

# EAST WERRIBEE EMPLOYMENT PRECINCT NATIVE VEGETATION PRECINCT PLAN

November 2012 | DRAFT FOR CONSULTATION



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

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# EAST WERRIBEE EMPLOYMENT PRECINCT NATIVE VEGETATION PRECINCT PLAN

-  east werribee employment precinct NVPP boundary
-  property boundary & parcel number
-  watercourse



## NVPP map 1 area to which the NVPP applies

V121102 | east werribee employment precinct  
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0 200 400 600 800 1,000 N

## 1.0 INTRODUCTION

This is the East Werribee Employment Precinct Native Vegetation Precinct Plan ('the East Werribee Employment Precinct NVPP') listed under the Schedule to Clause 52.16 of the Wyndham Planning Scheme incorporated into the Wyndham Planning Scheme pursuant to Clause 81.01.

The removal, destruction or lopping of native vegetation in accordance with this Native Vegetation Precinct Plan does not require a permit provided conditions and requirements specified in this Native Vegetation Precinct Plan are met.

The East Werribee Employment Precinct NVPP applies to all land within the East Werribee Employment Precinct NVPP Boundary shown on NVPP Map 1, which comprises land within the East Werribee Employment Precinct Structure Plan.

The Victorian Government entered into an agreement with the Commonwealth Government, under section 146 of the EPBC Act, to conduct a strategic assessment of the potential impact of the 'Delivering Melbourne's Newest Sustainable Communities' on matters of national environmental significance (the Melbourne Strategic Assessment).

For areas within Melbourne's Strategic Assessment, the NVPP regulates the protection and offset of communities listed for protection under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act 1999) and State native vegetation. Current EPBC approvals conducted under part 10 of the EPBC Act are based on the retention and implementation of identified offsets for communities listed under the EPBC Act in this NVPP (refer to Table 1).

Within the East Werribee Employment Precinct NVPP the requirement for protection and offset for the Natural Temperate Grassland of the Victorian Volcanic Plain, Golden Sun Moth habitat, Growling Grass Frog habitat, Striped Legless Lizard habitat and threatened flora, including Spiny Rice Flower as outlined in the draft Biodiversity Conservation Strategy (DSE, 2011) in native vegetation has been considered as part of this NVPP.

Native vegetation in this precinct consists of habitat zones only. There are no scattered trees in this precinct.

## 2.0 PURPOSE

The purpose of the East Werribee Employment Precinct Native Vegetation Precinct Plan is to:

- Apply a holistic, landscape wide approach to retention and removal of native vegetation, within the East Werribee Employment Precinct NVPP Area as identified in NVPP Map 1.
- Specify the native vegetation to be protected and the native vegetation that can be removed, destroyed or lopped.
- Ensure that areas set aside to protect native vegetation are managed to conserve ecological values in accordance with the East Werribee Employment Precinct Structure Plan.
- Ensure that native vegetation specified to be protected is consistent with conserving the ecological values of these areas and is in accordance with Melbourne's Strategic Assessment (under part 10 of the *Environment Protection and Biodiversity Conservation Act 1999*) and *Victoria's Native Vegetation Management: a Framework for Action*, (DSE 2002).
- Set out the works or other necessary actions required to offset the removal, destruction or lopping of native vegetation.
- Streamline the planning approvals process through a precinct wide landscape approach to native vegetation protection and management.

## 3.0 VEGETATION PROTECTION OBJECTIVES TO BE ACHIEVED

- To protect and manage native vegetation shown as 'to be protected' including floristic communities and species listed under the state *Flora and Fauna Guarantee Act 1988* and ecological communities and species listed under the *Environment Protection and Biodiversity Conservation Act 1999*.
- To manage the native vegetation to be protected for conservation purposes and allow for passive recreation on the edge of habitat zones, where appropriate, without damaging native vegetation.
- To protect the connectivity of native vegetation within the precinct and outside the precinct.
- To protect and manage the habitat zones and scattered trees identified 'to be protected', as they represent the genetic lineage of site-adapted local plant species and communities, provide existing habitat for indigenous fauna species, function to link habitat across the landscape, and provide a focus for revegetation activities.
- To maximise the ability of native vegetation to persist without human intervention
- To protect and manage the long-term health and habitat of the native vegetation specified to be protected in identified offset areas.
- To provide for the protection of revegetated areas of native vegetation on offset sites as required by the responsible authority.

## 4.0 THE NATIVE VEGETATION TO BE PROTECTED

There is no native vegetation to be protected within the East Werribee Employment NVPP Boundary as shown on NVPP Maps 1 and 2.

## 5.0 NATIVE VEGETATION WHICH CAN BE REMOVED, DESTROYED OR LOPPED

### 5.1 Conditions for Removal of Native Vegetation

The native vegetation described in NVPP Table 2 and shown on NVPP Map 2 as native vegetation that 'can be removed', can be removed, destroyed or lopped under Clause 52.16-3 of the Wyndham Planning Scheme subject to the following conditions:

- Only the native vegetation which is identified for removal in the incorporated East Werribee Employment Precinct NVPP applying to the land may be removed, destroyed or lopped without a planning permit.
- Before the removal, destruction or lopping of any native vegetation (identified by the Property Number in Map 2 of the East Werribee Employment Precinct NVPP) the owner of the land from which the native vegetation is being removed must provide offsets for all native vegetation within that property unless otherwise agreed to in writing with the Department of Sustainability and Environment. Removal of native vegetation in the following Ecological Vegetation Classes must be offset to the satisfaction of the Department of Sustainability and Environment as follows:
  - Plains Grassland and Creekline Tussock Grassland of the Victorian Volcanic Plains EVC – by providing an allocated credit extract issued by the Department of Sustainability and Environment for the extent of native vegetation removed for credits from the Western Grasslands Reserve
  - For areas identified as Grassy Eucalypt Woodland in the Biodiversity Conservation Strategy – by providing an allocated credit extract issued by the Department of Sustainability and Environment for the extent of native vegetation removed for credits from the Grassy Woodland Reserve
  - For all other EVCs by either:
    - » providing an allocated credit extract issued by the Department of Sustainability and Environment for the extent of native vegetation removed; or
    - » preparing and submitting an Offset Plan to the satisfaction of the Department of Sustainability and Environment and have the Offset Plan approved by the responsible authority in accordance with *Victoria's Native Vegetation Management: a Framework for Action*, (DSE 2002).

- Where an Offset Plan is approved:
  - » before the removal, destruction or lopping of any native vegetation, the owner of the land from which the vegetation is being removed must arrange for the owner of the approved offset site to register an agreement on the land title securing the offset site in perpetuity. The owner of the land from which the vegetation is being removed must pay the reasonable costs of the preparation, execution and registration of the on-title agreement. The on-title security must provide for the implementation of the Offset Plan and be to the satisfaction of the Department of Sustainability and Environment.
  - » Offsets must be implemented according to the schedule of works in the Offset Plan to the satisfaction of the Department of Sustainability and Environment.
- Before the removal, destruction or lopping of any native vegetation, native vegetation to be removed in accordance with this NVPP must be clearly marked on site to the satisfaction of the responsible authority whilst works are being undertaken within the vicinity.
- Any construction stockpiles, fill and machinery must be placed away from areas supporting native vegetation to be protected, and away from drainage lines, to the satisfaction of the responsible authority.
- Prior to the removal of any native vegetation, a compensatory habitat fee for Spiny Rice Flower habitat within the lot must be provided to the satisfaction of the Department of Sustainability and Environment. All patches of native vegetation are deemed to be Spiny Rice Flower habitat in accordance with the Biodiversity Conservation Strategy. The fee for Spiny Rice Flower habitat within a lot is to be calculated based on the area of all native vegetation patches illustrated in plans and tables incorporated in the East Werribee Employment Precinct Native Vegetation Precinct Plan.
- Prior to the commencement of any buildings or works or removal of any native vegetation, a contributory habitat fee for Growling Grass Frog Category 2 habitat on the land must be provided to the satisfaction of the Department of Sustainability and Environment.

- Where native vegetation removal will impact on an area identified on the Threatened Species Action Plan in the East Werribee Employment Precinct Structure Plan as Golden Sun Moth habitat the following condition applies:
  - » Prior to the removal of native vegetation compensatory habitat fees for Golden Sun Moth habitat within the lot must be provided to the satisfaction of the Department of Sustainability and Environment. The fee for Golden Sun Moth habitat within a lot is to be calculated based on the habitat area illustrated in the Threatened Species Action Plan of the East Werribee Employment PSP.
- Where native vegetation removal will impact on a an area of land identified as potential habitat for Striped Legless Lizard on the Threatened Species Action Plan in the East Werribee Employment Precinct Structure Plan the following condition applies:
  - » The Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Strategic Approach (DSE 2011) and Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Operational Plan (DSE 2011) must be implemented to the satisfaction of the Secretary of the Department of Sustainability and Environment before, during and after the carrying out of any buildings or works or native vegetation removal and all specifications and requirements of the approved plan must be complied with.

### 5.2 Offset Calculations

The offset requirements for native vegetation which can be removed, destroyed or lopped are described in NVPP Table 3.

### 5.3 Procedures for the Collection of Any Payments

No payments are necessary or specified.

6.0 REFERENCE DOCUMENTS

Additional Vegetation Assessment within the Werribee Employment Precinct, Werribee, Victoria (Ecology Partners, 10 December 2010).

Delivering Melbourne’s Newest Sustainable Communities’ (Department of Planning and Community Development, December 2009).

Draft Biodiversity Conservation Strategy for Melbourne’s Growth Areas (Department of Sustainability and Environment, November 2011).

Preliminary Flora and Fauna Assessment, Werribee Employment Precinct, Werribee, Victoria (Ecology Partners, May 2009).

7.0 ACRONYMS

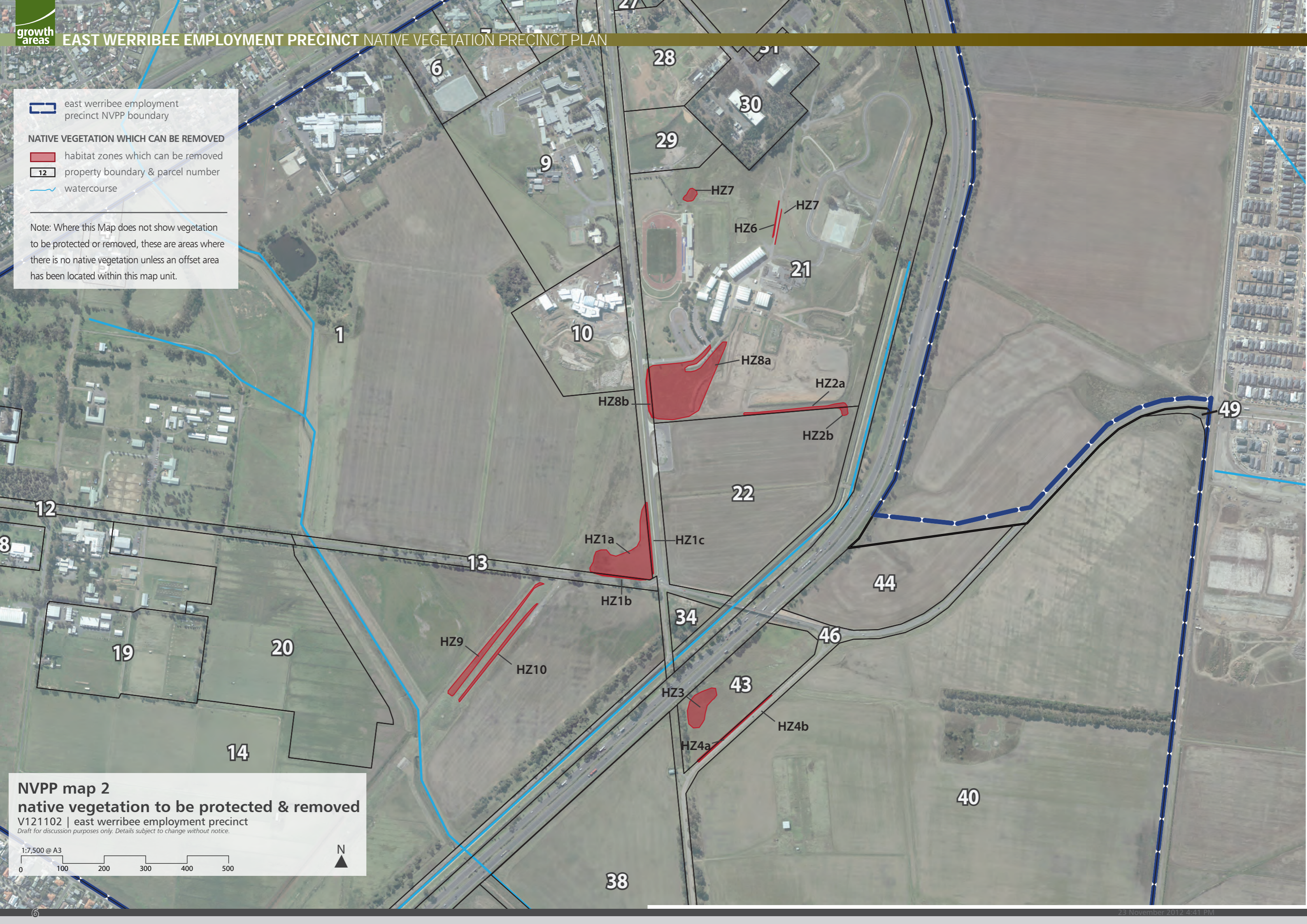
EVC	Ecological Vegetation Class
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)
Ha	Hectares
Hs PG	Heavier-soils Plains Grassland
HHa	Habitat Hectares
HZ	Habitat Zone
LOT	Large Old Tree
NTGVVP	Natural Temperate Grasslands of the Victorian Volcanic Plain
NVPP	Native Vegetation Precinct Plan
WGR	Western Grassland Reserve

east werribee employment  
precinct NVPP boundary

**NATIVE VEGETATION WHICH CAN BE REMOVED**

- habitat zones which can be removed
- property boundary & parcel number
- watercourse

Note: Where this Map does not show vegetation to be protected or removed, these are areas where there is no native vegetation unless an offset area has been located within this map unit.



**NVPP map 2  
native vegetation to be protected & removed**

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NVPP Table 1: Habitat Zones of native vegetation to be protected

There are no habitat zones to be protected.

NVPP Table 2: Habitat Zones of native vegetation which can be removed

PSP PROPERTY ID	PROPERTY DETAILS including parcel description	HABITAT ZONE ID	ECOLOGICAL VEGETATION CLASS (EVC) DESCRIPTION EVC No. and Name	EPBC ACT LISTED ECOLOGICAL COMMUNITY	SIZE Hectares (Ha)	HABITAT HECTARES	NO OF LOTS WITHIN HABITAT ZONE
1	600 SNEYDES ROAD WERRIBEE 3030 (2059\PP2518)	HZ1a	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	1.08	0.24	0
13	SNEYDES ROAD ROAD RESERVE WERRIBEE 3030 (ADJACENT TO PSP PROPERTY 1)	HZ1b	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	0.03	0.01	0
14	SNEYDES ROAD WERRIBEE 3030 (2017\PP2518)	HZ9	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	0.42	0.09	0
14	SNEYDES ROAD WERRIBEE 3030 (2017\PP2518)	HZ10	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	0.24	0.05	0
21	HOPPERS LANE WERRIBEE SOUTH 3030 (9G~B\PP3552)	HZ2a	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	0.19	0.04	0
21	HOPPERS LANE WERRIBEE SOUTH 3030 (9G~B\PP3552)	HZ5	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	0.08	0.02	0
21	HOPPERS LANE WERRIBEE SOUTH 3030 (9G~B\PP3552)	HZ6	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	0.04	0.01	0
21	HOPPERS LANE WERRIBEE SOUTH 3030 (9G~B\PP3552)	HZ7	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	0.03	0.01	0
21	HOPPERS LANE WERRIBEE SOUTH 3030 (9G~B\PP3552)	HZ8a	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	1.95	0.43	0
22	SNEYDES ROAD WERRIBEE SOUTH 3030 (1~C\PP2518)	HZ2b	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	0.04	0.01	0
33	HOPPERS LANE ROAD ROAD RESERVE WERRIBEE 3030 (ADJACENT TO PSP PROPERTY 1)	HZ1c	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	0.09	0.02	0
33	HOPPERS LANE ROAD RESERVE WERRIBEE 3030 (ADJACENT TO PSP PROPERTY 21)	HZ8b	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	0.09	0.02	0
43	SNEYDES ROAD WERRIBEE SOUTH 3030 (2023\PP2518)	HZ3	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	0.42	0.09	0
43	SNEYDES ROAD WERRIBEE SOUTH 3030 (2023\PP2518)	HZ4a	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	0.05	0.01	0
46	HOPPERS LANE ROAD ROAD RESERVE WERRIBEE SOUTH 3030 (ADJACENT TO PSP PROPERTY 43)	HZ4b	Heavier-soils Plains Grassland (EVC 132_61)	NTGVVP	0.11	0.02	0







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