

Amendment C154 to the Wyndham Planning Scheme

Manor Lakes - Native Vegetation Precinct Plan

March 2012

This document forms part of a set of three incorporated documents applying to the development of Manor Lakes being the:

Manor Lakes Native Vegetation Precinct Plan

Manor Lakes Precinct Structure Plan

Manor Lakes Development Contributions Plan

Any person making or considering a planning permit application in the Manor Lakes precinct should consult all three documents for relevant requirements.

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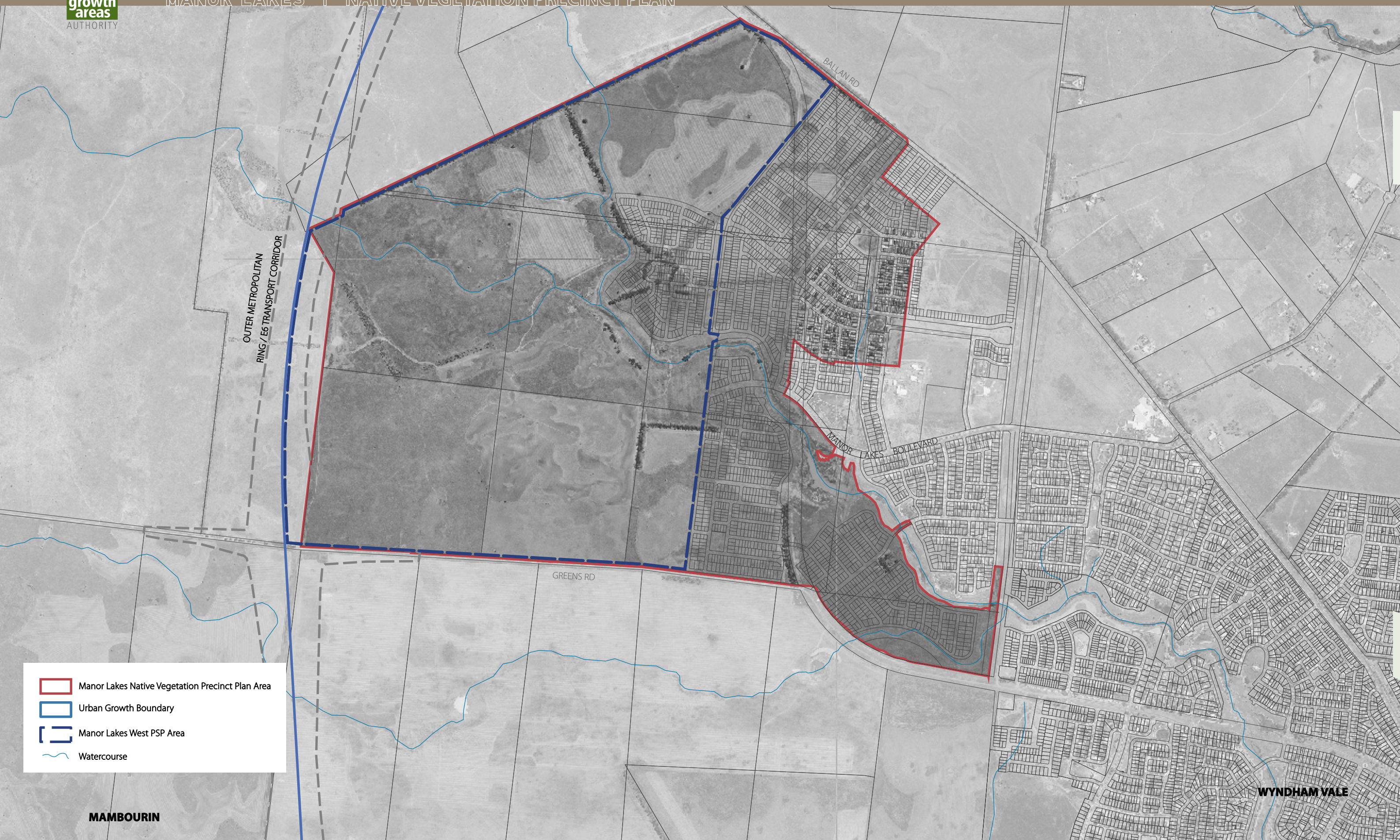
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- Manor Lakes Native Vegetation Precinct Plan Area
- Urban Growth Boundary
- Manor Lakes West PSP Area
- ~ Watercourse

MAMBOURIN

WYNDHAM VALE

TRACT REF NO. CONSULTATION 309329



NVPP Map 1

Area to which the Native Vegetation Precinct Plan applies
manor lakes native vegetation precinct plan

This is the Manor Lakes Native Vegetation Precinct Plan ('the Manor Lakes NVPP') listed under the Schedule to Clause 52.16 of the Wyndham Planning Scheme. 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 Manor Lakes NVPP applies to all land within the 'Native Vegetation Precinct Plan Area' shown on NVPP Map 1.

1.0 PURPOSE

The purpose of the Manor Lakes Native Vegetation Precinct Plan is:

- To apply a holistic, landscape wide approach to retention and removal of native vegetation within the Manor Lakes Native Vegetation Precinct Plan area as identified in NVPP Map 1.
- To specify the native vegetation to be protected and the native vegetation that can be removed, destroyed or lopped.
- To ensure that areas set aside to protect native vegetation are managed to conserve ecological values in accordance with the Manor Lakes NVPP.
- To ensure that the removal, destruction or lopping of native vegetation is in accordance with the three-step approach to net gain as set out in Victoria's Native Vegetation Management – a Framework for Action, DSE 2002.
- To set out the works or other necessary actions required to offset the removal, destruction or lopping of native vegetation.
- To streamline the planning approvals process through a landscape wide approach to native vegetation protection and management.

2.0 VEGETATION PROTECTION OBJECTIVES TO BE ACHIEVED

The objectives of the Manor Lakes Native Vegetation Precinct Plan are:

- To protect and manage native vegetation shown as 'to be protected'.
- To manage the native vegetation to be protected for conservation purposes and allow for passive recreation on the edge of native vegetation where appropriate, without damaging native vegetation. Walking and cycling trails and passive recreation facilities may be appropriate on the edge of areas of native vegetation to be protected.
- To protect the connectivity of native vegetation along Lollypop Creek and outside the precinct.
- To protect and manage native vegetation identified 'to be protected' as they present 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 protect and manage the long-term health and habitat value of the native vegetation specified 'to be protected' and identified offset areas.
- To provide for the protection of revegetated and regenerated native vegetation in offset sites.

3.0 THE NATIVE VEGETATION TO BE PROTECTED

The native vegetation to be protected as described in NVPP Table 2 and shown in NVPP Map 2 to this plan should not be removed. Native vegetation to be protected in the Manor Lakes NVPP consists of scattered trees only.

3.1 Requirements for native vegetation to be protected

The vegetation has been shown to be protected because a landscape wide approach to retention and removal of native vegetation has been adopted in the preparation of this Native Vegetation Precinct Plan rather than a site by site approach.

Decisions relating to removal of certain individual trees and/or areas of native vegetation have been made in a holistic manner. The ad hoc removal of native vegetation which is identified as 'to

be protected' may undermine the holistic and landscape wide approach to the preparation of this Native Vegetation Precinct Plan.

Protection of a scattered tree means that an area around the trunk of the tree that is twice the canopy diameter of the tree(s) must be:

- Protected from adverse impacts, grazing, burning and soil disturbance;
- Managed to retain fallen timber, control weeds and provide other intervention and/or management if necessary to ensure adequate natural regeneration or planting can occur; and
- Protected from earthworks, compaction during construction or adverse modification of existing drainage patterns.

Unless otherwise agreed to in writing with the Department of Sustainability and Environment.

Open space infrastructure or trails are to be setback by a distance equivalent to twice the canopy of any scattered tree/s unless agreed to in writing by Department of Sustainability and Environment. Public open space infrastructure adjacent to native vegetation 'to be protected' must be designed to ensure that the native vegetation is protected from adverse impacts created by actions such as construction or pressure from trampling

In order to minimise the risk of native vegetation which are identified in this NVPP as 'native vegetation to be protected' having to be removed at a later time, public use areas including playgrounds etc are to be located so that the native vegetation shown to be retained in this NVPP are not adversely affected and likely to present a structural failure hazard or pose a risk to personal safety or property.

Ensure that native vegetation 'to be protected' is not damaged or destroyed by earthworks, compaction during construction or modification of existing drainage patterns that result in changing the hydrology requirements for native species.

3.2 Permit conditions for subdivisions, buildings and works or vegetation removal within 50 metres of native vegetation to be protected

The following conditions must be met when undertaking subdivision, building, works or vegetation removal within 50 metres of native vegetation identified as 'to be protected' in Table 2 and on Map 2 of this NVPP:

1. Only the native vegetation which is identified for removal in this NVPP applying to the land may be removed, lopped or

destroyed.

2. Prior to the commencement of works within 50 metres of native vegetation identified as 'to be protected' on NVPP Map 2 in the NVPP applying to the land, a highly visible vegetation protection fence must be erected around twice the canopy distance of each scattered tree unless otherwise agreed to in writing by the Department of Sustainability and Environment.
3. Any construction stockpiles, fill and machinery must be placed away from areas supporting native vegetation and drainage lines to the satisfaction of the Responsible Authority.
4. Any
 - Works carried out in respect of any subdivision;
 - Construction of buildings and associated works; and
 - Removal, lopping or destruction of native vegetation on the land as authorised by the NVPP;

Must be carried out in accordance with all of the requirements set out in this NVPP applying to the land to the satisfaction of the Responsible Authority.

4.0 NATIVE VEGETATION WHICH CAN BE REMOVED, DESTROYED OR LOPPED

A planning permit is not required for, nor is there any conditions or requirements associated with, the removal, destruction or lopping of any native vegetation on land marked 'areas containing no native vegetation' on NVPP Map 2.

The native vegetation within Manor Lakes Precinct is also suitable habitat for Striped Legless Lizard (*Delmar impar*) and confirmed habitat for Golden Sun Moth (*Synemon plana*). The application of the Prescriptions for these species requires the removal of native vegetation that is habitat to be offset, and for salvage and translocation of Striped Legless Lizard.

Spiny Rice-flower was recorded in Habitat Zone 14 as shown on NVPP Map 2. The application of the Prescription for Spiny Rice-flower requires the preparation and implementation of a translocation and /or propagation and ex situ conservation plan prior to clearing.

Conditions have been included in Section 4.1 of the Manor Lakes NVPP to implement the requirements of the Prescriptions for Golden Sun Moth, Striped Legless Lizard and Spiny Rice-flower.

4.1 Conditions for removal of native vegetation

The native vegetation described in Tables 3 and 4 and shown in Plan 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 and requirements:

1. Only the native vegetation which is identified for removal in the Manor Lakes NVPP applying to the land may be removed, lopped or destroyed without a permit.
2. Offsets for the removal of native vegetation permitted to be removed under planning permits WYP3665/09, WYP3840, WYP0356/06 and WYP0421/06 issued under the Wyndham Planning Scheme and as shown in NVPP Map 2, must be provided in accordance with Tables 7 & 8 of this NVPP before the commencement of any works permitted under planning permit WYP5123/11 issued under the Wyndham Planning Scheme unless agreed in writing by the Department of Sustainability and Environment.
3. Before the removal, destruction or lopping of native vegetation, the landowner must prepare a seed harvesting and salvage plan to the satisfaction of the Department of Sustainability and Environment and the Responsible Authority.
4. Before the removal, destruction or lopping of native vegetation, the landowner must implement the approved seed harvesting and salvage plan to the satisfaction of the Department of Sustainability and Environment and the Responsible Authority.
5. Before the removal of any native vegetation, offsets for the removal of 'High' contribution to species persistence Golden Sun Moth habitat within the land (as defined by 'Final Prescription for Golden Sun Moth' (DSE, April 2010)) must be provided to the satisfaction of the Secretary of the Department of Sustainability and Environment.
6. Before the removal of any native vegetation, offsets for the removal of Striped Legless Lizard native habitat, in accordance with 'Prescription for Striped Legless Lizard (DSE, April 2010) must be provided to the satisfaction of the Secretary of the Department of Sustainability and Environment.
7. Before the removal of any native vegetation, a fully costed Striped Legless Lizard salvage and translocation plan must be prepared to the satisfaction of the Department of Sustainability and Environment.

8. The Striped Legless Lizard translocation / salvage plan must be implemented to the satisfaction of the responsible authority.
9. Before the removal of Habitat Zone 14 as shown on NVPP Map 2, a fully costed translocation and /or propagation and ex situ conservation plan for Spiny Rice-flower must be prepared and implemented in accordance with the requirements of 'Final Prescription for Spiny Rice-flower (DSE, April 2010). The plan must be prepared and implemented to the satisfaction of the Department of Sustainability & Environment and the Responsible Authority.
10. Before the removal, destruction or lopping of any native vegetation within any property (identified by the PSP Property Number in Map 2 of the Manor Lakes NVPP) the owner of the land from which the native vegetation is being removed must provide offsets consistent with this Native Vegetation Precinct Plan by either:
 - a. Providing an allocated credit extract issued by the Department of Sustainability and Environment; or
 - b. Preparing and submitting an Offset Plan to the satisfaction of the Department of Sustainability and Environment and have the Offset Plan approved by responsible authority.
11. Where an Offset Plan is approved:
 - a. Before the removal, destruction or lopping of any native vegetation, the owner of the land from which the native vegetation is being removed must provide on-title security for the Offset Site to the satisfaction of Department of Sustainability and Environment that provides for the implementation of the Offset Plan and pay the reasonable costs of the preparation, execution and registration of any on-title agreement; and
 - b. Offsets must be initiated within 12 months of approval of the Offset Plan or before the removal of Very High Conservation Significance vegetation, whichever is earlier, and be implemented according to the schedule of works in the Offset Plan to the satisfaction of the Responsible Authority.

4.2 Requirements for removal of native vegetation

1. Offsets must be provided in accordance with Victoria's Native Vegetation Management, A Framework for Action.
2. An Offset Plan must show offsets in relation to all native vegetation within the property which this NVPP allows to be removed. The offsets are to be as set out in this NVPP. An Offset Plan must be prepared in accordance with the DSE Offset Plan Template available from DSE.
3. An offset site must be secured through an appropriate mechanism to the satisfaction of the DSE. Where an offset is secured via an agreement, the agreement must be registered on the title of the land and provide for a native vegetation offset in accordance with the endorsed offset plan.
4. The offset requirements for native vegetation which can be removed, destroyed or lopped as described in Tables 3, 4, 7 and 8 are set out in Tables 5, 6, 7 and 8 of this NVPP.
5. 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.
6. Before felling of any trees with nest or hollows, the tree must be examined for fauna by a suitably qualified zoologist. If native fauna species are found, they must be salvaged and relocated where possible, to the nearest suitable habitat, in consultation of the Department of Sustainability and Environment.
7. Any construction stockpiles, fill and machinery must be placed away from areas supporting native vegetation and drainage lines to the satisfaction of the responsible authority.
8. Prior to the commencement of any works during the construction phase, a highly visible vegetation protection fence must be erected around the protection area of each scattered tree identified as to be protected in this NVPP unless otherwise agreed to in writing by the Secretary to the Department of Sustainability and Environment and to the satisfaction of the Responsible Authority.

[Note: There are a range of mechanisms that offer different degrees of security including an on title agreement, transfer of land to public land, or offsets on Crown land. Examples of on title agreements are; a Section 173 under the Planning and Environment Act 1987, a Section 69 of the Conservation Forest and Lands Act 1987 or under the Victorian Conservation Trust Act 1972.]

5.0 WORKS, PAYMENT OR OTHER ACTIONS NECESSARY TO OFFSET THE REMOVAL, DESTRUCTION OR LOPPING OF NATIVE VEGETATION

No works, payments or other actions are necessary to offset the vegetation removed in accordance with this NVPP provided the conditions and requirements of this NVPP are met

5.1 Compliance with the Commonwealth Part 10 EPBC Act Approval

The Victorian Government entered into an agreement with the Commonwealth Government, under section 146 of the Environment Protection and Biodiversity Conservation Act 1999, 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). The Commonwealth has conditionally approved the taking of 'urban development' action within the Growth Areas under Part 10 of the EPBC Act including prescriptions for impacts on matters of national environment significance.

The prescription for Natural Temperate Grassland, Spiny Rice-flower, Striped Legless Lizard and Golden Sun Moth has been considered in respect of the Manor Lakes NVPP. The Prescriptions for these communities/species are implemented by this Manor Lakes NVPP.

6.0 REFERENCE DOCUMENTS

Growth Areas Authority Biodiversity Assessment Report: Manor Lakes PSP 41, Biosis Research Pty Ltd, August 2011.

Native Vegetation and Net Gain Assessment for areas previously cleared by Planning Permits WYP 0356/06 and WYP0421/06 - Brett Lane and Associates Pty Ltd – March 2006.

Native vegetation and net gain analysis for Area E previously permitted for clearance by WYP3665/09 - Brett Lane and Associates - 10 March 2011.

Scattered tree recruitment only option figures – from Port Phillip and Westernport Native Vegetation Plan, Port Phillip and Westernport Catchment Management Authority – 2006.

7.0 ACRONYMS

CGW – Creekline Grassy Woodland

EPBC Act – Environment Protection and Biodiversity Act 1999 (cwlth)

EVC – Ecological Vegetation Class

Ha – Hectares

HHa – Habitat Hectares

HZ – Habitat Zone

LOT – Large Old Tree

LR PG - Low Rainfall Plains Grassland

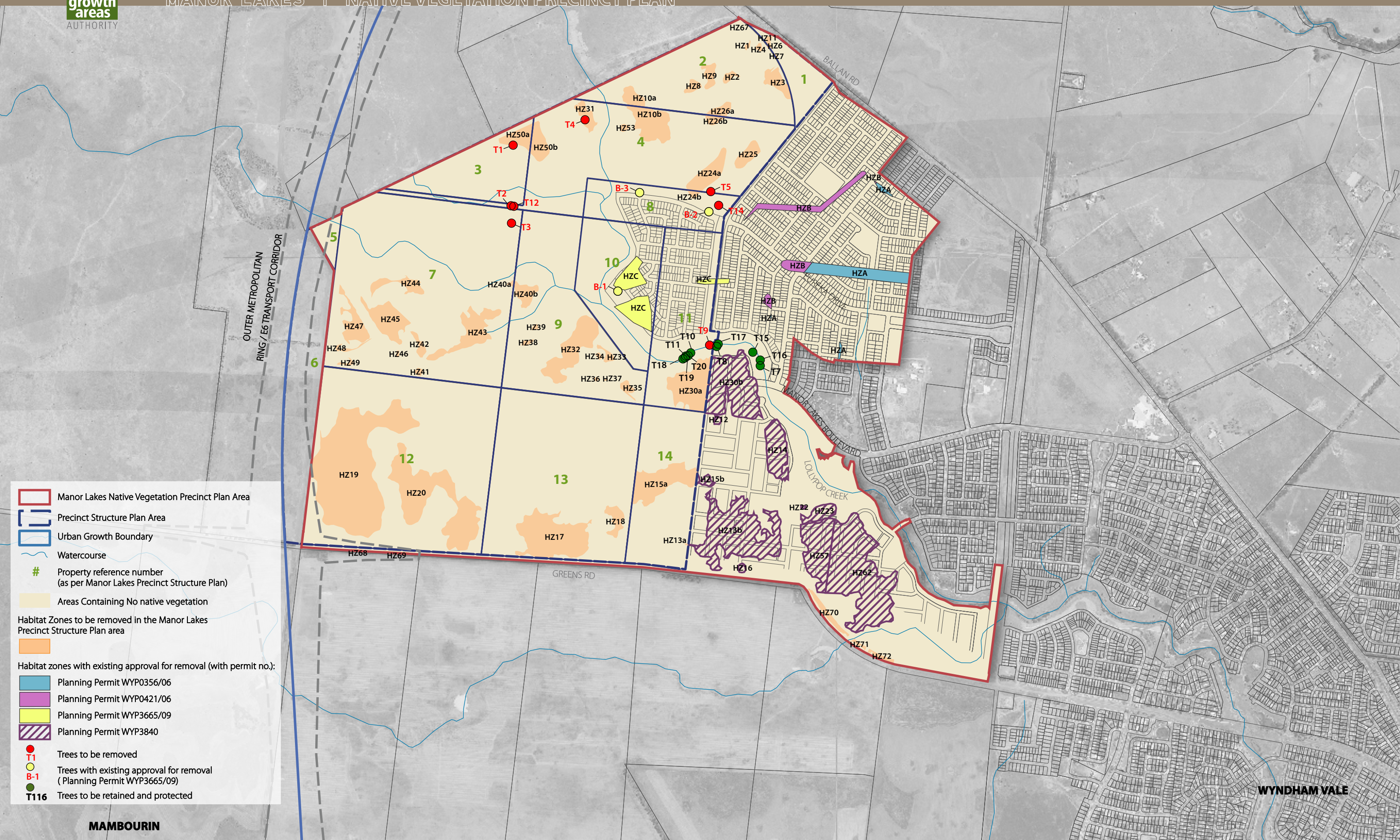
MOT – Medium Old Tree

NTGVVP – Natural Temperate Grasslands of the Victorian Volcanic Plain

NVPP – Native Vegetation Precinct Plan

PW – Plains Woodland

VLOT – Very Large Old Tree



- Manor Lakes Native Vegetation Precinct Plan Area
- Precinct Structure Plan Area
- Urban Growth Boundary
- Watercourse
- # Property reference number (as per Manor Lakes Precinct Structure Plan)
- Areas Containing No native vegetation
- Habitat Zones to be removed in the Manor Lakes Precinct Structure Plan area
- Habitat zones with existing approval for removal (with permit no.):
 - Planning Permit WYP0356/06
 - Planning Permit WYP0421/06
 - Planning Permit WYP3665/09
 - Planning Permit WYP3840
- T1 Trees to be removed
- B-1 Trees with existing approval for removal (Planning Permit WYP3665/09)
- T116 Trees to be retained and protected

MAMBOURIN

TRACT REF NO. CONSULTATION 309329



NVPP Map 2

Native Vegetation to be protected and removed
manor lakes native vegetation precinct plan

NVPP Table: 1: Habitat Zones to be protected

There are no habitat zones to be protected.

NVPP Table: 2: Scattered Trees to be protected

PSP Property Number / Permit Number	Property Details	Lot Number	Tree ID	Species	EVC Description	Conservation Status	Conservation Significance	GPS Co-ordinates
ID	House Address	Parcel Description	No.		No. and Initials	Least concern, Endangered etc	Low, High etc	X - Latitude, Y - Longitude
WYP3840	Ballan Road, Wyndham Vale 3024	ET\PS633593	T7	<i>Eucalyptus camaldulensis</i> (River Red Gum)	EVC 68 CGW	Endangered	High	-37.873528, 144.595197
WYP3840	Ballan Road, Wyndham Vale 3024	ET\PS633593	T16	<i>Eucalyptus camaldulensis</i> (River Red Gum)	EVC 68 CGW	Endangered	High	-37.873297, 144.595206
WYP3840	Ballan Road, Wyndham Vale 3024	ET\PS633593	T15	<i>Eucalyptus camaldulensis</i> (River Red Gum)	EVC 68 CGW	Endangered	High	-37.872972, 144.594833
WYP3840	Ballan Road, Wyndham Vale 3024	ET\PS633593	T17	<i>Eucalyptus camaldulensis</i> (River Red Gum)	EVC 68 CGW	Endangered	High	-37.872608, 144.593075
WYP3840	Ballan Road, Wyndham Vale 3024	ET\PS633593	T8	<i>Eucalyptus camaldulensis</i> (River Red Gum)	EVC 68 CGW	Endangered	High	-37.8727, 144.592994
11	Ballan Road, Wyndham Vale 3024	EC\PS633560	T10	<i>Eucalyptus camaldulensis</i> (River Red Gum)	EVC 68 CGW	Endangered	High	-37.872928, 144.591658
11	Ballan Road, Wyndham Vale 3024	EC\PS633560	T11	<i>Eucalyptus camaldulensis</i> (River Red Gum)	EVC 68 CGW	Endangered	High	-37.873025, 144.591472
11	Ballan Road, Wyndham Vale 3024	EC\PS633560	T18	<i>Eucalyptus camaldulensis</i> (River Red Gum)	EVC 68 CGW	Endangered	High	-37.873103, 144.591303
11	Ballan Road, Wyndham Vale 3024	EC\PS633560	T19	<i>Eucalyptus camaldulensis</i> (River Red Gum)	EVC 68 CGW	Endangered	High	-37.873156, 144.591392
11	Ballan Road, Wyndham Vale 3024	EC\PS633560	T20	<i>Eucalyptus camaldulensis</i> (River Red Gum)	EVC 68 CGW	Endangered	High	-37.873078, 144.591531

NVPP Table: 3: Habitat Zones which can be removed

PSP Property No.	Property Details	Lot Number	Habitat Zone	EVC Description	EPBC Act Listed Ecological Community	Size
ID	House Address	Parcel Description	ID	No. & Initials	Initials	Hectares (Ha)
1	Ballan Road, Wyndham Vale 3024	EK\PS633562	HZ6	EVC 132_63 LR PG	NTGVVP	0.01
1	Ballan Road, Wyndham Vale 3024	EK\PS633562	HZ7	EVC 132_63 LR PG	NTGVVP	0.01
1	Ballan Road, Wyndham Vale 3024	EK\PS633562	HZ11	EVC 132_63 LR PG	NTGVVP	0.10
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ1	EVC 132_63 LR PG	NTGVVP	0.06
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ2	EVC 132_63 LR PG	NTGVVP	0.21
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ3	EVC 132_63 LR PG	NTGVVP	0.81
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ4	EVC 132_63 LR PG	NTGVVP	0.07
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ8	EVC 132_63 LR PG	NTGVVP	0.28
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ9	EVC 132_63 LR PG	NTGVVP	0.49
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ10a	EVC 132_63 LR PG	NTGVVP	0.64
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ26a	EVC 132_63 LR PG	NTGVVP	0.43
3	Ballan Road, Wyndham Vale 3024	1\TP157458	HZ50a	EVC 132_63 LR PG	NTGVVP	0.90
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ10b	EVC 132_63 LR PG	NTGVVP	2.17
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ24a	EVC 132_63 LR PG	NTGVVP	1.48
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ25	EVC 132_63 LR PG	NTGVVP	0.73
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ26b	EVC 132_63 LR PG	NTGVVP	0.28
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ31	EVC 132_63 LR PG	NTGVVP	0.55
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ50b	EVC 132_63 LR PG	NTGVVP	1.06
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ53	EVC 132_63 LR PG	NTGVVP	0.10
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ40a	EVC 132_63 LR PG	NTGVVP	0.04
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ41	EVC 132_63 LR PG	NTGVVP	0.09
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ42	EVC 132_63 LR PG	NTGVVP	0.31
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ43	EVC 132_63 LR PG	NTGVVP	2.29
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ44	EVC 132_63 LR PG	NTGVVP	0.85
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ45	EVC 132_63 LR PG	NTGVVP	1.99
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ46	EVC 132_63 LR PG	NTGVVP	0.03
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ47	EVC 132_63 LR PG	NTGVVP	1.31
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ48	EVC 132_63 LR PG	NTGVVP	0.15
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ49	EVC 132_63 LR PG	NTGVVP	0.09
8	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ24b	EVC 132_63 LR PG	NTGVVP	0.08
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ32	EVC 132_63 LR PG	NTGVVP	3.01
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ33	EVC 132_63 LR PG	NTGVVP	0.22
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ34	EVC 132_63 LR PG	NTGVVP	0.06
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ35	EVC 132_63 LR PG	NTGVVP	0.28
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ36	EVC 132_63 LR PG	NTGVVP	0.03
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ37	EVC 132_63 LR PG	NTGVVP	0.01
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ38	EVC 132_63 LR PG	NTGVVP	0.09
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ39	EVC 132_63 LR PG	NTGVVP	0.06
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ40b	EVC 132_63 LR PG	NTGVVP	0.77
11	Ballan Road, Wyndham Vale 3024	EC\PS633560	HZ30a	EVC 132_63 LR PG	NTGVVP	3.02

NVPP Table 3: Habitat Zones which can be removed (Cont.)

PSP Property No.	Property Details	Lot Number	Habitat Zone	EVC Description	EPBC Act Listed Ecological Community	Size
ID	House Address	Parcel Description	ID	No. & Initials	Initials	Hectares (Ha)
12	Ballan Road, Wyndham Vale 3024	7\PP3797	HZ19	EVC 132_63 LR PG	NTGVVP	15.1
12	Ballan Road, Wyndham Vale 3024	7\PP3797	HZ20	EVC 132_63 LR PG	NTGVVP	7.14
13	Ballan Road, Wyndham Vale 3024	8\PP3797	HZ17	EVC 132_63 LR PG	NTGVVP	5.06
13	Ballan Road, Wyndham Vale 3024	8\PP3797	HZ18	EVC 132_63 LR PG	NTGVVP	0.69
14	Ballan Road, Wyndham Vale 3024	9\PP3797	HZ13a	EVC 132_63 LR PG	NTGVVP	0.01
14	Ballan Road, Wyndham Vale 3024	9\PP3797	HZ15a	EVC 132_63 LR PG	NTGVVP	3.02
Ballan Road reserve adjacent to 1	Ballan Road, Wyndham Vale 3024	Road Reserve adjacent to EK\PS633562	HZ67	EVC 132_63 LR PG	NTGVVP	0.01
Greens Road reserve adjacent to 12	Ballan Road, Wyndham Vale 3024	Road Reserve adjacent to 7\PP3797	HZ68	EVC 132_63 LR PG	NTGVVP	0.02
Greens Road reserve adjacent to 12	Ballan Road, Wyndham Vale 3024	Road Reserve adjacent to 7\TP3797	HZ69	EVC 132_63 LR PG	NTGVVP	0.06
Greens Road reserve	Ballan Road, Wyndham Vale 3024	Road Reserve adjacent to CH\PS604338	HZ70	EVC 132_63 LR PG	NTGVVP	0.5
Greens Road reserve	Ballan Road, Wyndham Vale 3024	Road Reserve adjacent to CH\PS604338	HZ71	EVC 132_63 LR PG	NTGVVP	0.09
Greens Road reserve	Ballan Road, Wyndham Vale 3024	Road Reserve adjacent to CH\PS604338	HZ72	EVC 132_63 LR PG	NTGVVP	0.2

NVPP Table 4: Scattered trees which can be removed

PSP Property Number	Property Details	Lot Number	Tree ID	Species	EVC Description	GPS Co-ordinates
ID	House Address	Parcel Description			No. and Initials	X - Latitude, Y - Longitude
3	Ballan Road, Wyndham Vale 3024	1\TP157458	T1	<i>Allocasuarina luehmannii</i> (Buloke)	EVC 803 PW	-37.864358, 144.582858
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	T2	<i>Allocasuarina luehmannii</i> (Buloke)	EVC 803 PW	-37.866806, 144.582669
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	T12	<i>Allocasuarina luehmannii</i> (Buloke)	EVC 803 PW	-37.866828, 144.582819
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	T4	<i>Eucalyptus microcarpa</i> (Grey Box)	EVC 803 PW	-37.863411, 144.586575
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	T5	<i>Allocasuarina luehmannii</i> (Buloke)	EVC 803 PW	-37.866442, 144.592903
7	Ballan Road, Wyndham Vale 3024	1\TP157456	T3	<i>Allocasuarina luehmannii</i> (Buloke)	EVC 803 PW	-37.867508, 144.582672
8	Ballan Road, Wyndham Vale 3024	EA\PS629853	T14	<i>Allocasuarina luehmannii</i> (Buloke)	EVC 803 PW	-37.867008, 144.593286
11	Ballan Road, Wyndham Vale 3024	EC\PS633560	T9	<i>Eucalyptus camaldulensis</i> (River Red Gum)	EVC 68 CGW	-37.872639, 144.592636

NVPP Table 5: Offset Requirements for Habitat Zones for native vegetation which can be removed

PSP Property Number	Property Details	Lot Number	Habitat Zone	EVC Description	Habitat Score	Loss (Habitat Hectares to be removed)	Conservation Significance	Net Gain Multiplier	Gain Target (Habitat Hectares) Offset to be Achieved
ID	House Address	Parcel Description	ID	No. & Initials			Low, High etc		
1	Ballan Road, Wyndham Vale 3024	EK\PS633562	HZ6	EVC 132_63 LR PG	0.41	0.00	Very High	2	0.00
1	Ballan Road, Wyndham Vale 3024	EK\PS633562	HZ7	EVC 132_63 LR PG	0.41	0.00	Very High	2	0.00
1	Ballan Road, Wyndham Vale 3024	EK\PS633562	HZ11	EVC 132_63 LR PG	0.41	0.04	Very High	2	0.08
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ1	EVC 132_63 LR PG	0.45	0.03	Very High	2	0.06
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ2	EVC 132_63 LR PG	0.45	0.09	Very High	2	0.18
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ3	EVC 132_63 LR PG	0.45	0.36	Very High	2	0.72
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ4	EVC 132_63 LR PG	0.45	0.03	Very High	2	0.06
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ8	EVC 132_63 LR PG	0.45	0.13	Very High	2	0.26
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ9	EVC 132_63 LR PG	0.45	0.22	Very High	2	0.44
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ10a	EVC 132_63 LR PG	0.55	0.35	Very High	2	0.70
2	Ballan Road, Wyndham Vale 3024	1\TP157460	HZ26a	EVC 132_63 LR PG	0.39	0.17	Very High	2	0.34

NVPP Table 5: Offset Requirements for Habitat Zones for native vegetation which can be removed (Cont.)

PSP Property Number	Property Details	Lot Number	Habitat Zone	EVC Description	Habitat Score	Loss (Habitat Hectares to be removed)	Conservation Significance	Net Gain Multiplier	Gain Target (Habitat Hectares) Offset to be Achieved
ID	House Address	Parcel Description	ID	No. & Initials			Low, High etc		
3	Ballan Road, Wyndham Vale 3024	1\TP157458	HZ50a	EVC 132_63 LR PG	0.47	0.42	Very High	2	0.84
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ10b	EVC 132_63 LR PG	0.55	1.19	Very High	2	2.38
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ24a	EVC 132_63 LR PG	0.41	0.61	Very High	2	1.22
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ25	EVC 132_63 LR PG	0.41	0.30	Very High	2	0.60
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ26b	EVC 132_63 LR PG	0.39	0.11	Very High	2	0.22
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ31	EVC 132_63 LR PG	0.03	0.16	Very High	2	0.32
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ50b	EVC 132_63 LR PG	0.47	0.5	Very High	2	1.00
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ53	EVC 132_63 LR PG	0.53	0.05	Very High	2	0.10
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ40a	EVC 132_63 LR PG	0.42	0.02	Very High	2	0.04
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ41	EVC 132_63 LR PG	0.09	0.03	Very High	2	0.60
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ42	EVC 132_63 LR PG	0.31	0.12	Very High	2	0.24
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ43	EVC 132_63 LR PG	2.29	1.30	Very High	2	2.60
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ44	EVC 132_63 LR PG	0.85	0.32	Very High	2	0.64
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ45	EVC 132_63 LR PG	1.99	0.75	Very High	2	1.50
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ46	EVC 132_63 LR PG	0.38	0.01	Very High	2	0.02
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ47	EVC 132_63 LR PG	0.35	0.46	Very High	2	0.92
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ48	EVC 132_63 LR PG	0.38	0.06	Very High	2	0.12
7	Ballan Road, Wyndham Vale 3024	1\TP157456	HZ49	EVC 132_63 LR PG	0.38	0.03	Very High	2	0.06
8	Ballan Road, Wyndham Vale 3024	EA\PS629853	HZ24b	EVC 132_63 LR PG	0.41	0.03	Very High	2	0.06
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ32	EVC 132_63 LR PG	0.60	1.80	Very High	2	3.60
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ33	EVC 132_63 LR PG	0.28	0.06	Very High	2	0.12
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ34	EVC 132_63 LR PG	0.28	0.02	Very High	2	0.04
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ35	EVC 132_63 LR PG	0.28	0.08	Very High	2	0.16
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ36	EVC 132_63 LR PG	0.27	0.01	Very High	2	0.02
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ37	EVC 132_63 LR PG	0.32	0.00	Very High	2	0.00
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ38	EVC 132_63 LR PG	0.32	0.03	Very High	2	0.06
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ39	EVC 132_63 LR PG	0.32	0.02	Very High	2	0.04
9	Ballan Road, Wyndham Vale 3024	13\PP3797	HZ40b	EVC 132_63 LR PG	0.42	0.32	Very High	2	0.64
11	Ballan Road, Wyndham Vale 3024	EC\PS633560	HZ30a	EVC 132_63 LR PG	0.51	1.54	Very High	2	3.08
12	Ballan Road, Wyndham Vale 3024	7\PP3797	HZ19	EVC 132_63 LR PG	0.62	9.42	Very High	2	18.84
12	Ballan Road, Wyndham Vale 3024	7\PP3797	HZ20	EVC 132_63 LR PG	0.62	4.45	Very High	2	8.90
13	Ballan Road, Wyndham Vale 3024	8\PP3797	HZ17	EVC 132_63 LR PG	0.51	2.60	Very High	2	5.20
13	Ballan Road, Wyndham Vale 3024	8\PP3797	HZ18	EVC 132_63 LR PG	0.51	0.36	Very High	2	0.72
14	Ballan Road, Wyndham Vale 3024	9\PP3797	HZ13a	EVC 132_63 LR PG	0.55	0.01	Very High	2	0.02
14	Ballan Road, Wyndham Vale 3024	9\PP3797	HZ15a	EVC 132_63 LR PG	0.36	1.09	Very High	2	2.18
Ballan Road reserve adjacent to 1	Ballan Road, Wyndham Vale 3024	Road Reserve adjacent to EK\PS633562	HZ67	EVC 132_63 LR PG	0.43	0.00	Very High	2	0.00
Greens Road reserve adjacent to 12	Ballan Road, Wyndham Vale 3024	Road Reserve adjacent to 7\PP3797	HZ68	EVC 132_63 LR PG	0.47	0.01	Very High	2	0.02
Greens Road reserve adjacent to 12	Ballan Road, Wyndham Vale 3024	Road Reserve adjacent to 7\TP3797	HZ69	EVC 132_63 LR PG	0.39	0.02	Very High	2	0.04
Greens Road reserve	Ballan Road, Wyndham Vale 3024	Road Reserve adjacent to CH\PS604338	HZ70	EVC 132_63 LR PG	0.61	0.5	Very High	2	0.61
Greens Road reserve	Ballan Road, Wyndham Vale 3024	Road Reserve adjacent to CH\PS604338	HZ71	EVC 132_63 LR PG	0.46	0.09	Very High	2	0.08
Greens Road reserve	Ballan Road, Wyndham Vale 3024	Road Reserve adjacent to CH\PS604338	HZ72	EVC 132_63 LR PG	0.50	0.20	Very High	2	0.20

NVPP Table: 6: Offset required for scattered trees which can be removed

PSP Property Number	Property Details	Lot Number	EVC Description	Conservation Significance	Loss of VLOTS	Loss of LOTs	Loss of MOTs	Loss of Small Trees	Offset to be Achieved Protection of Trees and Recruitment/Revegetation Target	Offset to be Achieved By Recruitment Only
ID	House address	Parcel Description	No. and name	Low, High etc	Incl. Tree ID	Incl. Tree ID	Incl. Tree ID	Incl. Tree ID	No. Trees	No. Trees
3	Ballan Road, Wyndham Vale 3024	1\TP157458	High	<i>Allocasuarina luehmannii</i> (Buloke)		1 (T1)			4 LOT and 20	120
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	High	<i>Allocasuarina luehmannii</i> (Buloke)		1 (T2)			4 LOT and 20	120
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	High	<i>Allocasuarina luehmannii</i> (Buloke)			1 (T12)		2 MOT and 20	60
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	High	<i>Eucalyptus microcarpa</i> (Grey Box)		1 (T4)			4 LOT and 20	120
4	Ballan Road, Wyndham Vale 3024	EA\PS629853	High	<i>Allocasuarina luehmannii</i> (Buloke)		1 (T5)			4 LOT and 20	120
7	Ballan Road, Wyndham Vale 3024	1\TP157456	High	<i>Allocasuarina luehmannii</i> (Buloke)		1 (T3)			4 LOT and 20	120
8	Ballan Road, Wyndham Vale 3024	EA\PS629853	High	<i>Allocasuarina luehmannii</i> (Buloke)			1 (T14)		2 MOT and 20	60
11	Ballan Road, Wyndham Vale 3024	EC\PS633560	High	<i>Eucalyptus camaldulensis</i> (River Red Gum)		1 (T9)			4 LOT and 20	120

VLOT = very large old tree, LOT = large old tree, MOT = medium old tree

NVPP Table: 7: Habitat Zones which have been removed or permitted to be removed by permit

PSP Property Number / Permit Number	Property Details	Habitat Zone	EVC Description	Size	Habitat Score	Loss (Habitat Hectares to be removed)	Conservation Significance	Net Gain Multiplier	Gain Target (Habitat Hectares) Offset to be Achieved
ID	House Address	ID	No. & Initials	Hectares (Ha)			Low, High etc		
WYP0356/06	Ballan Road, Wyndham Vale 3024	HZA	EVC 132_63 LR PG	2.5	-	1.21*	Very High	2	2.40
WYP0421/06	Ballan Road, Wyndham Vale 3024	HZB	EVC 132_63 LR PG	2.11	-	1.11	Very High	2	2.22
WYP3665/09	Ballan Road, Wyndham Vale 3024	HZC	EVC 132_63 LR PG	3.01	-	0.11	High	1.5	0.17
WYP3840	Ballan Road, Wyndham Vale 3024	HZ12	EVC 132_63 LR PG	0.1	0.38	0.04	Very High	2	0.08
WYP3840	Ballan Road, Wyndham Vale 3024	HZ13b	EVC 132_63 LR PG	6.68	0.55	3.67	Very High	2	7.35
WYP3840	Ballan Road, Wyndham Vale 3024	HZ14	EVC 132_63 LR PG	2.04	0.76	1.55	Very High	2	3.10
WYP3840	Ballan Road, Wyndham Vale 3024	HZ15b	EVC 132_63 LR PG	0.27	0.36	0.09	Very High	2	0.18
WYP3840	Ballan Road, Wyndham Vale 3024	HZ16	EVC 132_63 LR PG	0.11	0.55	0.1	Very High	2	0.20
WYP3840	Ballan Road, Wyndham Vale 3024	HZ22	EVC 132_63 LR PG	0.02	0.38	0.01	Very High	2	0.02
WYP3840	Ballan Road, Wyndham Vale 3024	HZ23	EVC 132_63 LR PG	0.76	0.38	0.3	Very High	2	0.60
WYP3840	Ballan Road, Wyndham Vale 3024	HZ30b	EVC 132_63 LR PG	5.37	0.51	2.74	Very High	2	5.48
WYP3840	Ballan Road, Wyndham Vale 3024	HZ57	EVC 132_63 LR PG	3.24	0.38	1.2	Very High	2	2.40
WYP3840	Ballan Road, Wyndham Vale 3024	HZ62	EVC 132_63 LR PG	9.29	0.38	3.5	Very High	2	7.06

*Within HZA as shown on NVPP Map 2, 0.05 Habitat Hectares are of High Conservation Significance and have a Net Gain Multiplier of 1.5. 1.16 Habitat Hectares are of Very High Conservation Significance and have a Net Gain Multiplier of 2. This equates to 2.40 Habitat Hectares Offset to be Achieved.

NVPP Table: 8: Scattered Trees which have been removed or permitted to be removed by permit

PSP Property Number / Permit Number	Property Details	Conservation Significance	Species	EVC Description	GPS Co-ordinates	Loss of VLOTS	Loss of LOTs	Loss of MOTs	Loss of Small Trees	Offset to be Achieved Protection of Trees and Recruitment/Revegetation Target	Offset to be Achieved By Recruitment Only
ID	House address	Low, High etc		No. & Initials	X - Latitude, Y - Longitude	Incl. Tree Number	Incl. Tree Number	Incl. Tree Number	Incl. Tree Number	No. Trees	No. Trees
WYP3665/09	Ballan Road, Wyndham Vale 3024	High	<i>Allocasuarina luehmannii</i> (Buloke)	EVC 803 PW	-37.870377, 144.588029			1 (B1)		2 MOT and 20	60
WYP3665/09	Ballan Road, Wyndham Vale 3024	High	<i>Allocasuarina luehmannii</i> (Buloke)	EVC 803 PW	-37.867258, 144.592778		1 (B2)			4 LOT and 20	120
WYP3665/09	Ballan Road, Wyndham Vale 3024	High	<i>Allocasuarina luehmannii</i> (Buloke)	EVC 803 PW	-37.866406, 144.589261			1 (B3)		2 MOT and 20	60

VLOT = very large old tree, LOT = large old tree, MOT = medium old tree



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