



LOCKERBIE NORTH NATIVE VEGETATION PRECINCT PLAN

March 2012

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



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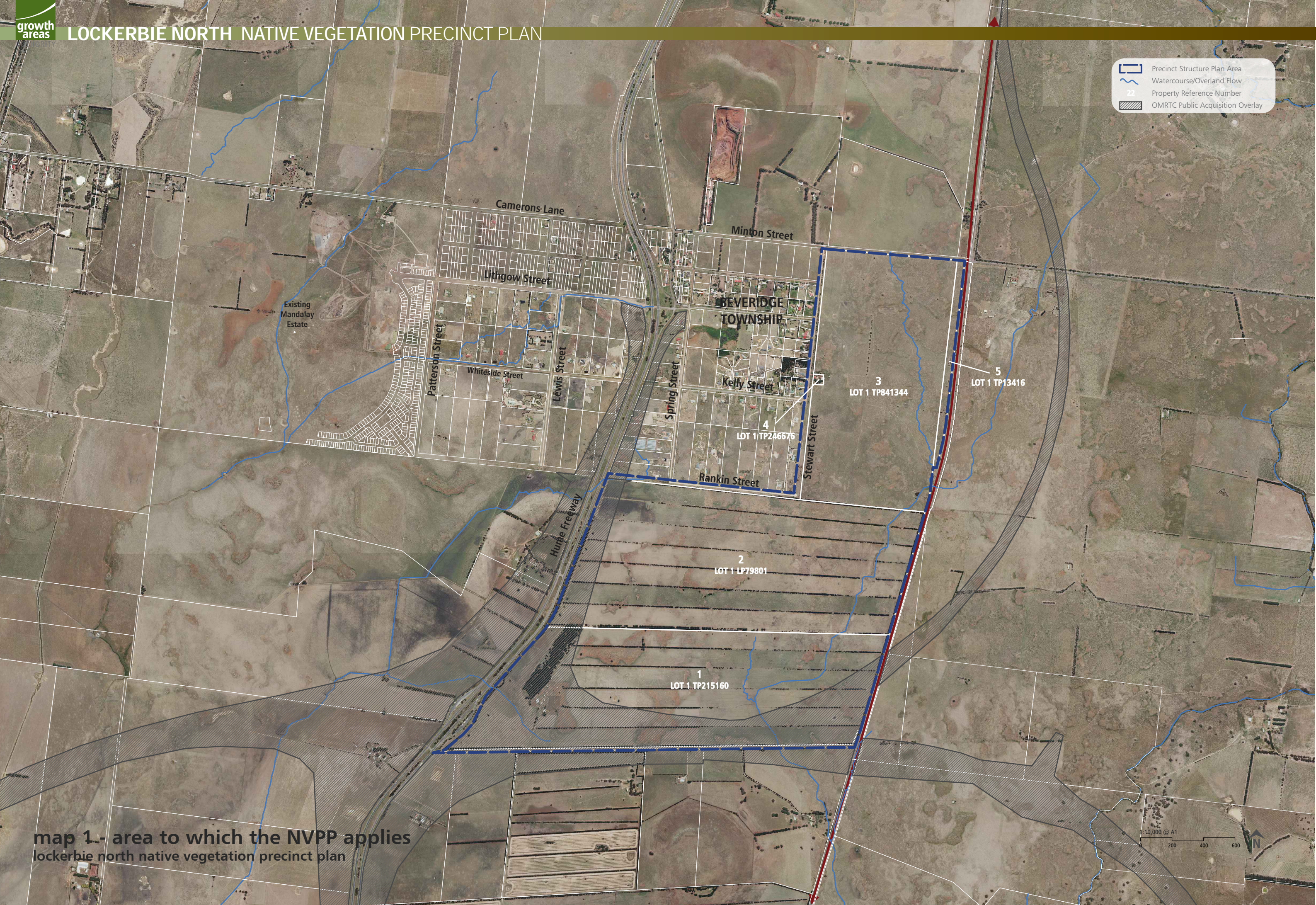
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-  Precinct Structure Plan Area
-  Watercourse/Overland Flow
-  Property Reference Number
-  OMRTC Public Acquisition Overlay



map 1- area to which the NVPP applies
lockerbie north native vegetation precinct plan

INTRODUCTION

This is the Lockerbie North Native Vegetation Precinct Plan ('the Lockerbie North NVPP') listed under the Schedule to Clause 52.16 of the Mitchell and Whittlesea Planning Schemes. 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 Lockerbie North Native Vegetation Precinct Plan applies to land within the 'NVPP boundary' shown in NVPP Map 1.

1.0 PURPOSE









The purpose of the Lockerbie North Native Vegetation Precinct Plan is to:

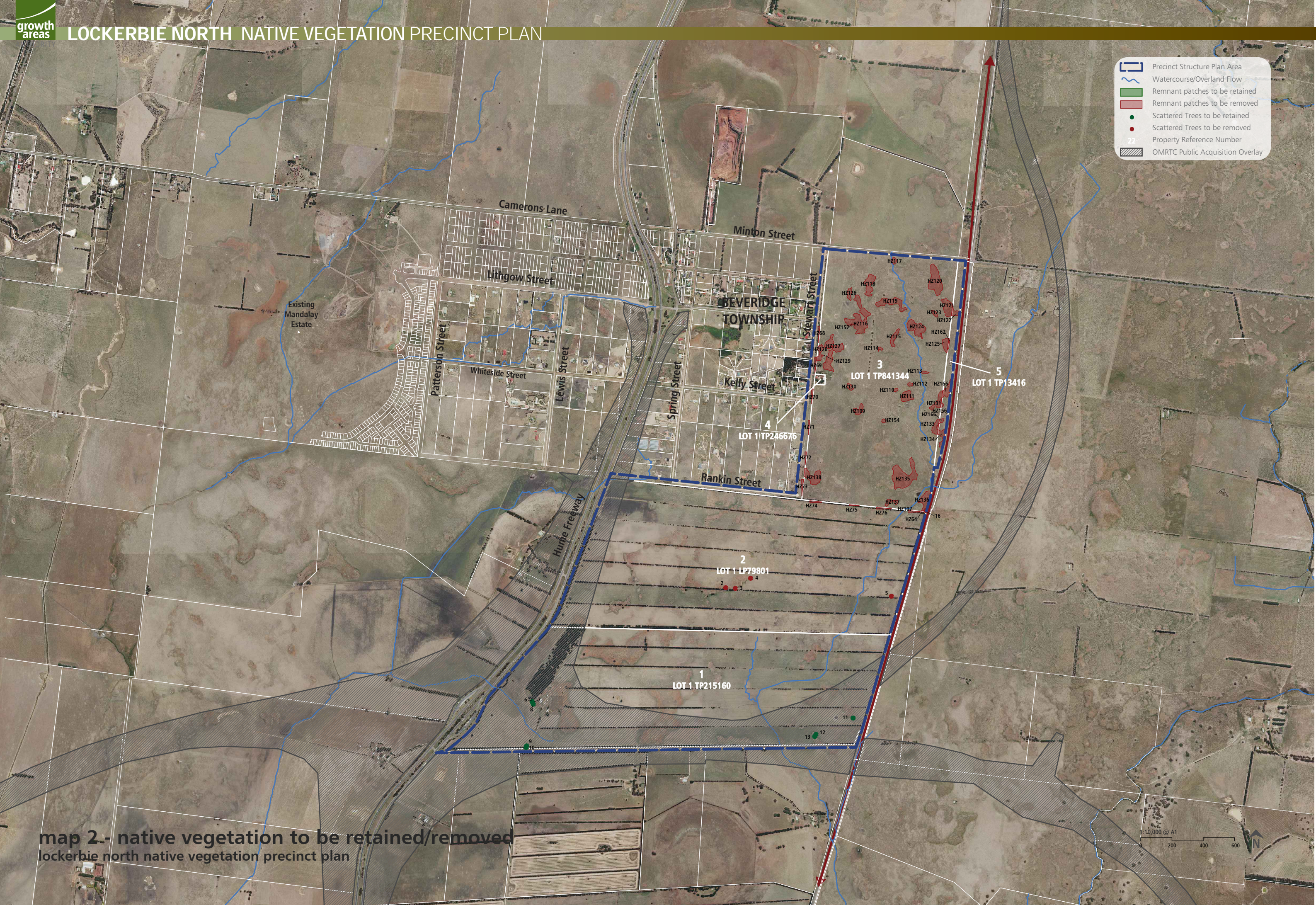
- Apply a holistic, landscape wide approach to retention and removal of native vegetation within the Lockerbie North Native Vegetation Precinct Plan area (the area identified in Map 1).
- Specify the native vegetation to be protected and the native vegetation that can be removed, destroyed or lopped.
- Ensure that areas set aside to protect native vegetation are managed to conserve ecological values in accordance with the Lockerbie North NVPP.
- 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.
- 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 landscape approach to native vegetation protection and management.

2.0 VEGETATION PROTECTION OBJECTIVES TO BE ACHIEVED

The objectives for vegetation protection are:

- Protect and manage native vegetation shown as 'to be protected' including floristic communities and species listed under the Victoria Flora and Fauna Guarantee Act 1988 and ecological communities and species listed under the Environmental Protection and Biodiversity Conservation Act 1999.
- Manage the native vegetation to be protected for conservation purposes and allow for passive recreation such as walking and cycling on the edge of conservation areas where appropriate, without damaging the vegetation.
- 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 re-vegetation activities.
- Maximise the ability of native vegetation to persist without human intervention.
- Protect and manage the long-term health and habitat value of the native vegetation specified 'to be protected' and identified offset areas.
- Provide for the protection of re-vegetated areas of native vegetation as required by the responsible authority and offset sites.

-  Precinct Structure Plan Area
-  Watercourse/Overland Flow
-  Remnant patches to be retained
-  Remnant patches to be removed
-  Scattered Trees to be retained
-  Scattered Trees to be removed
-  Property Reference Number
-  OMRTC Public Acquisition Overlay



map 2- native vegetation to be retained/removed
lockerbie north native vegetation precinct plan

1:10,000 @ A1
0 200 400 600



3.0 THE NATIVE VEGETATION TO BE PROTECTED

The native vegetation to be protected is described in NVPP Tables 1 and 2 and shown on NVPP Map 2 and should not be removed.

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

Decisions relating to the removal of areas of individual trees and/or areas of native vegetation have been made in a holistic manner taking into account habitat zones which are proposed to be protected. The ad hoc removal of native vegetation which is identified 'to be protected' may undermine the holistic and landscape wide approach of the NVPP.

In this NVPP, the protection area of a tree (including a tree in a habitat zone or a scattered tree) refers to an area of twice the canopy diameter of the tree(s) at its widest point.

Protection of a scattered tree means that the protection area must be:

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

These protection measures may be varied if adequate justification is provided and agreed to in writing by the Department of Sustainability and Environment.

3.1 PROPERTY SPECIFIC REQUIREMENTS FOR CONSIDERATION OF APPLICATIONS TO REMOVE PROTECTED NATIVE VEGETATION

Clause 52.16-3 allows for an application to be made for the removal of protected native vegetation. This NVPP recognises that permits for further native vegetation removal may be reasonably sought for the land listed below:

- Native vegetation shown on NVPP Map 2 located within the Outer Metropolitan Ring Road (OMRR) Public Acquisition Overlay 3 (PAO3) will require a planning permit for removal, once the land is acquired by VicRoads for the purpose of construction of the Outer Metropolitan Ring Road. The removal is to be to the minimum extent necessary. Offsets for the native vegetation removal will be in accordance with this NVPP and the report Ecology & Heritage Partners Biodiversity Assessment for the Beveridge PSP Areas 1062 & 1098, Beveridge, Victoria (February 2012).

3.2 SPECIFIC REQUIREMENTS FOR SUBDIVISIONS, BUILDINGS AND WORKS OR VEGETATION REMOVAL WITHIN 50 METRES OF NATIVE VEGETATION TO BE PROTECTED AS IDENTIFIED IN NVPP TABLES 1 AND 2 AND SHOWN TO BE PROTECTED ON NVPP MAP 2 OF THIS NATIVE VEGETATION PRECINCT PLAN.

The following requirements must be included on all planning permits for subdivision, buildings and works or vegetation removal within 50 metres of native vegetation identified 'to be protected' in NVPP Table 1 and 2 and on NVPP Map 2 of this NVPP unless otherwise agreed in writing by the Department of Sustainability and Environment:

- Only the native vegetation which is identified for removal in the incorporated NVPP applying to the land may be removed, destroyed or lopped unless this permit also authorises the removal of native vegetation.
- Prior to the commencement of works within 50 metres of native vegetation identified as 'native vegetation 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 and more than 2 metres from areas of all other native vegetation which have been identified to be retained in the NVPP referred to in the Schedule to Clause 52.16 unless otherwise agreed to in writing by the Department of Sustainability and Environment.
- 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.
- All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to Construction Techniques for Sediment Pollution Control (EPA 1991) or updated version.
- Any public open space infrastructure or trails are to be located outside a protection area of a scattered tree or habitat zone at an appropriate buffer distance. Public open space infrastructure provided within 50 metres of native vegetation (including scattered trees and habitat zones) shown as to be protected must be constructed and designed to ensure that the native vegetation is protected from adverse impacts during construction unless otherwise agreed to in writing by the Department of Sustainability and Environment.
- To minimise the risk to trees identified as 'scattered trees to be protected,' having to be removed at a later time, public use areas including playgrounds, barbecues etc are to be located so that they are not too close to the scattered trees and therefore likely to present a structural failure hazard or pose a risk to personal safety or property.
- No earthworks, compaction or modification of existing drainage patterns may be undertaken which present a risk to any remnant trees, understorey, or revegetation areas.

4.0 NATIVE VEGETATION THAT CAN BE REMOVED, DESTROYED OR LOPPED

The native vegetation described in NVPP Table 3 and 4 and shown on NVPP Map 2 can be removed, destroyed or lopped, subject to the requirements and conditions set out below as allowed under Clause 52.16 of the Mitchell & Whittlesea Planning Schemes.

Note: In accordance with the note on NVPP Map 2, where this map does not show vegetation to be retained or removed, these are areas where there is no native vegetation unless an offset area has been located within this map unit. In this instance a planning permit is not required, nor are there any conditions or requirements associated with the removal, destruction or lopping of any native vegetation.

The Lockerbie North Precinct contains suitable habitat for Striped Legless Lizard (*Delmat impar*) and Golden Sun Moth. The requirements of the draft Biodiversity Conservation Strategy for these species requires that where native vegetation that is habitat to be removed, must be offset, and salvage and translocation of the Striped Legless Lizard must occur.

4.1 CONDITIONS FOR REMOVAL OF NATIVE VEGETATION

The native vegetation described in Table 3 and 4 and shown in Map 2 as native vegetation that 'can be removed', can be removed, destroyed or lopped under Clause 52.16-3 of the Mitchell & Whittlesea Planning Schemes subject to the following conditions.

- Only the native vegetation which is identified for removal in the incorporated Lockerbie North NVPP applying to the land may be removed, destroyed or lopped without a planning permit.
- The native vegetation (habitat zones and scattered trees) which are shown as vegetation which can be removed in Table 3 and 4 and Map 2 of this Native Vegetation Precinct Plan may be removed if the removal of the native vegetation is offset in accordance with the offset targets set out in Table 5 and 6 of the Native Vegetation Precinct Plan and those offsets are secured to the satisfaction of the Department of Sustainability and Environment and the responsible authority.
- Before the removal, destruction or lopping of any native vegetation within any property (identified by the PSP property number in NVPP Map 2 of the Lockerbie North NVPP) the owner of the land from which the native vegetation is being removed must provide offsets consistent with this NVPP by either:
 - Providing an allocated credit extract issued by the Department of Sustainability and Environment; 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.
- Where an Offset plan is approved:
 - 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 the Department of Sustainability and Environment that provides for the implementation of the Offset Plan and pay the reasonable costs of the preparation, executing and registration of any on-title agreement; and
 - 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. A separate agreement on the offsets within the PAO (VicRoads) may be entered into by VicRoads and the Department of Sustainability and Environment.
- Prior to the removal of any vegetation, offsets for Golden Sun Moth habitat on land must be provided to the satisfaction of the Department of Sustainability and Environment.
- Prior to the removal of any native vegetation, a contributory habitat fee for Matted Flax Lily must be provided to the satisfaction of the Department of Sustainability and Environment.
- Prior to the removal of any 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.

- Prior to the removal of any vegetation offsets for Striped Legless Lizard habitat on the land must be provided to the satisfaction of the Department of Sustainability and Environment.
- 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.
- 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.
- Before the 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 with the Department of Sustainability and Environment.
- Any construction stockpiles, fill and machinery must be placed away from areas supporting native vegetation to be protected and drainage lines to the satisfaction of the responsible authority.
- Prior to the commencement of any works including vegetation removal, a highly visible vegetation protection fence must be erected around twice the canopy distance of each scattered tree and more than 2 metres from areas of all other native vegetation which has been identified to be protected in the Native Vegetation Precinct Plan referred to in the Schedule to Clause 52.16 unless otherwise agreed to in writing by the Department of Sustainability and Environment and to the satisfaction of the responsible authority.
- Where, LOTs, VLOTs and offsets are not identified (or marked as 'TBC') in Table 5, the person proposing to remove, destroy or lop the habitat zone must submit to the responsible authority a description of the number and size of each VLOT and LOT within the relevant habitat zone in order to determine the offset for that habitat zone in accordance with Victoria's Native Vegetation Management – A Framework for Action, DSE 2002.

4.2 REQUIREMENTS FOR REMOVAL OF NATIVE VEGETATION

Offsets must be provided in accordance with Victoria's Native Vegetation Management, a Framework for Action DSE 2002.

- 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 Department of Sustainability and Environment Offset Plan Template available from the Department of Sustainability and Environment.
- An offset site must be secured through an appropriate mechanism to the satisfaction of the Department of Sustainability and Environment. 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.
- The offset requirements for native vegetation which can be removed, destroyed or lopped as described in Table 3 and 4 are set out in Table 5 and 6.
- **Note:** There are a range of mechanisms that offer different degrees of securing for offset sites. Including an on-title agreement, transfer of land to public land, or Crown land. Examples of on title agreements are: a Section 173 Agreement under the Planning and Environment Act 1987, a Section 69 of the Conservation Forest and Lands Act 1987 or a Trust for Nature Covenant under the Victorian Conservation Trust Act 1972.

4.3 PROCEDURES FOR THE COLLECTION OF ANY PAYMENTS

No payments are necessary or specified.

Table 3: Habitat Zones which can be removed

PSP PROPERTY NUMBER	PROPERTY ADDRESS	HABITAT ZONE (ID)	ECOLOGICAL VEGETATION CLASS (EVC) NUMBER AND INITIALS	SIZE (Ha)	EPBC LISTED ECOLOGICAL COMMUNITY	NUMBER OF VLOTS, LOTS, WITHIN HABITAT ZONE
2	300 Hume Highway, Beveridge, 3753	HZ64	EVC 132 PG (HS)	0.01	NTGVVP	0
Stewart Street Road Reserve	75 Stewart Street, Beveridge, 3753	HZ68	EVC 132 PG (HS)	0.08	NTGVVP	0
Stewart Street Road Reserve	75 Stewart Street, Beveridge, 3753	HZ69	EVC 132 PG (HS)	0.07	NTGVVP	0
Stewart Street Road Reserve	75 Stewart Street, Beveridge, 3753	HZ70	EVC 132 PG (HS)	0.06	NTGVVP	0
Stewart Street Road Reserve	75 Stewart Street, Beveridge, 3753	HZ71	EVC 132 PG (HS)	0.05	NTGVVP	0
Stewart Street Road Reserve	75 Stewart Street, Beveridge, 3753	HZ72	EVC 132 PG (HS)	0.05	NTGVVP	0
Stewart Street Road Reserve	75 Stewart Street, Beveridge, 3753	HZ73	EVC 132 PG (HS)	0.07	NTGVVP	0
2	300 Hume Highway, Beveridge, 3753	HZ74	EVC 132 PG (HS)	0.06	NTGVVP	0
2	300 Hume Highway, Beveridge, 3753	HZ75	EVC 132 PG (HS)	0.03	NTGVVP	0
2	300 Hume Highway, Beveridge, 3753	HZ76	EVC 132 PG (HS)	0.06	NTGVVP	0
2	300 Hume Highway, Beveridge, 3753	HZ107	EVC CTG (654)	0.06		0
3	75 Stewart Street, Beveridge, 3753	HZ109	EVC SKS (649)	0.23		0
3	75 Stewart Street, Beveridge, 3753	HZ110	EVC SKS (649)	0.05		0
3	75 Stewart Street, Beveridge, 3753	HZ111	EVC SKS (649)	0.37		0
3	75 Stewart Street, Beveridge, 3753	HZ112	EVC SKS (649)	0.06		0
3	75 Stewart Street, Beveridge, 3753	HZ113	EVC SKS (649)	0.06		0
3	75 Stewart Street, Beveridge, 3753	HZ114	EVC SKS (649)	0.04		0
3	75 Stewart Street, Beveridge, 3753	HZ115	EVC SKS (649)	0.26		0
3	75 Stewart Street, Beveridge, 3753	HZ116	EVC SKS (649)	1.42		0
3	75 Stewart Street, Beveridge, 3753	HZ117	EVC SKS (649)	0.10		0
3	75 Stewart Street, Beveridge, 3753	HZ118	EVC SKS (649)	0.56		0
3	75 Stewart Street, Beveridge, 3753	HZ119	EVC SKS (649)	0.69		0
3	75 Stewart Street, Beveridge, 3753	HZ120	EVC SKS (649)	1.09		0
3	75 Stewart Street, Beveridge, 3753	HZ121	EVC SKS (649)	0.51		0
5	261 Beveridge Road, Beveridge, 3753	HZ122	EVC SKS (649)	0.17		0
3	75 Stewart Street, Beveridge, 3753	HZ123	EVC SKS (649)	0.10		0
3	75 Stewart Street, Beveridge, 3753	HZ124	EVC SKS (649)	0.74		0
3	75 Stewart Street, Beveridge, 3753	HZ125	EVC SKS (649)	0.25		0
3	75 Stewart Street, Beveridge, 3753	HZ126	EVC SKS (649)	0.17		0
3	75 Stewart Street, Beveridge, 3753	HZ127	EVC SKS (649)	1.06		0
3	75 Stewart Street, Beveridge, 3753	HZ128	EVC SKS (649)	0.23		0
3	75 Stewart Street, Beveridge, 3753	HZ129	EVC PGWe (125)	0.00		0
3	75 Stewart Street, Beveridge, 3753	HZ130	EVC SKS (649)	0.12		0
3	75 Stewart Street, Beveridge, 3753	HZ131	EVC SKS (649)	0.34		0
5	261 Beveridge Road, Beveridge, 3753	HZ132	EVC SKS (649)	0.31		0
3	75 Stewart Street, Beveridge, 3753	HZ133	EVC SKS (649)	0.26		0
5	261 Beveridge Road, Beveridge, 3753	HZ134	EVC SKS (649)	0.30		0
3	75 Stewart Street, Beveridge, 3753	HZ135	EVC SKS (649)	1.61		0
3	75 Stewart Street, Beveridge, 3753	HZ136	EVC SKS (649)	0.53		0
3	75 Stewart Street, Beveridge, 3753	HZ137	EVC SKS (649)	0.17		0
3	75 Stewart Street, Beveridge, 3753	HZ138	EVC SKS (649)	0.63		0
3	75 Stewart Street, Beveridge, 3753	HZ154	EVC SKS (649)	0.05		0
3	75 Stewart Street, Beveridge, 3753	HZ157	EVC PGWe (125)	0.01		0
5	261 Beveridge Road, Beveridge, 3753	HZ162	EVC SKS (649)	0.04		0
5	261 Beveridge Road, Beveridge, 3753	HZ166	EVC SKS (649)	0.07		0

PSP PROPERTY NUMBER	PROPERTY DETAILS	HABITAT ZONE	EVC	CONSERVATION STATUS	CONSERVATION SIGNIFICANCE	HABITAT SCORE (DSE TIME STAMPED DATA)	LOSS (HABITAT HECTARES TO BE REMOVED)	LIKE FOR LIKE REQUIREMENTS (EVC OR THREATENED SPECIES)	NET GAIN MULTIPLIER	GAIN TARGET (HABITAT HECTARES) OFFSET TO BE ACHIEVED	OFFSET TO BE ACHIEVED FOR LOTS: RECRUITMENT / REVEGETATION	OFFSET TO BE ACHIEVED FOR LOTS: PROTECTION OF TREES TARGET
5	261 Beveridge Road, Beveridge, 3753	HZ132	EVC SKS (649)	Endangered	High	0.21	0.070	EVC SKS (649)	1.5	0.11	0	0
3	75 Stewart Street, Beveridge, 3753	HZ133	EVC SKS (649)	Endangered	High	0.24	0.060	EVC SKS (649)	1.5	0.09	0	0
5	261 Beveridge Road, Beveridge, 3753	HZ134	EVC SKS (649)	Endangered	High	0.24	0.070	EVC SKS (649)	1.5	0.11	0	0
3	75 Stewart Street, Beveridge, 3753	HZ135	EVC SKS (649)	Endangered	High	0.280	0.450	EVC SKS (649)	1.5	0.68	0	0
3	75 Stewart Street, Beveridge, 3753	HZ136	EVC SKS (649)	Endangered	High	0.280	0.150	EVC SKS (649)	1.5	0.23	0	0
3	75 Stewart Street, Beveridge, 3753	HZ137	EVC SKS (649)	Endangered	High	0.140	0.020	EVC SKS (649)	1.5	0.03	0	0
3	75 Stewart Street, Beveridge, 3753	HZ138	EVC SKS (649)	Endangered	High	0.240	0.150	EVC SKS (649)	1.5	0.23	0	0
3	75 Stewart Street, Beveridge, 3753	HZ154	EVC SKS (649)	Endangered	High	0.220	0.010	EVC SKS (649)	1.5	0.02	0	0
3	75 Stewart Street, Beveridge, 3753	HZ157	EVC PGWe (125)	Endangered	High	0.360	0.000	EVC PGWe (125)	1.5	0.00	0	0
5	261 Beveridge Road, Beveridge, 3753	HZ162	EVC SKS (649)	Endangered	High	0.210	0.010	EVC SKS (649)	1.5	0.02	0	0
5	261 Beveridge Road, Beveridge, 3753	HZ166	EVC SKS (649)	Endangered	High	0.240	0.020	EVC SKS (649)	1.5	0.03	0	0
TOTAL							3.68			5.52		

Table 6: Offset Requirements for scattered trees to be removed.

PSP PROPERTY NUMBER	PROPERTY DETAILS Lot and Street Address	CONSERVATION SIGNIFICANCE Low High etc	CONSERVATION SIGNIFICANCE Low High etc	LOSS OF VERY LARGE OLD TREES (incl. tree number)	LOSS OF LARGE OLD TREES (incl. tree number)	LOSS OF MEDIUM OLD TREES (incl. tree number)	LOSS OF SMALL TREES (incl. tree number)	OFFSET TO BE ACHIEVED RECRUITMENT/ REVEGETATION	OFFSET TO BE ACHIEVED PROTECTION OF TREES TARGET
2	300 Hume Highway, Beveridge, 3753	Endangered	High		2			Recruit 120 new plants	Protect 4 LOTs & Recruit 20 new plants
2	300 Hume Highway, Beveridge, 3753	Endangered	High		3			Recruit 120 new plants	N/A
2	300 Hume Highway, Beveridge, 3753	Endangered	High		4			Recruit 120 new plants	Protect 4 LOTs & Recruit 20 new plants
2	300 Hume Highway, Beveridge, 3753	Endangered	High		5			Recruit 120 new plants	Protect 4 LOTs & Recruit 20 new plants
3	75 Stewart Street, Beveridge, 3753	Endangered	High		16			Recruit 120 new plants	Protect 4 LOTs & Recruit 20 new plants

5.0 REFERENCE DOCUMENT

Biodiversity Assessment for the Beveridge PSP Areas 1062 & 1098 – Ecology & Heritage Partners (O’Brien) February 2012

Time Stamping Native Vegetation Data (DSE November 2012)

6.0 ACRONYMS

CTG – Creekline Tussock Grassland

PGWe – Plains Grassy Wetland

SKS – Stony Knoll Shrubland

PG (HS) - Plains Grassland (Heavier Soils)

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

EVC – Ecological Vegetation Class

NTG - Natural Temperate Grassland

WGR - Western Grassland Reserve

Ha – Hectares

Hha – Habitat Hectares

HZ – Habitat Zone

LOT – Large Old Tree

MOT – Medium Old Tree

VLOT – Very Large Old Tree

NVPP – Native Vegetation Precinct Plan



Growth Areas Authority Level 29, 35 Collins Street MELBOURNE VIC 3000
www.gaa.vic.gov.au

partners in creating new communities