

VICTORIAN PLANNING AUTHORITY

WALLAN EAST (PART 1) NATIVE VEGETATION PRECINCT PLAN

DRAFT FOR COMMENT

CONFIDENTIAL



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Wallan East (Part 1) Native Vegetation Precinct Plan DRAFT FOR COMMENT

Victorian Planning Authority

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1 INTRODUCTION

This is the Wallan East (Part 1) Native Vegetation Precinct Plan (NVPP) will be listed under the Schedule to Clause 52.16 of the Mitchell Planning Scheme. This NVPP includes the information required under Section 10 of *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (Guidelines). The Guidelines state that an NVPP prepared for incorporation into the planning scheme must:

- specify the purpose and objectives of the plan
- specify the area to which the NVPP applies
- map and describe the native vegetation that can be removed, destroyed or lopped
- map and describe the native vegetation to be retained
- set out the offset requirement, determined in accordance with the Guidelines, for native vegetation that can be removed, destroyed or lopped
- specify management responsibilities and actions for native vegetation to be retained, and
- provide an offset statement that includes evidence that an offset that meets offset requirements for the removal of native vegetation is available and explains how it will be secured in accordance with the Guidelines if the NVPP is incorporated. This statement must also include procedures for how the offset will be secured if the responsibility is divided amongst multiple properties or parties.

The Guidelines also state that an NVPP must include mechanisms for tracking the removal of native vegetation and corresponding securing of offsets, to ensure that this occurs in accordance with the NVPP. The removal, destruction or lopping of native vegetation in accordance with this NVPP, does not require a planning permit provided conditions and requirements specified in this Native Vegetation Precinct Plan are met. If native vegetation is proposed to be removed, destroyed or lopped not in accordance with this NVPP, a planning permit to remove native vegetation is required under Clause 52.16 of the Mitchell Planning Scheme. In this circumstance, an application for a permit must comply with the application requirements specified in the Guidelines. An application to remove native vegetation not in accordance with this incorporated NVPP must be supported by current site information, as per *Assessor's handbook – applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning, 2017) (Assessor's handbook). For the purpose of this document, the term 'remove native vegetation' includes to destroy and to lop native vegetation.

1.1 PURPOSE OF THE NVPP

The purpose of the Wallan East NVPP is to inform decisions about the future development of the Wallan East (Part 1) Precinct Structure (PSP) area. The Wallan East PSP covers an area of approximately 140 hectares and is bounded by Epping-Kilmore Road to the east, Wallan-Whittlesea Road to the South, the Wallan Station and railway corridor to the west and Kelby Lane to the north. It is understood that future land uses at the Wallan East PSP will be designed to support and complement the existing Wallan township through provision of residential and employment opportunities. This NVPP will address relevant landscape and vegetative considerations including:

- Applying a holistic, landscape wide approach to retention and removal of native vegetation, within the Wallan East NVPP area as identified on NVPP Map 1 (Section 7.1).
- 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 Wallan East Precinct Structure Plan.

- 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.
-

1.2 VEGETATION PROTECTION OBJECTIVES TO BE ACHIEVED

The objectives of the Wallan East NVPP are to:

- Ensure there is no net loss to biodiversity as a result of the approved removal, destruction or lopping of native vegetation. This is achieved by applying the three-step approach in accordance with Clause 12.01-2 Native vegetation management, Clause 52.16 and the Guidelines.
- Apply a landscape approach to the management of native vegetation within the NVPP area, in accordance with Clause 12.01-1 Protection of biodiversity.
- Manage native vegetation to be retained in accordance with obligations under the *Catchment and Land Protection Act 1994*.
- Ensure that areas set aside to protect native vegetation are managed to conserve biodiversity and other values in accordance with the Wallan East (Part 1) Precinct Structure Plan.

2 AREA TO WHICH NVPP APPLIES

The Wallan East NVPP applies to land within the NVPP Area shown on Map 1. Table 2.1 identifies the properties included within the area to which this NVPP applies. Property ID numbers in Map 2 correspond to those listed in Table 2.1. The study area is approximately 140 ha located to the east of the Wallan town centre, 50 km north of Melbourne. The area is bounded by Epping-Kilmore Rd to the east, Wallan-Whittlesea Rd to the south, the Melbourne to Sydney rail line to the west and Kelby lane to the north. It is within Mitchell Shire Council, and within the Victorian Volcanic Plains bioregion located in the Port Phillip and Western Port Catchment Management Area. The study area currently consists of low-density rural housing and agricultural land utilised for grazing.

Table 2.1 Land included within the area to which this NVPP applies

PROPERTY ID NO.	PROPERTY ADDRESS	PROPERTY SPI NO.
36	Kelby Lane Wallan 3756	1\TP904487
37	Kelby Lane Wallan 3756	1\TP680375
38	Kelby Lane Wallan 3756	1\TP391208
39	Kelby Lane Wallan 3756	1\TP372654
40	2-32 Station Street Wallan 3756	1\TP956698
41	No property for this parcel	2005\PP3707
42	2-32 Station Street Wallan 3756	1\TP956768
43	55 Kelby Lane Wallan 3756	1\LP99336
44	25 Kelby Lane Wallan 3756	2\LP99336
45	265 Wallan-Whittlesea Road Wallan 3756	1\PS432563
46	30 Hart Court Wallan 3756	4\PS432563
47	40 Hart Court Wallan 3756	5\PS432563
48	2595 Epping-Kilmore Road Wallan 3756	3\LP99336
49	20 Hart Court Wallan 3756	3\PS432563
50	50 Hart Court Wallan 3756	6\PS432563
51	345 Wallan-Whittlesea Road Wallan 3756	5\LP99336
52	2539 Epping-Kilmore Road 3756	4\LP99336
55	10 Hart Court Wallan 3756	2\PS432563
56	60 Hart Court Wallan 3756	7\PS432563
57	315 Wallan-Whittlesea Road Wallan 3756	PC351617

3 NATIVE VEGETATION TO BE REMOVED

3.1 ASSESSMENT PATHWAY

The assessment pathway for native vegetation that can be removed is described in the *Native vegetation removal report* ([EnSym: scenario testing]) and Table 3.1.

ASSESSMENT PATHWAY	DETAILED ASSESSMENT PATHWAY
Extent including past and proposed	4.103 hectares
Extent of past removal	0.000 hectares
Extent of proposed removal	4.103 hectares
No. Large trees proposed to be removed	0 large trees
Location category	Location 2 The native vegetation is in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map). Removal of less than 0.5 hectares of native vegetation in this location will not have a significant impact on any habitat for a rare or threatened species.

Table 3.1 Assessment pathway (EnSym 06/05/21)

3.2 DESCRIPTION OF NATIVE VEGETATION TO BE REMOVED

The following native vegetation can be removed, destroyed or lopped without a planning permit, subject to the requirements and conditions set out in this NVPP:

- Native vegetation described in Table 3.2 and 3.3 and shown in Map 2 (Section 7.2) to this NVPP.
- Native vegetation that does not qualify as a patch of native vegetation or a scattered tree.

For native vegetation that appears following approval of this NVPP, and all other native vegetation in the NVPP area that is not identified as ‘to be retained’, advice should be sought from the relevant responsible authority as to whether a permit is required for its removal, destruction or lopping.

Habitat zone and tree labels in Table 3.2 and Table 3.3 correspond to habitat zone and tree labels in Map 2.

Table 3.2 Native vegetation to be removed

HABITAT ZONE /TREE NUMBER	TYPE	BIOEVC CODE	CONSERVATION STATUS	LARGE TREES	CONDITION SCORE	EXTENT	SBV SCORE	HI SCORE	HABITAT UNITS	OFFSET TYPE
HZ 8-A	Patch	vvp_0083	Endangered	0	0.13	0.056	0.396		0.008	General
HZ 1-A	Patch	vvp_0083	Endangered	0	0.1	0.051	0.37		0.005	General
HZ 2-A	Patch	vvp_0132_61	Endangered	0	0.12	0.66	0.324		0.079	General
HZ 9-A	Patch	vvp_0132_61	Endangered	0	0.14	0.085	0.32		0.012	General
HZ 3-A	Patch	vvp_0083	Endangered	0	0.15	0.065	0.358		0.01	General
HZ 14-A	Patch	vvp_0132_61	Endangered	0	0.24	0.135	0.32		0.032	General
HZ 4-A	Patch	vvp_0083	Endangered	0	0.17	0.042	0.37		0.007	General
HZ 5-A	Patch	vvp_0125	Endangered	0	0.12	2.021	0.384		0.252	General
HZ 6-A	Patch	vvp_0083	Endangered	0	0.1	0.007	0.37		0.001	General
HZ 7-A	Patch	vvp_0083	Endangered	0	0.1	0.018	0.37		0.002	General
HZ 13-A	Patch	vvp_0821	Depleted	0	0.19	0.042	0.36		0.008	General
HZ 10-A	Patch	vvp_0132_61	Endangered	0	0.14	0.052	0.32		0.007	General
HZ 11-A	Patch	vvp_0132_61	Endangered	0	0.14	0.091	0.32		0.013	General
HZ 12-A	Patch	vvp_0132_61	Endangered	0	0.14	0.099	0.32		0.014	General
27	Scattered Tree	vvp_083	Endangered	0	0.2	0.031	0.34		0.006	General
10	Scattered Tree	vvp_083	Endangered	0	0.2	0.031	0.35		0.006	General
29	Scattered Tree	vvp_083	Endangered	0	0.2	0.031	0.34		0.006	General
35	Scattered Tree	vvp_083	Endangered	0	0.2	0.031	0.35		0.005	General
33	Scattered Tree	vvp_083	Endangered	0	0.2	0.031	0.35		0.006	General

HABITAT ZONE /TREE NUMBER	TYPE	BIOEVC CODE	CONSERVATION STATUS	LARGE TREES	CONDITION SCORE	EXTENT	SBV SCORE	HI SCORE	HABITAT UNITS	OFFSET TYPE
32	Scattered Tree	vvp_083	Endangered	0	0.2	0.031	0.35		0.004	General
21	Scattered Tree	vvp_083	Endangered	0	0.2	0.031	0.32		0.006	General
20	Scattered Tree	vvp_083	Endangered	0	0.2	0.031	0.35		0.006	General
26	Scattered Tree	vvp_083	Endangered	0	0.2	0.031	0.35		0.006	General
24	Scattered Tree	vvp_083	Endangered	0	0.2	0.031	0.35		0.006	General
14	Scattered Tree	vvp_083	Endangered	0	0.2	0.031	0.35		0.004	General
12	Scattered Tree	vvp_083	Endangered	0	0.2	0.031	0.35		0.006	General
16	Scattered Tree	vvp_083	Endangered	0	0.2	0.031	0.35		0.006	General
9	Scattered Tree	vvp_0083	Endangered	0	0.2	0.031	0.32		0.004	General
7	Scattered Tree	vvp_0083	Endangered	0	0.2	0.031	0.35		0.006	General
6	Scattered Tree	vvp_0083	Endangered	0	0.2	0.031	0.32		0.004	General
30	Scattered Tree	vvp_0083	Endangered	0	0.2	0.031	0.35		0.005	General
34	Scattered Tree	vvp_0083	Endangered	0	0.2	0.031	0.35		0.004	General
22	Scattered Tree	vvp_0083	Endangered	0	0.2	0.031	0.33		0.006	General
19	Scattered Tree	vvp_0083	Endangered	0	0.2	0.031	0.34		0.004	General
8	Scattered Tree	vvp_0083	Endangered	0	0.2	0.031	0.34		0.006	General
4	Scattered Tree	vvp_0083	Endangered	0	0.2	0.031	0.34		0.004	General
2	Scattered Tree	vvp_0083	Endangered	0	0.2	0.031	0.344		0.006	General
1	Scattered Tree	vvp_0083	Endangered	0	0.2	0.031	0.32		0.006	General
5	Scattered Tree	vvp_0083	Endangered	0	0.2	0.031	0.35		0.004	General

Note: En = endangered, Vu = vulnerable, D = depleted, Ra = rare, LC = least concern. SBV score = Strategic Biodiversity Value score. HI score = Habitat importance score.

Information in Table is 4 is as per Appendix 1 of the NVR report generated by EnSym. In the case where part of a patch is to be retained and part is to be removed, the patch must be split into separate Habitat Zones in the NVPP to allow removal of the required part(s).

Table 3.3 Trees to be removed

TREE NO.	TYPE AND SIZE	SCIENTIFIC NAME	COMMON NAME	CIRCUMFERENCE (CM)
1	SST	<i>Eucalyptus ovata</i>	Swamp Gum	71
2	SST	<i>Eucalyptus camaldulensis</i>	River Red Gum	54
4	SST	<i>Eucalyptus polyanthemos</i>	Red Box	25
5	SST	<i>Eucalyptus camaldulensis</i>	River Red Gum	15
6	SST	<i>Eucalyptus camaldulensis</i>	River Red Gum	14
7	SST	<i>Eucalyptus viminalis</i>	Manna Gum	22
8	SST	<i>Eucalyptus polyanthemos</i>	Red Box	23
9	SST	<i>Eucalyptus viminalis</i>	Manna Gum	79
10	SST	<i>Eucalyptus melliodora</i>	Yellow Box	33
12	SST	<i>Eucalyptus viminalis</i>	Manna Gum	21
14	SST	<i>Eucalyptus camaldulensis</i>	River Red Gum	23
16	SST	<i>Eucalyptus viminalis</i>	Manna Gum	32
19	SST	<i>Eucalyptus polyanthemos</i>	Red Box	24
20	SST	<i>Eucalyptus viminalis</i>	Manna Gum	28
21	SST	<i>Eucalyptus ovata</i>	Swamp Gum	85
22	SST	<i>Eucalyptus camaldulensis</i>	River Red Gum	34
24	SST	<i>Eucalyptus viminalis</i>	Manna Gum	25
26	SST	<i>Eucalyptus viminalis</i>	Manna Gum	37
27	SST	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	62
29	SST	<i>Eucalyptus ovata</i>	Swamp Gum	69
30	SST	<i>Eucalyptus camaldulensis</i>	River Red Gum	41
32	SST	<i>Eucalyptus viminalis</i>	Manna Gum	31
33	SST	<i>Eucalyptus viminalis</i>	Manna Gum	49
34	SST	<i>Eucalyptus viminalis</i>	Manna Gum	21
35	SST	<i>Eucalyptus camaldulensis</i>	River Red Gum	33

Note: SST = Small scattered tree.

4 NATIVE VEGETATION OFFSETS

The offset requirements for native vegetation that can be removed are described in the EnSym, later to be deferred to the *Native vegetation removal report* and Table 4.1 below.

Table 4.1 Total offset requirements for NVPP area

GENERAL OFFSET AMOUNT	0.585 GENERAL HABITAT UNITS
Vicinity	Port Phillip and Westernport Catchment Management Authority (CMA) or Mitchell Shire Council
Minimum strategic biodiversity value score	0.288
Large trees*	0 large trees
Species offset amount	None
Large trees*	0 large trees
* The number of large trees that the offset must protect	0 to be protected in either the general, species or combination across all habitat units protected

4.1 OFFSET STATEMENT

4.1.1 STATEMENT

The impact on 4.103 ha of native vegetation will need to be offset as per *Guidelines for the removal destruction or lopping of native vegetation* (DELWP 2017). The offset required for this project is General Habitat Units only, with a minimum Strategic Biodiversity Value (SBV) score of 0.288.

A search of the native vegetation credit register has confirmed that the General habitat units are readily available through DELWP accredited third-party offset brokers. Any opportunities for first party offsets within the precinct area can be investigated.

4.1.2 COLLECTON OF PAYMENTS

VPA to check

The total offset requirement for the entire area to which the NVPP applies will be determined by sourcing a quote from an offset broker.

The offset requirement can then be divided as appropriate for the NVPP. The division may be based on lot size or based on the hectares of native vegetation within each lot. The offset requirement for each party can then be allocated as a percentage of the total offset requirement, or whatever is agreed during development of the NVPP.

5 NATIVE VEGETATION TO BE RETAINED

5.1 DESCRIPTION OF NATIVE VEGETATION TO BE RETAINED

The native vegetation to be retained is described in Table 5.1 and Table 5.2 and shown in Map 2 to this NVPP.

Habitat zone and tree labels in Table 5.1 and Table 5.2 correspond to habitat zone and tree labels shown in Map 2.

Native vegetation identified in this NVPP as ‘to be retained’ has been identified following a strategic approach to retaining native vegetation with greater biodiversity or other value. Vegetation to be retained within the precinct includes the larger, higher condition scoring patches as well as the riparian vegetation along Merri Creek which provides habitat and soil stability functions.

Any future removal of native vegetation which has been identified as ‘to be retained’ may undermine the strategic approach adopted for the preparation of this NVPP.

Table 5.1 Native vegetation to be retained

HABITAT ZONE	TYPE	BIOEVC CODE	BIOEVC CONSERVATION STATUS	LARGE TREE(S)	CONDITION SCORE	EXTENT (HA)	SBV SCORE	ON-SITE OFFSET?
40-A	Patch	VVP_0083	En	0	0.13	0.007	40	No
41-A	Patch	VVP_0083	En	0	0.12	0.032	41	No
42-A	Patch	VVP_0083	En	0	0.11	0.007	41	No
43-A	Patch	VVP_0083	En	0	0.11	0.008	41	No
44-A	Patch	VVP_0132_61	En	0	0.21	0.137	41	No
45-A	Patch	VVP_0125	En	0	0.21	0.008	38	No
46-A	Patch	VVP_0083	En	0	0.15	0.015	70	No
47-A	Patch	VVP_0083	En	0	0.19	0.031	70	No
48-A	Patch	VVP_0083	En	0	0.2	0.141	70	No
49-A	Patch	VVP_0083	En	0	0.2	0.091	70	No
50-A	Patch	VVP_0132_61	En	0	0.09	0.058	33	No
51-A	Patch	VVP_0083	En	0	0.16	0.027	33	No
52-A	Patch	VVP_0083	En	0	0.16	0.316	38	No
53-A	Patch	VVP_0653	En	0	0.17	0.059	31	No
54-A	Patch	VVP_0821	D	0	0.3	0.045	38	No
55-A	Patch	VVP_0083	En	0	0.1	0.008	36	No
56-A	Patch	VVP_0083	En	0	0.18	0.012	41	No

HABITAT ZONE	TYPE	BIOEVC CODE	BIOEVC CONSERVATION STATUS	LARGE TREE(S)	CONDITION SCORE	EXTENT (HA)	SBV SCORE	ON-SITE OFFSET?
57-A	Patch	VVP_0083	En	0	0.1	0.008	41	No
58-A	Patch	VVP_0083	En	0	0.11	0.032	41	No
59-A	Patch	VVP_0083	En	0	0.13	0.019	36	No
60-A	Patch	VVP_0821	D	0	0.29	0.021	37	No
61-A	Patch	VVP_0083	En	0	0.17	0.024	37	No
62-A	Patch	VVP_0083	En	0	0.17	0.041	37	No
63-A	Patch	VVP_0083	En	0	0.1	0.005	70	No
64-A	Patch	VVP_0083	En	0	0.16	0.016	70	No

Note: En = endangered, Vu = vulnerable, D = depleted, Ra = rare, LC = least concern. SBV score = Strategic Biodiversity Value score. HI score = Habitat importance score.

Table 5.2 Trees to be retained

TREE NO.	TYPE AND SIZE	SCIENTIFIC NAME	COMMON NAME	CIRCUMFERENCE (CM)	ON-SITE OFFSET?
3	SST	<i>Eucalyptus viminalis</i>	Manna Gum	28	No
11	SST	<i>Eucalyptus leucoxylon</i>	Yellow Gum	25	No
13	SST	<i>Eucalyptus camaldulensis</i>	River Red Gum	45	No
15	SST	<i>Eucalyptus viminalis</i>	Manna Gum	51	No
17	SST	<i>Eucalyptus camaldulensis</i>	River Red Gum	53	No
18	SST	<i>Eucalyptus polyanthemus</i>	Red Box	25	No
23	SST	<i>Eucalyptus ovata</i>	Swamp Gum	125	No
25	SST	<i>Eucalyptus viminalis</i>	Manna Gum	47	No
28	SST	<i>Eucalyptus camaldulensis</i>	River Red Gum	62	No
31	SST	<i>Eucalyptus ovata</i>	Swamp Gum	100	No

Note: SST = Small scattered tree.

5.2 MANAGEMENT RESPONSIBILITIES AND ACTIONS

Not applicable

6 CONDITIONS FOR THE REMOVAL OF NATIVE VEGETATION

The native vegetation identified in Table 3.2 and 3.3 and shown in Map 2 to this NVPP can be removed, destroyed or lopped without a planning permit as allowed under Clause 52.16, subject to the following conditions:

- a. The removal, destruction or lopping of native vegetation must be in accordance with this NVPP. Only the native vegetation which is identified for removal in this NVPP may be removed, destroyed or lopped. Native vegetation which is identified for removal in this NVPP can only be removed if the purpose of its removal is in accordance with the purpose of this NVPP.
- b. Prior to the removal of any native vegetation, a statement of intention to remove native vegetation must be provided to the satisfaction of the responsible authority. The statement must include:
 - i. The purpose of the native vegetation removal.
 - ii. Evidence that an offset has been secured. The offset must meet the offset requirements set out in this NVPP and delivered in accordance with the requirements of *Guidelines for the removal, destruction or lopping of native vegetation*. Offset evidence can be:
 - A security agreement (signed by both parties) to the required standard for the offset site or sites, including a 10 year offset management plan.
 - An allocated credit extract from the Native Vegetation Credit Register.
 - Other evidence that meets the requirements described in section 5 of this NVPP.
- c. Prior to the removal of any native vegetation, or prior to the commencement of works, all native vegetation identified in this NVPP as to be retained must be protected by high visibility fencing, as follows:
 - Fencing around scattered trees and trees within patches of native vegetation must meet the minimum standards for a tree protection zone described in AS 4970-2009 Protection of trees on development sites or succeeding Australian Standard.
 - Fencing around patches of native vegetation must be erected at a minimum distance of 2 metres from the retained native vegetation.

Except with the written consent of the Responsible Authority, within the native vegetation protection areas,

 - No vehicular or pedestrian access, trenching or soil excavation is to occur;
 - No storage or dumping of tools, equipment or waste is to occur; and
 - No entry and exit pits for underground services are to be constructed.
- d. Prior to felling of any tree which may be removed, the tree must be examined by a suitably qualified zoologist for the presence of fauna in hollows or external nests. Whenever possible tree removal should not occur during spring and early summer to avoid disturbing active nests. If native fauna species are located, they must be salvaged and relocated to the closest suitable vegetation, in consultation with DELWP and the Responsible Authority.
- e. All indigenous trees permitted to be removed must be relocated into protected conservation areas within the NVPP or a nearby conservation reserve for inclusion as large logs, in consultation with DELWP and the Responsible Authority. These logs must be cut into a minimum of 1.5 metre lengths and placed into the conservation areas under the direction of a suitably qualified ecologist or Council environment officer, with the written consent of the Responsible Authority.

- f. Any construction stockpiles, fill and machinery must be placed at least 30 metres away from areas supporting native vegetation and drainage lines, or to the satisfaction of the responsible authority.
- g. Prior to the removal of vegetation the Responsible Authority and/or DELWP must be given an opportunity to salvage genetic material from flora species for use in nearby Public Reserves.
- h. All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to *Construction Techniques for Sediment Pollution Control*, EPA, 1991.
- i. Water run-off must be designed to ensure that native vegetation to be retained is not compromised.

7 MAPS

7.1 MAP 1: AREA TO WHICH NVPP APPLIES

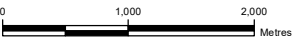


Wallan East PSP
Biodiversity Assessment

Map 1
Site location - Wallan East

Legend

- Project Boundary
- Train station
- Railway



Coordinate system: GDA 1994 MGA Zone 55



Scale ratio correct when printed at A3

1:60,000

Date: 17/06/20

Data sources: - DELWP, Geoscience Australia
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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7.2 MAP 2: NATIVE VEGETATION TO BE REMOVED AND RETAINED

Legend

- Project Boundary
- Property Reference Number
- Cadastre
- Native vegetation to be protected
- Native Vegetation which can be removed
- Scattered tree which can be removed
- Scattered tree to be protected



Coordinate system: GDA 1994 MGA Zone 55
Scale ratio correct when printed at A3
1:6,000 Date: 5/10/2021

Data sources: DELWP 2021, WSP 2021
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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7.3 MAP 3 PLANNING OVERLAYS

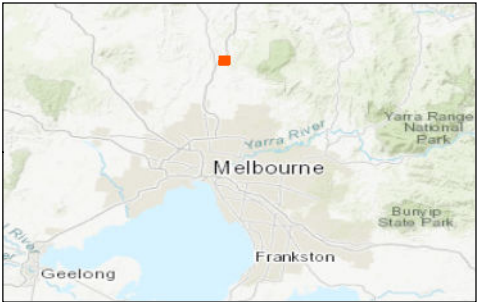


Wallan East

Map 3
Planning Overlay

Legend

- Project Boundary
- Property Reference Number
- Cadastre
- PSP Boundary
 - Yet to be Completed
- Planning Overlay
 - DEVELOPMENT PLAN OVERLAY
 - EROSION MANAGEMENT OVERLAY
 - FLOODWAY OVERLAY
 - HERITAGE OVERLAY
 - LAND SUBJECT TO INUNDATION OVERLAY
 - SPECIFIC CONTROLS OVERLAY
 - SALINITY MANAGEMENT OVERLAY
 - VEGETATION PROTECTION OVERLAY



0 60 120
Meters

Coordinate system: GDA 1994 MGA Zone 55
Scale ratio correct when printed at A3
1:6,000 Date: 5/10/2021

Data sources: DELWP 2021, WSP 2021
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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APPENDIX A

ENSYM REPORT



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: 06/05/2021
Time of issue: 4:55 pm

Report ID: Scenario Testing

Project ID WSP_EnSym_WallanEast20210506_V2

Assessment pathway

Assessment pathway	Detailed Assessment Pathway
Extent including past and proposed	4.103 ha
Extent of past removal	0.000 ha
Extent of proposed removal	4.103 ha
No. Large trees proposed to be removed	0
Location category of proposed removal	Location 2 The native vegetation is in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map). Removal of less than 0.5 hectares of native vegetation in this location will not have a significant impact on any habitat for a rare or threatened species.

1. Location map



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 amount¹	0.585 general habitat units
Vicinity	Port Phillip and Westernport Catchment Management Authority (CMA) or Mitchell Shire Council
Minimum strategic biodiversity value score ²	0.288
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:

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

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:

$$\text{General habitat units} = \text{extent} \times \text{condition} \times \text{general landscape factor} \times 1.5, \text{ where the general landscape factor} = 0.5 + (\text{strategic biodiversity value score}/2)$$

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
8-A	Patch	vvp_0083	Endangered	0	no	0.130	0.056	0.056	0.396		0.008	General
1-A	Patch	vvp_0083	Endangered	0	no	0.100	0.051	0.051	0.370		0.005	General
2-A	Patch	vvp_0132_61	Endangered	0	no	0.120	0.660	0.660	0.324		0.079	General
9-A	Patch	vvp_0132_61	Endangered	0	no	0.140	0.085	0.085	0.320		0.012	General
3-A	Patch	vvp_0083	Endangered	0	no	0.150	0.065	0.065	0.358		0.010	General
14-A	Patch	vvp_0132_61	Endangered	0	no	0.240	0.135	0.135	0.320		0.032	General
4-A	Patch	vvp_0083	Endangered	0	no	0.170	0.042	0.042	0.370		0.007	General
5-A	Patch	vvp_0125	Endangered	0	no	0.120	2.021	2.021	0.384		0.252	General
6-A	Patch	vvp_0083	Endangered	0	no	0.100	0.007	0.007	0.370		0.001	General
7-A	Patch	vvp_0083	Endangered	0	no	0.100	0.018	0.018	0.370		0.002	General
13-A	Patch	vvp_0821	Depleted	0	no	0.190	0.042	0.042	0.360		0.008	General

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
10-A	Patch	vvp_0132_61	Endangered	0	no	0.140	0.052	0.052	0.320		0.007	General
11-A	Patch	vvp_0132_61	Endangered	0	no	0.140	0.091	0.091	0.320		0.013	General
12-A	Patch	vvp_0132_61	Endangered	0	no	0.140	0.099	0.099	0.320		0.014	General
15-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.340		0.006	General
16-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.350		0.006	General
17-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.340		0.006	General
18-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.022	0.350		0.005	General
19-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.350		0.006	General
20-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.021	0.350		0.004	General
21-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.320		0.006	General
22-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.350		0.006	General
23-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.350		0.006	General
24-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.350		0.006	General
25-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.020	0.350		0.004	General
26-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.350		0.006	General
27-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.350		0.006	General

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
28-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.022	0.320		0.004	General
29-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.350		0.006	General
30-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.022	0.320		0.004	General
31-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.022	0.350		0.005	General
32-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.018	0.350		0.004	General
33-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.330		0.006	General
34-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.022	0.340		0.004	General
35-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.340		0.006	General
36-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.022	0.340		0.004	General
37-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.344		0.006	General
38-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.031	0.320		0.006	General
39-A	Scattered Tree	vvp_0083	Endangered	0	no	0.200	0.031	0.018	0.350		0.004	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
Large-flower Crane's-bill	<i>Geranium sp. 1</i>	505342	Endangered	Dispersed	Habitat importance map	0.0000
Yellow Watercrown Grass	<i>Paspalidium flavidum</i>	507820	Endangered	Dispersed	Habitat importance map	0.0000
Plump Swamp Wallaby-grass	<i>Amphibromus pithogastrus</i>	503624	Endangered	Dispersed	Habitat importance map	0.0000
Brackish Plains Buttercup	<i>Ranunculus diminutus</i>	504314	Rare	Dispersed	Habitat importance map	0.0000
Plains Yam-daisy	<i>Microseris scapigera s.s.</i>	504657	Vulnerable	Dispersed	Habitat importance map	0.0000
Matted Flax-lily	<i>Dianella amoena</i>	505084	Endangered	Dispersed	Habitat importance map	0.0000
Pale-flower Crane's-bill	<i>Geranium sp. 3</i>	505344	Rare	Dispersed	Habitat importance map	0.0000
Western Golden-tip	<i>Goodia medicaginea</i>	501518	Rare	Dispersed	Habitat importance map	0.0000
Large-headed Fireweed	<i>Senecio macrocarpus</i>	503116	Endangered	Dispersed	Habitat importance map	0.0000
Purple Blown-grass	<i>Lachnagrostis punicea subsp. punicea</i>	504206	Rare	Dispersed	Habitat importance map	0.0000
Swamp Fireweed	<i>Senecio psilocarpus</i>	504659	Vulnerable	Dispersed	Habitat importance map	0.0000
Arching Flax-lily	<i>Dianella sp. aff. longifolia (Benambra)</i>	505560	Vulnerable	Dispersed	Habitat importance map	0.0000
Swamp Everlasting	<i>Xerochrysum palustre</i>	503763	Vulnerable	Dispersed	Habitat importance map	0.0000
Pale Swamp Everlasting	<i>Coronidium gunnianum</i>	504655	Vulnerable	Dispersed	Habitat importance map	0.0000
Rosemary Grevillea	<i>Grevillea rosmarinifolia subsp. rosmarinifolia</i>	504066	Rare	Dispersed	Habitat importance map	0.0000
Yarra Gum	<i>Eucalyptus yarraensis</i>	501326	Rare	Dispersed	Habitat importance map	0.0000
Tough Scurf-pea	<i>Cullen tenax</i>	502776	Endangered	Dispersed	Habitat importance map	0.0000
Small Milkwort	<i>Comesperma polygaloides</i>	500798	Vulnerable	Dispersed	Habitat importance map	0.0000

Golden Sun Moth	<i>Synemon plana</i>	15021	Critically endangered	Dispersed	Habitat importance map	0.0000
Clover Glycine	<i>Glycine latrobeana</i>	501456	Vulnerable	Dispersed	Habitat importance map	0.0000
Growling Grass Frog	<i>Litoria raniformis</i>	13207	Endangered	Dispersed	Habitat importance map	0.0000
Striped Legless Lizard	<i>Delma impar</i>	12159	Endangered	Dispersed	Habitat importance map	0.0000
Floodplain Fireweed	<i>Senecio campylocarpus</i>	507136	Rare	Dispersed	Habitat importance map	0.0000
Speckled Warbler	<i>Chthonicola sagittatus</i>	10504	Vulnerable	Dispersed	Habitat importance map	0.0000
Lewin's Rail	<i>Lewinia pectoralis pectoralis</i>	10045	Vulnerable	Dispersed	Habitat importance map	0.0000
Small Scurf-pea	<i>Cullen parvum</i>	502773	Endangered	Dispersed	Habitat importance map	0.0000
Brown Toadlet	<i>Pseudophryne bibronii</i>	13117	Endangered	Dispersed	Habitat importance map	0.0000
Black Falcon	<i>Falco subniger</i>	10238	Vulnerable	Dispersed	Habitat importance map	0.0000
Barking Owl	<i>Ninox connivens connivens</i>	10246	Endangered	Dispersed	Habitat importance map	0.0000
Australasian Shoveler	<i>Anas rhynchos</i>	10212	Vulnerable	Dispersed	Habitat importance map	0.0000
White-throated Needletail	<i>Hirundapus caudacutus</i>	10334	Vulnerable	Dispersed	Habitat importance map	0.0000

Habitat group

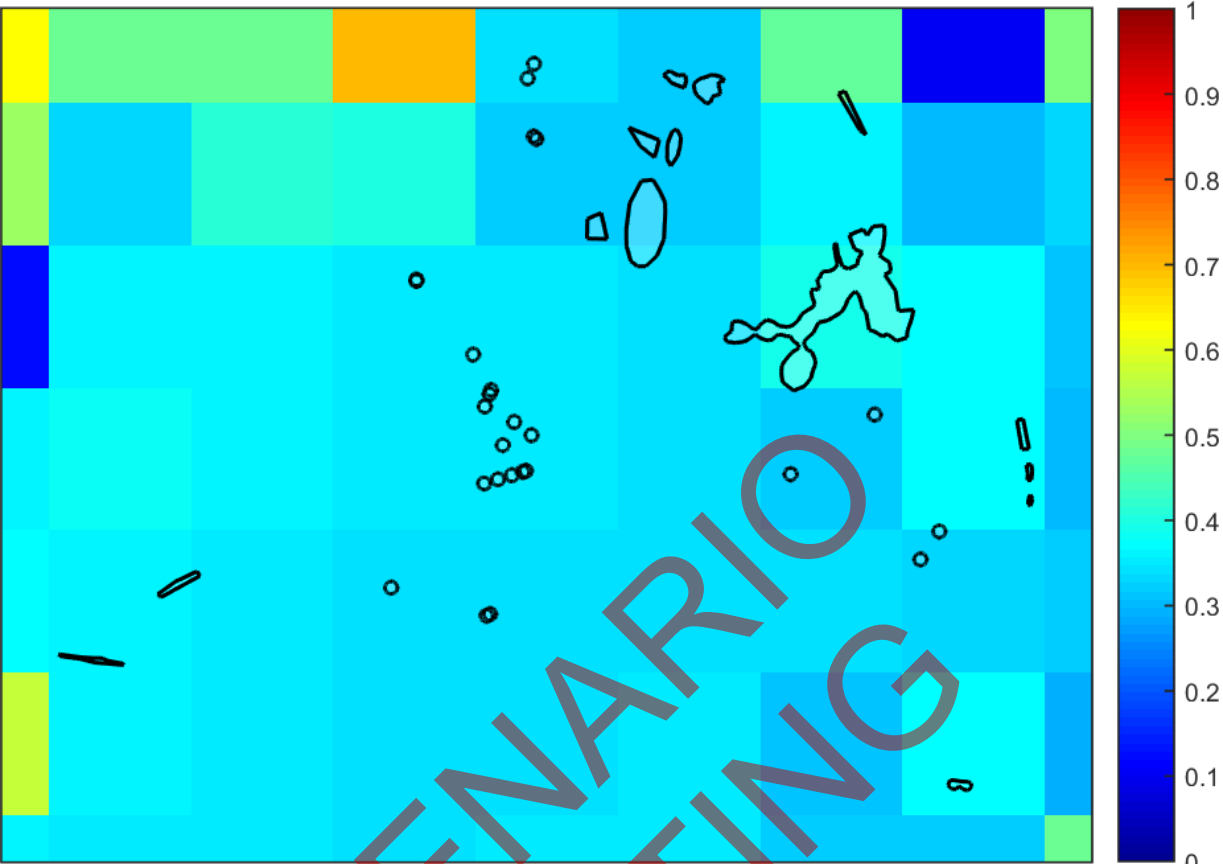
- Highly localised habitat means there is 2000 hectares or less mapped habitat for the species
- Dispersed habitat means there is more than 2000 hectares of mapped habitat for the species

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.

Appendix 3 – Images of mapped native vegetation

2. Strategic biodiversity values map



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