

Metropol Ref. 0926

26 June 2020

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Planning Permit Application – 12 Lot Subdivision – Hillview Drive, Broadford

1.0 Introduction

Metropol Planning Solutions acts on behalf of Ashlyn Glen Pty Ltd owner of land known as Lot B on PS219865G also known as Hillview Drive, Broadford (the subject site). On behalf of our client, we are pleased to submit a planning permit application for a 12 lot subdivision (the proposal) of the subject site.

The subject site comprises an approximately 19 hectare site with irregular boundaries which is located on the periphery of the Broadford township within a low-density residential area.

Planning Permit TP93/100 was originally issued by the former Broadford Shire Council on 23 December 1993 for an 18-lot subdivision of the subject site. This permit was subsequently amended on six occasions including to increase the number of lots to 25 and to provide for staging of the subdivision and to extend the validity of the approval. We understand that this permit has now expired, however we note that construction of the internal road and all necessary services infrastructure have been completed for that portion of the site comprising stages 1 and 2 of the previously approved subdivision. We note that this fresh application comprises the third stage of the previous approval and applies to land at the southern portion of the site.

The proposal will result in an appropriate outcome in terms of the protection of native vegetation given that on-site offsets will be provided through the setting aside of a reserve for nature conservation purposes which is 7.12 hectares in size (37% of the subject site) located at the western portion of the site where the native vegetation is considered to be of the highest environmental value.

The subject site is within the Low Density Residential Zone in the Mitchell Planning Scheme and is affected by the Bushfire Management Overlay and Vegetation Protection Overlay (Schedule 1).

The subdivision design response is consistent with the outcomes sought for the subject site in the State and Local Planning Policy frameworks of the Mitchell Planning Scheme, as detailed in this report, and as reflected in the previous approval which we note included numerous amendments up to the year 2014 under the same provisions of the Mitchell Planning Scheme.

The design of the subdivision responds well to the decision guidelines of Clause 65 as demonstrated in this report.

A Plan of Subdivision (PS840446W) has been prepared by Spatial Works (land surveyors) and should be referred to when reading this report.

This planning assessment report should be read in conjunction with the following supporting documents (which we note in the case of the first two listed reports have been prepared in support of the subdivision of our client's entire landholding into 26 lots with a separate application to be lodged concurrently with this application for the subdivision of the balance of the landholding into 12 lots):

- Bushfire Management Statement (May 2020) - prepared by Terramatrix
- Native Vegetation Assessment (May 2020) – prepared by Nature Advisory

3.0 Planning History

Planning Permit TP93/100 was originally issued by the former Broadford Shire Council on 23 December 1993 for an 18 lot subdivision at the subject site. Six amendments to Planning Permit TP93/100 have since been approved, with the permit most recently amended in 2014.

The most significant amendment followed the realisation that lots for housing were identified on the most environmentally significant part of the property, whilst the Reserve being transferred to Council contained land of relatively low environmental value. Changes to the location and shape of the Reserve also enabled an increase in the number of lots from 18 to 25. Other, less significant changes were to provide for staging of the subdivision and to extend the validity of the approval and, when it was discovered that fences to be erected on lot boundaries and the Reserve would necessitate the removal of a large number of significant trees, the relocation of those boundaries.

We note that there have not been any relevant amendments to the Mitchell Planning Scheme since 2014 (when the permit was most recently amended), noting that the site was subject to the same zoning controls at this time, other than the application of the Bushfire Management Overlay to the site via Amendment GC13 gazetted on 3 October 2017.

The application of a BMO in 2017 has necessitated a comprehensive assessment of bushfire risk and the need to mitigate risk to life and property in the design of the subdivision. Terramatrix were engaged to prepare a comprehensive assessment including a Bushfire Management Statement which clearly sets out how bushfire risk is to be managed.

The local policy settings for the site remain the same as those Council assessed the most recent amendments to the permit against in 2014.

4.0 Site Context

The subject site is known as Hillview Drive, Broadford, identified as Lot B on Plan of Subdivision 219865G. Refer Figure 2.

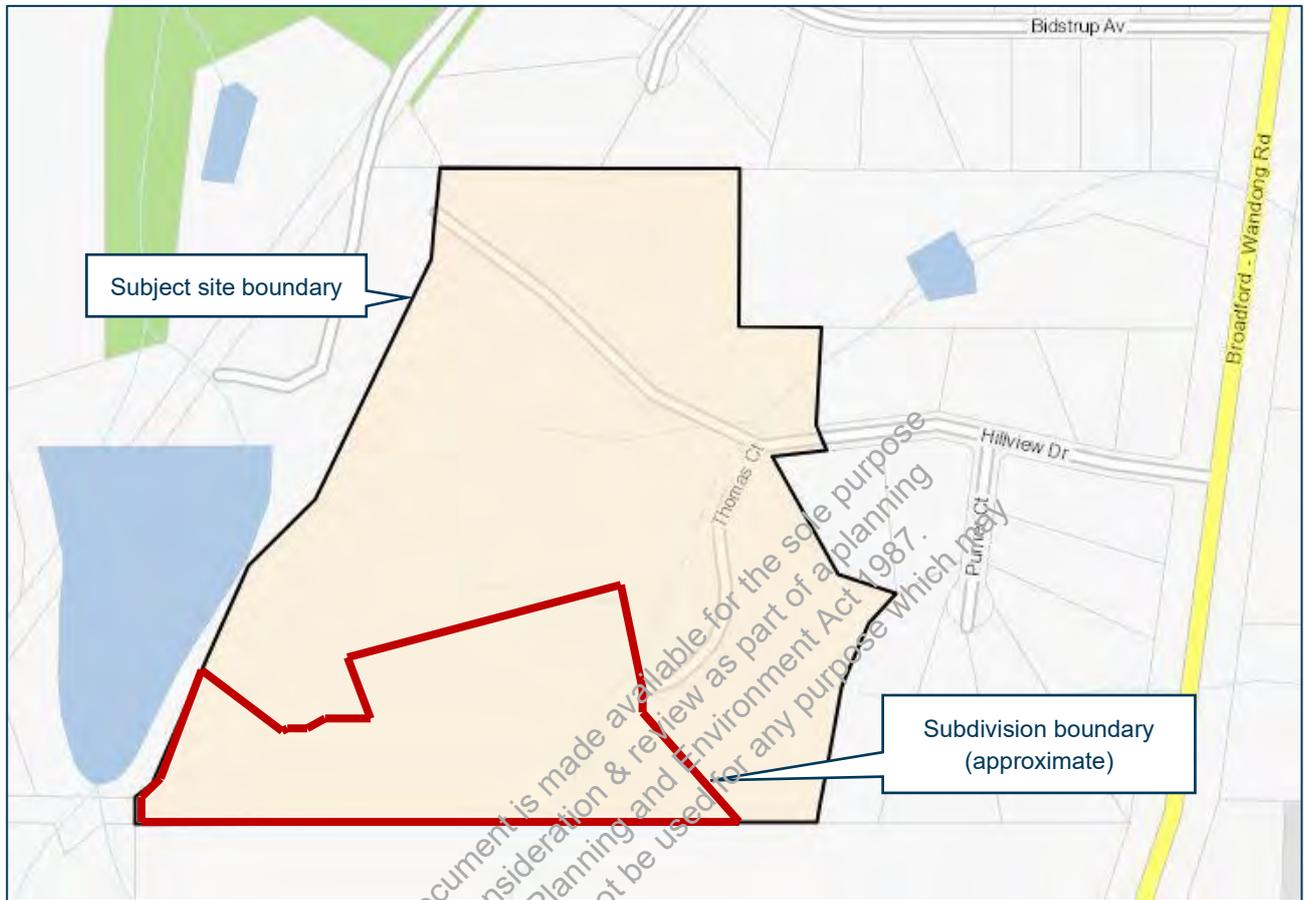
The site has a total area of 19.04 hectares and is irregular in shape. The site has a dimension of approximately 226 metres along the northern boundary, and approximately 513 metres along the southern boundary. The east and western interfaces include varying boundary lengths, with the distance between the northern and southern boundary approximately 495 metres.

Water supply easements are located on the northern boundary which run in a east-west direction and is five metres wide.

A Section 173 agreement has been registered on the title which sets out the requirement for building envelopes to be provided. We understand that this agreement will need to be amended to reflect the issue of a fresh permit, and that this is done so by way of permit condition.

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Figure 2: Cadastral Plan



Source: Land Data

Figure 3 provides an aerial photograph of the subject site within the context of its broader surrounds. The surrounding area is used for low density residential development with a reservoir located to the immediate west of the subject site.

The Broadford town centre is located approximately 1.3 kilometres to the north of the subject site.

The Broadford – Wandong Road is located to the east of the subject site, and runs in a north-south direction and provides a road connection between the subject site and Broadford, via Goodenia Crescent. The Hume Freeway is located further east of the subject site.

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Figure 3: Aerial photograph of the subject site and broader surrounds



Source: Nearmap 15 May 2020

Figure 4 shows the site and its immediate surrounds as of 15 May 2020.

To the immediate north of the subject site is 1 Fleming Drive and 2 Fleming Drive, Broadford, which are both occupied by dwellings and associated outbuildings.

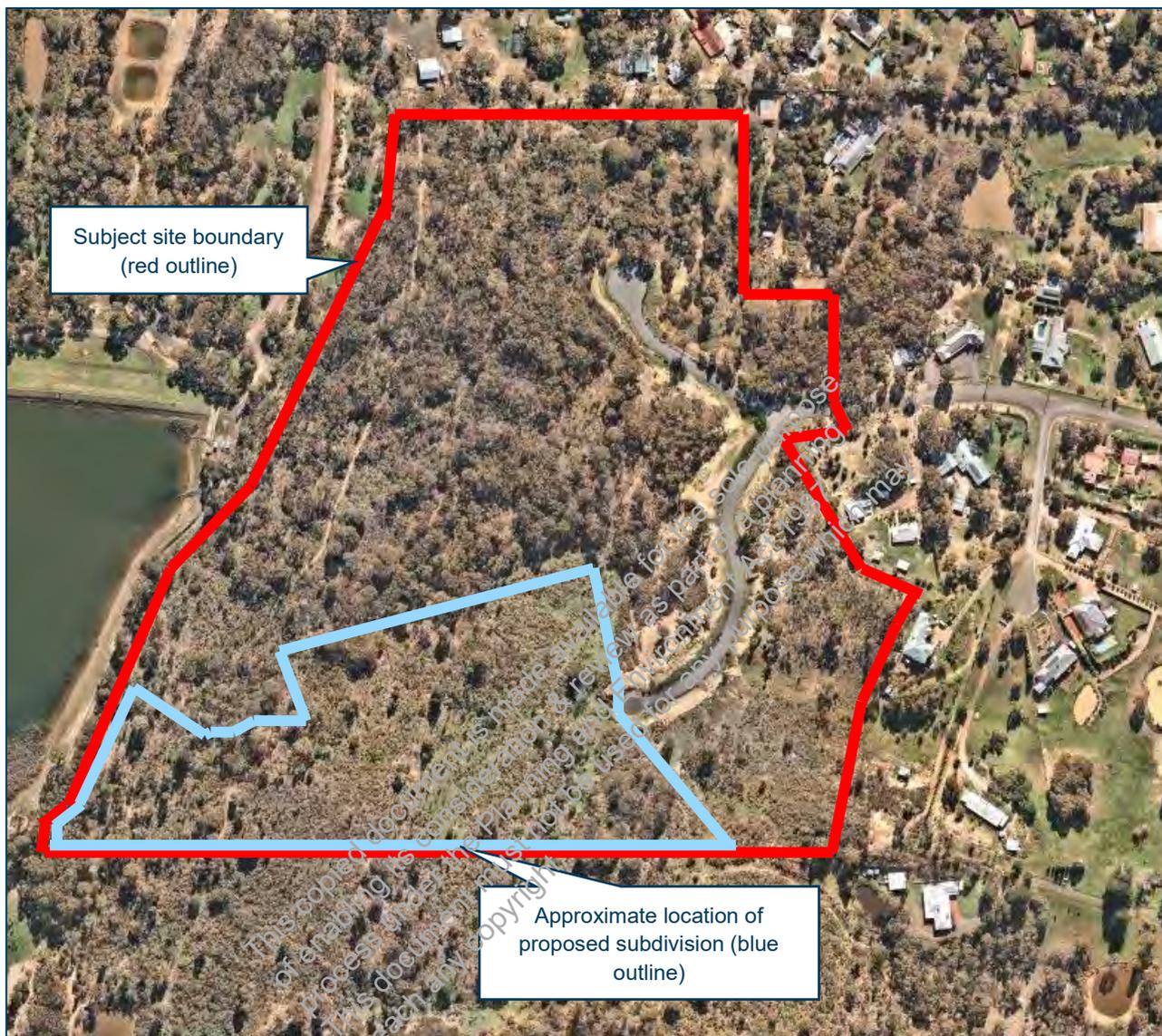
To the immediate east of the subject site is 1629 Broadford-Wandong Road, 6 Hillview Drive, 5 Hillview Drive and 4 Purrier Court, Broadford, which are all occupied by a single dwelling.

To the immediate south of the subject site is 1577 Broadford-Wandong Road, Sunday Creek, which includes a single dwelling and mostly undeveloped land.

To the west of the subject site is a water reservoir and associated structures.

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Figure 4: Aerial photograph of site and surrounds



Source: Nearmap 15 May 2020

5.0 State and Local Planning Policy

Clause 12 of the Mitchell Planning Scheme, titled *Environmental and Landscape Values* states that planning is to protect the health of ecological systems and the biodiversity they support, and conserve areas with environmental and landscape value.

The first objective of Clause 12.01 is to protect Victoria's biodiversity by identifying high value biodiversity and considering the impact of land use and development in these areas. The second objective of this clause is to ensure the protection of biodiversity from the removal of, destruction or lopping of native vegetation.

Clause 12.04 contains policies regarding significant environments and landscapes with the purpose of protecting and conserving environmentally sensitive areas and landscapes or significant open spaces that contribute to character, identity and sustainable environments.

A Native Vegetation Assessment has been prepared by Nature Advisory and forms part of this application. The proposal will result in an appropriate outcome in terms of the protection of native vegetation given that on-site offsets will be provided through the setting aside of a reserve for nature conservation purposes which is 7.12 hectares in size (approximately 37% of the total site area) and is located at the western portion of the site where the native vegetation is considered to be of the highest value.

Clause 13 of the Mitchell Planning Scheme relates to bushfire, and states that planning should seek to avoid or minimise environmental degradation and hazards. Clause 13.02-1S sets out bushfire planning strategies for Victoria with the objective of strengthening community resilience to bushfire that prioritises the protection of human life. Strategies for the protection of human life include:

- *Prioritising the protection of human life over all other policy considerations*
- *Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*

Further strategies to achieve this objective relating to settlement planning include:

- *Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.*

A Bushfire Management Statement (BMS) has been prepared by Terramatrix which assesses the proposed subdivision. The BMS finds that the objective of Clause 13.02 Bushfire, which is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life, has been met. We understand that the relevant CFA Region office was consulted during the preparation of the BMS and is broadly comfortable with the key parameters outlined in the BMS.

The objective of Clause 15.01-3S titled *Subdivision design* is to ensure the subdivision design is attractive, safe, accessible, diverse and sustainable. This can be achieved by providing a range of lot sizes to suit a variety of dwelling and household types. The design of the proposed lots of subdivision are suitable to the rural living local area.

Clause 21.02 titled *Settlement* recognises Broadford as a primary town. This clause includes the objective to plan for the orderly development of existing settlements and aims to achieve this objective by ensuring that new residential proposals are based on a demonstrated capability of the land to support the development, which is reflective in the location of the proposed subdivision.

Clause 21.07 titled *Housing* recognises rural living as a legitimate residential option as provided within the Low Density Residential Zone, and aims to protect land in the Farming Zones from inappropriate construction or siting of dwellings in nearby areas. The Farming Zone located to the immediate south of the subject site will not be adversely affected by the proposed subdivision.

Clause 21.11 titled *Local Areas* and recognises that Broadford should be encouraged to further develop its active rural community with boutique living opportunities to expand within an area constrained by surrounding escarpments, freeway and creek. Settlement within Broadford aims to promote development and creation of various lot sizes within the urban area. The proposed subdivision reflects a good planning outcome with the creation of new lots in an area well suited to low density rural living.

6.0 Planning Scheme Controls

6.1 Permit Triggers

We have identified the following permit triggers:

- Clause 32.03-3 (Low Density Residential Zone) – a permit is required to subdivide land
- Clause 44.06-2 (Bushfire Management Overlay) - a permit is required to subdivide land
- Clause 52.17 (Native Vegetation) – removal of native vegetation (for the creation of defensible space and infrastructure works).

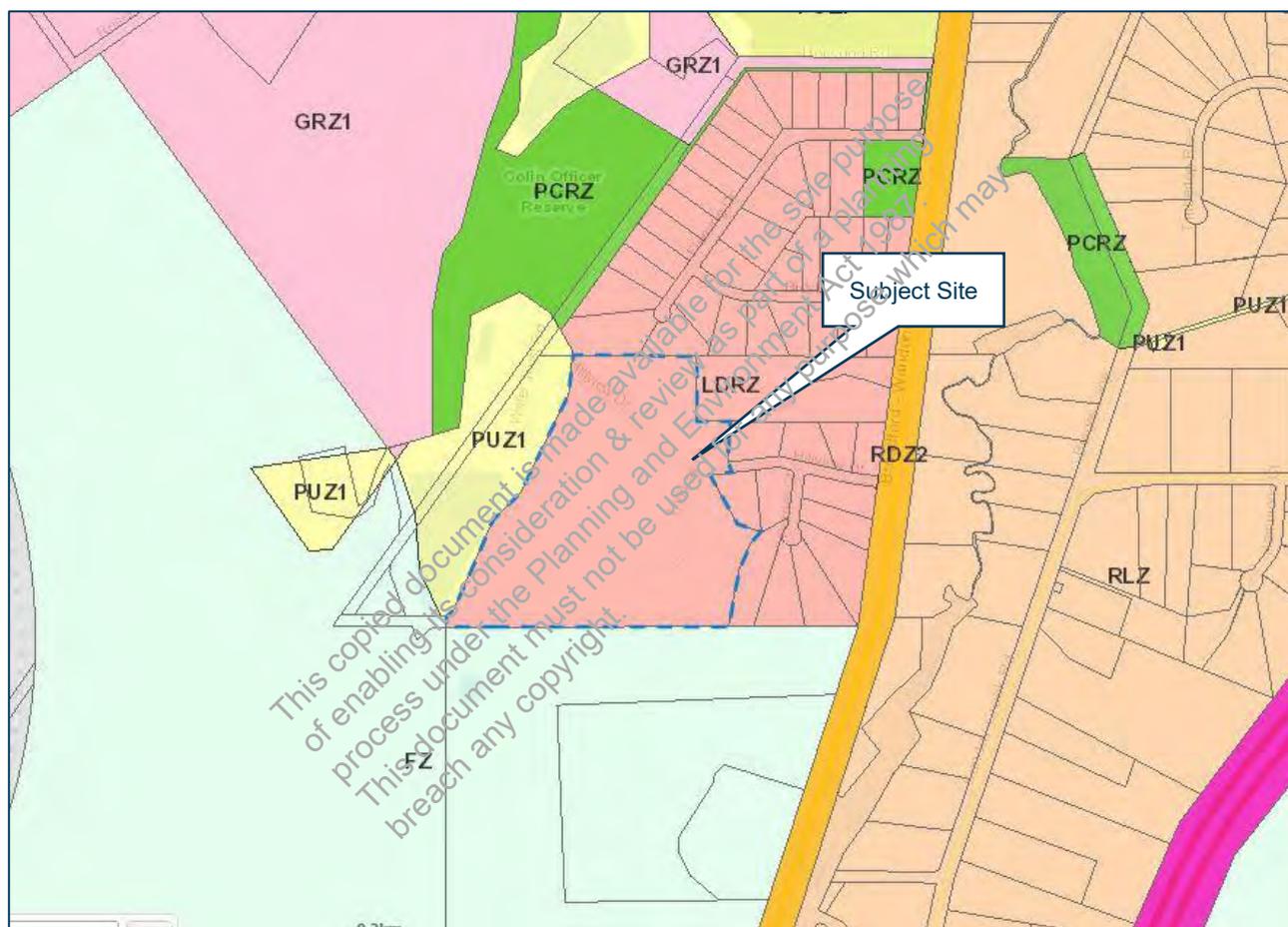
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6.2 Zoning Controls

The subject site is zoned Low Density Residential Zone, as is land to the immediate north and immediate east. The placement of the subject site within the Low Density Residential Zone reflects its location within boundaries of the Broadford township.

Directly west of the subject site land is included in the Public Use Zone, and directly south of the site land is included in the Farming Zone. Further north west of the subject site land is included in the General Residential Zone. Land is included in the Rural Living Zone further east of the subject site, on the opposite side of Broadford-Wandong Road, which is a Category 2 Road Zone. Refer Figure 5.

Figure 5: Mitchell Planning Scheme – Zoning Map



Source: VicPlan

The purpose of the Low Density Residential Zone includes:

- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

A permit is required to subdivide land under the provisions of the Low Density Residential Zone one, which specifies that each lot must be at least 0.4 hectares (for land where reticulated sewerage is not connected) or 0.2 hectares (for land where reticulated sewerage is connected). We understand the subject land is not proposed to be seweraged and therefore a minimum lot size of 4000 square metres applies.

The proposed subdivision is consistent with the purposes of the Low Density Residential Zone, in that it will provide suitably sized lots able to accommodate low density residential housing.

Clause 32.03-6 states the Decision Guidelines against which a planning permit application is to be assessed, including the following which are of relevance to a subdivision application:

- *The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries*
- *The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.*
- *In the absence of reticulated sewerage:*
 - *The capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.*
 - *The benefits of restricting the size of lots to the minimum required to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria).*
 - *The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.*
- *The relevant standards of Clauses 56.07-1 to 56.07-4.*

The proposal will result in an appropriate outcome in terms of the protection of the environment and character of the area given that on-site native vegetation offsets will be provided through the setting aside of a reserve for nature conservation purposes which is 7.12 hectares in size (approximately 37% of the total site area) and is located at the western portion of the site where the native vegetation is considered to be of the highest conservation value.

The site is capable of being serviced with all essential infrastructure, reflective of its residential zoning. All required infrastructure for the proposed subdivision has in fact already been constructed or installed; comprising all weather road access, stormwater drainage, street lighting electricity and reticulated water. We note that reticulated sewerage and gas is not available to the area and will not be in the foreseeable future.

The proposed lots are able to treat and retain all wastewater in accordance with the above as set out in the assessment by SITE Geotechnical which forms part of our application (noting that this report has previously been accepted by Council). The proposed lots are in the order of 0.4 hectares in size (to enable them to be maintained without the need for agricultural equipment).

The Low Density Residential Zone states that before making a decision on the application the responsible authority must consider Clause 65 and the State and Local Planning Policy Framework including the Municipal Strategic Statement. These policies and Clause 65 are addressed elsewhere in this report.

6.3 Overlays

The vast majority of the subject site is affected by the Bushfire Management Overlay (BMO). Refer Figure 6.

Figure 6: Mitchell Planning Scheme – Bushfire Management Overlay



Source: VicPlan

The purpose of the Bushfire Management Overlay includes:

- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

A permit is required under the Bushfire Management Overlay for the proposed subdivision.

A Bushfire Management Statement (BMS) has been prepared by Terramatrix which assesses the proposed subdivision and subsequent development of dwellings. The BMS finds that the objectives of the BMO are met by complying with the approved measures 2.1, 2.2, 4.1 and 5.2 of Clause 53.02 of the Mitchell Planning Scheme, and thus the proposed subdivision should be supported.

In preparing the BMS Terramatrix consulted with the relevant Region officer at the CFA to confirm that an appropriate approach was being adopted for this assessment. The BMS demonstrates that bushfire risk to life and property can be appropriately managed and mitigated on the subject land as would be expected given the location of the site within the township of Broadford.

The Vegetation Protection Overlay (Schedule 1) has been applied to the north-western corner of the subject site. Refer Figure 7.

Figure 7: Mitchell Planning Scheme – Vegetation Protection Overlay



Source: VicPlan

The purpose of the Vegetation Protection Overlay includes:

- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

A permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay.

Schedule 1 to the Vegetation Protection Overlay, titled *Roadside and Corridor Protection* provides the following statement of nature and significance of vegetation to be protected:

Roadsides vegetation and wildlife corridors are a significant feature of the Mitchell Shire. Many roadsides and corridors throughout the area contain pockets of remnant indigenous vegetation, rare, vulnerable and significant flora species. Some of the roadsides and corridors provide a valuable source of native seed stock and important habitat for wildlife. The conservation and protection of these areas is an important strategy.

The purpose of Schedule 1 to the Vegetation Protection Overlay includes:

- Protect and preserve indigenous vegetation and rare and endangered flora and fauna species on linear reserves

- *Maintain and enhance habitat and corridor requirements for indigenous fauna*

No vegetation is proposed for removal within the area of the subject site affected by the Overlay.

We note that a significant proportion of the overall site is to be set aside for a reserve for nature conservation purposes (7.12 hectares of an overall site area of 19 hectares - comprising 37% of the overall site area) which includes the land affected by the VPO.

7.0 Particular Provisions

7.1 Clause 52.17 – Native Vegetation

The purpose of Clause 52.17 is to manage native vegetation to minimise land and water degradation, and to ensure that the removal, destruction or lopping of native vegetation does not result in a net loss to biodiversity.

This is to be achieved by the following approach:

1. *Avoid the removal, destruction or lopping of native vegetation.*
2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation*

A permit is required under Clause 52.17 to remove, destroy or lop native vegetation, including dead vegetation. An application must comply with the application requirements specified in Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017).

Permission is required under this application for native vegetation removal for the creation of defensible space and the construction of roads and other infrastructure. Vegetation removal has already occurred on-site for the construction of roads and is not subject to this application.

The proposal will result in an appropriate outcome in terms of the protection of native vegetation given that on-site offsets will be provided through the setting aside of a reserve for nature conservation purposes which is 7.12 hectares in size and is located at the western portion of the site where the native vegetation is considered to be of the highest value.

7.2 Clause 53.01 – Public Open Space Contribution and Subdivision

For a subdivision application, a contribution must be made to Council for public open space in an amount specified in the schedule to Clause 53.01. The schedule to Clause 53.01 does not identify land which relates to the subject site. We note that a contribution for public open space may be required under section 18 of the *Subdivision Act*.

7.3 Clause 56 – Residential Subdivision

This section of the report responds to Clauses 56.07-1 to 56.07-4 (as specified within the Decision Guidelines of the Low Density Residential Zone):

Clause 56.07 – Integrated Water Management

Reticulated drinking water and waste water services are available and will be provided to the lots. Stormwater will be managed accordingly.

56.07-1 Drinking water supply objectives

To reduce the use of drinking water.

To provide an adequate, cost-effective supply of drinking water.

Standard No.	Standard.	Comments
Standard C22	<p>The supply of drinking water must be:</p> <ul style="list-style-type: none"> Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. <p>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</p>	Drinking water is available to the proposed lots.
Objectives Met/Not Met: Met.		

56.07-2 Reused and recycled water objective

To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.

Standard No.	Standard.	Comments
Standard C23	<p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. <p>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	Recycle and reused water is not available to the subject site.
Objectives Met/Not Met: Not applicable.		

56.07-3 Waste water management objective

To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.

Standard No.	Standard.	Comments
Standard C24	<p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services • Provided to the boundary of all lots in the subdivision where required by the relevant water authority. <p>Waste water systems must be:</p> <ul style="list-style-type: none"> • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. • Consistent with any relevant approved domestic waste water management plan. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>The subject site is currently not sewered and is not planned to be sewered in the foreseeable future.</p> <p>The waste water systems for future dwellings on each lot will be designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. The report by SITE Geotechnical demonstrates that this is achievable and we note that this report has previously been accepted by Council.</p>
<p>Objectives Met/Not Met: Met.</p>		

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56.07-4 Urban run-off management objectives

To minimise damage to properties and inconvenience to residents from urban run-off.

To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.

Standard No.	Standard.	Comments
Standard C25	<p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> • Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. • Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed. • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. • Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. <p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</p>	Met. The proposed lots will connect to the stormwater management system, noting that stormwater drainage infrastructure has already been constructed to the satisfaction of Council's engineering department.
<p>Objectives Met/Not Met: Met. Stormwater will be managed appropriately.</p>		

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7.4 Clause 53.02 – Planning for Bushfire

The Bushfire Management Overlay applies to the subject site and therefore Clause 53.02, titled *Planning for Bushfire* is relevant to our planning permit application.

The purpose of Clause 53.02 includes:

- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.*
- *To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.*

Before deciding on an application, the responsible authority must consider the bushfire hazard site assessment and the bushfire management statement submitted with the application, and whether all of the approved measures have been incorporated into the application.

The Bushfire Management Statement prepared by Terramatrix finds that the subdivision will comply with the requirements of Clause 53.02 and this report should be referred to for a comprehensive assessment of the proposal against this Particular Provision.

7.5 Clause 65 – Decision Guidelines

Clause 65 of the Mitchell Planning Scheme states that before deciding on an application to subdivide land, the responsible authority must also consider the following relevant Decision Guidelines:

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality and the need for the creation of further lots.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The density of the proposed development.*
- *The area and dimensions of each lot in the subdivision.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*
- *The provision and location of reserves for public open space and other community facilities.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*

The subject site is suitable for the proposed subdivision as reflected by its inclusion within the Low Density Residential Zone which specifically provides for low-density residential development and reflects the location of the site within the Broadford township. The land has been designated for low density residential purposes for many years.

The future development of the subject site for housing is consistent with the surrounding land uses which are also for low density housing (to the north and east).

The need for the creation of further residential lots is evidenced by the demand associated with a growing population within Broadford.

The physical characteristics of the site, including existing vegetation, has informed the design of the proposed subdivision. On-site native vegetation offsets will be provided through the setting aside of a reserve for nature conservation purposes which comprises 37% of the overall site area, located at the western portion of the site where the native vegetation is considered to be of the highest environmental value.

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The subdivision pattern is reflective of existing lots to the immediate north and east of the subject site. The density of the proposed subdivision is consistent with the outcomes sought in the Low Density Residential Zone and schedule to the Zone, with area and dimensions of each lot appropriate to the Low Density Residential Zone for unsewered land (minimum lot size of 4000 square metres).

The extension of Bluebell Close will provide for ease of movement and access to all lots, with adequate space for the provision of off-street parking available within each of the proposed lots.

A reserve for nature conservation purposes which is 7.12 hectares in size will be provided. The proposed lots will accommodate buildings with due regard having been given to the fire risk mitigation. The design of the subdivision has been done so in conjunction with the Bushfire Management Statement which forms part of this application. Water, drainage and electricity will all be available to the proposed lots.

8.0 Conclusion

As set out in this report, we submit that the proposal is consistent with the outcomes sought for this land in the Mitchell Planning Scheme and therefore it is appropriate that a permit be issued.

Please find enclosed the following documentation to support our planning permit amendment application:

- Completed Application for a Planning Permit form
- Bushfire Management Statement prepared by Terramatrix
- Native Vegetation Assessment prepared by Nature Advisory
- Geotechnical Investigation, Including Soil Percolation & Preliminary Guidelines for On-Site Domestic Wastewater Management – prepared by SITE Geotechnical
- Subdivision Plan prepared by Spatial Works
- Certificate of Title (searched on 29 May 2020) and associated Title Plan.

We submit that the Council application fee should be waived given the underlying circumstances in which this application is made.

Should you have any queries regarding this matter please do not hesitate to contact us on 9882 3900 or via email: info@metropolplanning.com.au

Yours sincerely,



Michael Dunn
Director

Enc: Refer above list
cc: File

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Appendix A – Site Photographic Study

Photo 1 – Subject site looking west from close to eastern boundary of the subject site – showing constructed roads



Photo 2 – Photo showing southernmost extent of Bluebell Close, with the subject land shown in the background.



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Photo 3 – Looking southwest at the land subject to the proposed subdivision.



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Bushfire Management Statement

for the proposed 12 lot subdivision of
the former Stage 3 of
Hillview Drive, Broadford VIC 3658

Report prepared for
Ashlyn Glen Pty Ltd

November 2020

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Terramatrix project: Ashlyn Glen Pty Ltd-2019-01 BMO-Broadford

Cover image: Looking south along Bluebell Close.

Terramatrix Pty. Ltd.

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Version Control

Version	Date completed	Comments	Undertaken by / Distribution
0.1	19 February 2020	Analysis, maps and report writing	JE
0.1	19 February 2020	Peer review	JB
1.0	21 February 2020	Bushfire Management Statement	to Client
1.1	17 March 2020	Updated details re altered building envelopes	to Client
1.2	20 April 2020	Draft to CFA for review	CFA
1.2	29 April 2020	Update construction standards all lots	to Client
1.3	19 May 2020	Update BivP with hydrant information	to Client
1.4_B	01 September 2020	Stage 3 only	to Client
1.5_B	07 September 2020	Minor client edits	to Client
1.6_B	25 November 2020	Updated building envelopes	to Client

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1 Introduction

This Bushfire Management Statement (BMS) has been prepared on behalf of Ashlyn Glen Pty Ltd, to show how the 12 lot subdivision of the former Stage 3 of Hillview Drive, Broadford VIC 3658 can comply with the Victorian planning and building controls that relate to bushfire; specifically the requirements of the Bushfire Prone Area (BPA), Clause 53.02 *Bushfire Planning*, Clause 44.06 *Bushfire Management Overlay* (BMO) and Clause 13.02 *Bushfire* (Mitchell Planning Scheme, 2018a, b and c).

The development proposal (Application No. PLP 152/20) is for a 12 lot subdivision forming the former Stage 3 - referred to as 'the site' in this report - of the overall development, and the subsequent development of residential dwellings on all lots. The site comprises the Stage 8 Superlot resulting from the subdivision (subject to a concurrent planning permit application) of the overall site as (the former) Stages 1 and 2. It should be noted that the Lot numbering sequence of the Lot 8 Superlot (1 – 12) does not relate to that of the former Stages 1 and 2 (1 – 14 and a Reserve).

Development of the site had commenced prior to it being covered by the state-wide BMO mapping introduced into the Mitchell Planning Scheme by amendment GC13, which was gazetted on 3rd October 2017. Consequently, the site has been partially developed, including the construction of part of the planned roadway and services, with the result that the provision of certain subdivision bushfire protection measures, such as a perimeter road, are problematic. Building envelopes shown on previously endorsed plans are shown in this report. Some envelopes have been re-sited from those previously endorsed in order to allow for the provision of defendable space.

The site is in a Low Density Residential Zone and Schedule (LDRZ) and covered by the BMO. Accordingly, this report demonstrates how the development responds to the subdivision objectives at Clause 53.02-4.4 (Mitchell Planning Scheme, 2020).

In accordance with the application requirements at Clause 44.06, this report includes:

- A *Bushfire hazard site assessment*, including a plan that describes the bushfire hazard within 150m of the site in accordance with the site assessment methodology of AS 3959-2018 *Construction of buildings in bushfire-prone areas* and Clause 44.06;
- A *Bushfire hazard landscape assessment*, including a plan that describes the bushfire hazard of the general locality more than 150m from the site; and
- A *BMO compliance* section, detailing how the development responds to the bushfire risk and the requirements and objectives of Clauses 44.06 and 53.02 in the Mitchell Planning Scheme.

This report also includes a Bushfire Management Plan (BMP) consistent with the CFA's standard permit conditions and BMP guidance (CFA, 2017).

This report has been prepared consistent with guidance provided in *Planning Applications Bushfire Management Overlay, Technical Guide* (DELWP, 2017).

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1.1 Property details

Address:	Hillview Drive, Broadford VIC 3658
Property size:	15.3ha
Local Government Area:	Mitchell Shire Council
Zone/s	Low Density Residential Zone and Schedule (LDRZ)
Overlay/s	Bushfire Management Overlay (BMO)
Directory reference:	VicRoads 641 Q9
Site assessment date:	06 May 2019
Assessed by:	John Eastwood

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2 Bushfire hazard site assessment

2.1 Vegetation

Vegetation within the 150m assessment zone around the subdivision has been classified in accordance with the BMO/AS 3959-2018 methodology. Classified vegetation is vegetation that is deemed hazardous with regard to bushfire.

The classification system is not directly analogous to Ecological Vegetation Classes (EVCs) but uses a generalised description of vegetation based on the AUSLIG (Australian Natural Resources Atlas: No. 7 - Native Vegetation) classification system. The classification is based on the mature state of the vegetation and the likely fire behaviour that it will generate.

2.1.1 Woodland

Treed vegetation on and around the proposed lots and in the proposed reserve in the northern part of the site, best accords with the Woodland group of AS 3959-2018. Woodland vegetation comprises areas with trees 10-30m tall, 10–30% foliage cover dominated by eucalypts (and/or callitris) with a prominent grassy understorey, may contain isolated shrubs (Standards Australia, 2019).

2.1.2 Shrubland

Vegetation on lots in the southern half of the site and on the neighbouring property to the south best accords with the Shrubland group of AS 3959-2018. Shrubland comprises areas with shrubs that are on average <2m tall, with >30% foliage cover. Understorey may contain grasses (Standards Australia, 2019).

2.1.3 Grassland

Vegetation to the south-west of the proposed Lots 7 and 8, beyond the site boundary, matches the AS 3959-2018 classification of Grassland, which is defined as all forms of vegetation (except Tussock Moorlands) including situations with shrubs and trees, if overstorey foliage cover is less than 10%. Includes pasture and cropland (Standards Australia, 2019).

Grassland vegetation is considered hazardous and therefore classifiable, when it is not managed in a minimal fuel condition. Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (e.g. short-cropped grass, to a nominal height of 100 mm) (Standards Australia, 2019). In the BMO, Grassland areas should be assumed to be unmanaged and classifiable unless there is 'reasonable assurance' that they will be managed in perpetuity, in a low threat state, e.g. no more than approx. 100mm high.

2.1.4 Excluded vegetation and non-vegetated areas

Areas of low threat vegetation and non-vegetated areas within 150m of the site can be excluded from classification in accordance with Section 2.2.3.2 of AS 3959-2018, if they comprise one or more of the following:

- i. *‘Vegetation of any type that is more than 100m¹ from the site.*
- ii. *Single areas of vegetation less than 1 ha in area and not within 100m of other areas of vegetation being classified vegetation.*
- iii. *Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other, or of other areas of vegetation being classified vegetation.*
- iv. *Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.*
- v. *Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.*
- vi. *Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition², mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks’ (Standards Australia, 2019).*

Low-threat areas excluded from classification include the managed garden on properties on lots forming part of the former Stages 1 and 2 development, and Goodenia Court to the east. Non-vegetated areas include the roads, driveways, waterbodies and structures within the 150m site assessment zone (see Map 1).

2.2 Topography

The BMO/AS 3959-2018 methodology requires that the 'effective slope' be identified to determine the BAL and applicable defensible space or vegetation setback distances. This is the slope of land under the classified vegetation that will most significantly influence the bushfire attack on a building. Two broad types apply:

- Flat and/or Upslope - land that is flat or on which a bushfire will be burning downhill in relation to the development. Fires burning downhill (i.e. on an upslope) will generally be moving more slowly with a reduced intensity.
- Downslope - land under the classified vegetation on which a bushfire will be burning uphill in relation to the development. As the rate of spread of a bushfire burning on a downslope (i.e. burning uphill towards a development) is significantly influenced by

¹ This distance extends to 150m in BMO areas.

² Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, recognisable as short-cropped grass for example, to a nominal height of 100mm (Standards Australia, 2019).

increases in slope, downslopes are grouped into five classes in 5° increments from 0° up to 20°.

The topography on and around the site within the 150m assessment zone is moderate, with limited changes in elevation that would exacerbate the bushfire attack (see Map 1).

For the purposes of determining the BAL and defensible space, the applicable slope class is in the **'All upslopes or flat land'** slope category in all directions, except to the north-east and south-west. In those directions, the effective slope is in the **'Downslope >0°-5°'** slope category.

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Map 1 - Bushfire hazard site assessment plan.



Figure 1 – Woodland within the site near the north-western boundary.



Figure 2 – Woodland to the north of Lot 12.



Figure 3 – Existing road within the site, with Lots 14 and 13 on left in image.



Figure 4 - Looking west across Lot 7 at Woodland and Shrubland within the proposed Reserve.



Figure 5 - Looking west across Lot 8 at the proposed Reserve beyond.



Figure 6 – Looking south-west from front of Lot 9 at mixed Woodland and Shrubland.

3 Bushfire hazard landscape assessment

3.1 Location description

Hillview Drive is located on the southern edge of the township of Broadford. Broadford is on the northern fringe of the foothills to the Great Dividing Range, immediately west of the Hume Freeway. The surrounding landscape is predominantly pastoral, dominated by grassed properties, on undulating topography, with the land rising to the south-east toward the Kinglake Range, and the Bald Hills rising toward Kilmore to the south-west. The land flattens out to the north-west and west, with few hills other than the small Mount Piper nearby to the west. Significant areas of treed vegetation are generally more than 5km from the site on land rising out of the Hume plain.

The township area of Broadford, approximately 500m to the north, provides the only area of non-BPA land within 10km, and is immediately accessible via Broadford-Wandong Road with limited exposure to bushfire hazard. Broadford has a Neighbourhood Safer Place at the Hammond Reserve oval.

The vegetation on the site has generated the BMO coverage that applies to the site and immediate surrounds, with the next closest BMO coverage 1.6km to the north-west on the outskirts of Broadford. The majority of the surrounding landscape is BPA but is not covered by the BMO (see Map 2).

3.2 Fire history

There is no record of the site being impacted by fire, however, considerable fire activity has occurred to the south and south-west, including the 2009 Black Saturday Kilmore East fire, which ignited between Broadford and Kilmore (see Map 2).

3.3 Landscape risk

Clause 13.02 of the Planning Policy Framework prioritises the protection of human life over all other policy considerations. Clause 13.02 stipulates that developments must properly assess bushfire risk, including consideration of the hazard (and the resultant risk) beyond the site level (Mitchell Planning Scheme, 2018).

To assist in defining this wider risk, four 'broader landscape types', representing different landscape risk levels, are described in the DELWP technical guide *Planning Applications Bushfire Management Overlay* (DELWP, 2017). These are intended to streamline decision-making and support more consistent decisions based on the landscape risk.

The four types range from low risk landscapes where there is little hazardous vegetation beyond 150m of the site and extreme bushfire behaviour is not credible, to extreme risk landscapes with limited or no evacuation options and where fire behaviour could exceed BMO presumptions.

The development site and surrounding landscape has elements of Broader Landscape Type 2 and 3 as, whilst bushfire could the site approach through Woodland, there are limited directions from which fire can impact the site and egress to a lower threat area is practicable (see Table 1).

Table 1- Landscape risk typologies (from DELWP, 2017).

Broader Landscape Type 1	Broader Landscape Type 2	Broader Landscape Type 3	Broader Landscape Type 4
<ul style="list-style-type: none"> • There is little vegetation beyond 150 metres of the site (except grasslands and low-threat vegetation). • Extreme bushfire behaviour is not possible. • The type and extent of vegetation is unlikely to result in neighbourhood- scale destruction of property. • Immediate access is available to a place that provides shelter from bushfire. 	<ul style="list-style-type: none"> • The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. • Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition. • Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area. 	<ul style="list-style-type: none"> • The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. • Bushfire can approach from more than one aspect. • The site is located in an area that is not managed in a minimum fuel condition. • Access to an appropriate place that provides shelter from bushfire is not certain. 	<ul style="list-style-type: none"> • The broader landscape presents an extreme risk. • Fires have hours or days to grow and develop before impacting • Evacuation options are limited or not available.
			

3.3.1 Fire scenario

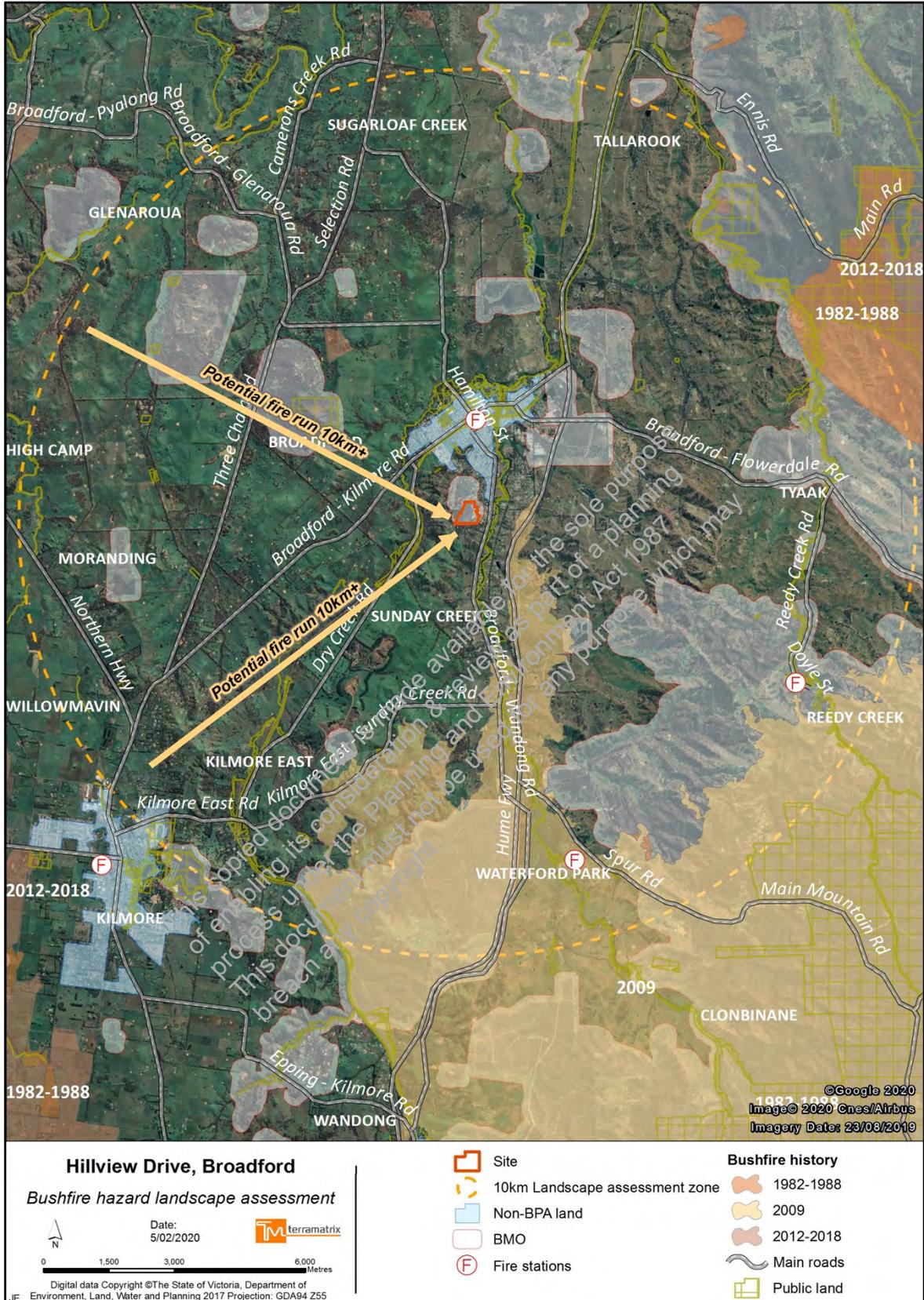
In Victoria, the most likely bushfire scenarios for a large landscape fire are an approach from those directions typically associated with the direction of the wind on severe or higher fire danger days i.e. approach of bushfire from the north, north-west, west or south-west (Long, 2006).

On a landscape scale, the most likely directions of approach by fire at Hillview Drive are from the north-west, in which a fire from the direction of Mount Piper could approach the site through the nearby Colin Officer Flora Reserve, or from the south-west from the vicinity of Kilmore. Either fire would progress through a mix of vegetation types including Grassland and smaller stands of trees generally along creek corridors, fence lines and small reserves, with a consequent variation in intensity and forward rate of spread.

Fire behaviour in the broader landscape is likely to be within the default assumptions in the BMO, with limited possibility of extreme fire behaviour associated with convective plumes before the fire reaches the hillier and more densely vegetation landscape to the south-west, as occurred in 2009.

Fires approaching the site from the north or west would likely be moderated by the presence of developed areas to the north and the reservoirs to the west, and within the site would generally burn down the slope in the Reserve area towards the dwellings within the proposed subdivision. However, from the south there are limited landscape features that would act to moderate fire behaviour.

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Map 2 - Bushfire hazard landscape assessment plan.

4 BMO compliance

This section identifies how the proposed development responds to the bushfire risk and the requirements of Clause 44.06 and associated Clause 53.02 of the Mitchell Planning Scheme.

4.1 Clause 53.02-4.1 Landscape, siting and design objectives

'Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.'

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack' (Mitchell Planning Scheme, 2020).

Compliance with these objectives at Clause 53.02-4.4 is proposed via the following approved measures.

4.1.1 Approved measure 2.1 Landscape

'The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level' (Mitchell Planning Scheme, 2020).

As identified in Section 3, the landscape is not one of extreme bushfire risk. Bushfire behaviour is likely to be within BMO expectations and design parameters. The topography is not extreme and the fuel hazard is unlikely to exceed that presumed in the BMO/AS 3959-2018 model for Woodland.

Accordingly, it is proposed that the risk can be mitigated to an acceptable level by implementing approved bushfire protection measures in compliance with the BMO requirements, including BAL construction standard, commensurate defensible space, provision of a water supply for firefighting, and ensuring good access and egress are available for occupants and emergency services.

4.1.2 Approved measure 2.2 Siting

'A building is sited to ensure the site best achieves the following:

- *The maximum separation distance between the building and the bushfire hazard.*
- *The building is in close proximity to a public road.*
- *Access can be provided to the building for emergency service vehicles'* (Mitchell Planning Scheme, 2020).

There is currently classified vegetation across the site, although the development of the former Stages 1 and 2 will see the removal of some classified vegetation as defensible space is applied to

lots being developed. Although this slightly reduces the exposure of the sites lots to the bushfire hazard, this does not change the overall assessment and result. The lot layout concentrates dwellings along the internal road in an area where the predominant vegetation is regrowth Shrubland and maximises the setback from the more hazardous Woodland in the Reserve in the north of the site. The siting of dwellings achieves compliance with the BMO setback requirements for defendable space (see Section 4.3.1).

The proposed development is close to the road, with all lots accessing the internal roads directly on short driveways (less than 30m in length), and access and egress can comply with the requirements for emergency vehicles and occupants.

4.2 53.02-4.3 Water supply and access objectives

'A static water supply is provided to assist in protecting property. Vehicle access is designed and constructed to enhance safety in the event of a bushfire' (Mitchell Planning Scheme, 2020).

These objectives can be achieved via approved measure 4.1.

4.2.1 Approved measure 4.1

'A building used for a dwelling (including an extension or alteration to a dwelling), a dependent persons unit, industry, office or retail premises is provided with:

- *A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.*
- *Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5:*

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies' (Mitchell Planning Scheme, 2020).

Lots created by the proposed subdivision are all greater than 1,001m² in area and will be provided with a static water supply of 10,000L for fire fighting purposes only (see Table 2). Access to the water by the CFA will be provided in accordance with Table 5 to Clause 53.02-5 (detailed in Appendix B of this report).

Note: The siting of the static water supplies on Map 3 is indicative only. The tanks can be relocated from the positions shown here, provided that the alternative location complies with the CFA requirements detailed at Appendix B.

All dwellings are located within 30m of the road, with consequent short accessways (these are not shown on the Bushfire Management Plan at Section 4.3.1).

In addition, the subdivision will be provided with fire hydrants complying with the requirements of Standard C29 of Clause 56.09-3. Some of the existing hydrants already in place are shown on the attached Bushfire Management Plan, with a further hydrant (approximate) location indicated that is in accordance with Standard C29 of Clause 56.09-3.

4.3 Subdivision objectives

'To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02.

To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes' (Mitchell Planning Scheme, 2020).

These objectives can be achieved via Alternative measure 5.5.

4.3.1 Approved measure 5.2

'An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:

- *Each lot satisfies the approved measure in AM 2.1.*
- *A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with:*
 - *Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or*
 - *Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots.*

The bushfire attack level that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.

- *Defensible space wholly contained within the boundaries of the proposed subdivision.*
- *Defensible space may be shared between lots within the subdivision. Defensible space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defensible space.*
- *Vegetation management requirements in accordance with Table 6 to implement and maintain the defensible space required under this approved measure.*
- *Water supply and vehicle access that complies with AM 4.1' (Mitchell Planning Scheme, 2020).*

The subdivision comprises 12 Lots, all of which are developable. The site is capable of providing defensible space in accordance with Table 2 Columns A and B and Table 6 to Clause 53.02-5, which equates to a BAL-12.5 and BAL-19 construction standard respectively (see Table 3).

Table 3 - Defendable space distances for approved measure 5.2 (as per Table 2 to Clause 53.02-5).

BAL	Vegetation classification	Slope class	Defendable space distance
BAL-12.5	Woodland	All upslopes and flat land	33m
		Downslope >0° to 5°	41m
	Shrubland	All upslopes and flat land	19m
		Downslope >0° to 5°	25m
BAL-19	Woodland	All upslopes and flat land	24m
		Downslope >0° to 5°	29m
	Shrubland	All upslopes and flat land	13m
		Downslope >0° to 5°	15m

However, due to the environmental impact of the need to remove large areas of vegetation for the purposes of providing defendable space, Alternative measure 5.5 has been adopted (see Section 4.3.4).

4.3.2 Approved measure 5.3

'An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support firefighting' (Mitchell Planning Scheme, 2018a).

Development of the site had commenced prior to the state-wide BMO mapping introduced into the Mitchell Planning Scheme by amendment GC13, which was gazetted on 3rd October 2017. A large part of the planned roadway and services has already been constructed, with the result that the provision of a perimeter road is problematic.

Consequently, no perimeter road is proposed, however all lots access the central roads directly (no battle-axe blocks) and all dwellings are within 30m of the road.

4.3.3 Approved measure 5.4

'A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas' (Mitchell Planning Scheme, 2020).

No open space is proposed as part of the development of the site. The Reserve to the north was created as part of the former Stages 1 and 2 and is responded to through the provision of defendable space within the lots.

4.3.4 Alternative measure 5.5

'A building envelope for a subdivision that creates 10 or more lots required under AM 5.2 may

show defensible space in accordance with Table 2 Column C and Table 6 to Clause 53.02-5 where it can be demonstrated that:

- All other requirements of **AM 5.2** have been met.
- Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment' (Mitchell Planning Scheme, 2020).

All lots to be developed within the subdivision are capable of achieving either a BAL-12.5 or BAL-19 construction standard with commensurate defensible space in response to the Woodland and Shrubland within and around the site. However, the provision of large areas of defensible space comes at considerable environmental impact on the site. In order to avoid this environmental impact, the use of Alternatives measure 5.5 is proposed with a view to minimising the removal of vegetation for the provision of defensible space.

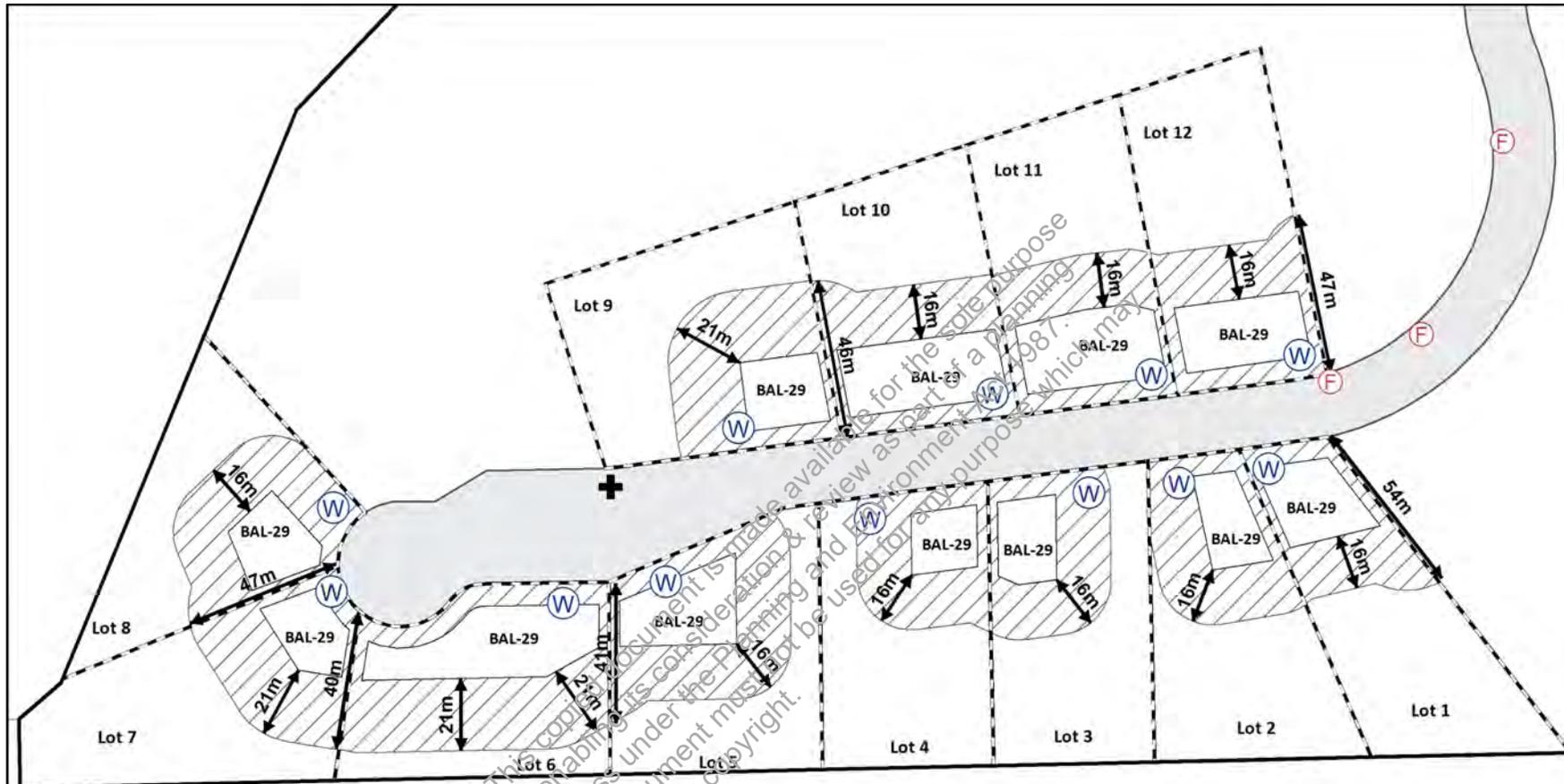
All other requirements of AM 5.2 have been met (see Sections 4.3.1 and 4.2), and the application of the higher construction standard with less defensible space is considered justified with regard to the landscape assessment at Section 3. Consequently, the application of a BAL-29 construction standard and commensurate defensible space is appropriate to the nature of the site and the surrounding landscape.

Table 4 - Defensible space distances for Alternative measure 5.2 – BAL-29 construction standard (as per Table 2 to Clause 53.02-5).

BAL	Vegetation classification	Slope class	Defensible space distance
BAL-29	Woodland	All upslopes and flat land	16m
		Downslope >0° to 5°	21m
	Shrubland	All upslopes and flat land	9m
		Downslope >0° to 5°	10m

In the absence of assured management of the areas of Shrubland (see Map 1), the construction standard and commensurate defensible space on each lot responds to the presence of the more hazardous Woodland within 150m of each lot.

Defensible space will be shared across lot boundaries. The defensible space shown on the map that forms the Bushfire Management Plan below (Page one of the three-page Bushfire Management Plan) has been simplified to facilitate vegetation management on the ground. The land to the east of Lots 1 and 12 is anticipated to be managed as defensible space as part of the development of the former Stages 1 and 2.



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All access is <30m in length and is not shown

Hillview Drive, Broadford

Bushfire management plan - Superlot
Lots 1 to 12

Date: 25/11/2020

- | | | |
|---|---|-----------------------|
| Site | Bluebell Close | Existing fire hydrant |
| Lots | Defendable space | |
| 10,000L Static water supply indicative location | Cadastre | |
| Envelopes lots 1-12 | Proposed fire hydrant (indicative location) | |

Hillview Drive, Broadford Bushfire Management Plan 18/02/2020**Construction Standard**

The dwellings on all lots must be designed and constructed to a minimum BAL-29 standard.

Water Supply

A minimum 10,000L of effective water supply for fire fighting purposes must be provided on all lots in accordance with the following requirements:

- Be stored in an above ground water tank/s constructed of concrete or metal.
- Have all fixed above-ground water pipes and fittings required for fire fighting purposes made of corrosive resistant metal.
- Include a separate outlet for site occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank/s must be within 4m of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65 mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Vehicle Access

Vehicle access to the static water supply outlet on all lots must be provided in accordance with the following requirements:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

Defendable Space Management

Defendable space must be provided to the distances shown and be managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5m² in area and must be separated by at least 5m.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5m.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Fire hydrants

The subdivision will be provided with fire hydrants complying with the requirements of Standard C29 of Clause 56.09-3.

5 Conclusion

The proposed 12 lot subdivision of the site was assessed using the BMO site assessment methodology for compliance with Clause 13.05, Clause 44.06 and Clause 53.02 of the Mitchell Planning Scheme.

The site is in the Low Density Residential Zone and accordingly AM5.2 applies. It has been shown that the subdivision can comply with the requirements of AM5.2, including for acceptable landscape risk, BAL construction standard, water and access. All applicable BMO objectives are met by complying with approved measures 2.1, 2.2, 4.1 and 5.2 with the application of Alternative measure 5.5, which has been adopted with a view to minimise the environmental impact of the development.

No perimeter road is proposed, as the internal road and services had been constructed prior to the site being covered by the BMO. The road and lot layout and siting of building envelopes do, however, facilitate fire fighting as discussed at Section 4.3.2. No landscaping is proposed for the subdivision, and all lots respond to the presence of Woodland within the Reserve created by the subdivision of former Stages 1 and 2.

Classified Woodland and Shrubland pose a bushfire hazard on all boundaries, however the topography under the classified vegetation (and the site itself) is moderate and does not significantly contribute to the bushfire risk.

The current development layout can achieve defensible space/vegetation setback distances to comply with the BMO. This is based on a minimum BAL-29 construction standard for all buildings in accordance with Alternative measure 5.5 and defensible space as per Tables 2 and 6 of Clause 53.02-5.

Water supply and access and egress requirements can comply with BMO specifications.

As the landscape risk is moderate, the bushfire protection measures detailed in this report can be deemed to provide acceptable safety, as they comply with BMO requirements. Accordingly, it is considered that the objective of Clause 13.02 *Bushfire*, which is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life (Mitchell Planning Scheme, 2018c), has also been met.

Please Note: The bushfire protection measures proposed in this document do not guarantee survival of the building or the occupants in the event of a bushfire. The client is strongly encouraged to develop and practice a bushfire survival plan including determining triggers for leaving early on days of severe or higher, fire danger. Information and assistance including a template for a Bushfire Survival Plan is provided on the CFA website at <<http://www.cfa.vic.gov.au/plan-prepare/>>.

6 Appendix A: BMO vegetation management standards

As per Table 6 to Clause 53.02-5:

Defendable space is provided and is managed in accordance with the following requirements:

- 'Grass must be short cropped and maintained during the declared fire danger period.*
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.*
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.*
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.*
- Shrubs must not be located under the canopy of trees.*
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.*
- Trees must not overhang or touch any elements of the building.*
- The canopy of trees must be separated by at least 5 metres.*
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.*

Unless otherwise specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority (Mitchell Planning Scheme, 2018b).

7 Appendix B: BMO static water supply requirements

Table 4 from Clause 53.02-5 - Capacity, fittings and access (Mitchell Planning Scheme, 2018a).

Capacity, fittings and access

Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

Note 1: A hydrant is available if it is located within 120 metres of the rear of the building

Fire Authority requirements

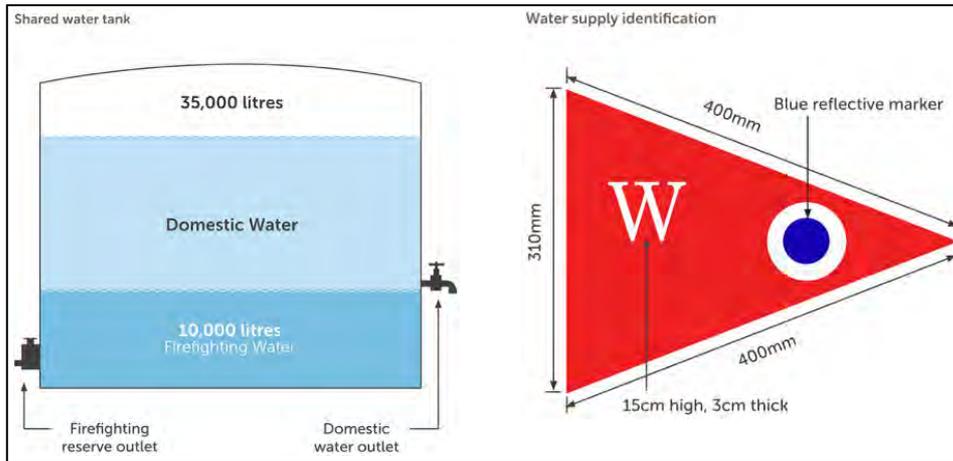
'Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000L water supply is required, fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60m of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling)' (Mitchell Planning Scheme, 2018b).

The water supply may be provided in the same water tank as other water supplies, provided they are separated with different outlets. See figure below illustrating signage and an example of outlets where fire fighting water will be in the same tank as water for other use.



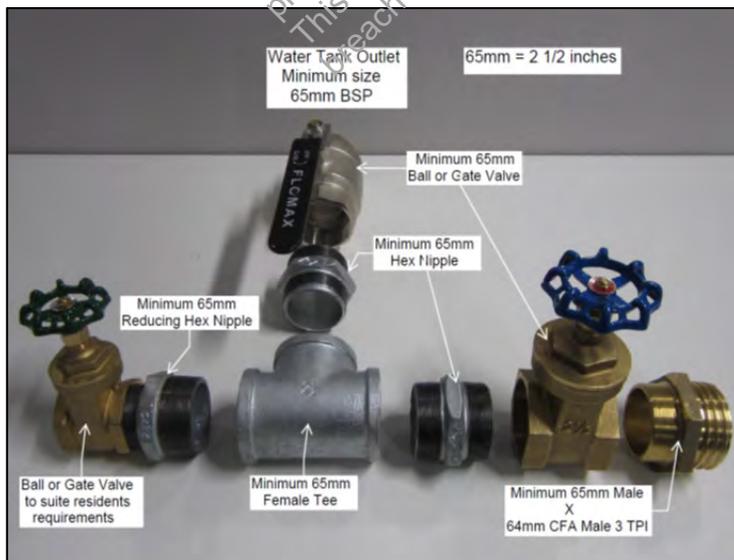
(DELWP, 2017)

CFA Fittings (CFA, 2014c)

'If specified within Table 4 to Clause 53.02-5 (if fire brigade access to your water supply is required), CFA's standard BMO permit conditions require the pipe work, fittings and tank outlet to be a minimum size of 64 mm.

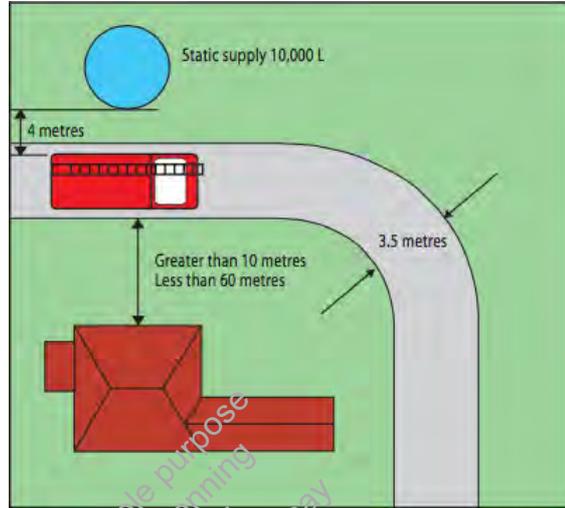
65 mm BSP (British Standard Pipe) is the most common size available. A 65 mm fitting is equivalent to the old 2 1/2 inch. A 65 mm BSP (2 1/2 inch) fitting exceeds CFA's requirements and will therefore comply with CFA's standard permit conditions for the BMO.

The diagram below shows some common tank fittings available at most plumbing suppliers which meet the connection requirements. It includes a 65 mm tank outlet, two 65 mm ball or gate valves with a 65 mm male to 64 mm CFA 3 threads per inch male coupling. This is a special fitting which allows the CFA fire truck to connect to the water supply. An additional ball or gate valve will provide access to the water supply for the resident of the dwelling'.



Static water supply location (CFA, 2006)

Static Water Supply Location	
Performance Requirement	CFA Standard
Static water supply is located in positions that will enable firefighters to access water safely, effectively and efficiently.	<p>The maximum distance between a static water supply outlet and the rear of a building must be no more than 60 m and no less than 10 m from the building.</p> <p>The static water supply outlet must be no more than 3 m above the static water supply base</p> <p>Fire brigade vehicles must be able to get to within 4 m of the static water supply outlet</p> <p>A safe fire truck hard standing area of 10.3 m x 5.5 m clear of obstructions is provided at least 10 m from the building (figure 4).</p>



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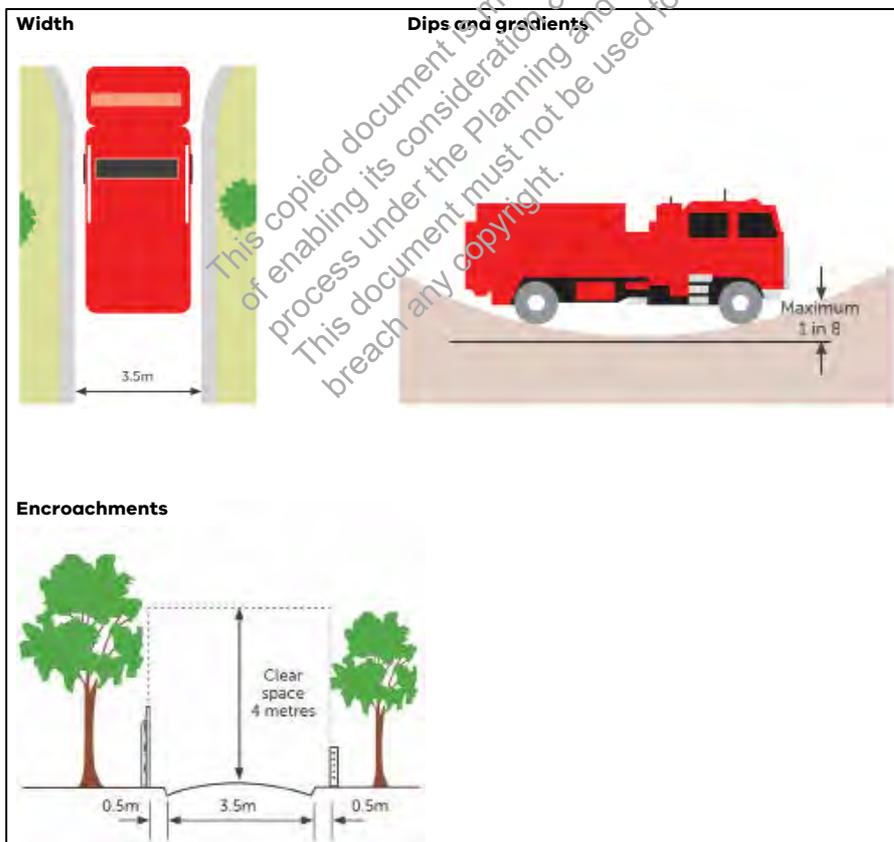
8 Appendix C: BMO access requirements

Driveways less than 30m long have no specific requirements unless access to the water supply outlet is required, in which case the following apply as appropriate.

Access between 30m and 100m in length

Where the length of access is greater than 30 metres the following design and construction requirements apply (*the length of access should be measured from a public road to either the building or the water supply outlet, whichever is longer* (Mitchell Planning Scheme, 2018a)):

- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.
- A load limit of at least 15 tonnes and be of all-weather construction.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- A cleared area of 0.5 metres is required to allow for the opening of vehicle doors along driveways.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.



(DELWP, 2017)

Access between 100m and 200m in length

In addition to the 30m-100m requirements above, a turning area for fire fighting vehicles must be provided close to the building by one of the following:

- a turning circle with a minimum radius of 8 metres
- a driveway encircling the dwelling
- other vehicle turning heads such as a T or Y head which meet the specification of Austroad Design for an 8.8 metre service vehicle.

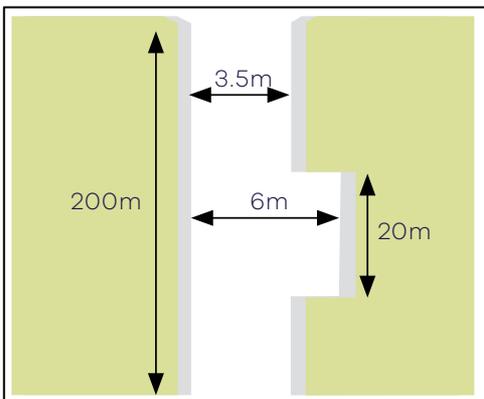


(DELWP, 2017)

Access greater than 200m in length

In addition to the requirements above, passing bays are required at least every 200 metres that are:

- a minimum of 20 metres long
- with a minimum trafficable width of 6 metres.



(DELWP, 2017)

9 References

CFA (2014) *FSG LUP 006 Tank Connections Explained, Bushfire Management Overlay*. CFA Land Use Planning Fire Services Guideline. Available at <<https://www.cfa.vic.gov.au/plan-prepare/planning-and-bushfire-management-overlay>>.

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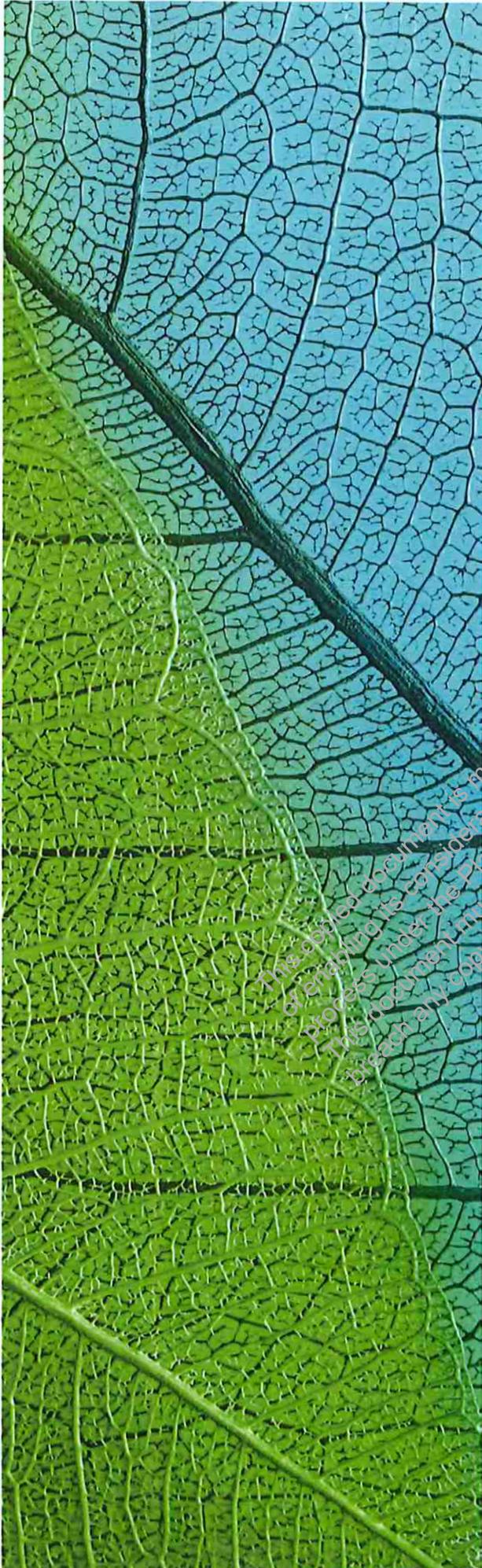
Mitchell Planning Scheme (2018a) *Clause 53.02 Bushfire Planning*. Available at <<https://www.planning.vic.gov.au/schemes-and-amendments/browse-planning-schemes>>.

Mitchell Planning Scheme (2018b) *Clause 44.06 Bushfire Management Overlay*. Available at <<https://www.planning.vic.gov.au/schemes-and-amendments/browse-planning-schemes>>.

Mitchell Planning Scheme (2018c) *Clause 19.02 Bushfire*. Available at <<https://www.planning.vic.gov.au/schemes-and-amendments/browse-planning-schemes>>.

Mitchell Planning Scheme (2020) *Clause 53.02-4 Bushfire Protection Objectives*. Available at <<https://www.planning.vic.gov.au/schemes-and-amendments/browse-planning-schemes>>.

Standards Australia (2019) *AS 3959-2018 Construction of buildings in bushfire-prone areas*. Incorporating amendment 1. Standards Australia, North Sydney, New South Wales.



Hillview Drive, Broadford, former Stage 3

Native Vegetation Assessment

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Prepared for Ashlyn Glen Pty Ltd

December 2020
Report No. 19183 (4.2)



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1. Executive summary

Nature Advisory Pty Ltd conducted a native vegetation assessment of a 5.6-hectare area of private land located at Hillview Drive in Broadford, Victoria. The subject land, herein referred to as the study area, is proposed for a 12-lot residential subdivision.

On 13 August 2010 an amendment to the planning permit (originally issued in 1993) was approved to increase the number of lots from 18 to 25 and to provide for vegetation removal associated with the construction of roads and establishment of building envelopes on each residential lot. However, at that time the Bushfire Management Overlay did not apply to this land, as it was applied via Amendment GC13, which was gazetted on 3 October 2017. Therefore, native vegetation removal for the creation of bushfire defendable space was not considered as part of the native vegetation impact assessment or permit application process.

The planning permit for the subdivision of the site was originally issued on 23 December 1993 (for 18 lots) and was subsequently amended on numerous occasions, including on 13 August 2010, to increase the number of lots to 25 (including one large lot for conservation purposes) and to provide for the removal of native vegetation associated with road construction and building envelopes for each lot.

The setting aside of the conservation reserve on site resulted in a surplus of native vegetation offset gain of 0.46 Habitat Hectares. A request has been made to DELWP to convert this surplus into the currently used General Habitat Units, so that it can be allocated to meeting some of the current offset requirement.

The current on-site offset (conservation reserve) compensates for all native vegetation loss associated with the construction of all of the roads in the project (so encompassing roads for the former stages 1, 2 & 3) and the nominated building envelopes as shown on the plans endorsed by Council on 20 June 2014.

The conservation reserve has been actively managed to protect its conservation values with a report recently submitted to Council (prepared by Acacia Environmental Management) in accordance with the offset management plan prepared by Brett Lane & Associates in 2012, which requires ongoing active management for a 10 year period.

The purpose of this current investigation is to quantify the amount of additional native vegetation removal required to achieve bushfire defendable space for the development based on a Bushfire Management Statement (BMS) recently prepared for the project (Terramatrix 2020).

This report presents the information relevant to native vegetation on the property to accompany a planning permit application under Clause 52.17 of the Mitchell planning scheme, in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017a), herein referred to as 'the Guidelines'.

The following native vegetation was recorded in the study area:

- One patch of native vegetation, totalling 7.846 hectares.

The proponent proposes to remove 1.818 hectares of native vegetation in patches (including no large trees).

The following offsets are required to compensate for the removal of native vegetation from the study area:

- 1.177 *general habitat units* and must include the following offset attribute requirements:
 - Minimum strategic biodiversity value (SBV) of 0.504.
 - Occur within the Goulburn Broken CMA boundary or the Mitchell municipal district.

Under the Guidelines all offsets must be secured prior to the removal of native vegetation.

Given that the proposal would remove more than 0.5 hectares of native vegetation, it will be assessed under the **Detailed** assessment pathway and it **would** trigger a referral to DELWP.

The Native Vegetation Removal (NVR) report for this proposed removal is provided in the appendices. The table below summarises the compliance of the information in this report with the relevant application requirements of the Guidelines (DELWP 2017a).

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The table below summarises the compliance of the information in this report with the application requirements of the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017a).

Application requirement		Response
1.	Information about the native vegetation to be removed	See Sections 4.2, 4.3.2, Figure 2, Appendix 2, Appendix 3 and Appendix 4.
2.	Topographic and land information relating to the native vegetation to be removed	See Section 4.1.
3.	Recent, dated photographs of the native vegetation to be removed	See Appendix 4.
4.	Details of any other native vegetation approved to be removed, or that was removed without the required 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	N/A – previous permit issued in 2010.
5.	An avoid and minimise statement	See Section 4.3.1.
6.	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the <i>Conservation, Forests and Lands Act 1987</i> that applies to the native vegetation to be removed	N/A
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 is not required when the creation of defensible space is in conjunction with an application under the Bushfire Management Overlay.	N/A - the creation of defensible space is in conjunction with a BMO.
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).	N/A
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.	See Appendix 7.
Additional requirements for applications in the <i>Detailed</i> assessment pathway		

Application requirement		Response
10.	<p>A site assessment report of the native vegetation to be removed, including:</p> <ul style="list-style-type: none"> ▪ A habitat hectare assessment of any patches of native vegetation, including the condition, extent (in hectares), Ecological Vegetation Class and bioregional conservation status. ▪ The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any large trees within patches ▪ The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any scattered trees, and whether each tree is small or large. 	See Appendix 2 and Section 4.
11.	<p>Information about impacts on rare or threatened species habitat, including:</p> <p>The relevant section of the Habitat importance map for each rare or threatened species requiring a species offset.</p> <p>For each rare or threatened species that the native vegetation to be removed is habitat for, according to the Habitat importance maps:</p> <ul style="list-style-type: none"> ▪ the species' conservation status ▪ the proportional impact of the removal of native vegetation on the total habitat for that species. ▪ whether their habitats are highly localised habitats, dispersed habitats, or important areas of habitat within a dispersed species habitat. 	See Appendix 6.

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2. Introduction

Ashlyn Glen Pty Ltd engaged Nature Advisory Pty Ltd to undertake a native vegetation assessment of a 5.6-hectare area of private land located at Hillview Drive in Broadford, Victoria. The subject land, herein referred to as the study area, is proposed for a 12-lot residential subdivision.

This investigation was commissioned to provide information on the extent and condition of native vegetation in the study area according to Victoria's *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017a), herein referred to as 'the Guidelines'. Potential impacts on flora and fauna matters listed under the Victorian *Flora and Fauna Guarantee Act 1988* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* have been considered as part of a review of existing information and field investigation.

On 13 August 2010 an amendment to the planning permit (originally issued in 1993) was approved to increase the number of lots from 18 to 25 and to provide for vegetation removal associated with the construction of roads and establishment of building envelopes on each residential lot. However, at that time the Bushfire Management Overlay did not apply to this land, as it was applied via Amendment GC13, which was gazetted on 3 October 2017. Therefore, native vegetation removal for the creation of bushfire defensible space was not considered as part of the native vegetation impact assessment or permit application process.

The planning permit for the subdivision of the site was originally issued on 23 December 1993 (for 18 lots) and was subsequently amended on numerous occasions, including on 13 August 2010, to increase the number of lots to 25 (including one large lot for conservation purposes) and to provide for the removal of native vegetation associated with road construction and building envelopes for each lot.

The setting aside of the conservation reserve on site resulted in a surplus of native vegetation offset gain of 0.46 Habitat Hectares. A request has been made to DELWP to convert this surplus into the currently used General Habitat Units, so that it can be allocated to meeting some of the current offset requirement.

The current on-site offset (conservation reserve) compensates for all native vegetation loss associated with the construction of all of the roads in the project (so encompassing roads for the former stages 1, 2 & 3) and the nominated building envelopes as shown on the plans endorsed by Council on 20 June 2014.

The conservation reserve has been actively managed to protect its conservation values with a report recently submitted to Council (prepared by Acacia Environmental Management) in accordance with the offset management plan prepared by Brett Lane & Associates in 2012, which requires ongoing active management for a 10 year period.

The purpose of this current investigation is to quantify the amount of additional native vegetation removal required to achieve bushfire defensible space for the development based on a Bushfire Management Statement (BMS) recently prepared for the project (Terramatrix 2020).

The following tasks were undertaken to meet the above requirements.

- A review of existing information on the flora and native vegetation of the study area and surrounds, including:
 - Victorian Biodiversity Atlas administered by the Department of Environment, Land, Water and Planning (DELWP);
 - The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) Protected Matters Search Tool; and
 - DELWP Native Vegetation Information Management system (NVIM).
- A site survey involving:
 - Characterisation and mapping of native vegetation on the site, as defined in Victoria's *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (the 'Guidelines');
 - Assessment of native vegetation in accordance with the Guidelines, including habitat hectare assessment and/or scattered tree assessment;
 - Compilation of flora and indicative fauna species lists for the site; and
 - Assessment of the likelihood of occurrence of EPBC Act and *Flora and Fauna Guarantee Act 1988* (FFG Act) listed flora and communities on the site.
- Preparation of this report.

This report is divided into the following sections:

Section 3 describes the methods used for the assessment, definitions and the legislative background.

Section 4 presents the assessment results, proposed native vegetation removal and implications under the Guidelines.

This investigation was undertaken by a team from Nature Advisory comprising Emily Baldwin (Botanist), Verity Fyfe (Senior Botanist) and Brett Macdonald (Senior Ecologist & Project Manager).

3. Definitions, methods and assessment process

3.1. Definitions

3.1.1. Study area

The study area for this investigation is defined as the red outline polygon shown in Figure 1.

3.1.2. Native vegetation

Native vegetation is currently defined in Clause 73.01 of all Victorian planning schemes as 'plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses'. The Guidelines (DELWP 2017a) further classify native vegetation as belonging to two categories:

- Patch; or
- Scattered tree.

The definitions of these categories are provided below, along with the prescribed DELWP methods to assess them. Further details on definitions of patches and scattered trees are provided in Appendix 1.

Patch

A patch of native vegetation is either:

- An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native; or
- Any area with three or more native canopy trees¹ where the drip line² 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 from *MapShareVic* (DELWP 2019a).

Patch condition is assessed using the habitat hectare method (Parkes *et al.* 2003; DSE 2004b) whereby components of the patch (e.g. tree canopy, understorey and ground cover) are assessed against an EVC benchmark. The score effectively measures the percentage resemblance of the vegetation to its original condition.

The *Native Vegetation Information Management* (NVIM) system (DELWP 2019b) provides modelled condition scores for native vegetation to be used in certain circumstances.

¹ 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.

² The drip line is the outermost boundary of a tree canopy (leaves and/or branches) where the water drips on to the ground.

Scattered tree

A scattered tree is:

- A native canopy tree¹ that does not form part of a patch.

Scattered trees are counted and mapped, the species identified and their circumference at 1.3 metres above the ground is recorded.

3.2. Field methods

The field assessment was conducted on the 5th March 2020. During this assessment, the study area was surveyed in detail on foot.

Sites in the study area found to support native vegetation or with potential to support listed matters were mapped through a combination of aerial photograph interpretation and ground-truthing using a hand-held GPS (accurate to approximately five metres).

Whilst this assessment was not designed to provide an exhaustive inventory of flora species in the study area, all efforts were made to schedule the site assessment at a time of year when the majority of native vegetation life forms are likely to be present. The season timing of the survey and condition of vegetation was considered suitable to ascertain the extent and condition of native vegetation.

3.3. Planning permit and application requirements

State planning provisions are established under the *Victorian Planning and Environment Act 1987*. Clause 52.17 of all Victorian Planning Schemes states that:

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

A permit is not required if:

- If an exemption in Table 52.17-7 specifically states that that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into the planning scheme and listed in the schedule to Clause 52.16.
- If the native vegetation is specified in a schedule to Clause 52.17.

3.3.1. Exemptions

No exemptions to Clause 52.17 are relevant to this project.

3.3.2. Application requirements

Any application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines (DELWP 2017a).

When assessing an application, Responsible Authorities are also obligated to refer to Clause 12.01-2 (Native vegetation management) in the Planning Scheme which in addition to the Guidelines, refers to the following:

- *Assessor's handbook – applications to remove, destroy or lop native vegetation* (DELWP 2018a).
- Statewide biodiversity information maintained by DELWP.

The application of the Guidelines (DELWP 2017a) are explained further in Appendix 1.

3.3.3. Referral to DELWP

Clause 66.02-2 of the Planning Scheme determines the role of DELWP in the assessment of native vegetation removal permit applications. If an application is referred, DELWP may make certain recommendations to the responsible authority in relation to the permit application.

Any application to remove, destroy or lop native vegetation must be referred to DELWP if:

- The impacts to native vegetation are in the *Detailed* assessment pathway;
- A property vegetation plan applies to the site; or
- The native vegetation is on Crown land which is occupied or managed by the responsible authority.

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4. Existing information and results

4.1. Site description, zoning and overlays

The study area for this investigation (Figure 1) was approximately 5.6 hectares of private land at Hillview Drive in Broadford, Victoria. It lies on the southern edge of the Broadford township and is approximately 65 kilometres north of Melbourne's CBD. It is bordered by private land to the north, south and east, and a reservoir to the west.

The study area supported yellow duplex soil on an undulating landscape. No waterbodies were observed within the study area, although a reservoir was located adjacent to the western boundary.

Vegetation in the study area consisted of one patch of native vegetation spanning the vast majority of the study area. This patch constituted Valley Heathy Forest vegetation.

Tree cover varied considerably across the study area. Where present, the canopy comprised Bundy and/or Red Stringybark. Overall, the sub-canopy was far more prominent than the mature canopy and a high degree of eucalypt recruitment was observed. No large trees (as defined by the EVC benchmark) were recorded in the study area.

The mid-storey layer supported an abundance of recruiting eucalypts and a diverse suite of shrubs including Cherry Ballart, Silver Wattle, Black Wattle, Golden Wattle, Gold-dust Wattle, Sweet Bursaria, Hedge Wattle and Parrot-pea. The occasional Small Grass-tree was also present.

The groundlayer was quite intact and supported a diversity of graminoids, herbs and prostrate shrubs. Common species included Black-anther Flax-lily, Silvertop Wallaby-grass, Wattle Mat-rush, Grey Guinea-flower, Pink-bells, Thin-leaf Wattle, Honey-pots, Cranberry Heath, Common Raspwort, Yellow Rush-lily, Bent Goodenia, Variable Sword-sedge, Weeping Grass and Red-leg Grass.

Although the diversity of weeds was generally low, Drooping Cassinia was extremely abundant throughout the entire study area with an overall cover of approximately 50%. Other common weeds included Radiata Pine, Blackberry and Common Century, though these occurred at low levels.

Areas of high log cover were observed toward the southern extent of the study area. Leaf litter (native) and bryophyte cover was generally high.

While native vegetation within the study area is diverse and well connected, it represents a modified state of Valley Heathy Forest vegetation.

The study area has been subject to extensive tree removal and is currently vacant. Fencing has been established around the lot boundaries and a road has been constructed which meets the eastern boundary of the study area, an extension of Hillview Drive.

The study area lies within the Central Victorian Uplands bioregion and falls within the Goulburn Broken CMA catchment and Mitchell local government area. It is currently zoned Low Density Residential Zone and is covered by a Bushfire Management Overlay (BMO) in the Mitchell Planning Scheme.

Under the BMO, Clause 52.12 of the Victorian Planning Scheme exempts the removal of native vegetation to create defensible space for a dwelling for which a permit is issued on land zoned Low Density Residential Zone from the considerations of the Guidelines (i.e. offsets). However, the footprint of the dwelling and associated structures, including driveways, is subject to the Guidelines.

4.2. Native vegetation

4.2.1. Species recorded

During the field assessment 50 plant species were recorded. Of these, 41 (82%) were indigenous and 9 (18%) were introduced or non-indigenous native in origin (Appendix 3).

4.2.2. Patches of native vegetation

Pre-European EVC mapping (DELWP 2019b) indicated that the study area and surrounds would have supported Valley Heathy Forest (EVC 127), Grassy Dry Forest (EVC 22), Grassy Woodland (EVC 175) and Plains Grassy Woodland (EVC 55) prior to European settlement based on modelling of factors including rainfall, aspect, soils and remaining vegetation.

Evidence on site, including floristic composition and soil characteristics, suggested that Valley Heathy Forest (EVC 127) was present within the study area (Figure 1). A description of this EVC is provided within Appendix 5.

One patch (referred to herein as a habitat zone) comprising the abovementioned EVC was identified in the study area (Figure 1). This totalled an area of 7.846 hectares.

Table 1: Description of habitat zones in the study area

Habitat Zone	EVC	Description
B	Valley Heathy Forest (EVC 127)	<p>This habitat zone covered the vast majority of the study area.</p> <p>Characterised by a patchy canopy/sub-canopy of Bundy and Red Stringybark over a shrubby mid-storey (especially Drooping Cassinia) and mostly intact groundlayer supporting a diversity of prostrate shrubs, graminoids and herbs.</p> <p>No large trees present.</p> <p>Canopy Cover – approx. 4%, in good health.</p> <p>Common indigenous understorey species included Cherry Ballart, Golden Wattle, Gold-dust Wattle, Thin-leaf Wattle, Honey-pots, Cranberry Heath, Grey Guinea-flower, Silvertop Wallaby-grass, Wattle Mat-rush, Spear Grass and Variable Sword-sedge.</p> <p>Bryophyte & lichen cover – approx. 8%</p> <p>Weed cover was high, approx. 50%, and consisted only of Drooping Cassinia.</p> <p>Observed recruitment, including a high level of eucalypt recruitment.</p> <p>Organic litter cover – approx. 50% (native).</p> <p>No logs present.</p>

The habitat hectare assessment results for this habitat zone are provided in Table 2. More detailed habitat scoring results are presented in Appendix 2.

Table 2: Summary of habitat hectare assessment results

Habitat Zone	EVC	Area (ha)	Condition score (out of 100)	No. of Large Trees in HZ
B	Valley Heathy Forest (EVC 127)	7.846	53	0
Total		7.846		0

4.2.3. Scattered trees

No scattered trees were recorded in the study area.

4.3. Proposed development

The current proposal will involve subdivision of the study area into 12 low-density residential lots, although this assessment is concerned only with the removal of native vegetation for defensible space. An amended permit was issued for the building envelopes and road aspects of the development in 2010.

To determine impacts to native vegetation, the proposed development plan with defensible space envelopes was overlaid on the mapped native vegetation polygons. Native vegetation occurring in the following locations was considered to be removed based on the plan:

- Consequential removal:
 - Native vegetation for defensible space as prescribed within a Bushfire Management Statement (BMS) for the project, prepared by Terramatrix (in February 2020).

Impacts to trees

In accordance with the Assessors Handbook (DELWP 2018a), a tree is deemed lost when earthworks encroach on more than 10% of its Tree Protection Zone (TPZ). A TPZ is defined as an area around the trunk of the tree which has a radius of $1.2 \times$ the DBH (to a maximum of 15 metres but no less than 2 metres). Dead trees are treated in the same manner.

4.3.1. Avoid and minimise statement

In accordance with the Guidelines, all applications to remove native vegetation must provide an avoid and minimise statement which details any efforts undertaken to avoid the removal of, and minimise the impacts on biodiversity and other values of native vegetation, and how these efforts focussed on areas of native vegetation that have the most value. Efforts to avoid and minimise impacts to native vegetation in the current application are presented as follows:

- **Strategic level planning** - N/A.
- **Site level planning** - the development has been sited within the broader property to avoid impacting on the best quality native vegetation, which been secured as a first-party offset site to compensate for native vegetation removal resulting from the approved development. The offset site is 7.12 hectares in size, which is 37% of the entire subject site.
- Furthermore, no feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.

4.3.2. Proposed native vegetation removal

The current footprint will result in the loss of a total extent of 1.818 hectares of native vegetation as documented in the Native Vegetation Removal (NVR) report provided by DELWP (Appendix 6) and presented in Figure 2.

This comprised of:

- 1.818 hectares of native vegetation in patches (including no large trees).

The native vegetation to be removed is not in an area mapped as an endangered Ecological Vegetation Class.

It is understood that 1.590 hectares of native vegetation has been approved for removal on the property within the last five years.

Photographs of native vegetation proposed for removal are provided in Appendix 4.

The current proposal footprint will not have a significant impact on any habitat for any rare or threatened species as determined in Appendix 6.

4.3.3. Assessment pathway

The assessment pathway is determined by the location category and the extent of native vegetation as detailed for the study area as follows:

- **Location Category** – Location 1
- **Extent of native vegetation** – a total of 1.818 hectares of native vegetation (including no large trees).

Based on these details, the Guidelines stipulate that the proposal is to be assessed under the **Detailed** assessment pathway.

This proposal **would** trigger a referral to DELWP based on the criteria specified in Section 3.3.3.

4.4. Implications under the Guidelines

4.4.1. Permit requirements

A planning permit under Clause 52.17 of the Mitchell Planning Scheme is required for the removal of native vegetation.

The current proposal would trigger a referral to DELWP as it meets the relevant criteria.

4.4.2. Offset requirements

Offsets required to compensate for the proposed removal of native vegetation from the study area are provided below.

- 1.177 *general habitat units* and must include the following offset attribute requirements:
 - Minimum strategic biodiversity value (SBV) of 0.504.
 - Occur within the Goulburn Broken CMA boundary or the Mitchell municipal district.

Under the Guidelines all offsets must be secured prior to the removal of native vegetation.

4.4.3. Offset statement

The offset target for the current proposal will be achieved partly via surplus gain generated in the existing approved first-party offset site, and the remainder will be achieved via a third-party offset. Details of how the surplus gain generated in the existing approved first-party offset site will be allocated to the current offset requirement will be provided, once available.

An online search of the Native Vegetation Credit Register (NVCR) has shown that all of the required offset is currently available for purchase from a native vegetation credit owner (DELWP 2020d).

Evidence that the required offset is available is provided in Appendix 7. The required offset would be secured following approval of the application to remove native vegetation.

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Appendix 1: Details of the assessment process in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017a)

Purpose and objective

Policies and strategies relating to the protection and management of native vegetation in Victoria are defined in the State Planning Policy Framework (SPPF). The objective identified in Clause 12.01 of all Victorian Planning Schemes is 'To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation'.

This is to be achieved through the following three-step approach, as detailed in the Guidelines:

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Note: While a planning permit may still be required, if native vegetation does not meet the definition of either a patch or a scattered tree, an offset under the Guidelines is not required.

Assessment pathways

The first step in determining the type of assessment required for any site in Victoria is to determine the assessment pathway for the proposed native vegetation removal. The three possible assessment pathways for applications to remove native vegetation in Victoria are:

- Basic;
- Intermediate; or
- Detailed.

This assessment pathway is determined by two factors:

- **Location Category**, as determined using the states' Location Map. The location category indicates the potential risk to biodiversity from removing a small amount of native vegetation. The three location categories are defined as:
 - **Location 1** – shown in light blue-green on the Location Map; occurring over most of Victoria.
 - **Location 2** – shown in dark blue-green on the Location Map; includes areas mapped as endangered EVCs and/or sensitive wetlands and coastal areas.
 - **Location 3** – shown in brown on the Location Map; includes areas where the removal of less than 0.5 hectares of native vegetation could have a significant impact on habitat for rare and threatened species.
- **Extent of native vegetation** – the extent of any patches and scattered trees proposed to be removed (as well as the extent of any past native vegetation removal), with consideration as to whether the proposed removal includes any large trees. Extent of native vegetation is determined as follows:
 - **Patch** – the area of the patch in hectares.

- **Scattered Tree** – the extent of a scattered tree is dependent on whether the scattered tree is small or large. A tree is considered to be a large tree if it is greater or equal to the large tree benchmark diameter at breast height (DBH) for the relevant bioregional EVC. Any scattered tree that is not a large tree is a small scattered tree. The extent of large and small scattered trees is determined as follows:
 - **Large scattered tree** – the area of a circle with a 15-metre radius, with the trunk of the tree at the centre.
 - **Small scattered tree** – the area of a circle with a ten-metre radius, with the trunk of the tree at the centre.

The assessment pathway for assessing an application to remove native vegetation is then determined as detailed in the following matrix table:

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

Note: If the native vegetation to be removed includes more than one location category, the higher location category is used to determine the assessment pathway.

Landscape scale information – strategic biodiversity value

The strategic biodiversity value (SBV) is a measure of a location's importance to Victoria's biodiversity, relative to other locations across the state. It is represented as a score between 0 and 1 and determined from the Strategic biodiversity value map, available from NVIM (DELWP 2019c).

Landscape scale information – habitat for rare or threatened species

Habitat importance for rare or threatened species is a measure of the importance of a location in the landscape as habitat for a particular rare or threatened species, in relation to other habitat available for that species. It is represented as a score between 0 and 1 and is determined from the Habitat importance maps, administered by DELWP.

This includes two groups of habitat:

- **Highly localised habitats** – limited in area and considered to be equally important, therefore having the same habitat importance score.
- **Dispersed habitats** – less limited in area and based on habitat distribution models.

Habitat for rare or threatened species is used to determine the type of offset required in the detailed assessment pathway.

Biodiversity value

A combination of site-based and landscape scale information is used to calculate the biodiversity value of native vegetation to be removed. Biodiversity value is represented by a general or species habitat score, detailed as follows.

Firstly, the extent and condition of native vegetation to be removed are combined to determine the habitat hectares as follows:

$$\text{Habitat hectares} = \text{extent of native vegetation} \times \text{condition score}$$

Secondly, the habitat hectare score is combined with a landscape factor to obtain an overall measure of biodiversity value. Two landscape factors exist as follows:

- **General landscape factor** – determined using an adjusted strategic biodiversity score, and relevant when no habitat importance scores are applicable;
- **Species landscape factor** – determined using an adjusted habitat importance score for each rare or threatened species habitat mapped at a site in the Habitat importance map.

These factors are then used as follows to determine the biodiversity value of a site:

$$\text{General habitat score} = \text{habitat hectares} \times \text{general landscape factor}$$

$$\text{Species habitat score} = \text{habitat hectares} \times \text{species landscape factor}$$

Offset requirements

A native vegetation offset is required for the approved removal of native vegetation. Offsets conform to one of two types and each type incorporates a multiplier to address the risk of 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 (i.e. the proportional impact is below the species offset threshold). In this case a multiplier of 1.5 applies to determine the general offset amount.

$$\text{General offset (amount of general habitat units)} = \text{general habitat score} \times 1.5$$

- A **species offset** is required when the removal of native vegetation has a significant impact on habitat for a rare or threatened species (i.e. the proportional impact is above the species offset threshold). In this case a multiplier of 2 applies to determine the species offset amount.

$$\text{Species offset (amount of species habitat units)} = \text{Species habitat score} \times 2$$

Note: if native vegetation does not meet the definition of either a patch or scattered tree an offset is not required.

Offset attributes

Offsets must meet the following attribute requirements, as relevant:

- General offsets
 - **Offset amount** – general offset = general habitat score x 1.5
 - **Strategic biodiversity value (SBV)** – the offset has at least 80% of the SBV of the native vegetation removed
 - **Vicinity** – the offset is in the same CMA boundary or municipal district as the native vegetation removed
 - Habitat for rare and threatened species: N/A
 - **Large trees** – the offset include the protection of at least one large tree for every large tree to be removed
- Species offsets
 - **Offset amount** – species offset = species habitat score x 2
 - Strategic biodiversity value (SBV) – N/A
 - Vicinity – N/A
 - **Habitat for rare and threatened species** – the offset comprises mapped habitat according to the Habitat importance map for the relevant species
 - **Large trees** – the offset include the protection of at least one large tree for every large tree to be removed.

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Appendix 2: Detailed habitat hectare assessment results

Habitat Zone			B
Bioregion			CVU
EVC Number			127
Total area of Habitat Zone (ha)			7,846
Site Condition	Large Old Trees	/10	0
	No. large trees in habitat zone		0
	Tree Canopy Cover	/5	0
	Lack of Weeds	/15	4
	Understorey	/25	20
	Recruitment	/10	6
	Organic Matter	/5	5
	Logs	/5	4
	Site condition standardising multiplier*		1.00
	Site Condition subtotal		39
Landscape Context	Patch Size	/10	8
	Neighbourhood	/10	5
	Distance to Core	/5	2
Total Condition Score			53

* Modified approach to habitat scoring - refer to Table 14 of DELWP's Vegetation Quality Assessment Manual (DSE, 2004).

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Appendix 3: Flora species recorded in the study area

Origin	Common name	Scientific name	EPBC	FFG-T	FFG-P	CaLP Act
	Australian Sheep's Burr	<i>Acaena ovina</i>				
	Bent Goodenia	<i>Goodenia geniculata</i>				
	Black Wattle	<i>Acacia mearnsii</i>			p	
	Black-anther Flax-lily	<i>Dianella revoluta s.l.</i>				
*	Blackberry	<i>Rubus fruticosus spp. agg.</i>				C
	Bundy	<i>Eucalyptus goniocalyx s.l.</i>				
	Cherry Ballart	<i>Exocarpos cupressiformis</i>				
	Common Beard-heath	<i>Leucopogon virgatus</i>			p	
	Common Bottle-daisy	<i>Lagenophora stipitata</i>			p	
*	Common Centaury	<i>Centaurium erythraea</i>				
	Common Correa	<i>Correa reflexa</i>			p	
	Common Raspwort	<i>Gonocarpus tetragynus</i>				
	Common Rice-flower	<i>Pimelea humilis</i>				
	Cranberry Heath	<i>Astroloma humifusum</i>			p	
	Creamy Stackhousia	<i>Stackhousia monogyna s.l.</i>				
*	Drooping Cassinia	<i>Cassinia sifton</i>				
*	Flatweed	<i>Hypochaeris radicata</i>				
	Gold-dust Wattle	<i>Acacia acinacea s.l.</i>			p	
	Golden Wattle	<i>Acacia pycnantha</i>			p	
	Grey Guinea-flower	<i>Hibbertia obtusifolia</i>				
	Hedge Wattle	<i>Acacia paradoxa</i>				
	Honey-pots	<i>Acrotriche serrulata</i>			p	
	Kangaroo Grass	<i>Themeda triandra</i>				
	Kidney-weed	<i>Dichondra repens</i>				
	Lightwood	<i>Acacia implexa</i>				
	Pink-bells	<i>Tetratheca ciliata</i>				
	Plum	<i>Prunus sp.</i>				
*	Radiata Pine	<i>Pinus radiata</i>				
	Red Stringybark	<i>Eucalyptus macrorhyncha</i>				
	Red-leg Grass	<i>Bothriochloa macra</i>				
*	Ribwort	<i>Plantago lanceolata</i>				
#	Sallow Wattle	<i>Acacia longifolia</i>			p	
	Shiny Everlasting	<i>Xerochrysum viscosum</i>			p	
	Showy Parrot-pea	<i>Dillwynia sericea</i>				
	Silver Wattle	<i>Acacia dealbata</i>				
	Silvertop Wallaby-grass	<i>Rytidosperma pallidum</i>				
	Slender Dodder-laurel	<i>Cassytha glabella</i>				
	Small Grass-tree	<i>Xanthorrhoea minor subsp. lutea</i>			p	

Origin	Common name	Scientific name	EPBC	FFG-T	FFG-P	CaLP Act
	Smooth Solenogyne	<i>Solenogyne dominii</i>			p	
	Spear Grass	<i>Austrostipa spp.</i>				
*	Sweet Briar	<i>Rosa rubiginosa</i>				C
	Sweet Bursaria	<i>Bursaria spinosa subsp. spinosa</i>				
*	Sweet Vernal-grass	<i>Anthoxanthum odoratum</i>				
	Thatch Saw-sedge	<i>Gahnia radula</i>				
	Thin-leaf Wattle	<i>Acacia aculeatissima</i>			p	
	Variable Sword-sedge	<i>Lepidosperma laterale</i>				
	Wattle Mat-rush	<i>Lomandra filliformis</i>				
	Weeping Grass	<i>Microlaena stipoides var. stipoides</i>				
	Wire Rapier-sedge	<i>Lepidosperma semiteres</i>				
	Yellow Rush-lily	<i>Tricoryne elatior</i>				

Notes: EPBC = threatened species status under the EPBC Act (EX = presumed extinct in the wild; CR = critically endangered; EN = endangered; VU = vulnerable); FFG-T = listed as threatened (L) under the FFG Act; FFG-P: listed as protected (P) under the FFG Act; CaLP Act: declared noxious weeds under the CaLP Act (S = State Prohibited Weeds [any infestations are to be reported to DELWP. DELWP is responsible for control of State Prohibited Weeds]; P = Regionally Prohibited Weeds [Land owners must take all reasonable steps to eradicate regionally prohibited weeds on their land]; C = Regionally Controlled Weeds [Land owners have the responsibility to take all reasonable steps to prevent the growth and spread of Regionally controlled weeds on their land]; R = Restricted Weeds [Trade in these weeds and their propagules, either as plants, seeds or contaminants in other materials is prohibited].

* = introduced to Victoria

= Victorian native taxa occurring outside their natural range

Appendix 4: Photographs of native vegetation proposed for removal



Habitat Zone B, facing west. This was the only area supporting Red-fruit Saw-sedge.



Habitat Zone B, facing north-west. Despite the high cover of Drooping Cassinia, the groundlayer supported >25% cover of native perennial species.



Habitat Zone B, facing west.



Habitat Zone B, facing west.



Habitat Zone B, facing north-east



Habitat Zone B, facing north. This are supported many Sweet Bursaria shrubs.



Habitat Zone B. This are supported a high cover of Silvertop Wallaby-grass, prostrate shrubs and Golden Wattle.



Habitat Zone B, facing east.



Habitat Zone B, facing north-east.

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Appendix 5: EVC benchmarks

Valley Heathy Forest (EVC 127) – Central Victorian Uplands bioregion

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EVC/Bioregion Benchmark for Vegetation Quality Assessment Central Victorian Uplands bioregion

EVC 127: Valley Heathy Forest

Description:

A low, open forest to 15 m tall with a sedgy/grassy understorey with a component of small ericoid shrubs and grass-trees. Soil and moisture factors are critical in delimiting the vegetation.

Large trees:

Species	DBH(cm)	#/ha
<i>Eucalyptus</i> spp.	70 cm	20 / ha

Tree Canopy Cover:

%cover	Character Species	Common Name
30%	<i>Eucalyptus melliodora</i>	Yellow Box
	<i>Eucalyptus goniacalyx</i> s.l.	Bundy
	<i>Eucalyptus macrorhyncha</i>	Red Stringybark

Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	2	10%	T
Medium Shrub	2	15%	MS
Small Shrub	5	5%	SS
Prostrate Shrub	2	1%	PS
Medium Herb	6	10%	MH
Small or Prostrate Herb	3	5%	SH
Large Tufted Graminoid	3	5%	LTG
Large Non-tufted Graminoid	2	20%	LNG
Medium to Small Tufted Graminoid	6	15%	MTG
Medium to Tiny Non-tufted Graminoid	1	1%	MNG
Ground Fern	1	1%	GF
Scrambler or Climber	3	5%	SC
Bryophytes/Lichens	na	10%	BL

EVC 127: Valley Heathy Forest - Central Victorian Uplands bioregion

LF Code	Species typical of at least part of EVC range	Common Name
T	<i>Exocarpos cupressiformis</i>	Cherry Ballart
MS	<i>Epacris impressa</i>	Common Heath
MS	<i>Cassinia aculeata</i>	Common Cassinia
MS	<i>Daviesia leptophylla</i>	Narrow-leaf Bitter-pea
MS	<i>Cassinia arcuata</i>	Drooping Cassinia
SS	<i>Platylobium obtusangulum</i>	Common Flat-pea
SS	<i>Dillwynia cinerascens s.l.</i>	Grey Parrot-pea
SS	<i>Hovea heterophylla</i>	Common Hovea
SS	<i>Pimelea humilis</i>	Common Rice-flower
PS	<i>Acrotriche serrulata</i>	Honey-pots
PS	<i>Bossiaea prostrata</i>	Creeping Bossiaea
MH	<i>Leptorhynchus tenuifolius</i>	Wiry Buttons
MH	<i>Gonocarpus tetragynus</i>	Common Raspwort
MH	<i>Helichrysum scorpioides</i>	Button Everlasting
SH	<i>Opecularia varia</i>	Variable Stinkweed
SH	<i>Drosera whittakeri ssp. aberrans</i>	Scented Sundew
SH	<i>Oxalis corniculata s.l.</i>	Yellow Wood-sorrel
LTG	<i>Xanthorrhoea minor ssp. lutea</i>	Small Grass-tree
LTG	<i>Deyeuxia quadriseta</i>	Reed Bent-grass
LNG	<i>Gahnia radula</i>	Thatch Saw-sedge
MTG	<i>Lomandra filiformis</i>	Wattle Mat-rush
MTG	<i>Joycea pallida</i>	Silvertop Wallaby-grass
MTG	<i>Poa morrisii</i>	Soft Tussock-grass
MTG	<i>Dianella revoluta s.l.</i>	Black-anther Flax-lily
MNG	<i>Microlaena stipoides var. stipoides</i>	Weeping Grass
GF	<i>Lindsaea linearis</i>	Screw Fern
SC	<i>Billardiera scandens</i>	Common Apple-berry
SC	<i>Hardenbergia violacea</i>	Purple Coral-pea

Recruitment:

Episodic/Fire. Desirable period between disturbances is 30 years.

Organic Litter:

40 % cover

Logs:

20 m/0.1 ha.

Weediness:

LF Code	Typical Weed Species	Common Name	Invasive	Impact
T	<i>Pinus radiata</i>	Radiata Pine	low	high
MS	<i>Rubus fruticosus ssp. agg.</i>	Blackberry	high	high
LH	<i>Plantago lanceolata</i>	Ribwort	high	low
MH	<i>Hypochoeris radicata</i>	Cat's Ear	high	low
MTG	<i>Briza maxima</i>	Large Quaking-grass	high	low
MTG	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	high	high

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Appendix 6: Native Vegetation Removal (NVR) report

Note: A Simulation report has been attached, pending issue of a DELWP-generated NVR report, the details of which will be identical.

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Scenario test – native vegetation removal

This report provides offset requirements for internal testing of different proposals to remove native vegetation. **This report DOES NOT support an application to remove, destroy or lop native vegetation under Clause 52.16 or 52.17 of planning schemes in Victoria.** A report must be obtained from the Department of Environment, Land, Water and Planning (DELWP).

Date of issue: 03/12/2020
 Time of issue: 3:30 pm

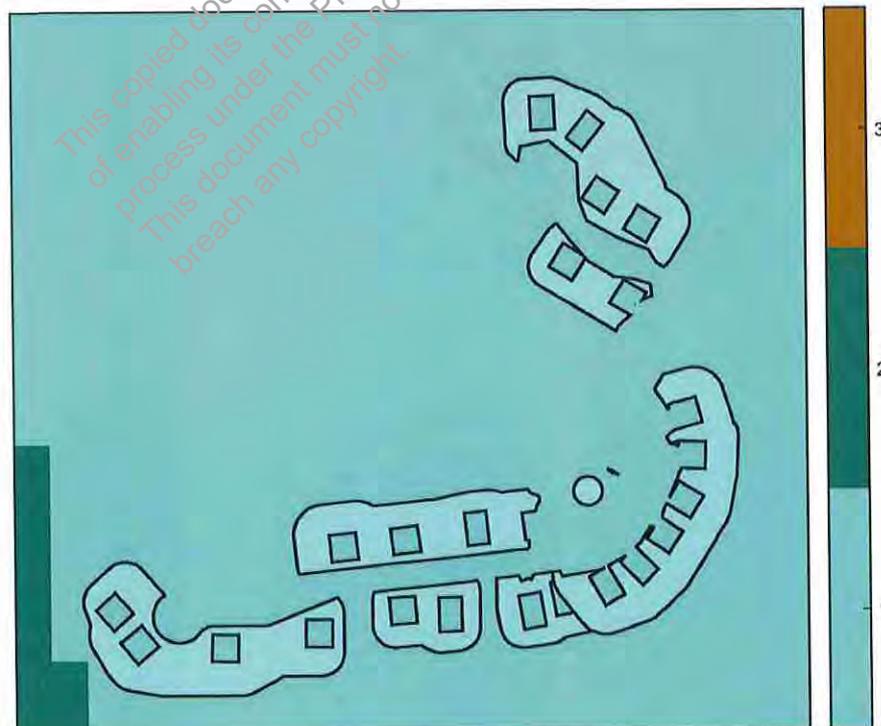
Report ID: Scenario Testing

Project ID G2017_19183_Broadford_201203_stage3

Assessment pathway

Assessment pathway	Detailed Assessment Pathway
Extent including past and proposed	3,449 ha
Extent of past removal	1,631 ha
Extent of proposed removal	1,818 ha
No. Large trees proposed to be removed	0
Location category of proposed removal	Location 1 The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map), sensitive wetland or coastal area. Removal of less than 0.5 hectares in this location will not have a significant impact on any habitat for a rare or threatened species

1. Location map



Scenario test – native vegetation removal

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	1.177 general habitat units
Vicinity	Goulburn Broken Catchment Management Authority (CMA) or Mitchell Shire Council
Minimum strategic biodiversity value score ²	0.504
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

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

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

Scenario test – native vegetation removal

Next steps

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

This report DOES NOT support an application to remove, destroy or lop native vegetation under Clause 52.16 or 52.17 of planning schemes in Victoria.

If you wish to remove the mapped native vegetation you must submit the related shapefiles to the Department of Environment, Land, Water and Planning (DELWP) for processing, by email to ensymnvrtool.support@delwp.vic.gov.au. DELWP will provide a *Native vegetation removal report* that is required to meet the permit application requirements in accordance with *Guidelines for the removal, destruction or lopping of native vegetation* (Guidelines).

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Appendix 1: Description of native vegetation to be removed

The species-general offset test was applied to your proposal. This test determines if the proposed removal of native vegetation has a proportional impact on any rare or threatened species habitats above the species offset threshold. The threshold is set at 0.005 per cent of the mapped habitat value for a species. When the proportional impact is above the species offset threshold a species offset is required. This test is done for all species mapped at the site. Multiple species offsets will be required if the species offset threshold is exceeded for multiple species.

Where a zone requires species offset(s), the species habitat units for each species in that zone is calculated by the following equation in accordance with the **Guidelines**:

$Species\ habitat\ units = extent \times condition \times species\ landscape\ factor \times 2$, where the species landscape factor = 0.5 + (habitat importance score/2)

The species offset amount(s) required is the sum of all species habitat units per zone

Where a zone does not require a species offset, the general habitat units in that zone is calculated by the following equation in accordance with the **Guidelines**:

$General\ habitat\ units = extent \times condition \times general\ landscape\ factor \times 1.5$, 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
2-B1	Patch	cvu_0127	Vulnerable	0	no	0.530	0.244	0.244	0.602		0.155	General
2-B2	Patch	cvu_0127	Vulnerable	0	no	0.530	0.796	0.796	0.690		0.534	General
2-B4	Patch	cvu_0127	Vulnerable	0	no	0.530	0.600	0.600	0.595		0.380	General
2-B3	Patch	cvu_0127	Vulnerable	0	no	0.530	0.179	0.179	0.520		0.108	General

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

This table lists all rare or threatened species' habitats mapped at the site.

Species common name	Species scientific name	Species number	Conservation status	Group	Habitat impacted	% habitat value affected
Deane's Wattle	<i>Acacia deanei subsp. paucijuga</i>	504201	Rare	Dispersed	Habitat importance map	0.0005
Matted Flax-lily	<i>Dianella amoena</i>	503084	Endangered	Dispersed	Habitat importance map	0.0003
Trailing Hop-bush	<i>Dodonaea procumbens</i>	501090	Vulnerable	Dispersed	Habitat importance map	0.0003
Yarra Gum	<i>Eucalyptus yarraensis</i>	501326	Rare	Dispersed	Habitat importance map	0.0003
Speckled Warbler	<i>Chthonicola sagittatus</i>	10504	Vulnerable	Dispersed	Habitat importance map	0.0002
Golden Sun Moth	<i>Synemon plana</i>	15020	Critically endangered	Dispersed	Habitat importance map	0.0002
Late-flower Flax-lily	<i>Dianella tarda</i>	505085	Vulnerable	Dispersed	Habitat importance map	0.0002
Square-tailed Kite	<i>Lophoictinia isura</i>	10230	Vulnerable	Dispersed	Habitat importance map	0.0001
Lanky Buttons	<i>Leptorhynchus elongatus</i>	501941	Endangered	Dispersed	Habitat importance map	0.0001
Brush-tailed Phascogale	<i>Phascogale tapoatafa</i>	11017	Vulnerable	Dispersed	Habitat importance map	0.0001
Barking Owl	<i>Ninox connivens connivens</i>	10246	Endangered	Dispersed	Habitat importance map	0.0001
White-throated Needletail	<i>Hirundapus caudacutus</i>	10334	Vulnerable	Dispersed	Habitat importance map	0.0000
Chestnut-rumped Heathwren	<i>Calamanthus pinnopygius</i>	10498	Vulnerable	Dispersed	Habitat importance map	0.0000
Tufted Club-sedge	<i>Isolepis wakefieldiana</i>	501789	Rare	Dispersed	Habitat importance map	0.0000
Powerful Owl	<i>Ninox strenua</i>	10248	Vulnerable	Dispersed	Habitat importance map	0.0000
Striped Legless Lizard	<i>Delma impar</i>	12159	Endangered	Dispersed	Habitat importance map	0.0000

Habitat group

- Highly localised habitat means there is 2000 hectares or less mapped habitat for the species
- Dispersed habitat means there is more than 2000 hectares of mapped habitat for the species

Habitat impacted

- Habitat importance maps are the maps defined in the Guidelines that include all the mapped habitat for a rare or threatened species

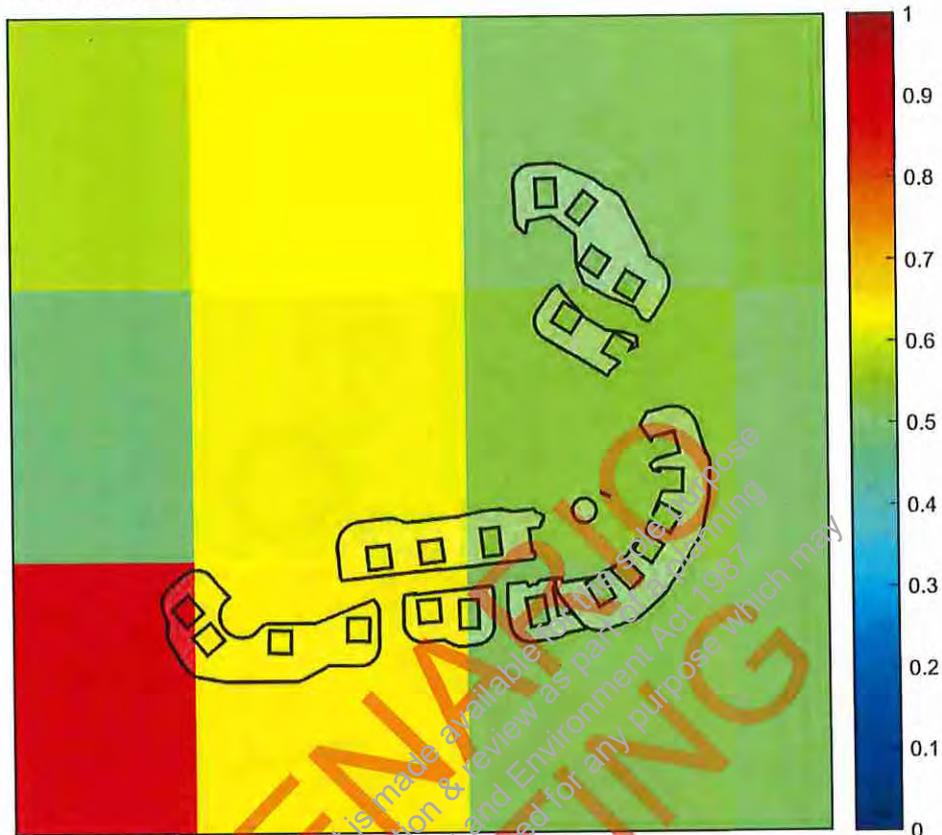
- Top ranking maps are the maps defined in the Guidelines that depict the important areas of a dispersed species habitat, developed from the highest habitat importance scores in dispersed species habitat maps and selected VBA records
- Selected VBA record is an area in Victoria that represents a large population, roosting or breeding site etc.

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Appendix 3 – Images of mapped native vegetation

2. Strategic biodiversity values map



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Appendix 7: Evidence that native vegetation offset requirement is available

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Report of available native vegetation credits

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

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

Date and time: 03/12/2020 04:41

Report ID: 7139

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
1,177	0.504	0	CMA	Goulburn Broken
			or LGA	Mitchell Shire

Details of available native vegetation credits on 03 December 2020 04:41

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-1145	1.441	58	Goulburn Broken	Mitchell Shire	No	Yes	No	Ethos
BBA-2748	1.615	177	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
BBA-2865	6.011	1392	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
FP_TFN-INT9108_01	1.985	39	Port Phillip And Westernport	Mitchell Shire	Yes	Yes	No	
VC_CFL-2636_01	20,369	155	Goulburn Broken	Strathbogie Shire	Yes	Yes	No	Bio Offsets, VegLink
VC_CFL-2865_02	5.141	430	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
VC_CFL-3075_01	9.611	137	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
VC_TFN-C2047_01	9.810	65	Goulburn Broken	Mitchell Shire	Yes	Yes	No	VegLink

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

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

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

Next steps

If applying for approval to remove native vegetation

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

If you have approval to remove native vegetation

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

Broker contact details

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

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For more information contact the DELWP 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