

Report for Millar Merrigan

Native Vegetation Assessment for 18
Carter Street, Stratford (SPl:
S2\PS812031) & 41-57 Hobson Street,
Stratford (SPl: 6 ~ 48\PP5736)

February 2024





 *Native Vegetation Assessment for 18 Carter Street, Stratford (SPI: S2\PS812031) & 41-47 Hobson Street, Stratford (SPI: 6~48\PP5736).* ID Ecological Management, Research, Victoria.

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1 Introduction

1.1 Project Background

ID Ecological Management (ID Ecological) has been commissioned by Millar Merrigan to undertake an ecological assessment of the site of a proposed subdivision. The subdivision proposal covers two adjoining properties; 18 Carter Street, and 41-57 Hobson Street in Stratford. The assessment area includes the two properties and the adjacent roadside reserves of Carter Street at the northern edge of the site and Hobson Street at the southern edge of the site.

Appendix 1 provides a site plan of the proposal (*East Stratford Development Plan, Precinct 2. Version 1. 17.07.2023*). 68 lots are proposed to be established on the approximate 6 hectare site, with road entry points into the estate from Carter Street at the north, Hobson Street at the south and a future entry road planned from Davidson Road to the sites east.

This report describes the native vegetation and biodiversity values at the site and assesses the impacts from the development proposal. This report provides information to the level of the 'detailed' risk-based pathway of assessment under the Department of Energy, Environment and Climate Energy (DEECA) *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) (the Guidelines).

Assessment of all native vegetation within the study area was completed by ID Ecological on the 16th of January 2024.

1.2 Objectives

The objectives of this assessment are to:

- Review relevant databases and previous reports for ecological information of the site, including mapped EVC's and for records and identification of potentially present threatened species.
- Undertake site assessment of the study area, including:
 - Recording a complete flora list;
 - Recording a fauna list of any incidental observations;
 - Photographs of the site (with locations recorded);
 - Identification, mapping and assessment of any native vegetation patches (4m accuracy);
 - Map and record gps locations and diameter at breast height of all scattered and large trees in patches (4m accuracy); and
 - Identification and mapping of the location or extent of any species, species habitat or communities protected by either the EPBC or FFG Acts.
- For the proposed development provide a detailed response to the information requirements under Clause 52.17 of the planning scheme and the Department of Environment, Energy and

Climate Action's (DEECA) *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines);

- Provide maps to DEECA standards that show the locations of all ecological features identified and the extent of impacts to native vegetation under the proposal; and
- Provide recommendations for any investigations such as targeted species surveys or the like.

1.3 Study Area

The study site, shown in *Figure 1*, is located within the eastern side of the Stratford township and sits just south of the Princes Highway which runs between Stratford and Bairnsdale. The site is located approximately 15 km north of the nearest major township of Sale and 230 kilometres east of the Melbourne CBD. The total assessment site measures approximately 6.3 hectares which includes the two properties (6 ha) and two adjacent roadside areas (0.3 ha).

The study area lies within the Gippsland Plains Bioregion, and is within the boundaries of the West Gippsland Catchment Management Authority (WGCMA) and Wellington Shire municipality.

The site is surrounded by a mix of cleared agricultural land, larger rural living properties and smaller residential lots to the south. Beyond a 1.5km radius of the site, and the main township area of Stratford cleared agricultural land dominates the landscape.

Native vegetation cover is sparse surrounding the site particularly to the east which is dominated by cleared agricultural land. Native vegetation remnants that remain near to the site appear as linear tracts along surrounding waterways, road and rail reserves and as small pockets in bushland reserves and on some private property.

The most significant tracts of native vegetation close to the site include:

- Knob Reserve which holds close to 50 ha of bushland and is located approximately 1.2km south of the site;
- Stratford Highway Park which holds approximately 70 ha of bushland and is located approximately 3km northeast of the site.

Stratford Primary School which is located a short distance south of the site on Hobson Street retains a patch of native trees approximately 1 ha in total size. Other small patches or strips of native vegetation, generally less than 1 ha in total area, are found within Sandhill Road Flora and Fauna Reserve, and along surrounding roadsides and waterways within a 2km radius of the site.

Planning property reports are provided as *Appendix 2*. The site is subject to the following planning zones and overlays:

Planning Zones

General Residential Zone – Schedule 1 (GRZ1)

Planning Overlays

Development Plan Overlay – Schedule 1 (DPO1)

(DoTP, 2024)

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Figure 1: Study area

2 Description of Methods

2.1 Data and Literature Review

The DEECA's online interactive map, *Naturekit* (DEECA, 2024a) was used to gain an insight into the overall distribution of native vegetation on the site and the Ecological Vegetation Class (EVC) to which any remnant vegetation may belong.

The DEECA's *Victorian Biodiversity Atlas* (VBA) (DEECA, 2024b) was also accessed to identify if any taxa listed or protected under the *Victorian Flora and Fauna Guarantee Act 2019* (FFG Act), or the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) have been, or potentially could be, located at the site.

The DEECA's *Native Vegetation Information Management System* (NVIM) was accessed to identify the presence of any mapped current wetlands and the modelled condition scores of any native vegetation that might be found on site (DEECA, 2024c).

2.2 Field Survey

A survey of the site were undertaken on the 16th of January 2024. During the survey, all flora present on the site was recorded and vegetation quality assessments were carried out using the methods described below.

The survey was completed by the following participants:

- [REDACTED] DELWP accredited native vegetation assessor, 15 years' experience in environmental consultancy and flora and fauna assessments; and
- [REDACTED] DELWP accredited native vegetation assessor, 10 years' experience in environmental consultancy and flora and fauna assessments.

2.2.1 Vegetation Quality Assessment

Native vegetation is defined in the Victoria Planning Provisions (Definitions – Clause 72) as '*plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses*'. DEECA's *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) (the Guidelines) further defines native vegetation into two categories: 'patches' and 'scattered trees' outlined below:

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;
- 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 DEECA systems and tools.

A 'scattered tree' is:

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

Following these definitions all native vegetation on site was categorised as either 'patches' or 'scattered trees'.

Patches were further categorised into EVCs and furthermore into habitat zones. These areas were GPS mapped and assessed using the habitat hectare method described by DSE (2004) in the *Vegetation Quality Assessment Manual – Guidelines for applying the habitat hectares scoring method - Version 1.3*.

All large size class trees within and immediately adjacent to the site and all scattered trees on site were identified to species level, GPS mapped and had their Diameter at Breast Height (DBH) and any other relevant data recorded.

2.3 Assessment of Native Vegetation Impacts and Quantification of Losses

2.3.1 Large Trees in Patches and Scattered Trees

Under the Guidelines (DELWP, 2017) large trees in patches are accounted for in the overall condition score of remnant patches and a count of the number of large trees within a patch marked as lost is provided to DEECA when processing offset requirements. Scattered trees are assigned a default area and condition score of 0.2 while an individual canopy tree deemed lost within a patch is assigned the quality score of the patch it is contained within.

2.3.2 Direct Impacts

Native patches or canopy trees contained within the Construction Impact Zone (CIZ), i.e. roadway or building envelope, are assessed as lost.

2.3.3 Tree Protection Zone Impacts- Indirect Losses

The DEECA defines a Tree Protection Zone (TPZ) as '*an area around the trunk of the tree which has a radius of $12 \times$ the diameter at breast height to a maximum of 15 metres but no less than 2 metres*'. Unless an arborist report indicates otherwise, a tree, or trees will be deemed lost if the encroachment from construction (i.e. compaction and excavation) into the TPZ is greater than 10%, or is inside the Structural Root Zone (SRZ) (DELWP, 2018).

2.3.4 Consequential Losses

The DEECA also requires that 'consequential losses' be considered when determining losses to native vegetation under a subdivision proposal scenario. The DEECA's *Assessors handbook- Applications to remove, destroy or lop native vegetation* (DELWP, 2018) describes these considerations and the requirement to include:

- All native trees or patches within a newly created lot less than 0.4 ha in size as lost;
- All native trees or patches contained within 2 metres either side of any newly established internal property boundaries as 'lost'.

2.3.5 Limitations

The vegetation assessment was undertaken in January of 2024., this is outside of the optimum Spring period for flora surveys to be carried out. It is, therefore, possible that some annual, deciduous or dormant taxa may not have been visible which. Additionally, some taxa have not been identified to specific or infraspecific rank due to the absence of flowering, or other material typically used for identification.

The fauna survey consisted of recording incidental observations and did not involve a targeted fauna survey. Consequently, further species are likely to be recorded given further time and or the undertaking of more detailed survey.

3 Database Results

3.1 Review

Interrogation of the DEECA 's *Victorian Biodiversity Atlas* (VBA) (DEECA, 2024b) identified two, relatively recent, recordings of threatened bird species nearby to the site (<1 km). These were:

- A recording of *Haliaeetus leucogaster* (White-bellied Sea-Eagle) 600 metres east of the site in 2018. The White-bellied Sea-Eagle is listed as Endangered on the FFG Act Threatened List; and
- A recording of *Anthochaera phyrgia* (Regent Honeyeater) on private property 400 metres south of the site in 2018. The Regent Honeyeater is listed as Critically Endangered under the EPBC Act and on the FFG Act Threatened List.

The DEECA models EVC 55: *Plains Grassy Woodland* over the entire site and across most of the Stratford township area and land to the wider east of the site. The EVC has a Bioregional Conservation Significance (BCS) of Endangered. (DEECA, 2024a).

The Plains Grassy Woodland EVC is synonymous with the following threatened ecological communities:

- The *Gippsland Red Gum* (*Eucalyptus tereticornis* subsp. *mediana*) *Grassy Woodland and Associated Native Grassland* community which is listed as Critically Endangered under the Commonwealth *Environment Protection and Biodiversity Conservation* (EPBC) Act 1999; and
- The *Red Gum Grassy Woodland Community* which is listed as a threatened community under the Flora and Fauna Guarantee (FFG) Act 1988.

The DEECA 's NVVR online map shows that there are no 'mapped current wetlands' located within or adjacent to the site (DEECA, 2024c).

4 Field Survey

4.1 Flora Species

4.1.1 Flora Species Recorded

A total of 59 vascular plants were found to occur on site during site assessments. Of these, 24 are considered to be taxa native to Victoria. *Appendix 3* provides the results of the flora survey.

4.1.2 Significant Flora Species

The site survey did not record any significant flora species onsite.

4.2 Fauna Species

4.2.1 Fauna Species Recorded

A total of 9 fauna species were recorded during an opportunistic survey at the site. Fauna recorded included 7 native and 1 exotic bird species, 1 native reptile (*Figure 2*) and 1 exotic pest mammal species.

Appendix 4 provides the results of the fauna survey.



Figure 2: Tiliqua scincoides (Common Blue-tongued Lizard)

4.3 Native Vegetation

4.3.1 Ecological Vegetation Classes

Ecological Vegetation Classes (EVC) are a type of vegetation classification which aims to group plant communities according to common flora species, vegetation structure and common environmental factors such as elevation, soils and average rainfall.

The DEECA models EVC 55: *Plains Grassy Woodland* over the entire site and most of the land to the wider east of the site. The DEECA mapping shows scattered patches of extant EVC present within the site, with other fragmented patches shown over properties surrounding the site. No tree cover is shown within the site in aerial imagery post 2020 so the extant mapping presumably reflects the presence of native understorey.

(DEECA, 2024a).

Vegetation across the site was highly modified, native vegetation consists mainly of scatterings of native grasses and a small number naturally established *Eucalyptus tereticornis* ssp. *mediana* (Gippsland Red-gum) occur that are typical to EVC 55: *Plains Grassy Woodland*.

The sites landform and its position in the landscape were also typical to EVC 55: *Plains Grassy Woodland* confirming it as the appropriate EVC for the site, consistent with the DEECA's EVC modelling as shown in *Figure 3*.

EVC 55: *Plains Grassy Woodland* has a Bioregional Conservation Status of 'Endangered'. *Appendix 5* provides the benchmarks for the EVC.

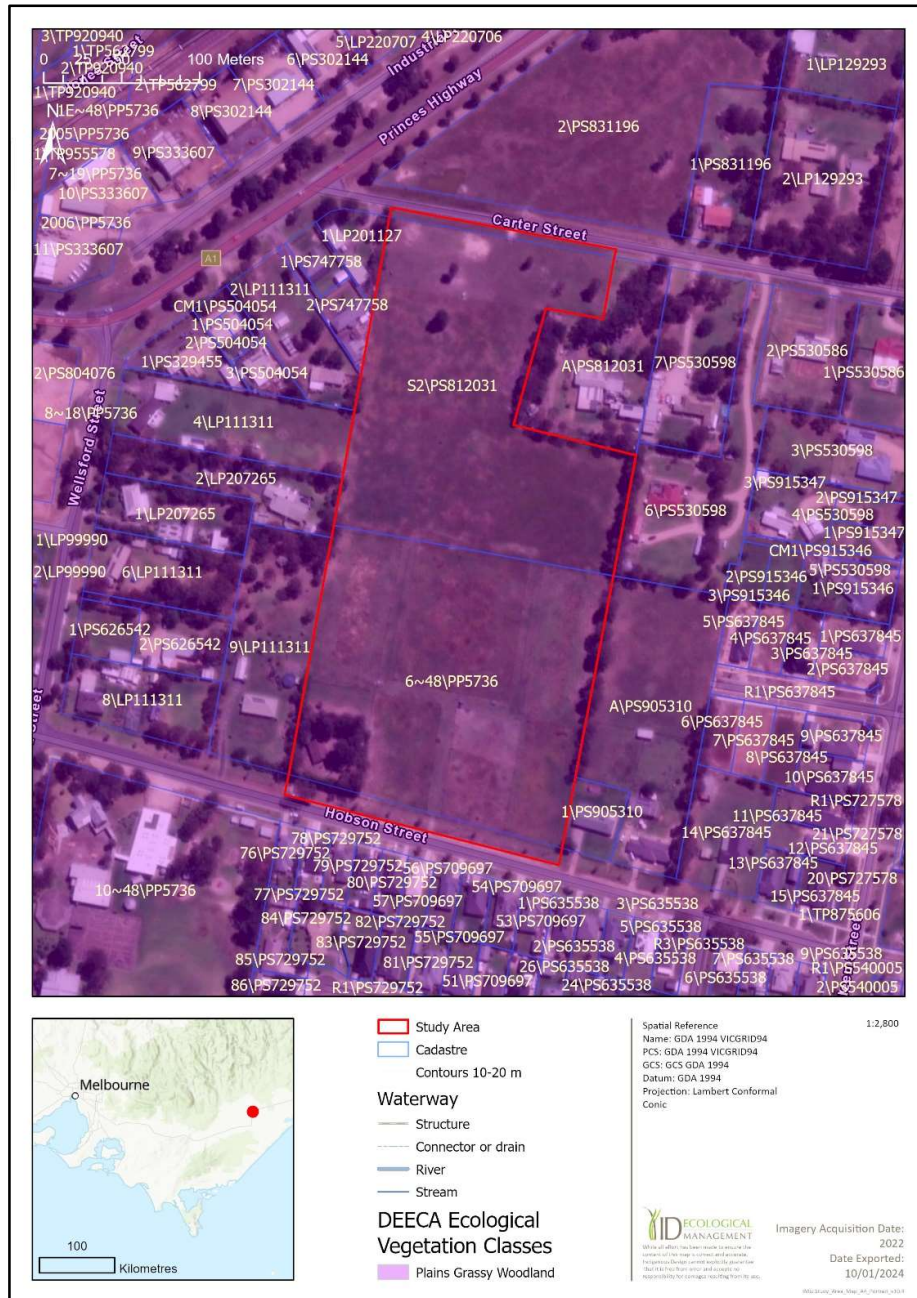


Figure 3: Distribution of assigned Ecological Vegetation Classes

4.3.2 Vegetation Description

An existing residence with established tree plantings surrounding the dwelling is located in the south western corner of the site. The remainder of the site is open, largely treeless and has a groundlayer dominated by exotic grasses, primarily *Eragrostis curvula* (African Love-grass) and *Paspalum dilatatum* (Sweet Paspalum). Native vegetation is generally poorly represented throughout across the site. With some small modified patches of native understorey remaining along the eastern fenceline and Hobson Street roadside and a small number of Gippsland Red-gum trees are found over the south of the site.

Figure 4 provides an example of a single naturally established Gippsland Red-gum and *Figure 5* shows an example of the typical exotic pasture grass dominated condition of most of the site.



Figure 4: Single Gippsland Red-gum within open pasture area



Figure 5: Open pasture dominated by the exotic Sweet Paspalum and African Love-grass

Planted canopy trees, located on adjacent properties, line the perimeter of the site in places. This was most common along the sites eastern boundary where planted lines of locally native Gippsland Red-gum occur alongside a mix of other Australian native and Victorian native species including *Corymbia maculata* (Spotted Gum). *Figure 6* shows a planted row mixed planted Victorian native trees on an adjacent property near the centre of the site.



Figure 6: Planted row of mixed Victorian native trees located on adjacent property

4.3.3 Native Patches

The site assessment found that contiguous native patch covered less than 2% of the study area with the remaining areas comprising of exotic species dominated pasture, bare ground and the domestic living area surrounding the existing dwelling.

Four small discrete native patches or habitat zones were mapped and individually assessed. *Maps 1a* and *1b* show the distribution of each habitat zone and descriptions for each habitat zone are provided below. The results of the habitat hectare assessment for each habitat zone are provided in *Table 1*.

Table 1: Results of Vegetation Quality Assessments for all Native Patches

Bioregion - Gippsland Plain			Plains Grassy Woodland	Plains Grassy Woodland	Plains Grassy Woodland	Plains Grassy Woodland
EVC Name (initials)			PGW	PGW	PGW	PGW
EVC Number			55	55	55	55
Bioregional Conservation Status			Endangered	Endangered	Endangered	Endangered
Max Score			100	100	100	100
Site Condition	Large Old Trees	10	0	0	0	0
	Canopy Cover	5	0	0	0	0
	Lack of Weeds	15	7	9	7	7
	Understorey	25	5	5	5	5
	Recruitment	10	5	10	0	0
	Organic Matter	5	3	5	5	5
	Logs	5	0	0	0	0
	Total Site Score	75	20	29	17	17
	Site score out of?	eg 55	75	75	75	75
	Adjusted Site Score		20	29	17	17
Landscape value	Patch Size	10	1	1	1	1
	Neighbourhood	10	0	0	0	0
	Distance to Core	5	1	1	1	1
Habitat points out of 100		100	22	31	19	19
Habitat Score (hab points/100)			0.22	0.31	0.19	0.19
Total area of the Zone (ha)			0.0244	0.0262	0.0730	0.0125
Total HHA in the zone			0.0054	0.0081	0.0139	0.0024
Catchment Management Authority			West Gippsland (CMA)			

Plains Grassy Woodland – Habitat Zone 1 (0.0244 ha)

This zone is a small fragment of native understorey located along the eastern fenceline. A modified remnant, native grasses provide most of its native cover alongside a small number of Gippsland Red-Gum and *Acacia melanoxylon* (Blackwood) recruits. Weed cover is moderate and comprises mainly of exotic pasture grasses like *Anthoxanthum odoratum* (Sweet vernal-grass) and less common are broadleaf weeds like *Arctotheca calendula* (Capeweed).

The zone received a poor overall habitat score of 22/100 points (0.22). The score is reflective of the zones significant modification and lack of any overstorey. The limited coverage of native vegetation and dominance of agricultural land within a 5 km radius of the site severely limits the zones 'Landscape Values' and its overall scoring potential.



Figure 7: Habitat Zone 1

Plains Grassy Woodland – Habitat Zone 2 (0.0262 ha)

Like habitat zone 1, this zone is also a small fragment of native understorey located along the eastern fenceline. The remnant retains a reasonable cover and diversity of native grasses with *Themeda triandra* (Kangaroo Grass) a common species, alongside a small number of native woody recruits. Weed cover is moderate and comprises mainly of exotic pasture grasses like *Paspalum* and other herbaceous weeds like *Plantago lanceolata* (Ribwort).

The zone received a poor overall habitat score of 22/100 points (0.22). The score is reflective of the zone significant modification and minimal presence of any native woody plants. The limited coverage of native vegetation and dominance of agricultural land within a 5 kilometre radius of the site severely limits the zones 'Landscape Values' and its overall scoring potential.



Figure 8: Habitat Zones 2

Plains Grassy Woodland – Habitat Zone 3 (0.0730 ha)

A heavily modified remnant, this zone consists mostly of native graminoids that have colonised a damper area of the site along the central eastern fenceline. Native rush and sedge species including *Isolepis cernua* (Nodding Club-rush) and *Eleocharis acuta* (Common Spike-sedge) form most of the native plant cover with the exotic grass species *Paspalum* providing most of the weed cover.

The zone received a poor overall habitat score of 19/100 points (0.19). The score is reflective of the zone significant modification which include a near absence of any native woody plants. The limited coverage of native vegetation and dominance of agricultural land within a 5 kilometre radius of the site severely limits the zones 'Landscape Values' and its overall scoring potential.



Figure 9: Habitat Zone3

Plains Grassy Woodland – Habitat Zone 4 (0.0125 ha)

A highly modified remnant, this zone consists mostly of a patch of native grasses that persist within the Hobson Street roadside verge. *Chloris truncata* (Windmill Grass) and *Microlaena stipoides* var. *stipoides* (Weeping Grass) make up most of the native plant cover and the zone retains a high moss cover. Weed cover is sparse and made up mostly of scattered exotic grasses including *Cynodon dactylon* (Couch) and African Love-grass.

The zone received a poor overall habitat score of 19/100 points (0.19). The score is reflective of the zone significant modification that includes an absence of any native woody plants. The limited coverage of native vegetation and dominance of agricultural land within a 5 kilometre radius of the site severely limits the zones 'Landscape Values' and its overall scoring potential.



Figure 10: Habitat Zone 4

4.3.4 Canopy Trees

A total of 105 Victorian native canopy trees were recorded within and adjacent to the study area. The location of these trees is shown in *Maps 1a* and *1b* and tree details are provided in *Appendix 6*. Tree ID number correspond between *Maps 1a* and *1b* and *Appendix 6*.

Trees recorded included:

- 11 Gippsland Red Gum considered to have naturally established on site (and 5 others were added that were not present during site assessment but are marked on plans with an x);
- 42 locally native trees, mostly also Gippsland Red Gum, that are all considered planted;
- 6 Victorian native trees, all spotted Gum, on the Hobson Street Roadside that were thought to have been recruits from nearby plantings; and
- 41 Victorian native trees that are all considered planted.

4.3.4.1 *Scattered Trees*

A total of 17 trees were recorded that meet the definition of a scattered tree. All were small sized trees under the EVC benchmark for *Plains Grassy Woodland*.

4.3.4.2 *Large Trees in Patches*

There were no large trees in patches recorded.

4.3.5 Planted Native Vegetation

Appendix 6 identifies all trees native to Victoria that have been planted. The 'planted' status of individual trees was mostly confirmed by the arrangement of similar sized trees in rows. Surrounding the existing dwelling 3 Gippsland Red-gum (Tree 87, 98 and 99) were classified as scattered trees as evidence of them being planted couldn't be completely confirmed.

5 Victoria's Native Vegetation Removal Regulations

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 Guidelines implement Clause 12.01-2S (Biodiversity) of the Planning Provisions objective 'To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.' (DELWP, 2017).

The Guidelines also detail the three step approach of Avoid, Minimise and Offset as a key component of the policy. This approach aims to ensure that the removal of native vegetation is restricted to only what is reasonably necessary, and that biodiversity is appropriately compensated for any removal approved.

A combination of site-based and landscape information is used to calculate the biodiversity value (being a general or species habitat score) of native vegetation to be removed. This is calculated by the extent and condition score, combined to determine the site-based measure of biodiversity value.

The assessment pathway for an application to remove native vegetation reflects its potential impact on biodiversity and is determined by combining the location and extent of the native vegetation proposed to be removed, in accordance with Table 3 of the Guidelines. The pathways are:

Basic - limited impacts on biodiversity.

Intermediate - could impact on large trees, endangered EVC's, and sensitive wetlands and coastal areas.

Detailed - could impact on large trees, endangered EVC's, sensitive wetlands and coastal area and could significantly impact on habitat for rare or threatened species.

(DELWP, 2017)

Based on the criteria set out in Table 3 of the Guidelines this project has been assessed as a 'Intermediate' assessment pathway project which has been confirmed by the NVR Report provided in *Appendix 7*. As such, this report provides information and assessment requirements detailed in Tables 4 & 5 of the Guidelines.

5.1 Avoiding and Minimising Impacts on Native Vegetation

An application to remove native vegetation must demonstrate or provide appropriate evidence to show that no options exist to avoid native vegetation removal, that will not undermine the objectives of the proposed use or development.

Avoiding the removal of native vegetation can be achieved by locating or designing so that native vegetation is not removed. Minimising of losses to native vegetation can be achieved by siting to minimise total losses, restrict to areas of native vegetation that have the least biodiversity or other values or managing the use or development to minimise impacts on surrounding vegetation (DELWP, 2017).

5.1.1 Strategic Level Planning

The site is zoned General Residential having been identified as a site highly suitable for future residential expansion surrounding the Stratford township.

The *East Stratford- Outline Development Plan* (ODP) (BECA, 2007) was prepared in 2007 for Wellington Shire Council. The purpose of the ODP was to provide a framework for the future development of the land east of the existing Stratford Town Centre, an area that includes this proposed development site.

The ODP identifies a small patch of 'Significant Red Gums' that looks to be a single tree within the 18 Carter Street property. Aerial photography on Google Earth shows the trees canopy declining from around 2015 onwards, prior to its removal around 2018.

The ODP provides no further description of native vegetation or habitat values within the site and sets no recommendations for protection of native vegetation within the site beyond protecting the identified significant Red-gums '*where possible, preferably in Council owned land*' (BECA, 2007).

Offsets will be purchased as a third party offset from a registered credit provider. *Appendix 8* provides evidence that sufficient native vegetation credits are freely available from several credit providers that meet the offset requirements outlined on page 2 of *Appendix 7*.

5.1.2 Site Level Planning

The development plan, provided as *Appendix 1*, added a 0.35 hectare Reserve at the centre of the site to the draft design. The Reserve does not protect any native patches or trees, of which there is little within the site. It will however provide an area of open space with potential to be rehabilitated back to native grassland in the future. 0.1236 ha of relatively poor quality patch vegetation and 12 small scattered trees are removed or assumed lost under the proposal. The native patches that are lost are degraded remnants with highly limited ecological function. All the scattered trees that are lost have a dbh below 50 cm and they do not provide significant faunal habitat.

No feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.

5.2 Native Vegetation Losses

The proposed development plan for the site (*Appendix 1*) was overlaid on the mapped native vegetation layers and using the GIS program a process of marking native vegetation impacts was completed. *Table 2* provides a breakdown of the native vegetation losses that have been marked as native vegetation 'clearing' and require offsetting. The native vegetation losses that require offsetting comprise:

- 3 patches of Plains Grassy Woodland vegetation with a combined total area of 0.124 ha; and
- 12 small scattered trees (each is marked with a circle with a 10m radius).

Table 2: Summary of Native Vegetation Losses and Offsetting Requirements

Native Vegetation Type	Type of Loss	Detail	
Scattered Tree	Consequential loss- located within proposed lot <0.4 ha in size	3 small trees	Tree ID Nos: 7, 15, 87,
	Trees are located within proposed roadway	2 small trees	Tree ID Nos: 98, 99
	Removal will be required to create access road entry from Hobson Street	2 small trees	Tree ID Nos: 8, 9
	Trees were marked in draft plans for removal (Possible they may have been planted but insufficient evidence to apply 'planted' exemption)	5 small trees	Tree ID Nos: 101-105
Native patch	Consequential loss- located within proposed lot <0.4 ha in size	Plains Grassy Woodland- 0.124 ha in total	
NOTE: All other trees do not have TPZ encroachment from roadways and are avoided. All Vic native trees on adjacent properties are visibly planted trees in straight rows.			

The Photos section of this report provides recent dated photographic examples of the native vegetation to be removed. All photos were taken on the 16th of January 2023.

5.3 Previous Clearing

As described in *Section 5.1.1* a remnant tree was previously located near the centre of the site that had deteriorated in condition and was removed prior to 2018. As this removal occurred longer than 5 years ago the tree has not been marked as 'past removal' with this application.

Confirmation with the proponent has been undertaken to ensure that no other native vegetation has been approved to be removed or was removed without the required approvals, on the same property or on a continuous land in the same client ownership in the past 5 years.

5.4 Land and Topographic Information

The below *Table 3* provides topography and information (DELWP, 2017) specific to the native vegetation impacted by the proposed development.

Table 3: Land and Topographic Information

Item	Description
The role of native vegetation in protecting water quality and waterway and riparian ecosystems.	Proposed vegetation removal does not include any riparian vegetation.
Waterways, wetlands or special water supply catchments located within 30 metres of site.	The site is not located within at least 500 m of any of these water features.
Ridges, crests or hilltops or slopes greater than 20%. Areas of existing erosion.	The site is uniformly flat with a slope gradient rarely greater than 2%.
Low-lying areas, saline discharge areas or groundwater recharge areas.	The vegetation proposed for removal is not located within a significant low lying area, saline discharge area or an area of erosion.
Landscape values	Land surrounding the site has been heavily cleared of its original native vegetation. Native vegetation coverage is less than 10% within a 1km radius of the site. The removal of 0.124 ha of low quality native patch and 12 small trees represents further incremental removal of native vegetation in the area but could not be described as significant.

5.5 Bushfire Consideration

The site is not covered by a Bushfire Management Overlay (BMO) and there is no requirement to create defendable space within any of the proposed lots.

5.6 Property Vegetation Plan

The application is not located within an area that is covered by any Native Vegetation Precinct Plan approved under Clause 52.16.

5.7 Offset Requirements and Offset Statement

A clearing shapefile marking the extent of native vegetation losses was uploaded to the DEECA's Native Vegetation Removal tool website. DEECA processed and provided a Native Vegetation Removal (NVR) report (*Appendix 7*). The NVR identified the following offset requirements:

- The proposal falls under the Intermediate Assessment Pathway;
- Offset requirements equate to 0.117 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.521 and (no large trees); and
- Offsets must be located within the West Gippsland Catchment Management Authority (WGCMA) boundary or within the Wellington Shire.

Offset Statement

In accordance with the DEECA's *Guidelines for the removal, destruction or lopping of native vegetation* an offset statement must be provided that shows evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured.

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. (DELWP, 2017).

The client intends to purchase the required offsets as a third-party offset via an allocated credit register extract from a credit provider that holds an eligible offset. *Appendix 8* provides evidence that sufficient native vegetation credits currently exist at several sites and are available for purchase.

6 State – Flora and Fauna Guarantee Act 1988

The Flora and Fauna Guarantee Act 1988 is the primary State legislation for the protection of native plants, native animals and ecological communities on public land and waters in Victoria. Species and ecological communities can be listed as threatened under the Act based on assessments by an independent Scientific Advisory Committee. Threatening processes may also be listed.

The Flora and Fauna Guarantee (Amended) Act 2019 (FFG Act) is the primary State legislation for the protection of native plants, native animals and ecological communities on public land and waters in Victoria. Species and ecological communities can be listed as threatened under the Act based on assessments by an independent Scientific Advisory Committee. Threatening processes may also be listed.

Under the FFG Act a permit is required from the DEECA to ‘take’ ‘protected’ flora species, ‘listed communities’ or ‘threatened species’ from public land. Removal of any protected flora taxa, listed flora species or listed communities may not be undertaken until this permit has been issued.

6.1 Implications

Appendix 3 identifies two native plant taxa recorded on site that are listed as protected under the FFG Act (DEECA, 2024d). Plants belonging to these taxa are found in the Hobson Road roadside and are not affected by the development (they are outside of the proposed road entrances).

A protected flora permit is not required for the project.

References

- BECA. (2007). *East Stratford- Outline Development Plan*. BECA.
- DEECA. (2024a). *NatureKit Victoria*. Retrieved June 2023, from The Department of Energy, Environment and Climate Action:
<http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit>
- DEECA. (2024b). *Victorian Biodiversity Atlas*. Retrieved June 2023, from The Department of Energy, Environment and Climate Action: <https://vba.dse.vic.gov.au/vba>
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- DEECA. (2024d). *Protected flora controls*. Retrieved June 2023, from Department of Environment Energy and Climate Action:
https://www.environment.vic.gov.au/__data/assets/pdf_file/0020/50438/Application-for-Permit-to-Take-Protected-Flora.pdf
- DELWP. (2017). *Guidelines for the removal, destruction or lopping of native vegetation*. Melbourne: Victorian Government.
- DELWP. (2018). *Assessors Handbook Applications to remove, lop or destroy native vegetation V1.1 October 2018*. State of Victoria, Department of Land, Water and Planning.
- DoTP. (2024). *Planning Property Report*. Retrieved October 2023, from State Government of Victoria. Department of Transport and Planning.:
<https://www.planning.vic.gov.au/planning-schemes/planning-property-report>
- DSE. (2004). *Vegetation Quality Assessment Manual – Guidelines for applying the habitat hectares scoring method - Version 1.3. October 2004*. Melbourne: Victorian Government Department of Sustainability and Environment.

Photos

Below are photo examples of the native vegetation proposed for removal. All photos were taken on the 16th of January 2024.



Native patch proposed for clearing (HZ1)

Native patch proposed for clearing (HZ 3)



Example of scattered tree proposed for clearing.

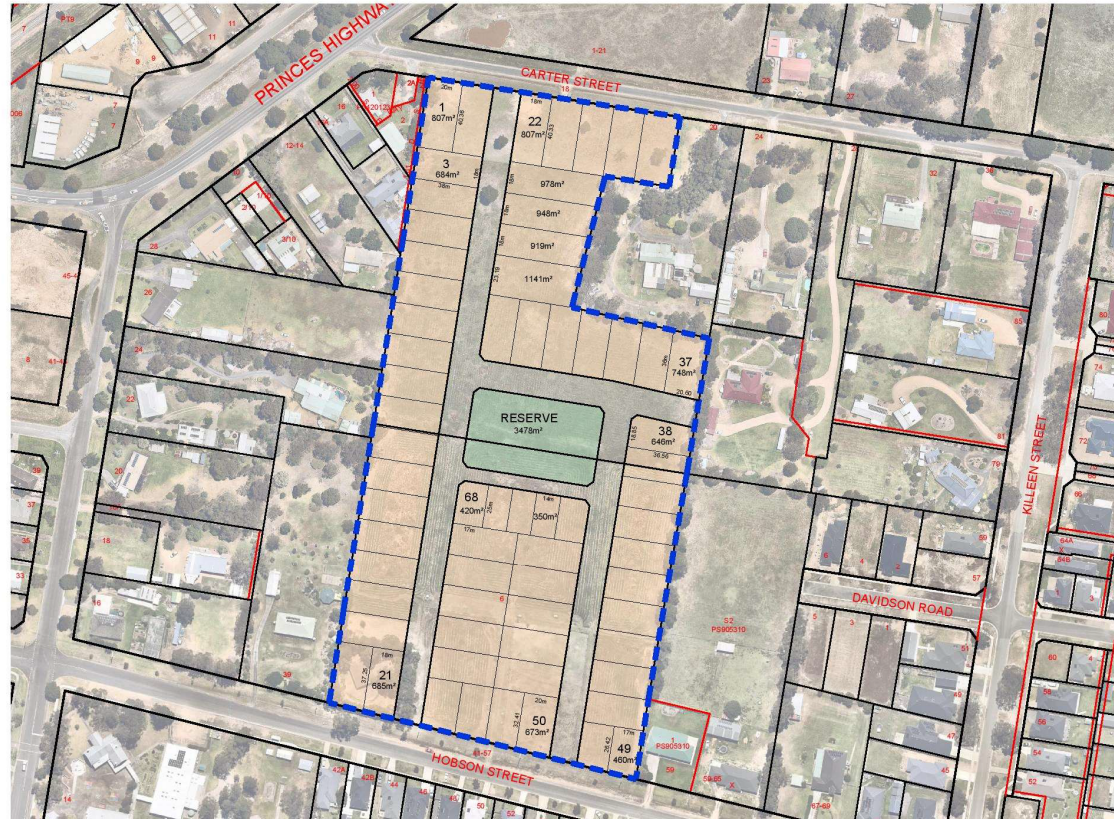
Appendix 1: Subdivision Site Plan

DESIGN RESPONSE NOTES

- Layout considers East Sale ODP by Beca.
- Connectivity provided to East.
- Consider connection to Davidson Road.
- Carter Street intersection to Princes Highway needs further investigation.
- Undersupply of open space may be paid as cash or embellishment to reserve.
- Consider staging from Hobson Street

LOT S2 PS812031 &
CA 6 SEC.48 PARISH
OF STRAFORD

68 LOTS @ 657m²



NBA Group Pty Ltd ABN 124 742 327 43
Sales & Marketing Park Way, Suite 3020
Melville 180 Commercial Road, Stroud 2440
Mares 255 Chapel Street, St. Kilda
Mail P.O. Box 1170, Suite 3020
M 0419 402 240



SCALE 1:1000

1	Issued for comment	17.07.2023
No	Revision Description	Date



EAST STRATFORD DEVELOPMENT PLAN
PRECINCT 2
VERSION 1
Hobson Street, Stratford
WELLINGTON SHIRE COUNCIL

Appendix 2: Planning Property Reports

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 29 November 2023 10:45 AM

PROPERTY DETAILS

Address: **18 CARTER STREET STRATFORD 3862**
Lot and Plan Number: **Lot S2 PS812031**
Standard Parcel Identifier (SPI): **S2\PS812031**
Local Government Area (Council): **WELLINGTON**
Council Property Number: **448019**
Planning Scheme: **Wellington**
Directory Reference: **Vicroads 695 54**

www.wellington.vic.gov.au

[Planning Scheme - Wellington](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Gippsland Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **GIPPSLAND EAST**

OTHER

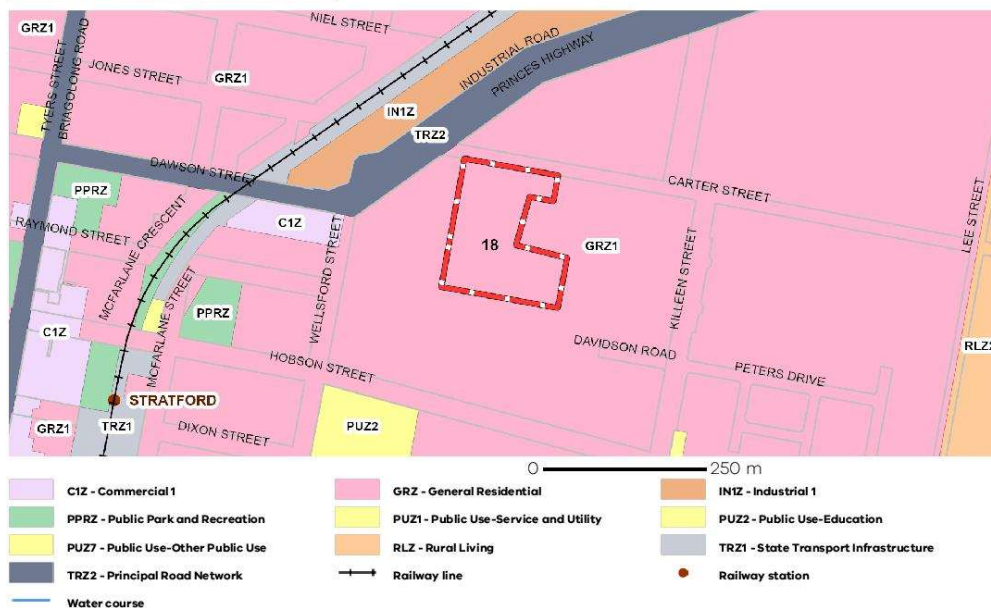
Registered Aboriginal Party: **Gunaikurnai Land and Waters**
Aboriginal Corporation

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C(b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 18 CARTER STREET STRATFORD 3862

Page 1 of 4

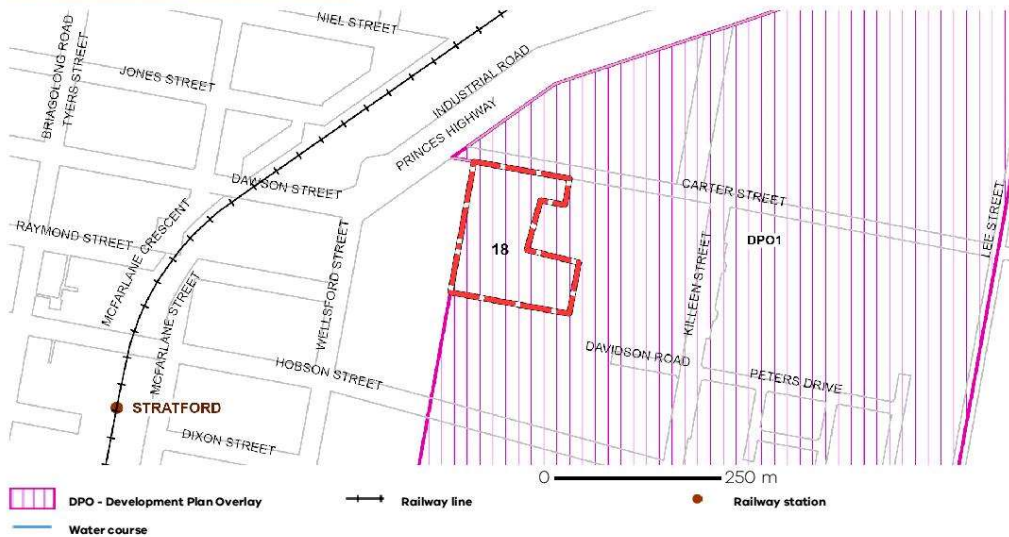
PLANNING PROPERTY REPORT



Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)



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PLANNING PROPERTY REPORT: 18 CARTER STREET STRATFORD 3862

Page 2 of 4

PLANNING PROPERTY REPORT



OTHER OVERLAYS

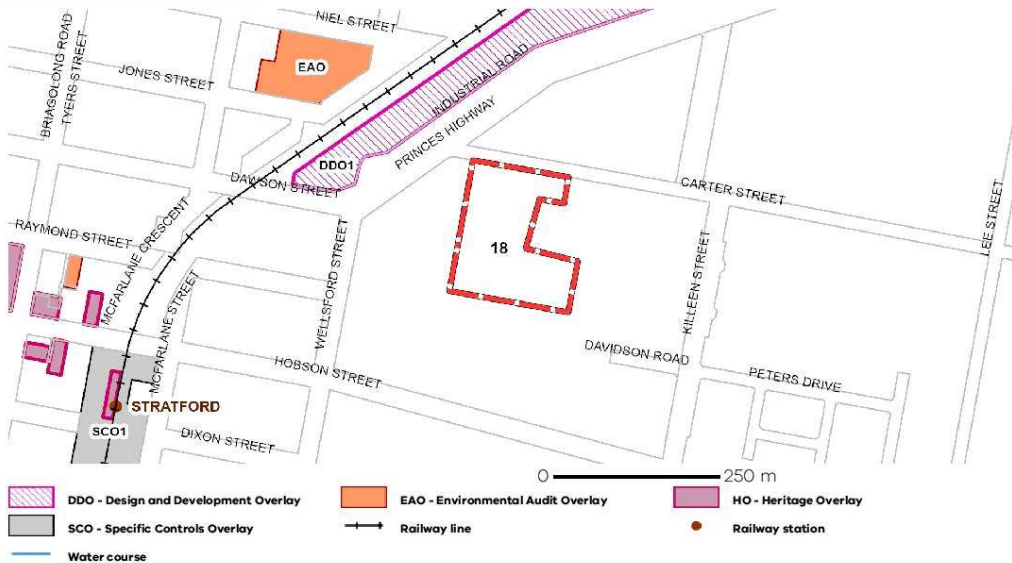
Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

ENVIRONMENTAL AUDIT OVERLAY (EAO)

HERITAGE OVERLAY (HO)

SPECIFIC CONTROLS OVERLAY (SCO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 27 November 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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PLANNING PROPERTY REPORT: 18 CARTER STREET STRATFORD 3862

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PLANNING PROPERTY REPORT

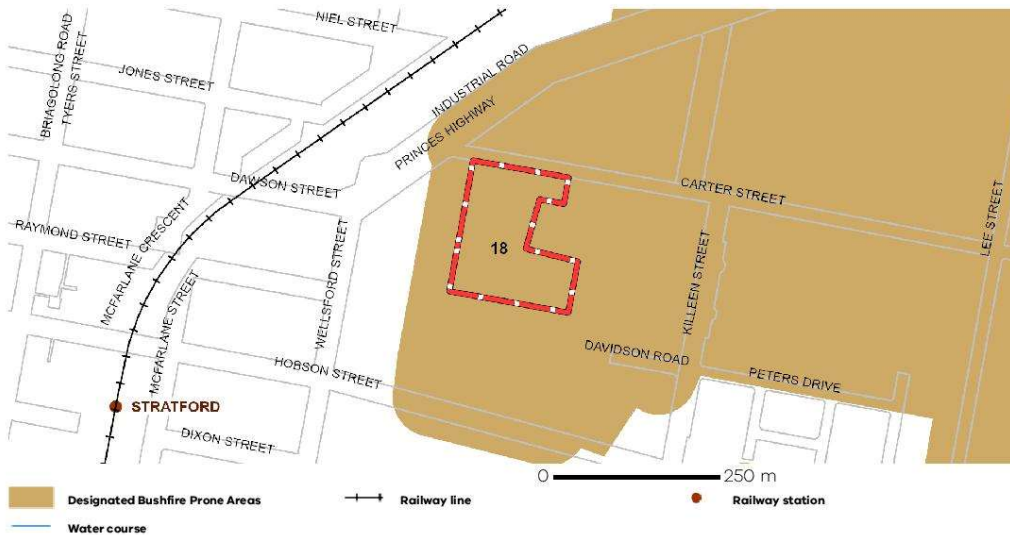


Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

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PLANNING PROPERTY REPORT: 18 CARTER STREET STRATFORD 3862

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PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 09 January 2024 07:41 AM

PROPERTY DETAILS

Address: **41-57 HOBSON STREET STRATFORD 3862**
Crown Description: **Allot. 6 Sec. 48 TOWNSHIP OF STRATFORD**
Standard Parcel Identifier (SPI): **6-48\PP5736**
Local Government Area (Council): **WELLINGTON** www.wellington.vic.gov.au
Council Property Number: **75168**
Planning Scheme: **Wellington** [Planning Scheme - Wellington](#)
Directory Reference: **Vicroads 695 S4**

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Gippsland Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **GIPPSLAND EAST**

OTHER

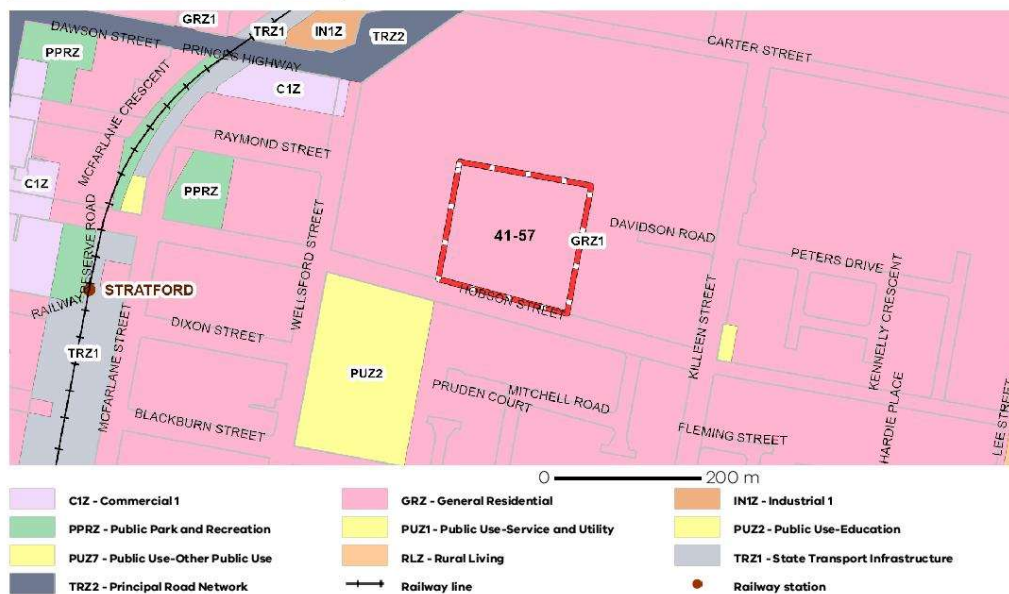
Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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PLANNING PROPERTY REPORT: 41-57 HOBSON STREET STRATFORD 3862

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PLANNING PROPERTY REPORT



Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)



OTHER OVERLAYS

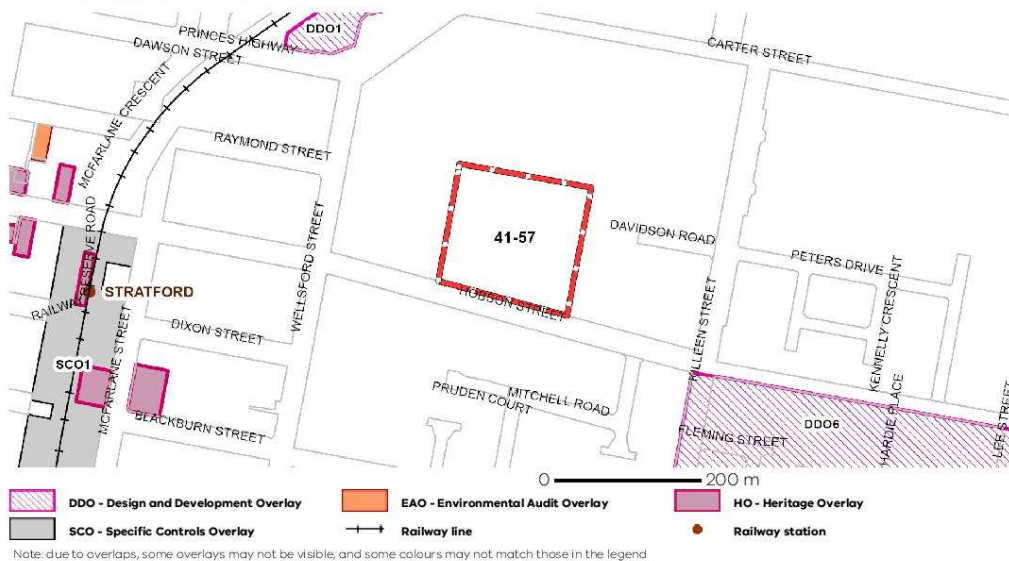
Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

ENVIRONMENTAL AUDIT OVERLAY (EAO)

HERITAGE OVERLAY (HO)

SPECIFIC CONTROLS OVERLAY (SCO)



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PLANNING PROPERTY REPORT: 41-57 HOBSON STREET STRATFORD 3862

Page 2 of 4

PLANNING PROPERTY REPORT



Further Planning Information

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PLANNING PROPERTY REPORT: 41-57 HOBSON STREET STRATFORD 3862

Page 3 of 4

PLANNING PROPERTY REPORT

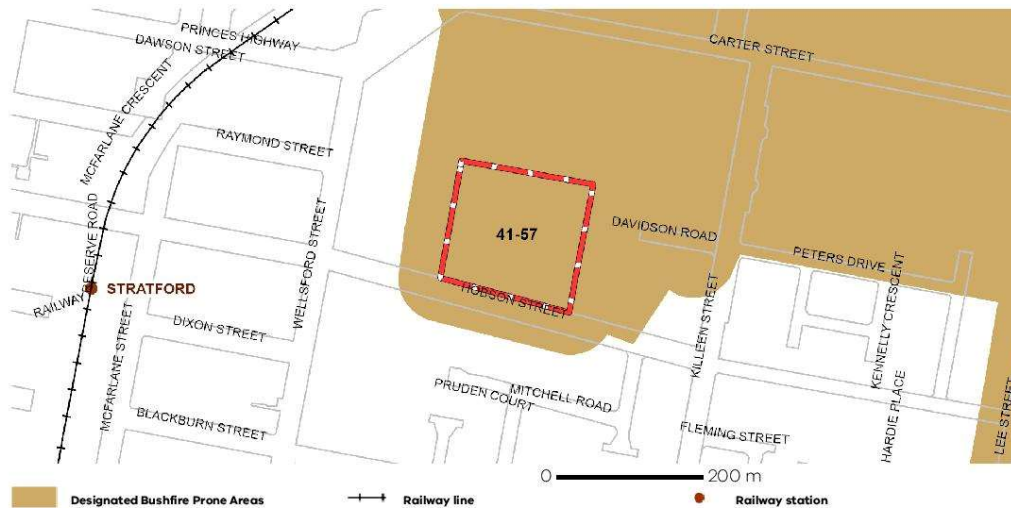


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Native Vegetation

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PLANNING PROPERTY REPORT: 41-57 HOBSON STREET STRATFORD 3862

Page 4 of 4

Appendix 3: Flora survey results

Scientific Name	Common Name	Origin	Conservation Status	CaLP Act Weed	Last Modified	Native Patches	Degraded Areas
<i>Acacia melanoxylon</i>	Blackwood	✓				+	
<i>Acetosella vulgaris</i>	Sheep Sorrel	*					+
<i>Agrostis capillaris</i>	Brown-top Bent	*					+
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	*				+	+
<i>Arctotheca calendula</i>	Cape Weed	*				+	+
<i>Austrostipa</i> spp.	Spear Grass	✓				+	+
<i>Cenchrus clandestinus</i>	Kikuyu	*				+	+
<i>Chloris truncata</i>	Windmill Grass	✓				+	+
<i>Corymbia citriodora</i> subsp. <i>citriodora</i>	Lemon-scented Gum	*					+
<i>Corymbia maculata</i>	Spotted Gum	#	v				+
<i>Cotula australis</i>	Common Cotula	#	P				+
<i>Cupressus sempervirens</i>	Italian Cypress	*					+
<i>Cynodon dactylon</i>	Couch	*				+	+
<i>Cyperus eragrostis</i>	Drain Flat-sedge	*					+
<i>Dactylis glomerata</i>	Cocksfoot	*					+
<i>Ehrharta erecta</i>	Panic Veldt-grass	*				+	+
<i>Einadia nutans</i>	Nodding Saltbush	✓					+
<i>Eleocharis acuta</i>	Common Spike-sedge	✓				+	
<i>Eleusine tristachya</i>	American Crows-foot Grass	*					+
<i>Eragrostis curvula</i>	African Love-grass	*		x		+	+
<i>Eucalyptus globulus</i>	Southern Blue-gum	#					+
<i>Eucalyptus goniocalyx</i> s.l.	Bundy	✓					+
<i>Eucalyptus microcarpa</i>	Grey Box	✓					+
<i>Eucalyptus ovata</i>	Swamp Gum	✓					+
<i>Eucalyptus</i> spp.	Eucalypt	*					+
<i>Eucalyptus tereticornis</i> subsp. <i>mediana</i>	Gippsland Red-gum	✓				+	+

Native Vegetation Assessment for 18 Carter Street Stratford & 41-57 Hobson Street, Stratford | February 2024

Scientific Name	Common Name	Origin	Conservation Status	CaLP Act Weed	Last Modified	Native Patches	Degraded Areas
<i>Eucalyptus viminalis</i> subsp. <i>viminalis</i>	Manna Gum	✓					+
<i>Euchiton japonicus</i> s.l.	Clustered/Creeping Cudweed	✓	P				+
<i>Fumaria</i> spp.	Fumitory	*					+
<i>Holcus lanatus</i>	Yorkshire Fog	*				+	+
<i>Hypochaeris radicata</i>	Flatweed	*				+	+
<i>Isolepis cernua</i> s.l.	Nodding Club-sedge	✓				+	+
<i>Juncus articulatus</i> subsp. <i>articulatus</i>	Jointed Rush	*					+
<i>Juncus</i> spp.	Rush	✓				+	+
<i>Lachnagrostis filiformis</i>	Common Blown-grass	✓				+	+
<i>Lolium perenne</i>	Perennial Rye-grass	*					+
<i>Lotus corniculatus</i>	Bird's-foot Trefoil	*					+
<i>Lycium ferocissimum</i>	African Box-thorn	*		x			+
<i>Lythrum hyssopifolia</i>	Small Loosestrife	✓				+	+
<i>Malva</i> spp.	Mallow	*					+
<i>Melicytus dentatus</i>	Tree Violet	✓					+
<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass	✓				+	+
<i>Oxalis perennans</i>	Grassland Wood-sorrel	✓				+	+
<i>Paspalum dilatatum</i>	Paspalum	*				+	+
<i>Phalaris aquatica</i>	Toowoomba Canary-grass	*					+
<i>Pinus radiata</i>	Radiata Pine	*					+
<i>Plantago coronopus</i>	Buck's-horn Plantain	*					+
<i>Plantago lanceolata</i>	Ribwort	*				+	+
<i>Polygonum arenastrum</i>	Wireweed	*					+
<i>Rosa rubiginosa</i>	Sweet Briar	*		x			+
<i>Rubus fruticosus</i> spp. agg.	Blackberry	*		x			+
<i>Rumex</i> spp.	Dock	✓				+	+
<i>Rytidosperma</i> spp.	Wallaby-grass	✓				+	+
<i>Solanum nigrum</i>	Black Nightshade	*					+
<i>Sonchus oleraceus</i>	Common Sow-thistle	*					+

Native Vegetation Assessment for 18 Carter Street Stratford & 41-57 Hobson Street, Stratford | February 2024

Scientific Name	Common Name	Origin	Conservation Status	CaLP Act Weed	Last Modified	Native Patches	Degraded Areas
<i>Symphotrichum subulatum</i>	Aster-weed	*					+
<i>Themeda triandra</i>	Kangaroo Grass	√				+	+
<i>Trifolium repens</i> var. <i>repens</i>	White Clover	*					+
<i>Vulpia bromoides</i>	Squirrel-tail Fescue	*					+

Origin and Conservation Status Key

Origin	
√	Species is native to Victoria
*	Exotic species
#	Native but some stands may be alien
Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1999	
VU	Listed as Nationally Vulnerable
EN	Listed as Nationally Endangered
EX	Listed as Nationally Extinct
CR	Listed as Nationally Critically Endangered
Victorian FFG Act 1988 Listing (DEECA 2023)	
x	Presumed Extinct in Victoria
cr	Listed as Critically Endangered in Victoria
en	Listed as Endangered in Victoria
vu	Listed as Vulnerable in Victoria
Victorian FFG Act 1988 Protected	
P	Protected Flora Species
Catchment and Land Protection Act (CaLP) 1994	
x	Declared Noxious Weed

Appendix 4: Fauna survey results

Scientific Name	Common Name	Origin	Treaties	FFG Act Status	EPBC Act Status
<i>Cacatua galerita</i>	Sulphur-crested Cockatoo	Native			
<i>Cacatua sanguinea</i>	Little Corella	Native			
<i>Eolophus roseicapilla</i>	Galah	Native			
<i>Grallina cyanoleuca</i>	Magpie-lark	Native			
<i>Gymnorhina tibicen</i>	Australian Magpie	Native			
<i>Lepus europaeus</i>	European Brown Hare	Introduced			
<i>Manorina melanocephala</i>	Noisy Miner	Native			
<i>Platycercus eximius</i>	Eastern Rosella	Native			
<i>Sturnus vulgaris</i>	Common Starling	Introduced			
<i>Tiliqua scincoides</i>	Common Blue-tongued Lizard	Native			

Appendix 5: Ecological Vegetation Class Benchmarks

Department of
Sustainability and
Environment

EVC/Bioregion Benchmark for Vegetation Quality Assessment
Gippsland Plain bioregion

EVC 55: Plains Grassy Woodland

Description:
An open, eucalypt woodland to 15 m tall occurring on a number of geologies and soil types. Occupies poorly drained, fertile soils on flat or gently undulating plains at low elevations. The understorey consists of a few sparse shrubs over a species-rich grassy and herbaceous ground layer.

Large trees:		
Species	DBH(cm)	# /ha
<i>Eucalyptus</i> spp.	80 cm	10 / ha

Tree Canopy Cover:

%cover	Character Species	Common Name
20%	<i>Eucalyptus tereticornis</i> ssp. <i>mediana</i> <i>Eucalyptus camaldulensis</i>	Gippsland Red-gum River Red-gum

Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	1	5%	T
Medium Shrub	2	10%	MS
Small Shrub	1	1%	SS
Prostrate Shrub	1	1%	PS
Large Herb	1	5%	LH
Medium Herb	10	20%	MH
Small or Prostrate Herb	3	5%	SH
Large Tufted Graminoid	2	5%	LTG
Large Non-tufted Graminoid	1	10%	LNG
Medium to Small Tufted Graminoid	9	35%	MTG
Medium to Tiny Non-tufted Graminoid	2	10%	MNG
Bryophytes/Lichens	na	10%	BL

LF Code	Species typical of at least part of EVC range	Common Name
T	<i>Allocasuarina littoralis</i>	Black Sheoak
T	<i>Acacia measmii</i>	Black Wattle
T	<i>Acacia melanoxylon</i>	Blackwood
MS	<i>Kunzea ericoides</i>	Burgan
SS	<i>Pimelea humilis</i>	Common Rice-flower
PS	<i>Bossiaea prostrata</i>	Creeping Bossiaea
MH	<i>Hypericum gramineum</i>	Small St John's Wort
MH	<i>Oxalis perennans</i>	Grassland Wood-sorrel
SH	<i>Dichondra repens</i>	Kidney-weed
SH	<i>Poranthera microphylla</i>	Small Poranthera
LTG	<i>Austrostipa rudis</i>	Veined Spear-grass
LNG	<i>Gahnia radula</i>	Thatch Saw-sedge
MTG	<i>Themeda triandra</i>	Kangaroo Grass
MTG	<i>Carex breviculmis</i>	Common Grass-sedge
MTG	<i>Lomandra filiformis</i>	Wattle Mat-rush
MTG	<i>Schoenus apogon</i>	Common Bog-sedge
MNG	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass



Ecological Vegetation Class bioregion benchmark

EVC 55: Plains Grassy Woodland - Gippsland Plain bioregion

Recruitment:
Continuous

Organic Litter:
10 % cover

Logs:
10 m/0.1 ha.

Weediness:				
LF Code	Typical Weed Species	Common Name	Invasive	Impact
LH	<i>Plantago lanceolata</i>	Ribwort	high	low
MH	<i>Hypochoeris radicata</i>	Cat's Ear	high	low
MH	<i>Centaurea erythraea</i>	Common Centaury	high	low
LNG	<i>Holcus lanatus</i>	Yorkshire Fog	high	high
MTG	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	high	high
MNG	<i>Romulea rosea</i>	Onion Grass	high	low
MNG	<i>Briza maxima</i>	Large Quaking-grass	high	low
MNG	<i>Briza minor</i>	Lesser Quaking-grass	high	low

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Appendix 6: Canopy Tree recordings

ID No.	Botanical Name	Common Name	DBH	Origin	Size Category	Type	TPZ	Comments
1	Corymbia maculata	Spotted Gum	38	Victorian Native	Small	Scattered Tree	4.6	0
2	Corymbia maculata	Spotted Gum	30	Victorian Native	Small	Scattered Tree	3.6	0
3	Corymbia maculata	Spotted Gum	18	Victorian Native	Small	Scattered Tree	2.2	0
4	Corymbia maculata	Spotted Gum	23	Victorian Native	Small	Scattered Tree	2.8	0
5	Corymbia maculata	Spotted Gum	20	Victorian Native	Small	Scattered Tree	2.4	0
6	Corymbia maculata	Spotted Gum	29	Victorian Native	Small	Scattered Tree	3.5	0
7	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	43	Locally Native	Small	Scattered Tree	5.2	0
8	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	2	Locally Native	Small	Scattered Tree	0.2	0
9	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	8	Locally Native	Small	Scattered Tree	1	0
10	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	10	Locally Native	Small	Scattered Tree	1.2	0
11	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	17	Locally Native	Small	Scattered Tree	2	0
12	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	10	Locally Native	Small	Scattered Tree	1.2	0
13	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	12	Locally Native	Small	Scattered Tree	1.4	0
14	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	35	Locally Native	Small	Planted Canopy Tree adjacent property	4.2	Planted
15	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	12	Locally Native	Small	Scattered Tree	1.4	0
16	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	25	Locally Native	Small	Planted Canopy Tree adjacent property	3	Planted
17	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	36	Locally Native	Small	Planted Canopy Tree adjacent property	4.3	Planted
18	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	20	Locally Native	Small	Planted Canopy Tree adjacent property	2.4	Planted
19	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	42	Locally Native	Small	Planted Canopy Tree adjacent property	5	Planted
20	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	40	Locally Native	Small	Planted Canopy Tree adjacent property	4.8	Planted
21	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	30	Locally Native	Small	Planted Canopy Tree adjacent property	3.6	Planted
22	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	25	Locally Native	Small	Planted Canopy Tree adjacent property	3	Planted
23	Eucalyptus goniocalyx	Bundy	55	Locally Native	Small	Planted Canopy Tree adjacent property	6.6	Planted
24	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	55	Locally Native	Small	Planted Canopy Tree adjacent property	6.6	Planted
25	Corymbia maculata	Spotted Gum	65	Victorian Native	Small	Planted Canopy Tree adjacent property	7.8	Planted
26	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	35	Locally Native	Small	Planted Canopy Tree adjacent property	4.2	Planted

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ID No.	Botanical Name	Common Name	DBH	Origin	Size Category	Type	TPZ	Comments
27	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	55	Locally Native	Small	Planted Canopy Tree adjacent property	6.6	Planted
28	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	45	Locally Native	Small	Planted Canopy Tree adjacent property	5.4	Planted
29	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	38	Locally Native	Small	Planted Canopy Tree adjacent property	4.6	Planted
30	Eucalyptus ovata	Swamp Gum	55	Locally Native	Small	Planted Canopy Tree adjacent property	6.6	Planted
31	Eucalyptus ovata	Swamp Gum	55	Locally Native	Small	Planted Canopy Tree adjacent property	6.6	Planted
32	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	15	Locally Native	Small	Planted Canopy Tree adjacent property	1.8	Planted
33	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	10	Locally Native	Small	Planted Canopy Tree adjacent property	1.2	Planted
34	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	50	Locally Native	Small	Planted Canopy Tree adjacent property	6	Planted
35	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	35	Locally Native	Small	Planted Canopy Tree adjacent property	4.2	Planted
36	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	40	Locally Native	Small	Planted Canopy Tree adjacent property	4.8	Planted
37	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	30	Locally Native	Small	Planted Canopy Tree adjacent property	3.6	Planted
38	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	35	Locally Native	Small	Planted Canopy Tree adjacent property	4.2	Planted
39	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	50	Locally Native	Small	Planted Canopy Tree adjacent property	6	Planted
40	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	45	Locally Native	Small	Planted Canopy Tree adjacent property	5.4	Planted
41	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	40	Locally Native	Small	Planted Canopy Tree adjacent property	4.8	Planted
42	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	40	Locally Native	Small	Planted Canopy Tree adjacent property	4.8	Planted
43	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	40	Locally Native	Small	Planted Canopy Tree adjacent property	4.8	Planted
44	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	50	Locally Native	Small	Planted Canopy Tree adjacent property	6	Planted
45	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	30	Locally Native	Small	Planted Canopy Tree adjacent property	3.6	Planted
46	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	45	Locally Native	Small	Planted Canopy Tree adjacent property	5.4	Planted
47	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	45	Locally Native	Small	Planted Canopy Tree adjacent property	5.4	Planted
48	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	40	Locally Native	Small	Planted Canopy Tree adjacent property	4.8	Planted
49	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	40	Locally Native	Small	Planted Canopy Tree adjacent property	4.8	Planted
50	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	40	Locally Native	Small	Planted Canopy Tree adjacent property	4.8	Planted
51	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	40	Locally Native	Small	Planted Canopy Tree adjacent property	4.8	Planted
52	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	45	Locally Native	Small	Planted Canopy Tree adjacent property	5.4	Planted
53	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	40	Locally Native	Small	Planted Canopy Tree adjacent property	4.8	Planted
54	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	45	Locally Native	Small	Planted Canopy Tree adjacent property	5.4	Planted

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ID No.	Botanical Name	Common Name	DBH	Origin	Size Category	Type	TPZ	Comments
55	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	30	Locally Native	Small	Planted Canopy Tree adjacent property	3.6	Planted
56	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	55	Locally Native	Small	Planted Canopy Tree adjacent property	6.6	Planted
57	Eucalyptus globulus	Blue Gum	25	Victorian Native	Small	Planted Canopy Tree adjacent property	3	Planted
58	Eucalyptus globulus	Blue Gum	45	Victorian Native	Small	Planted Canopy Tree adjacent property	5.4	Planted
59	Eucalyptus globulus	Blue Gum	35	Victorian Native	Small	Planted Canopy Tree adjacent property	4.2	Planted
60	Eucalyptus globulus	Blue Gum	55	Victorian Native	Small	Planted Canopy Tree adjacent property	6.6	Planted
61	Eucalyptus globulus	Blue Gum	35	Victorian Native	Small	Planted Canopy Tree adjacent property	4.2	Planted
62	Eucalyptus globulus	Blue Gum	55	Victorian Native	Small	Planted Canopy Tree adjacent property	6.6	Planted
63	Eucalyptus globulus	Blue Gum	30	Victorian Native	Small	Planted Canopy Tree adjacent property	3.6	Planted
64	Eucalyptus globulus	Blue Gum	35	Victorian Native	Small	Planted	4.2	Planted
65	Eucalyptus globulus	Blue Gum	40	Victorian Native	Small	Planted Canopy Tree adjacent property	4.8	Planted
66	Eucalyptus globulus	Blue Gum	25	Victorian Native	Small	Planted Canopy Tree adjacent property	3	Planted
67	Eucalyptus globulus	Blue Gum	45	Victorian Native	Small	Planted Canopy Tree adjacent property	5.4	Planted
68	Corymbia maculata	Spotted Gum	25	Victorian Native	Small	Planted	3	Planted
69	Eucalyptus globulus	Blue Gum	45	Victorian Native	Small	Planted Canopy Tree adjacent property	5.4	Planted
70	Corymbia maculata	Spotted Gum	25	Victorian Native	Small	Planted	3	Planted
71	Corymbia maculata	Spotted Gum	20	Victorian Native	Small	Planted	2.4	Planted
72	Corymbia maculata	Spotted Gum	45	Victorian Native	Small	Planted	5.4	Planted
73	Corymbia maculata	Spotted Gum	15	Victorian Native	Small	Planted	1.8	Planted
74	Corymbia maculata	Spotted Gum	30	Victorian Native	Small	Planted	3.6	Planted
75	Eucalyptus tricarpa	Red Ironbark	30	Victorian Native	Small	Planted Canopy Tree adjacent property	3.6	Planted
76	Corymbia maculata	Spotted Gum	15	Victorian Native	Small	Planted	1.8	Planted
77	Eucalyptus globulus	Blue Gum	30	Victorian Native	Small	Planted Canopy Tree adjacent property	3.6	Planted
78	Corymbia maculata	Spotted Gum	15	Victorian Native	Small	Planted	1.8	Planted
79	Corymbia maculata	Spotted Gum	30	Victorian Native	Small	Planted	3.6	Planted
80	Eucalyptus globulus	Blue Gum	25	Victorian Native	Small	Planted Canopy Tree adjacent property	3	Planted
81	Eucalyptus globulus	Blue Gum	15	Victorian Native	Small	Planted Canopy Tree adjacent property	1.8	Planted
82	Eucalyptus microcarpa	Grey Box	55	Victorian Native	Small	Planted Canopy Tree adjacent property	6.6	Planted

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ID No.	Botanical Name	Common Name	DBH	Origin	Size Category	Type	TPZ	Comments
83	Corymbia maculata	Spotted Gum	20	Victorian Native	Small	Planted	2.4	Planted
84	Eucalyptus viminalis	Manna Gum	20	Locally Native	Small	Planted Canopy Tree adjacent property	2.4	Planted
85	Corymbia maculata	Spotted Gum	20	Victorian Native	Small	Planted	2.4	Planted
86	Eucalyptus microcarpa	Grey Box	50	Victorian Native	Small	Planted Canopy Tree adjacent property	6	Planted
87	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	15	Locally Native	Small	Scattered Tree	1.8	0
88	Eucalyptus globulus	Blue Gum	35	Victorian Native	Small	Planted Canopy Tree adjacent property	4.2	Planted
89	Eucalyptus globulus	Blue Gum	40	Victorian Native	Small	Planted	4.8	Planted
90	Corymbia maculata	Spotted Gum	45	Victorian Native	Small	Planted	5.4	Planted
91	Eucalyptus globulus	Blue Gum	35	Victorian Native	Small	Planted	4.2	Planted
92	Eucalyptus globulus	Blue Gum	30	Victorian Native	Small	Planted	3.6	Planted
93	Eucalyptus globulus	Blue Gum	30	Victorian Native	Small	Planted	3.6	Planted
94	Eucalyptus globulus	Blue Gum	30	Victorian Native	Small	Planted	3.6	Planted
95	Eucalyptus globulus	Blue Gum	30	Victorian Native	Small	Planted	3.6	Planted
96	Corymbia maculata	Spotted Gum	35	Victorian Native	Small	Planted	4.2	Planted
97	Corymbia maculata	Spotted Gum	30	Victorian Native	Small	Planted	3.6	Planted
98	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	45	Locally Native	Small	Scattered Tree	5.4	0
99	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	28	Locally Native	Small	Scattered Tree	3.4	0
100	Corymbia maculata	Spotted Gum	60	Victorian Native	Small	Planted Canopy Tree adjacent property	7.2	Planted
101	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	0	Locally Native	Small	Scattered Tree	0	Assumed species & size
102	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	0	Locally Native	Small	Scattered Tree	0	Assumed species & size
103	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	0	Locally Native	Small	Scattered Tree	0	Assumed species & size
104	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	0	Locally Native	Small	Scattered Tree	0	Assumed species & size
105	Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum	0	Locally Native	Small	Scattered Tree	0	Assumed species & size

Appendix 7: Native Vegetation Removal Report

Native vegetation removal report

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report is **not an assessment by DELWP** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Date of issue: 31/01/2024
Time of issue: 4:44 pm

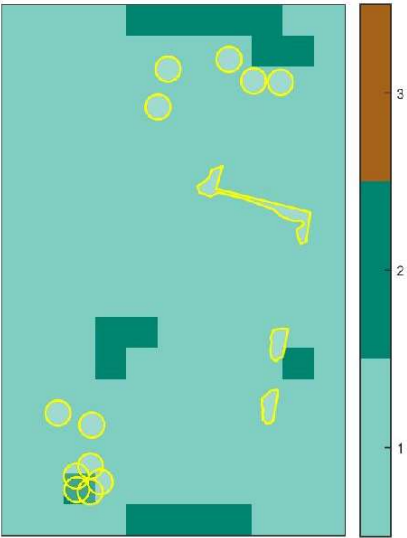
Report ID: IDE_2024_002

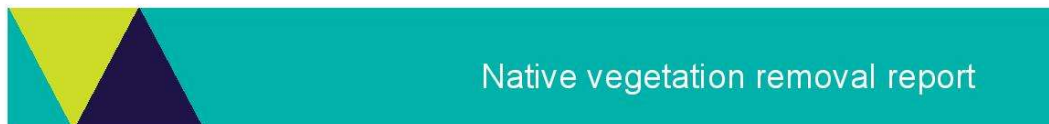
Project ID	23256MM_Clearing_v1
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Assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent including past and proposed	0.456 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.456 ha
No. Large trees proposed to be removed	0
Location category of proposed removal	Location 2 The native vegetation is in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map). Removal of less than 0.5 hectares of native vegetation in this location will not have a significant impact on any habitat for a rare or threatened species.

1. Location map





Offset requirements if a permit is granted

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

General offset amount ¹	0.117 general habitat units
Vicinity	West Gippsland Catchment Management Authority (CMA) or Wellington Shire Council
Minimum strategic biodiversity value score ²	0.521
Large trees	0 large trees

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

Appendix 1 includes information about the native vegetation to be removed

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

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

¹ The general offset amount required is the sum of all general habitat units in Appendix 1.

² Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

Native vegetation removal report

Next steps

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

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

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

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

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

Additional application requirements must be met including:

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

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Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes 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 the Victoria Planning Provisions and Victorian planning schemes.

Native Vegetation Assessment for 18 Carter Street Stratford & 41-57 Hobson Street, Stratford | February 2024

Appendix 1: Description of native vegetation to be removed

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

General habitat units = extent x condition x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The general offset amount required is the sum of all general habitat units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
1-A	Patch	gipp0055	Endangered	0	no	0.220	0.024	0.024	0.910		0.008	General
2-A	Patch	gipp0055	Endangered	0	no	0.310	0.026	0.026	0.910		0.012	General
3-A	Patch	gipp0055	Endangered	0	no	0.190	0.073	0.073	0.856		0.019	General
10-A	Scattered Tree	gipp0055	Endangered	0	no	0.200	0.031	0.023	0.390		0.005	General
10-B	Scattered Tree	gipp0055	Endangered	0	no	0.200	0.031	0.024	0.500		0.005	General
10-C	Scattered Tree	gipp0055	Endangered	0	no	0.200	0.031	0.026	0.444		0.006	General
10-D	Scattered Tree	gipp0055	Endangered	0	no	0.200	0.031	0.031	0.473		0.007	General
10-E	Scattered Tree	gipp0055	Endangered	0	no	0.200	0.031	0.031	0.260		0.006	General
10-F	Scattered Tree	gipp0055	Endangered	0	no	0.200	0.031	0.031	0.730		0.008	General
10-G	Scattered Tree	gipp0055	Endangered	0	no	0.200	0.031	0.031	0.730		0.008	General
10-H	Scattered Tree	gipp0055	Endangered	0	no	0.200	0.031	0.031	0.730		0.008	General
10-I	Scattered Tree	gipp0055	Endangered	0	no	0.200	0.031	0.031	0.730		0.008	General

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Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
10-J	Scattered Tree	gipp0055	Endangered	0	no	0.200	0.031	0.031	0.730		0.008	General
10-K	Scattered Tree	gipp0055	Endangered	0	no	0.200	0.031	0.021	0.470		0.005	General
10-L	Scattered Tree	gipp0055	Endangered	0	no	0.200	0.031	0.021	0.470		0.005	General

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

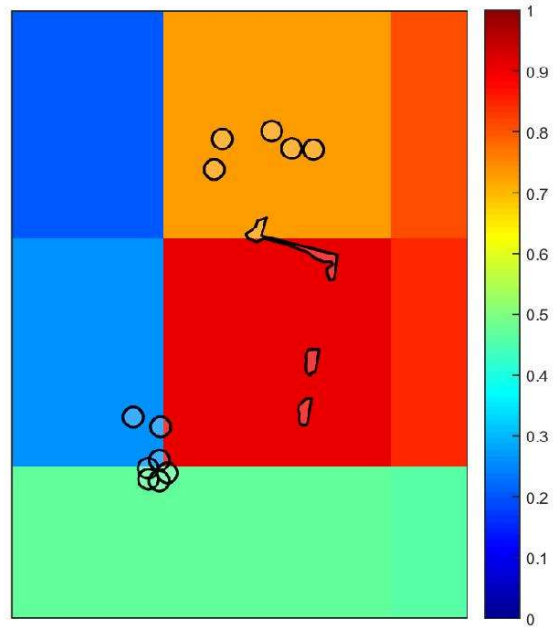
This is not applicable in the Intermediate Assessment Pathway.

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Appendix 3 – Images of mapped native vegetation

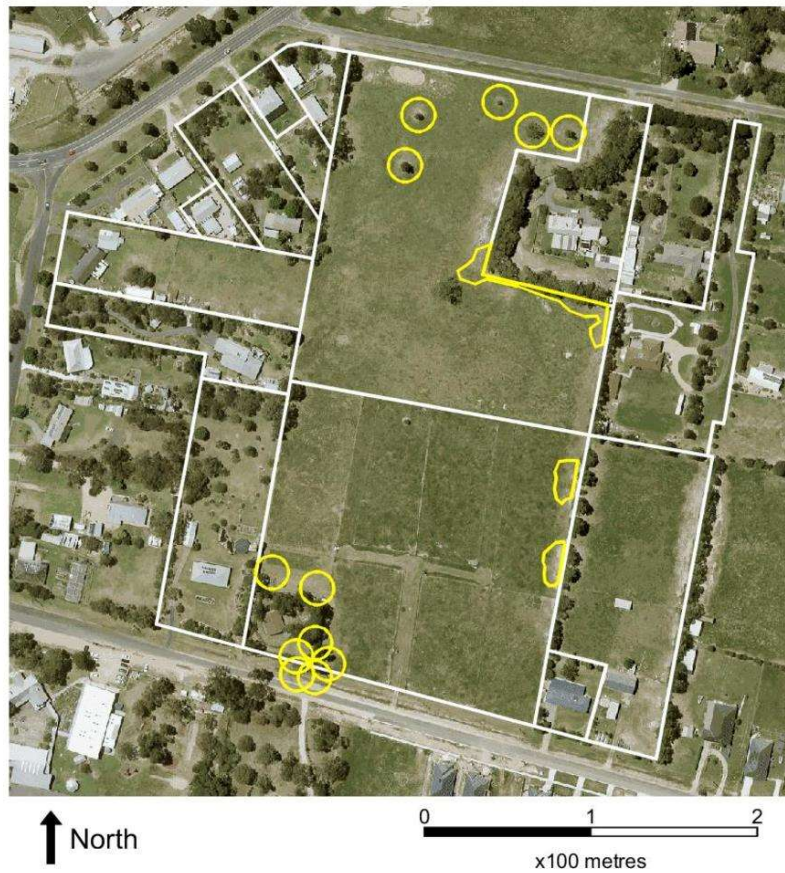
2. Strategic biodiversity values map



3. Aerial photograph showing mapped native vegetation



4. Map of the property in context

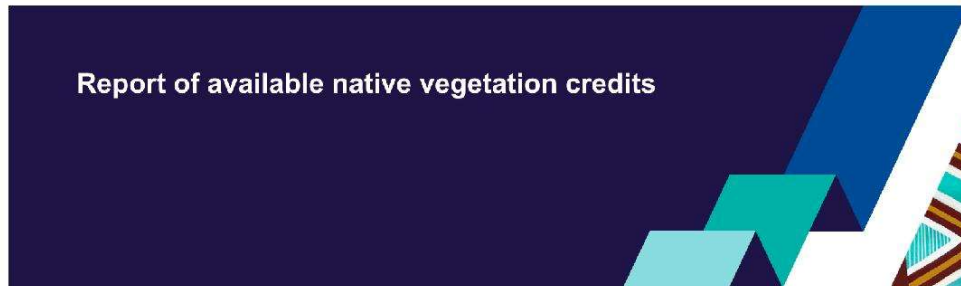


Yellow boundaries denote areas of proposed native vegetation removal.

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Appendix 8: Availability of Native Vegetation Credits



This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 01/02/2024 07:47

Report ID: 22654

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.117	0.521	0	CMA	West Gippsland
			or LGA	Wellington Shire

Details of available native vegetation credits on 01 February 2024 07:47

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0115	2.976	0	West Gippsland	East Gippsland Shire	Yes	Yes	No	Bio Offsets
BBA-0119	3.052	73	West Gippsland	South Gippsland Shire	Yes	Yes	No	VegLink
BBA-0138	24.007	1605	West Gippsland	Wellington Shire	Yes	Yes	No	Ecocentric
BBA-0759	18.868	659	West Gippsland	Wellington Shire	Yes	Yes	No	Contact NVOR
BBA-1041	0.432	182	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
BBA-1041	0.385	0	West Gippsland	Wellington Shire	Yes	Yes	Yes	VegLink
BBA-2623	21.733	855	West Gippsland	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2751	10.307	0	West Gippsland	Wellington Shire	Yes	Yes	No	Contact NVOR
BBA-2757	0.436	0	West Gippsland	Bass Coast Shire	No	Yes	No	Bio Offsets
BBA-2810	7.758	613	West Gippsland	Latrobe City	Yes	Yes	No	VegLink
BBA-2833	5.401	20	West Gippsland	Wellington Shire	Yes	Yes	No	Ethos
BBA-2839	0.929	14	West Gippsland	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2845	27.537	1068	West Gippsland	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2849	2.678	0	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
BBA-2850	5.888	0	West Gippsland	Latrobe City	Yes	Yes	No	VegLink
BBA-2855	2.163	2	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink

Native Vegetation Assessment for 18 Carter Street Stratford & 41-57 Hobson Street,
Stratford | February 2024

BBA-2875	32.836	1037	West Gippsland	Wellington Shire	Yes	Yes	No	Abezco
TFN-C0977	2.959	54	West Gippsland	Baw Baw Shire	Yes	Yes	No	TFN
TFN-C1442	0.824	9	West Gippsland	Baw Baw Shire	Yes	Yes	No	TFN
TFN-C1692	0.489	275	West Gippsland	South Gippsland Shire	Yes	Yes	No	Ecocentric, Ethos, VegLink
TFN-C1734	0.384	0	West Gippsland	Wellington Shire	Yes	Yes	No	Ecocentric, Ethos, VegLink
VC_CFL-2320_02	0.263	0	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
VC_CFL-3696_01	1.564	257	West Gippsland	Bass Coast Shire	Yes	Yes	No	Ethos, VegLink
VC_CFL-3717_01	35.916	0	West Gippsland	Wellington Shire	Yes	Yes	No	Contact NVOR
VC_TFN-C2078_01	0.785	57	West Gippsland	Wellington Shire	Yes	Yes	No	Contact NVOR

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
TFN-C1893	0.542	43	West Gippsland	Wellington Shire	Yes	Yes	No	Ecocentric, Ethos, VegLink

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

Next steps

If applying for approval to remove native vegetation

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

If you have approval to remove native vegetation

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

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@delwp.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
Nilumbik SC	Nilumbik Shire Council	(03) 9433 3316	offsets@nilumbik.vic.gov.au	www.nilumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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

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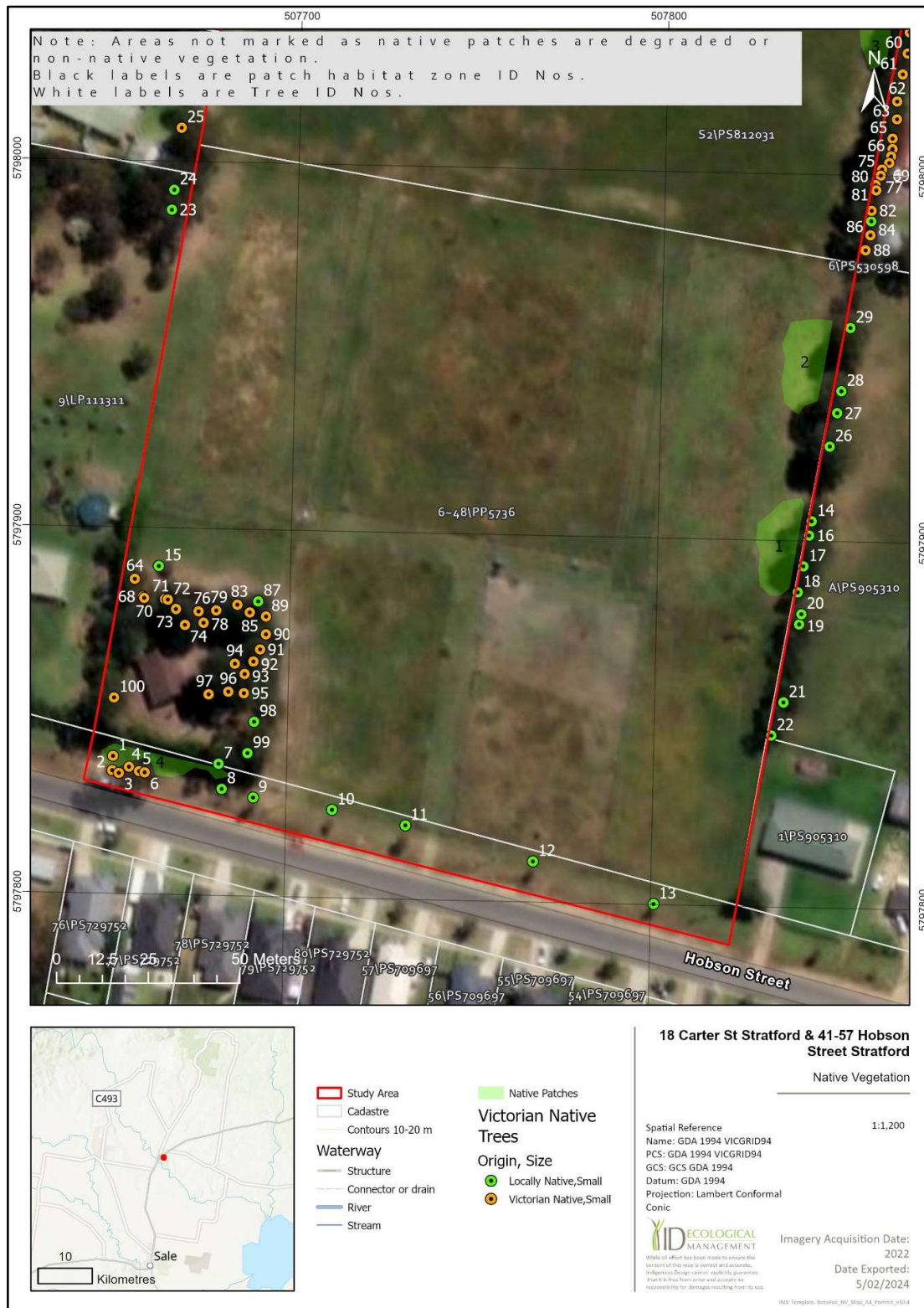
Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

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

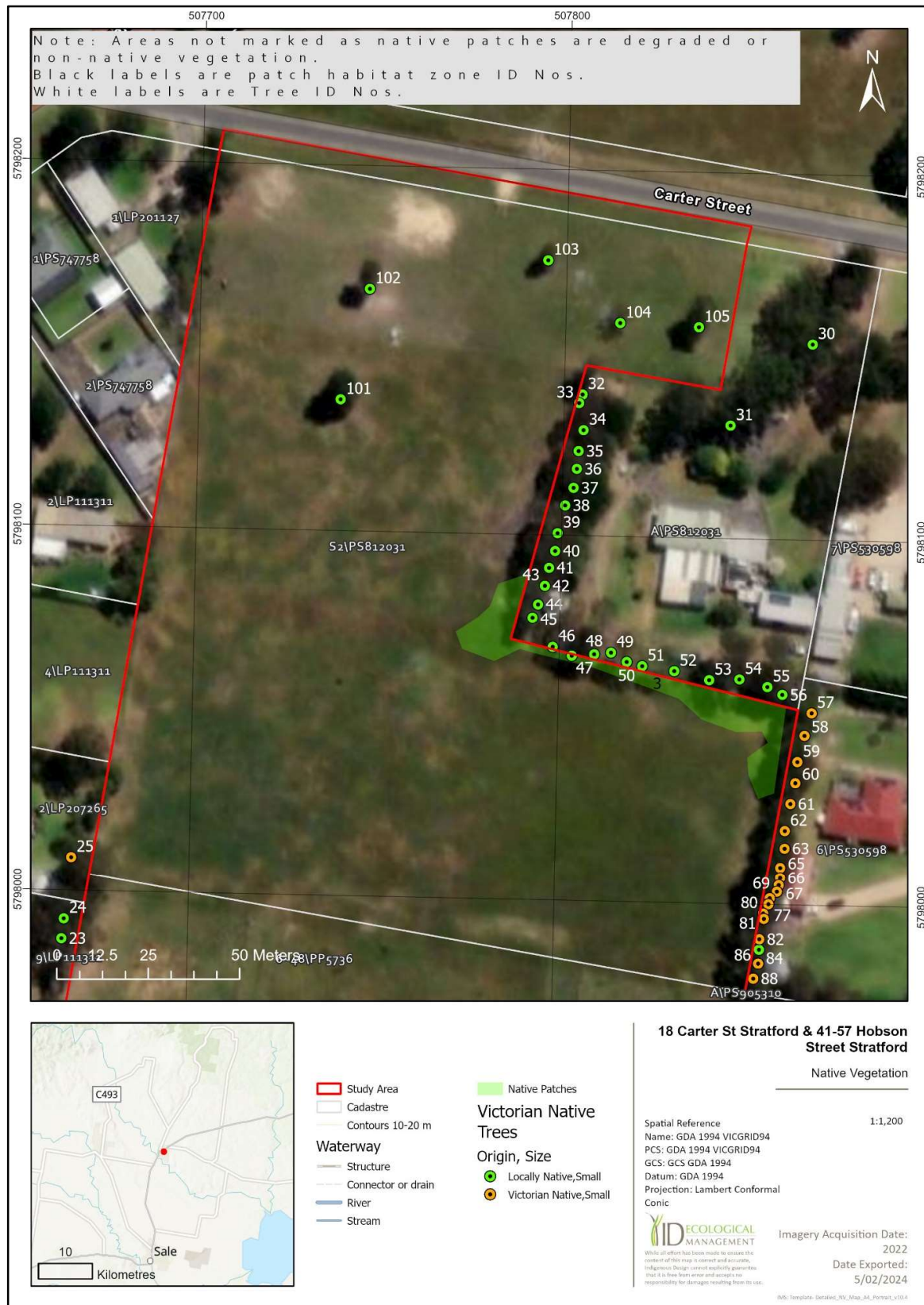
Maps

Maps commence on the next page.

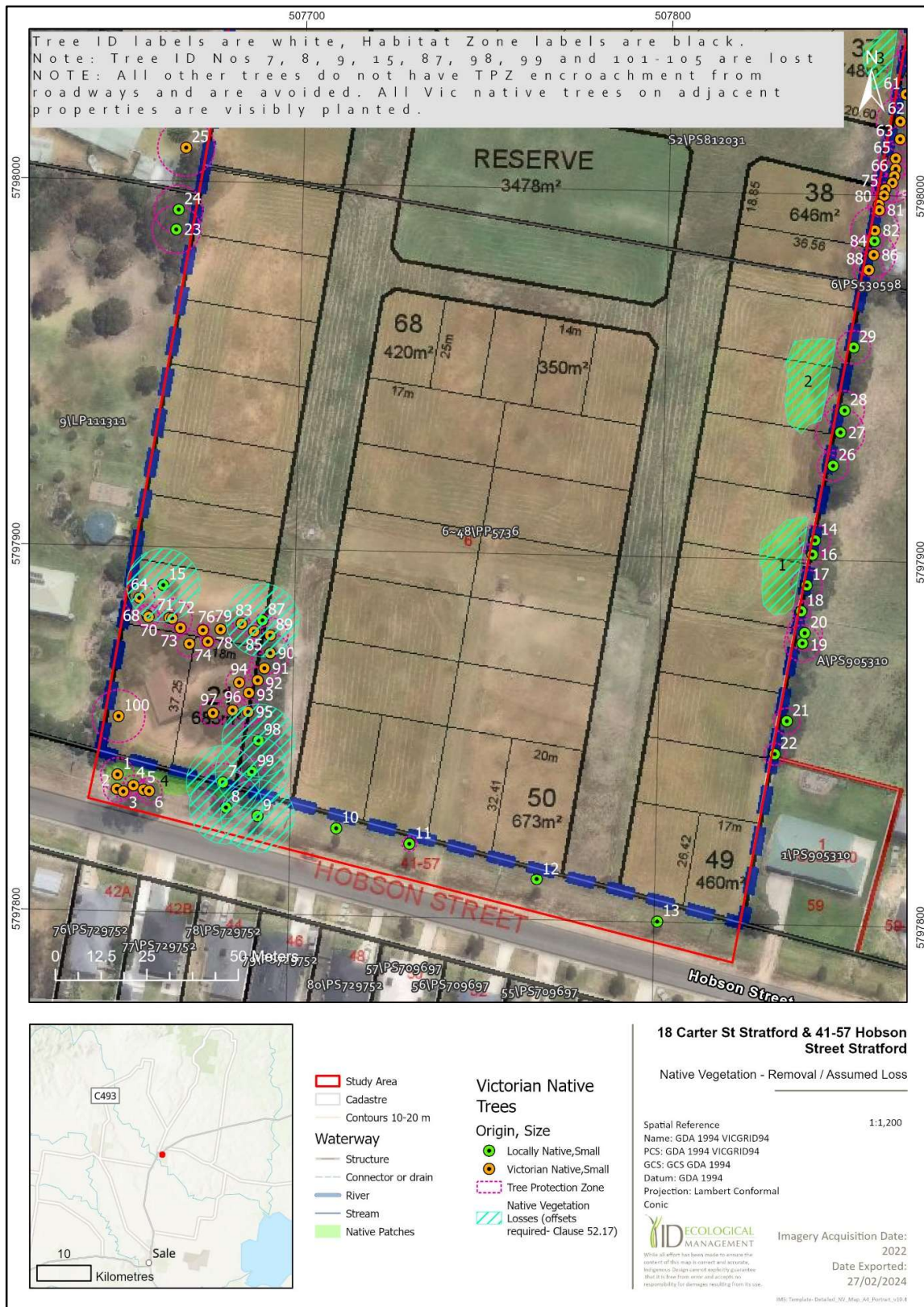
Map 1a- Native vegetation extent



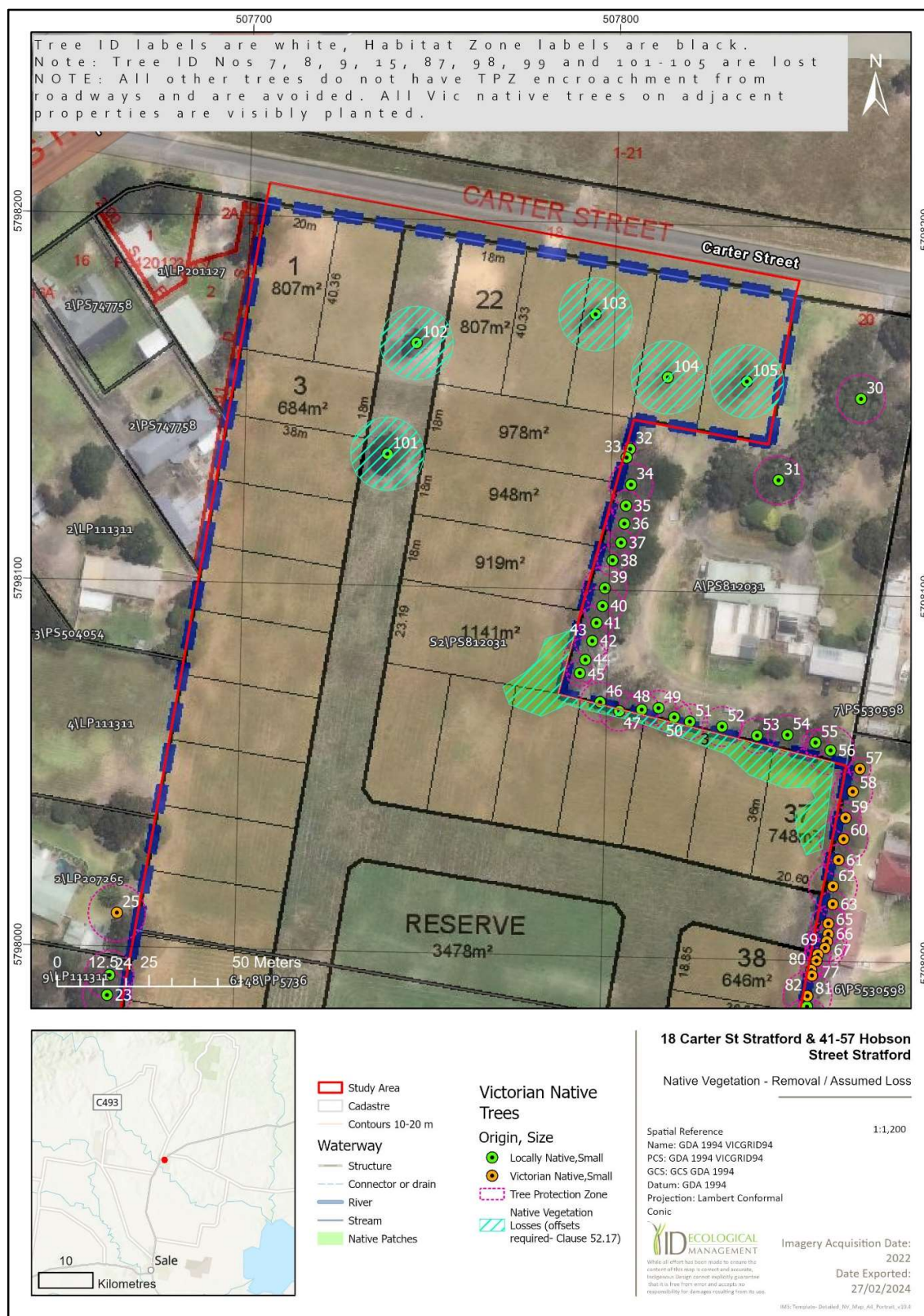
Map 1b- Native vegetation extent



Map 2a- Native Vegetation Losses



Map 2b- Native Vegetation Losses





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