises understorey vegetation in poor condition and requires removal for development of the property. There are no feasible opportunities to further avoid removal or minimise impacts to native vegetation without compromising the proposed development design.

A permit to remove native vegetation is required under Clause 52.17 (Native Vegetation) of the Greater Geelong Planning Scheme (DELWP 2019c). The native vegetation removal report (Appendix 1) (DELWP 2019e) identified an intermediate assessment pathway application is required in accordance with the Guidelines (DELWP 2017) (Table 2).

Planted Vegetation

The development plan indicates the works will require removal of the revegetation area (Figure 1). This planted vegetation was subject to public funding for conservation purposes under the City's Adopt A Park Program in late 2003. However, Council has provided written permission for the removal of this vegetation to the minimum extent required to facilitate the proposed development.

This permission from meets the exemption under Clause 52.17-7 Planted Vegetation: *Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity 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* (DELWP 2019c).

Environmental Significance Overlay – Schedule 1

The property is subject to ESO1 (Areas of Flora and Fauna Habitat and of Geological and Natural Interest). The provision to ESO1 specifies a permit is not required to remove, destroy or lop vegetation that is:

- Listed within the incorporated document: Environmental Weeds, City of Greater Geelong, September 2008.
- Exotic and native vegetation if within 10 metres of a dwelling on a lot exceeding 0.4 hectares.

A permit will be required to removal vegetation (native and exotic) on the property under ESO1 in this instance, as the permit exemption will not apply to the proposed development. The decision guidelines under ESO1 are outlined in Table 3.



Table 3: Decision guidelines under ESO1

Decision Guidelines	Response
The environmental values of the land	Vegetation proposed for removal includes a highly modified cover of Grassy Woodland that has colonised the site following previous disturbance from agricultural use. Native vegetation is considered to be of low environmental value and of low value for native fauna species.
The effect of any proposed building or works on the environmental values of the land and its immediate locality.	The development of the site will result in the removal of 0.233 hectares of native vegetation (Grassy Woodland) and two large scattered trees. However, this vegetation is highly modified and is considered to be of low environmental value.
The need to control the siting, shape and height of any buildings or extensions.	The buildings have been designed and located with consideration of the surrounding environment.
The extent to which the materials, colours and external finishes of buildings conform in appearance and character with adjacent buildings and with the character and appearance of the area generally.	The buildings have been designed with consideration of the surrounding environment.
The reason for removing any vegetation and the practicality of any alternative options which do not require removal of remnant vegetation.	The vegetation identified for removal within the property generally comprises understorey vegetation in poor condition. The size of the property limits the opportunity to avoid the removal of native vegetation. The creation of an access road through Russells Road reserve will remove planted native vegetation. There are no feasible opportunities to further avoid removal or minimise impacts to native vegetation without compromising the proposed development design.
The importance of the natural environment including any important landscape or conservation characteristics of the area and the suitability of the proposed development	The project area was highly modified from agriculture use. Native vegetation is within the property is highly modified and considered to be of low environmental value.
Whether appropriate management practices are proposed including the control of environmental weeds and pest animals, the fencing of animals, prevention of soil erosion, fire prevention measures, and revegetation of degraded areas with indigenous plant species.	The future development of the site will require ongoing management of weeds and pest animals. Bushfire management measures are detailed in the Bushfire Hazard Assessment report (Okologie Consulting 2018b). Revegetation is not considered appropriate in this instance to reduce the bushfire risk. Any landscaping will incorporate the CFA Landscaping for Bushfire Guidelines to reduce the bushfire risk to the development.
The necessity of retaining a buffer strip of vegetation in the vicinity of water courses, roads and property boundaries	Areas of existing vegetation along the property boundary and Russells Road will be retained where practicable.
The objectives and guidelines of the Armstrong Creek West Precinct Structure Plan, September 2012.	The proposed development of the site as a Residential Alcohol and Drug Rehabilitation Centre is consistent with the development and use of land specified in the structure plan.



Vegetation Protection Overlay – Schedule 1

Russells Road reserve is subject to VPO1 (Significant Roadsides and Linear Reserves). The provision to VPO1 specifies a permit is required to remove, destroy or lop any vegetation except where:

- The removal of vegetation is carried out in conjunction with an approved development in accordance with an endorsed plan.
- The removal of vegetation is to enable the formation of a single crossing and access driveway with a maximum width of 4.2 metres. Consultation is still required with the responsible authority to minimise the loss of significant indigenous vegetation.
- The vegetation presents an immediate risk of personal injury or damage to property including the culling of single trees within 3 metres of a dwelling or outbuilding.
- Any tree or branch of a tree impairs the access of motor vehicles along any existing or approved access track, provided that such access track has a width no greater than 4 metres.
- It is not native vegetation or listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008

A permit will not be required to remove planted native vegetation under VPO1, as the construction of an access road through Russells Road reserve will be less than 4.2m wide.



Table 2: Intermediate assessment pathway application

Number	Application Requirement	Response
1.	<p>The assessment pathway and reason for the assessment pathway. This includes the location category of the native vegetation to be removed.</p> <p>A description of the native vegetation to be removed that includes:</p> <ul style="list-style-type: none"> • 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. 	<p>The application is under the intermediate assessment pathway as the vegetation removal occurs in Location 2. The assessment pathway is for development of the site that requires the removal of native vegetation. The location of native vegetation for removal is shown on Figure 1.</p> <ul style="list-style-type: none"> • The native vegetation proposed for removal is classified as a patch under the Guidelines. • The extent of the patch of native vegetation (Grassy Woodland) for removal comprises 0.233 hectares. • No large trees in a patch require removal. • Two scattered indigenous trees require removal. • The strategic biodiversity value score of all mapped vegetation is 0.678. • The condition score of all mapped vegetation is 0.505. • The vegetation for removal is Grassy Woodland, which is listed as an endangered EVC. • The site does not include any sensitive wetland or coastal areas.



Number	Application Requirement	Response
	<p>Maps showing the native vegetation and property in context and containing:</p> <ul style="list-style-type: none"> • 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. <p>The offset requirement, determined in accordance with section 5 of the Guidelines, that will apply if the native vegetation is approved to be removed</p>	<ul style="list-style-type: none"> • The location of the remnant patch of native vegetation proposed for removal is shown on Figure 1. • No large trees in a patch require removal. • Two scattered indigenous trees require removal and the default tree size of 300cm circumference was applied. <p>The offset requirement is for a general offset amount of 0.149 general habitat units. The general offset must have a minimum strategic biodiversity value score of 0.542 and be within the Corangamite Catchment Management Authority area or Greater Geelong City Council.</p>
2.	<p>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.</p>	<p>The site topography comprises low undulating slopes. It does not contain any low-lying areas, drainage lines or wetlands, or areas of existing erosion.</p>
3.	<p>Recent photographs of the native vegetation to be removed.</p>	<p>Photographs of the native vegetation proposed for removal are shown on Page 5.</p>
4.	<p>Details of any other native vegetation approved to be removed, or that was removed without the required</p>	<p>No permitted removal of other native vegetation has been undertaken on the same contiguous parcel of land within the past</p>



Number	Application Requirement	Response
	<p>approvals, on the same property or on contiguous land in the same ownership as the applicant, in the five-year period before the application for a permit is lodged.</p>	<p>five years.</p>
<p>5.</p>	<p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>The site has not been subject to a strategic planning process. The development design has applied the principles of avoid and minimise during the planning phase. The vegetation identified for removal within the property generally comprises understorey vegetation in poor condition. There are no feasible opportunities to further avoid removal or minimise impacts to native vegetation without compromising the proposed development design.</p>
<p>6.</p>	<p>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.</p>	<p>A property vegetation plan does not apply to the site.</p>



Number	Application Requirement	Response
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.	The application to remove native vegetation is not associated with defensible space management requirements.
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.	The application to remove native vegetation is not associated with Clause 52.16
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 offset will be sourced as an allocated credit extract through an accredited offset broker (third party offset) and is in the process of being secured (Appendix 3).



Conclusion

The project area was highly modified from agriculture use and comprised areas of exotic dominated grassland, interspersed with planted exotic trees present along the property boundary. Native vegetation consisted of two scattered trees and several modified patches of Grassy Woodland within the property, and along Russells Road reserve. The revegetation area is partially located within the project area and extends onto the adjacent property to the east. No listed threatened flora or fauna species were recorded, and none are considered likely to occur due to the absence of suitable habitat.

The development plan indicates the works will require the removal of 0.233 hectares of native vegetation (Grassy Woodland) and two large scattered trees. The proposed removal of native vegetation requires a permit under Clause 52.17 of the Greater Geelong Planning Scheme. An intermediate assessment pathway application has been prepared to meet the requirements of the Guidelines.

A permit will be required to remove native and exotic vegetation within the property under ESO1. A permit will not be required to remove planted native vegetation under VPO1, as the construction of an access road through Russells Road reserve will be less than 4.2m wide.

The native vegetation removal report identified a general offset of 0.149 general habitat units and two large trees is required. The general offset must have a minimum strategic biodiversity value score of 0.542 and be within the Corangamite Catchment Management Authority area or Greater Geelong City Council.

The offset will be sourced as an allocated credit extract (third party offset) through the Native Vegetation Credit Register.

Please contact me on 0419 786 533 if you require any further information.

Yours sincerely,

Mark Stockdale
Principal Ecologist

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Jan Juc, Victoria, 3228



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References

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DELWP 2019a. NatureKit. Department of Environment, Land, Water and Planning: <http://maps.biodiversity.vic.gov.au>

DELWP 2019b. Native Vegetation Information Management System. Department of Environment, Land, Water and Planning: <https://nvim.delwp.vic.gov.au>

DELWP 2019c. Planning Schemes Online. Department of Environment, Land, Water and Planning: <http://planning-schemes.delwp.vic.gov.au>

DELWP 2019d. *Flora and Fauna Guarantee Act 1988*. Department of Environment, Land, Water and Planning.

DELWP 2019e. *Native vegetation removal report*. Department of Environment, Land, Water and Planning.

DOE 2013. *Matters of National Environmental Significance – Significant Impact Guidelines*. Significant impact guidelines 1.1. Environment Protection and Biodiversity Conservation Act 1999. Department of the Environment, Canberra: <http://www.environment.gov.au>

Okologie Consulting 2018a. Ecological Assessment for 120 Russells Road, Mount Duneed. Report prepared by Okologie Consulting Pty Ltd for St Quentin Consulting.

Okologie Consulting 2018b. Bushfire Hazard Assessment for 120 Russells Road, Mount Duneed. Report prepared by Okologie Consulting Pty Ltd for St Quentin Consulting.

Native vegetation removal report

A report to support an application to remove, destroy or lop native vegetation in the **Intermediate Assessment Pathway** using the modelled condition score

This report provides information to support an application to remove native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report is not an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the *Native vegetation condition map*.

Date and time: 22 February 2019 11:35 AM

Lat./Long.: -38.2393858113951,144.311484422605

Native vegetation report ID:

Address: 130 RUSSELLS ROAD MOUNT DUNEED
3217
130A RUSSELLS ROAD MOUNT DUNEED
3217
120 RUSSELLS ROAD MOUNT DUNEED
3217

327-20190222-003

Assessment pathway

The assessment pathway and reason for the assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent of past plus proposed native vegetation removal	0.233 hectares
No. large trees	2 large tree(s)
Location category	Location 2 The native vegetation is in an area mapped as an Endangered Ecological Vegetation Class. Removal of less than 0.5 hectares of native vegetation will not have a significant impact on any habitat for a rare or threatened species.

Offset requirement

The offset requirement that will apply if the native vegetation is approved to be removed

Offset type	General offset
Offset amount	0.149 general habitat units
Offset attributes	
Vicinity	Corangamite Catchment Management Authority (CMA) or Greater Geelong City Council
Minimum strategic biodiversity value score	0.542
Large trees	2 large tree(s)

Biodiversity information about the native vegetation

Description of any past native vegetation removal

Any native vegetation that was approved to be removed, or was removed without the required approvals, on the same property or on contiguous land in the same ownership, in the five year period before the application to remove native vegetation is lodged is detailed below.

Permit/PIN number	Extent of native vegetation (hectares)
None entered	0 hectares

Description of the native vegetation proposed to be removed

Extent of all mapped native vegetation	0.233 hectares
Condition score of all mapped native vegetation	0.505
Strategic biodiversity value score of all mapped native vegetation	0.678
Extent of patches native vegetation	0.137 hectares
1	0.004 hectares
2	0.019 hectares
3	0.010 hectares
4	0.076 hectares
5	0.028 hectares
Extent of scattered trees	0.096 hectares
No. large trees within patches	0 large tree(s)
No. large scattered trees	2 large tree(s)
No. small scattered trees	0 small tree(s)

Additional information about trees to be removed, shown in Figure 1

Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
A	300	126	Scattered	Large
B	300	126	Scattered	Large

Other information

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

Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed must be provided with the application. All photographs must be clear, show whether the vegetation is a patch of native vegetation or scattered trees, and identify any large trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

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

Topographical and land information

Description of the topographic and land information relating to the native vegetation to be removed, including any ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan. **This is an application requirement and your application will be incomplete without it.**

The site topography comprises low undulating slopes. The site does not contain any ridges, hilltops, drainage lines, wetlands or waterways, low lying areas, saline areas or areas of existing erosion

Avoid and minimise statement

This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. **This is an application requirement and your application will be incomplete without it.**

The development design has applied the principles of avoid and minimise during the planning phase. The vegetation identified for removal within the property generally comprises understorey vegetation in poor condition. There are no feasible opportunities to further avoid removal or minimise impacts to native vegetation without compromising the proposed development design.

Defendable space statement

Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required if your application also includes an application under the Bushfire Management Overlay.

Not applicable.

Offset statement

An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. **This is an application requirement and your application will be incomplete without it.**

The offset will be sourced as an allocated credit extract (third party offset) through the Native Vegetation Credit Register.

Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in *Guidelines for the removal, destruction or lopping of native vegetation*. If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. This *Native vegetation removal report* must be submitted with your application and meets most of the application requirements. The following needs to be added as applicable.

Property Vegetation Plan

Landowners can manage native vegetation on their property in the longer term by developing a Property Vegetation Plan (PVP) and entering into an agreement with DELWP.

If an approved PVP applies to the land, ensure the PVP is attached to the application.

Applications under Clause 52.16

An application to remove, destroy or lop native vegetation is under Clause 52.16 if a Native Vegetation Precinct Plan (NVPP) applies to the land, and the proposed native vegetation removal is not in accordance with the relevant NVPP. If this is the case, a statement that explains how the proposal responds to the NVPP considerations must be provided.

If the application is under Clause 52.16, ensure a statement that explains how the proposal responds to the NVPP considerations is attached to the application.

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www.delwp.vic.gov.au

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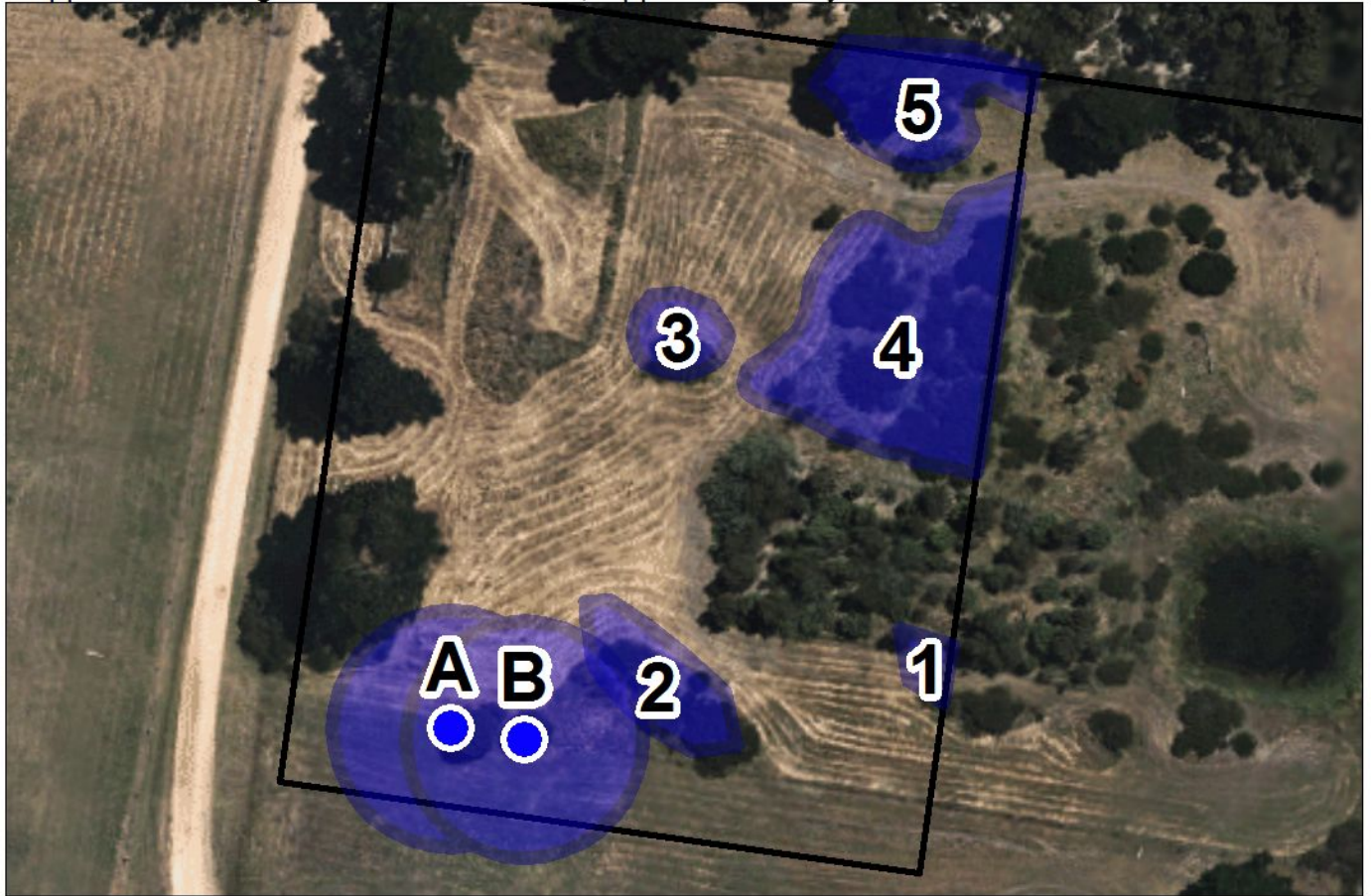
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise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

Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of planning schemes in Victoria or that a permit to remove native vegetation will be granted.



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

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

Mapped native vegetation to be removed, lopped or destroyed



Legend

-  Mapped native vegetation
-  Property boundary

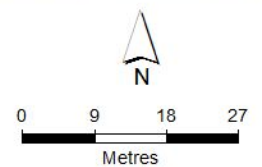


Figure 2 – Map of property in context

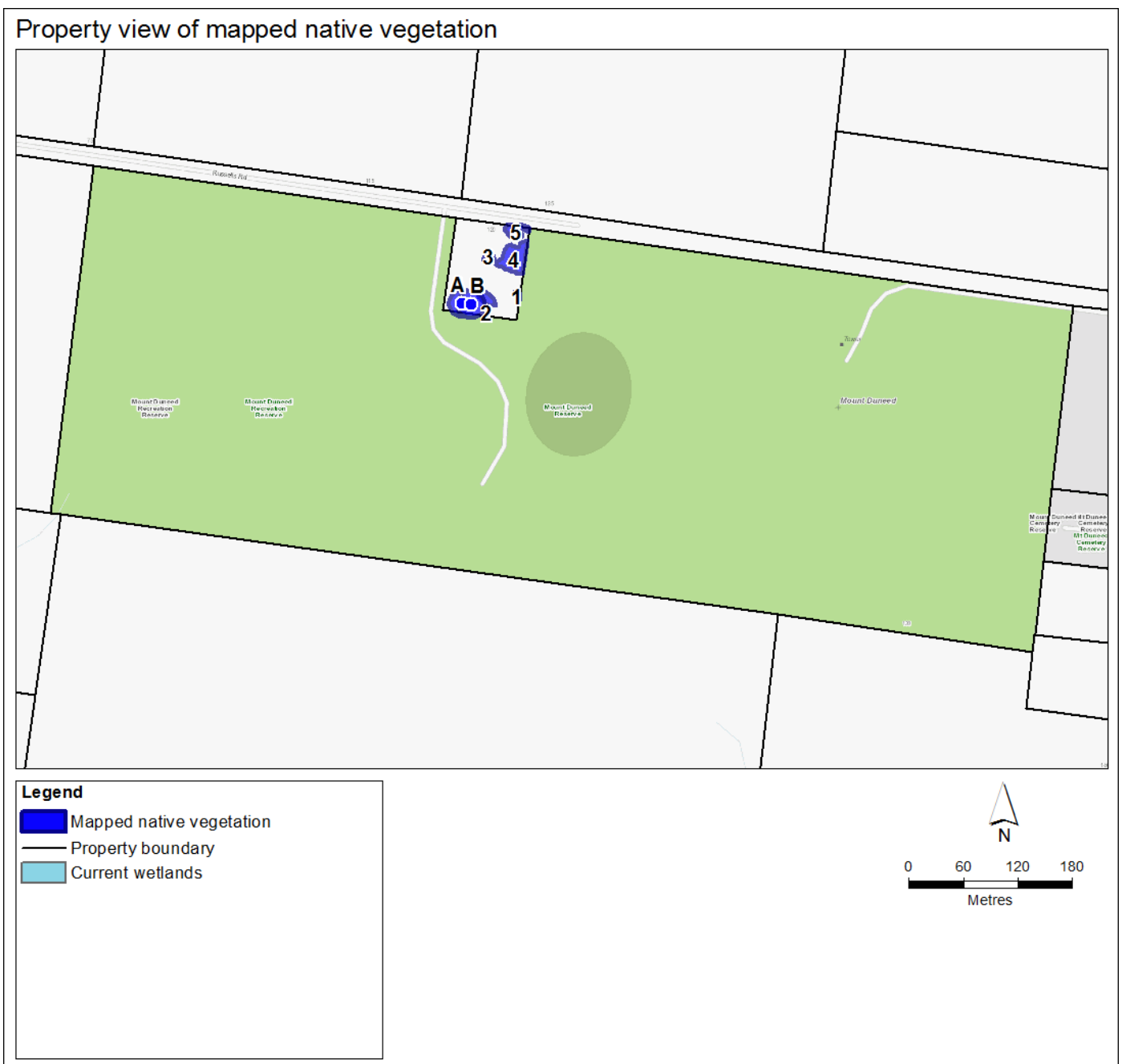
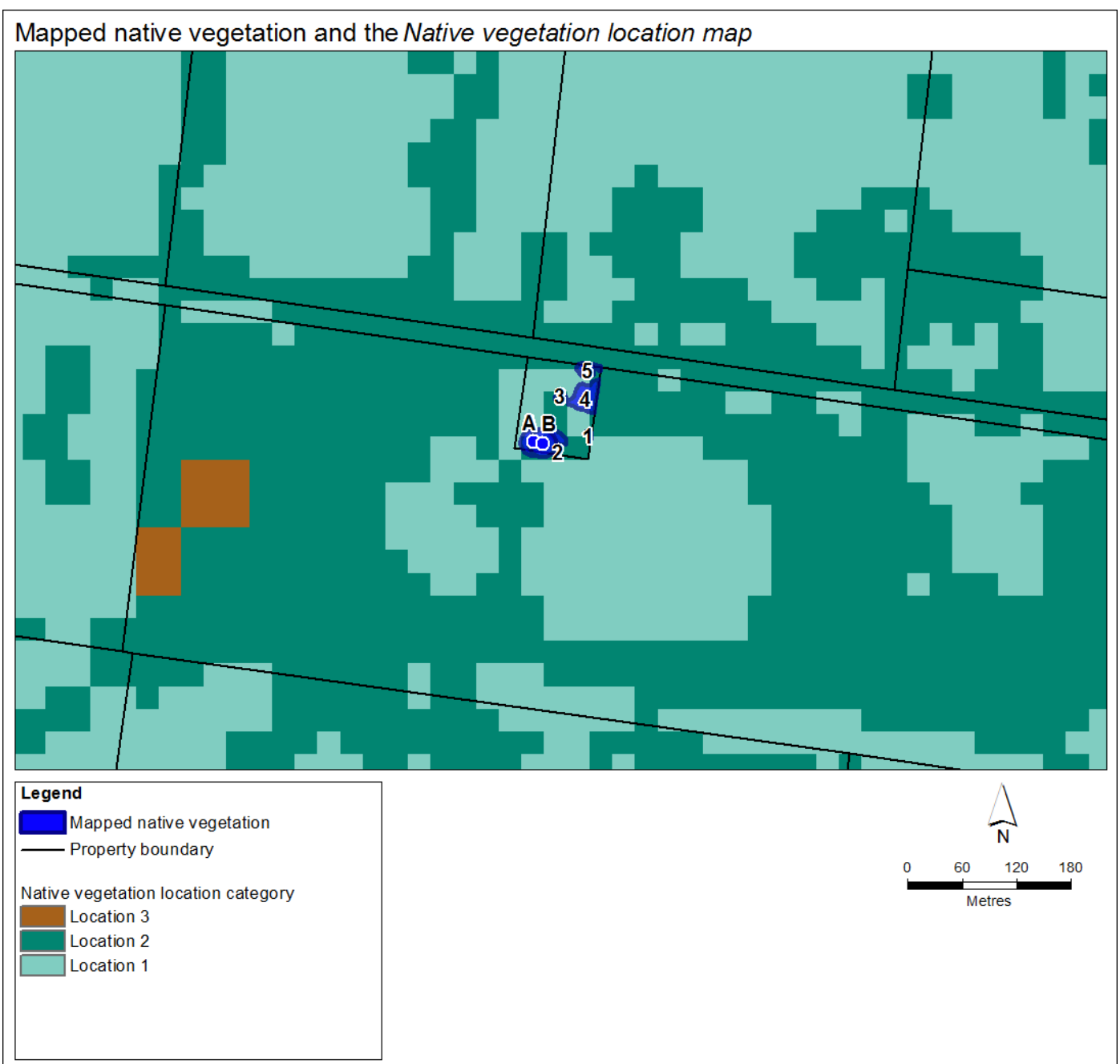
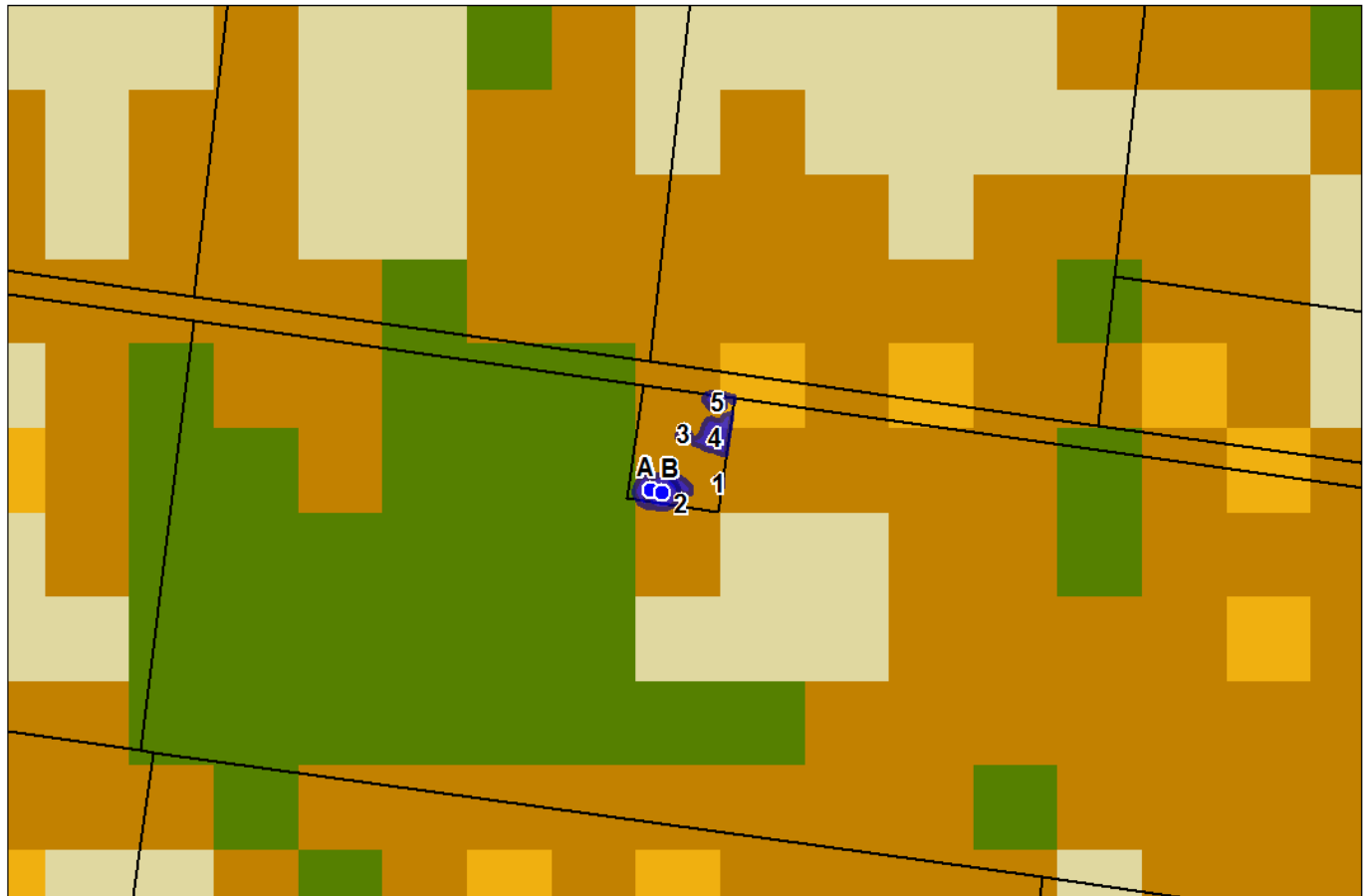


Figure 3 – Biodiversity information maps





Native vegetation removal report






Mapped native vegetation and the *Native vegetation condition map*



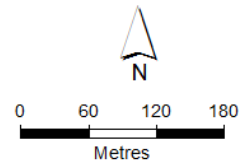
Legend

-  Mapped native vegetation
-  Property boundary

Native vegetation condition*

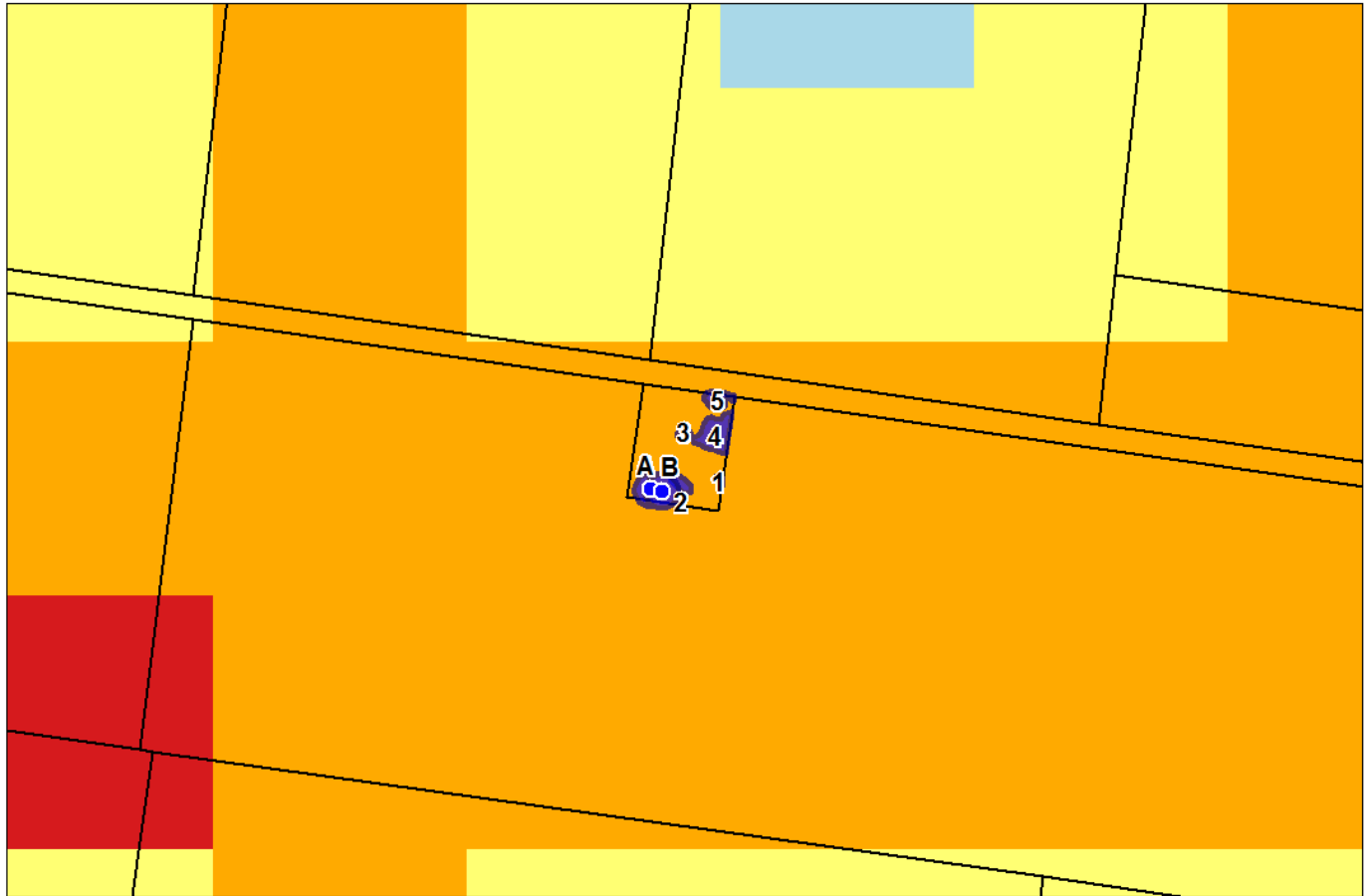
-  0.81 - 1.00
-  0.61 - 0.80
-  0.41 - 0.60
-  0.21 - 0.40
-  0.00 - 0.20

* These classes are for display purposes only





Native vegetation removal report






Mapped native vegetation and the *Strategic biodiversity value map*



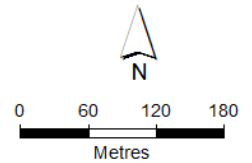
Legend

-  Mapped native vegetation
-  Property boundary

Strategic biodiversity value*

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

* These classes are for display purposes only



Appendix 1 - Details of offset requirements

Native vegetation to be removed

Extent of all mapped native vegetation (for calculating habitat hectares)	0.233	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius. The extent of all mapped native vegetation is an input to calculating the habitat hectares.
Condition score*	0.505	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the <i>Native vegetation condition map</i> .
Habitat hectares	0.118	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score: Habitat hectares = extent x condition score
Strategic biodiversity value score	0.678	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the <i>Strategic biodiversity value map</i> .
General landscape factor	0.839	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
General habitat score	0.099	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows: General habitat score = habitat hectares x general landscape factor

* **Offset requirements for partial removal:** If your proposal is to remove parts of the native vegetation in a patch (for example only understorey plants) the condition score must be adjusted. This will require manual editing of the condition score and an update to the calculations that the native vegetation removal tool has provided: habitat hectares, general habitat score and offset amount.

Offset requirements

Offset type	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
Offset multiplier	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
Offset amount (general habitat units)	0.149	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation. General habitat units required = general habitat score x 1.5
Minimum strategic biodiversity value score	0.542	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
Vicinity	Corangamite CMA or Greater Geelong City Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
Large trees	2 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.

26 February 2019

Our Reference: ESLS-4264
Your Reference: 120 Russells Rd

Mark Stockdale
Okologie

By Email: mark@okologie.com.au

Dear Mark,

RE: Quotation for the supply of Native Vegetation Credits

Thank you for your request for a fee proposal to provide native vegetation credits in accordance with *Guidelines for the removal, destruction or lopping of native vegetation 2017*. We are an accredited organisation with the Department of Environment, Land, Water & Planning (DELWP).

Based upon the information provided, I understand you require the following native vegetation offset:

Table 1 – Offset Targets

Offset Type	Attributes	General Habitat Units (GHU)	Minimum Strategic Biodiversity Value Score (SBV)	Large Trees
General Habitat Unit	Corangamite CMA	0.149	0.542	2

To make available credits to offset vegetation clearance, landowners are required to:

- Enter into a Landowner Agreement for the specified area. A landowner agreement:
 - Is in perpetuity and is binding upon the landowner and the landowners successors in title;
 - Permanently restricts use of the site, including but not limited to preventing agricultural use, vegetation clearance and the erection of a structure or dwelling; and,
 - Requires fencing to be erected and effectively maintained to protect the site.
- Implement a detailed 10-year Management Plan endorsed by the DELWP Native Vegetation Credit Register.

The landowner provides the following quotation based upon the 10-year Management Plan prepared for the site. The quotation represents a one off lump sum for all management costs associated with the offset, which is paid into a DELWP trust account. It is subsequently paid to the landowner in instalments (over 10 years), subject to the satisfactory implementation of the management actions. The credit owner's price is inclusive of:

1. Landowner agreement and monitoring fees;
2. Legal & Accounting Costs;
3. Brokerage Fees;

4. Land depreciation and lost opportunity cost arising from the permanent restrictive covenant;
5. Contractor costs for pest plant & animal suppression works over ten years;
6. Fencing establishment &/or maintenance;
7. Environmental risk – especially that which arises from fire, flood or drought;
8. Insurance, rates & taxes;
9. Monitoring and compliance costs;
10. Inflation over ten years; and,
11. An allowance to cover management and compliance costs associated with the Landowner Agreement in perpetuity.

Quotation: Credits equal to a gain of 0.197 GHUs with an SBV>0.528 and 2 Large Trees

Over The Counter Trust For Nature Pathway (approx. 4 week turnaround)

Native Veg Credits	\$14,800.00
Large Tree Credits	\$1,900.00
Trust For Nature Fee for two contracts	\$2,000.00
Vegetation Link Transaction Fees [^] for two contracts	\$1,920.00
Total (ex GST)	\$20,620.00
Total (Inc. GST)	\$22,682.00

[^]Includes DELWP NVCR transfer and allocation fees introduced in July 2016. Note, if credits are not allocated to a planning permit at the time of purchase, a further \$50 DELWP NVCR fee applies

The quotation is valid for 14 days, subject to credit availability.

Upon receipt of written acceptance of this quotation, we will immediately reserve the credits before proceeding to prepare a Credit Agreement to enable the transfer of the credits to you or your nominee.

We will then lodge the agreement with DELWP who will raise an invoice for the Credits, and we will issue an invoice for the transaction fees. Once both payments are made, you will receive an Allocated Credit Extract from the Native Vegetation Credit Register as evidence of meeting your offset requirement.

Should you have any queries, please do not hesitate in contacting us on (03) 5470 5232 or email offsets@vegetationlink.com.au.

Sincerely



Julie Groce
Biodiversity Offset Broker