



VICTORIA
State
Government

Wonthaggi North East

Native Vegetation Precinct Plan

BUNURONG COUNTRY

August 2023

The logo for the Victorian Planning Authority (VPA), featuring the lowercase letters "vpa" in a stylized white font.

Victorian Planning Authority

ACKNOWLEDGMENT OF COUNTRY

The Victorian Planning Authority proudly acknowledges Victoria's Aboriginal community and their rich culture and pays respect to their Elders past and present.

We acknowledge Aboriginal people as Australia's first peoples and as the Traditional Owners and custodians of the land and water on which we rely.

We **recognise and value** the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us.

We **embrace** the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

We **acknowledge** the Bunorong people as the Traditional Owners of the land to which the native vegetation precinct plan applies.

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1.0 INTRODUCTION

This is the *Wonthaggi North East Native Vegetation Precinct Plan* (NVPP) listed under the Schedule to Clause 52.16 of the Bass Coast Planning Scheme (the Planning Scheme). This NVPP includes the information required under section 10 of the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017a) (the 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
- 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. This statement must also include procedures regarding how the offset will be secured should the offsets be divided amongst multiple properties or parties.

The Guidelines also states 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 NVPP 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 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 the incorporated NVPP must be supported by current site information, as per *Assessor's handbook – applications to remove, destroy or lop native vegetation* (Assessor's handbook) (DELWP 2017a). In this plan the term 'remove native vegetation' includes to destroy and/or to lop native vegetation.

1.1 Purpose of the NVPP

The purpose of the NVPP is to:

- Summarise the biodiversity values across the precinct
- Apply a holistic, landscape wide approach to retention and removal of native vegetation across the precinct
- Ensure that areas retained for the protection of native vegetation are managed to conserve ecological values in accordance with the *Wonthaggi North East Precinct Structure Plan* (PSP)
- Ensure that the removal, destruction or lopping of native vegetation and the management of the native vegetation specified to be retained is consistent with conserving the ecological values of these areas and is in accordance with the no net loss objective of the Guidelines
- Describe the offset requirements for any permitted removal, destruction or lopping of native vegetation as identified in this plan, and
- Streamline the planning approvals process through a landscape approach to native vegetation protection and management.

1.2 Vegetation protection objectives

The objectives of the 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 12.01-2S 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 12.01-1S Protection of biodiversity and Clause 21.04-3 Biodiversity Conservation and Protection
- 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 PSP
- Ensure that the Tree Protection Zones of trees within patches and scattered trees are protected in accordance with the *Australian Standard AS4790-2009*
- Provide for the long-term preservation of the flora and fauna and associated habitat of environmentally significant areas
- Protect and enhance remnant native vegetation and associated habitats along Korumburra–Wonthaggi Road, McGibbonys Road, and the tree reserve within the employment area, and
- Manage impacts on protected native vegetation from recreational facilities and infrastructure.

2.0 AREA TO WHICH THE NVPP APPLIES

The *Wonthaggi North East NVPP* applies to land within the NVPP Area shown on [Plan 1](#).

The properties included in the area to which this NVPP applies are provided in [Table 3](#) in [Appendix 1](#) [NVPP property addresses](#). Property ID numbers in [Table 3](#) correspond to those listed in [Plan 1](#).

The NVPP applies to approximately 632 hectares of future residential and employment land located in Bass Coast Shire, approximately 130 kilometres south east of Melbourne.

It is located in the West Gippsland Catchment Management Authority area and the land in the NVPP is predominately used for agricultural purposes.

3.0 NATIVE VEGETATION TO BE REMOVED

3.1 Assessment pathway

The assessment pathway for native vegetation that can be removed (including the reason for the assessment pathway) is described in the *Flora and Fauna Assessment* (Nature Advisory, May 2020) and [Section 3.1.1](#).

3.1.1 Assessment pathway and reason for the assessment pathway

Assessment pathway:	Detailed Assessment Pathway
Extent included past and proposed:	N/A
Extent of past removal:	N/A
Extent of proposed removal (ha):	5.987
No. large trees proposed to be removed:	14
Location category:	Location 3

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 1](#) and [Table 2](#) and shown in [Plan 4](#), [Plan 5](#) and [Plan 6](#) in this NVPP
- Native vegetation that does not qualify as a patch of native vegetation or a scattered tree.

For native vegetation that regenerates, 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 whether a permit is required for its removal, destruction or lopping.

Habitat zone and tree labels in the tables correspond to those in the plans.

Table 1 Native vegetation to be removed

Habitat zone	Type	BioEVC code	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Extent	SBV score	Habitat units	Offset type
1-AB1	Patch	gipp0053	Endangered	0	no	0.23	0.506	0.405	0.123	General
1-AA	Patch	gipp0053	Endangered	0	no	0.25	0.047	0.416	0.013	General
1-AD	Patch	gipp0053	Endangered	0	no	0.24	0.053	0.429	0.014	General
1-AE	Patch	gipp0053	Endangered	0	no	0.24	0.23	0.418	0.059	General
1-AF	Patch	gipp0053	Endangered	0	no	0.25	0.458	0.331	0.114	General
1-AG1	Patch	gipp0053	Endangered	0	no	0.25	0.247	0.346	0.062	General
1-AG2	Patch	gipp0053	Endangered	0	no	0.25	0.146	0.305	0.036	General
1-AJ1	Patch	gipp0053	Endangered	0	no	0.22	0.518	0.317	0.113	General
1-AJ2	Patch	gipp0053	Endangered	0	no	0.22	0.19	0.312	0.041	General
1-AJ3	Patch	gipp0053	Endangered	0	no	0.22	0.01	0.397	0.002	General
1-AJ4	Patch	gipp0053	Endangered	0	no	0.22	0.103	0.26	0.021	General
1-AJ5	Patch	gipp0053	Endangered	0	no	0.22	0.192	0.365	0.043	General
1-AK	Patch	gipp0053	Endangered	0	no	0.24	0.02	0.39	0.005	General
1-AP1	Patch	gipp0053	Endangered	0	no	0.25	0.036	0.38	0.009	General
1-AP2	Patch	gipp0053	Endangered	0	no	0.25	0.006	0.38	0.002	General
1-AM	Patch	gipp0053	Endangered	0	no	0.23	0.169	0.383	0.04	General
1-AL1	Patch	gipp0053	Endangered	0	no	0.24	0.27	0.67	0.081	General
1-AL2	Patch	gipp0053	Endangered	0	no	0.24	0.006	0.35	0.001	General

Habitat zone	Type	BioEVC code	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Extent	SBV score	Habitat units	Offset type
1-AL3	Patch	gipp0053	Endangered	0	no	0.24	0.003	0.375	0.001	General
1-AL4	Patch	gipp0053	Endangered	0	no	0.24	0.205	0.358	0.05	General
1-AO	Patch	gipp0053	Endangered	0	no	0.17	0.019	0.355	0.003	General
1-AN1	Patch	gipp0053	Endangered	0	no	0.23	0.149	0.383	0.036	General
1-AN2	Patch	gipp0053	Endangered	0	no	0.23	0.072	0.381	0.017	General
1-AV	Patch	gipp0053	Endangered	0	no	0.16	0.5948	0.91	0.136	General
1-AU1a	Patch	gipp0053	Endangered	0	no	0.25	0.0401	n/a	n/a	General
1-AU1b	Patch	gipp0053	Endangered	0	no	0.25	0.0066	n/a	n/a	General
1-AU5	Patch	gipp0053	Endangered	0	no	0.25	0.0104	0.414	0.013	General
1-AU6	Patch	gipp0053	Endangered	0	no	0.25	0.0344	0.380	0.029	General
1-AW1	Patch	gipp0053	Endangered	0	no	0.19	0.0019	0.745	0.002	General
1-AX	Patch	gipp0175	Endangered	0	no	0.23	0.0144	0.384	0.059	General
1-AZ	Patch	gipp0053	Endangered	0	no	0.24	0.0347	n/a	n/a	General
1-BC	Patch	gipp0003	Vulnerable	0	no	0.13	0.009	0.42	0.001	General
1-BD1a	Patch	gipp0053	Endangered	0	no	0.2	0.181	0.38	0.038	General
D4a	Patch	gipp0053	Endangered	0	no	0.2	0.015	0.392	0.003	General
1-BT1	Patch	gipp0053	Endangered	0	no	0.25	0.056	0.41	0.008	General
1-BT2	Patch	gipp0053	Endangered	0	no	0.25	0.055	0.41	0.01	General
1-BS1	Patch	gipp0053	Endangered	0	no	0.25	0.13	0.332	0.033	General
1-BS2	Patch	gipp0053	Endangered	0	no	0.25	0.247	0.369	0.063	General
1-BM1	Patch	gipp0053	Endangered	0	no	0.25	0.0059	0.360	0.006	General
1-BM2	Patch	gipp0053	Endangered	0	no	0.25	0.0014	0.360	0.001	General
1-BP	Patch	gipp0053	Endangered	0	no	0.25	0.0327	0.470	0.033	General
1-BU1	Patch	gipp0053	Endangered	0	no	0.25	0.027	0.2	0.006	General
1-BU2	Patch	gipp0053	Endangered	0	no	0.25	0.013	0.2	0.003	General
1-BU3	Patch	gipp0053	Endangered	0	no	0.25	0.004	0.2	0.001	General
1-BU4	Patch	gipp0053	Endangered	0	no	0.25	0.018	0.2	0.004	General
1-BR1	Patch	gipp0053	Endangered	0	no	0.25	0.043	0.352	0.011	General
1-BR2	Patch	gipp0053	Endangered	0	no	0.25	0.067	0.297	0.016	General
1-CC	Patch	gipp0003	Vulnerable	3	no	0.24	0.098	0.72	0.03	General
1-BQ1	Patch	gipp0053	Endangered	0	no	0.25	0.017	0.54	0.005	General
1-BQ2	Patch	gipp0053	Endangered	0	no	0.25	0.007	0.54	0.002	General
1-BEa	Patch	gipp0053	Endangered	0	no	0.16	0.008	0.42	0.001	General
BJa	Patch	gipp0053	Endangered	0	no	0.16	0.03	0.399	0.005	General
1-CE1	Patch	gipp0003	Vulnerable	0	no	0.1	0.022	0.2	0.002	General
1-CE2	Patch	gipp0003	Vulnerable	0	no	0.1	0.031	0.2	0.003	General
1-BV3a	Patch	gipp0003	Vulnerable	0	no	0.18	0.033	0.2	0.005	General
1-BV3b	Patch	gipp0003	Vulnerable	0	no	0.18	0.018	0.207	0.003	General
1-BV3c	Patch	gipp0003	Vulnerable	0	no	0.18	0.017	0.2	0.003	General
1-BV3d	Patch	gipp0003	Vulnerable	1	no	0.18	0.159	0.2	0.026	General
1-CD	Patch	gipp0003	Vulnerable	0	no	0.1	0.015	0.471	0.002	General
1-CG	Patch	gipp0053	Endangered	0	no	0.33	0.0411	0.21	0.031	General

Habitat zone	Type	BioEVC code	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Extent	SBV score	Habitat units	Offset type
1-96	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031		0	
1-97	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031		0	
1-98	Scattered Tree	gipp0003	Vulnerable	1	no	0.2	0.07	0.397	0.015	General
1-99	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.677	0	General
1-100	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.383	0	General
1-101	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.341	0.003	General
1-102	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.72	0.004	General
1-103	Scattered Tree	gipp0003	Vulnerable	1	no	0.2	0.07	0.72	0.007	General
1-104	Scattered Tree	gipp0003	Vulnerable	1	no	0.2	0.07	0.72	0.011	General
1-105	Scattered Tree	gipp0003	Vulnerable	1	no	0.2	0.07	0.72	0.014	General
1-106	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.72	0	General
1-107	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.72	0.004	General
1-108	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.72	0.002	General
1-109	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.72	0.004	General
1-110	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.72	0.008	General
1-86	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.24	0.006	General
1-87	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.24	0.003	General
1-88	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.24	0.001	General
1-89	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.24	0.002	General
1-90	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.24	0.003	General
1-91	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.24	0.001	General
1-92	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.24	0.004	General
1-93	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.24	0.001	General
1-94	Scattered Tree	gipp0003	Vulnerable	1	no	0.2	0.07	0.772	0.019	General
1-95	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.88	0.009	General
1-116	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.2	0.003	General

Habitat zone	Type	BioEVC code	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Extent	SBV score	Habitat units	Offset type
1-118	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.2	0	General
1-117	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.2	0.003	General
1-119	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.2	0.003	General
1-120	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.2	0.003	General
1-121	Scattered Tree	gipp0003	Vulnerable	1	no	0.2	0.07	0.2	0.01	General
1-122	Scattered Tree	gipp0003	Vulnerable	1	no	0.2	0.07	0.2	0.01	General
1-5	Scattered Tree	gipp0937	Endangered	0	no	0.2	0.031	0.21	0.006	General
1-58	Scattered Tree	gipp0937	Endangered	0	no	0.2	0.031	0.35	0.006	General
1-52	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.33	0.006	General
1-53	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.33	0.006	General
1-114	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.24	0.004	General
1-115	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.24	0.004	General
1-6	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.38	0.005	General
1-7	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.38	0.006	General
1-8	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.38	0.003	General
1-10	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.38	0.002	General
1-9	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.38	0.001	General
1-11	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.38	0.004	General
1-12	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.38	0.006	General
1-13	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.38	0.006	General
1-14	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.38	0.006	General
1-15	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.38	0.006	General
1-16	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.38	0.006	General
1-17	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.395	0.006	General
1-1	Scattered Tree	gipp0175	Endangered	0	no	0.2	0.031	0.38	0.006	General
1-2	Scattered Tree	gipp0175	Endangered	0	no	0.2	0.031	0.371	0.006	General

Habitat zone	Type	BioEVC code	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Extent	SBV score	Habitat units	Offset type
1-56	Scattered Tree	gipp0937	Endangered	0	no	0.2	0.031	0.36	0.006	General
1-55	Scattered Tree	gipp0937	Endangered	1	no	0.2	0.07	0.42	0.015	General
1-59	Scattered Tree	gipp0937	Endangered	0	no	0.2	0.031	0.4	0.007	General
1-60	Scattered Tree	gipp0937	Endangered	0	no	0.2	0.031	0.4	0.007	General
1-61	Scattered Tree	gipp0937	Endangered	0	no	0.2	0.031	0.4	0.007	General
1-23	Scattered Tree	gipp0937	Endangered	1	no	0.2	0.07	0.45	0.015	General
1-19	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.38	0.006	General
1-3	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.36	0.006	General
1-21	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.38	0.006	General
1-20	Scattered Tree	gipp0937	Endangered	1	no	0.2	0.07	0.38	0.015	General
1-4	Scattered Tree	gipp0937	Endangered	0	no	0.2	0.031	0.33	0.006	General
1-18	Scattered Tree	gipp0937	Endangered	0	no	0.2	0.031	0.42	0.007	General
1-46	Scattered Tree	gipp0937	Endangered	0	no	0.2	0.031	0.39	0.004	General
1-47	Scattered Tree	gipp0937	Endangered	0	no	0.2	0.031	0.39	0.004	General
1-48	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.42	0.004	General
1-49	Scattered Tree	gipp0003	Vulnerable	0	no	0.2	0.031	0.42	0.004	General
1-51	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.391	0.007	General
1-54	Scattered Tree	gipp0937	Endangered	0	no	0.2	0.031	0.36	0.006	General
1-50	Scattered Tree	gipp0053	Endangered	0	no	0.2	0.031	0.37	0.006	General

Note: SBV Score = Strategic Biodiversity Score

Table 2 Information about trees to be removed

Tree ID	Type and size	Scientific name	Common name	DBH (cm)
1	SST	<i>Eucalyptus ovata</i>	Swamp Gum	65
2	SST	<i>Eucalyptus ovata</i>	Swamp Gum	66
3	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	17
4	SST	<i>Eucalyptus ovata</i>	Swamp Gum	38
5	SST	<i>Eucalyptus viminalis subsp. pryoriana</i>	Coast Manna-gum	45
6	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	21
7	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	24
8	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	12
9	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	15
10	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	15
11	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	14
12	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	22
13	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	17
14	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	21
15	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	21
16	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	18
17	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	22
18	SST	<i>Eucalyptus radiata</i>	Narrow-leaf Peppermint	33
19	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	15
20	LST	<i>Eucalyptus ovata</i>	Swamp Gum	112
21	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	35
22	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	18
23	LST	<i>Eucalyptus ovata</i>	Swamp Gum	70
40	SST	<i>Eucalyptus ovata</i>	Swamp Gum	20
46	SST	<i>Eucalyptus ovata</i>	Swamp Gum	25
47	SST	<i>Eucalyptus ovata</i>	Swamp Gum	15
48	SST	<i>Eucalyptus viminalis subsp. pryoriana</i>	Coast Manna-gum	46
49	SST	<i>Eucalyptus viminalis subsp. pryoriana</i>	Coast Manna-gum	36
50	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	10
51	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	10
52	SST	<i>Eucalyptus ovata</i>	Swamp Gum	35
53	SST	<i>Eucalyptus ovata</i>	Swamp Gum	40
54	SST	<i>Eucalyptus ovata</i>	Swamp Gum	38
55	LST	<i>Eucalyptus ovata</i>	Swamp Gum	100
56	SST	<i>Eucalyptus ovata</i>	Swamp Gum	50
58	SST	<i>Eucalyptus ovata</i>	Swamp Gum	30
59	SST	<i>Eucalyptus ovata</i>	Swamp Gum	27
60	SST	<i>Eucalyptus ovata</i>	Swamp Gum	23
61	SST	<i>Eucalyptus ovata</i>	Swamp Gum	35
86	SST	<i>Eucalyptus ovata</i>	Swamp Gum	53
87	SST	<i>Eucalyptus viminalis subsp. pryoriana</i>	Coast Manna-gum	16
88	SST	<i>Eucalyptus ovata</i>	Swamp Gum	44

Tree ID	Type and size	Scientific name	Common name	DBH (cm)
89	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	15
90	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	59
91	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	35
92	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	39
93	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	45
94	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	126
95	SST	<i>Eucalyptus ovata</i>	Swamp Gum	42
96	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	61
97	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	51
98	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	77
99	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	20
100	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	29
101	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	30
102	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	22
103	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	73
104	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	94
105	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	70
106	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	62
107	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	30
108	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	44
109	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	27
110	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	58
114	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	60
115	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	25
116	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	42
117	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	33
118	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	44
119	SST	<i>Eucalyptus ovata</i>	Swamp Gum	65
120	SST	<i>Eucalyptus ovata</i>	Swamp Gum	32
121	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	94
125	LPT	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	72
130	LPT	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	82
131	LPT	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	80
132	LPT	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	86

Note: LPT = Large tree within a patch of native vegetation

LST = Large scattered tree

SST = Small scattered tree

4.0 NATIVE VEGETATION OFFSETS

4.1 Offset requirements for native vegetation to be removed

The offset requirements for native vegetation that can be removed are described in the *Flora and Fauna Assessment* (Nature Advisory, May 2020) and [Section 4.1.1](#).

4.1.1 Total offset requirements for NVPP area

General offset amount (general habitat units):	1.744
Vicinity:	West Gippsland Catchment Management Authority or Bass Coast Shire Council
Minimum strategic biodiversity score:	0.338
Large trees:	14
Species offset amount:	N/A
Large trees:	N/A

4.2 Offset statement

The offset target for the current proposal is unlikely to be achievable within the study area given the offset requirements and the area of native vegetation to be retained.

Appropriate third party (offsite) offsets would need to be identified through a native vegetation broker. Offsets must be protected using an appropriate on-title security agreement and managed for the first ten years of establishment to meet specific targets set out in an offset plan and maintained in perpetuity.

5.0 NATIVE VEGETATION TO BE RETAINED

5.1 Description of native vegetation to be retained

The native vegetation to be retained is described in [Table 3](#) and [Table 4](#) and shown in [Plan 4](#) and [Plan 6](#).

The habitat zone and tree labels in the tables correspond to those in the plans.

Native vegetation identified in this NVPP as 'to be retained' has been identified following a strategic approach to retaining native vegetation with greater biodiversity, arboricultural landscape or other value. 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 3 Native vegetation to be retained

Habitat zone	Type	BioEVC code	BioEVC conservation status	Large tree(s)	Condition score	Extent	SBV score
AB2	Patch	GipP0053	Endangered	0	0.23	0.2791	0.414
AB3	Patch	GipP0053	Endangered	0	0.23	0.0039	0.330
AC1	Patch	GipP0175	Endangered	0	0.24	0.074	0.373
AC2	Patch	GipP0175	Endangered	0	0.24	0.0056	0.379
AH1	Patch	GipP0175	Endangered	0	0.16	0.0184	0.420
AH2	Patch	GipP0175	Endangered	0	0.16	0.0143	0.420
AI1	Patch	GipP0053	Endangered	0	0.25	0.0172	0.428
AI2	Patch	GipP0053	Endangered	0	0.25	0.0145	0.427
AQ	Patch	GipP0053	Endangered	0	0.25	0.0251	0.388
AR	Patch	GipP0053	Endangered	0	0.25	0.0181	0.450
AS1	Patch	GipP0053	Endangered	0	0.25	0.0051	0.430
AS2	Patch	GipP0053	Endangered	0	0.25	0.0132	0.430
AT1	Patch	GipP0053	Endangered	0	0.25	0.0908	0.430
AT2	Patch	GipP0053	Endangered	0	0.25	0.0768	0.430
AU1a	Patch	GipP0053	Endangered	0	0.25	0.1335	0.450
AU1b	Patch	GipP0053	Endangered	0	0.25	0.0444	0.450
AU2a	Patch	GipP0053	Endangered	0	0.25	0.0869	0.450
AU2b	Patch	GipP0053	Endangered	0	0.25	0.01	0.450
AU2c	Patch	GipP0053	Endangered	0	0.25	0.0052	0.450
AU3a	Patch	GipP0053	Endangered	0	0.25	0.4458	0.414
AU3b	Patch	GipP0053	Endangered	0	0.25	0.0457	0.417
AU4	Patch	GipP0053	Endangered	0	0.25	0.0288	0.417
AU5	Patch	GipP0053	Endangered	0	0.25	0.0468	0.380
AU6	Patch	GipP0053	Endangered	0	0.25	0.2830	0.795
AW1	Patch	GipP0053	Endangered	0	0.19	1.3291	0.745
AW2	Patch	GipP0053	Endangered	0	0.19	0.0461	0.740
AX	Patch	GipP0175	Endangered	0	0.23	0.1136	0.384
AY1a	Patch	GipP0053	Endangered	0	0.24	0.0403	0.450
AY1b	Patch	GipP0053	Endangered	0	0.24	0.0236	0.450
AY2a	Patch	GipP0053	Endangered	0	0.24	0.1506	0.412
AY2b	Patch	GipP0053	Endangered	0	0.24	0.0035	0.380

Habitat zone	Type	BioEVC code	BioEVC conservation status	Large tree(s)	Condition score	Extent	SBV score
AY2c	Patch	GipP0053	Endangered	0	0.24	0.0147	0.433
AZ	Patch	GipP0053	Endangered	0	0.25	0.7748	0.445
BA1	Patch	GipP0053	Endangered	0	0.25	0.0038	0.200
BA2	Patch	GipP0053	Endangered	0	0.25	0.0168	0.200
BB	Patch	GipP0053	Endangered	0	0.23	0.0137	0.450
BD1b	Patch	GipP0053	Endangered	0	0.2	1.8111	0.451
BD2	Patch	GipP0053	Endangered	0	0.2	0.0165	0.434
BD3	Patch	GipP0053	Endangered	0	0.2	0.0031	0.450
BD4b	Patch	GipP0053	Endangered	0	0.2	0.0908	0.435
BEb	Patch	GipP0053	Endangered	0	0.16	0.014	0.420
BF1a	Patch	GipP0053	Endangered	0	0.25	0.3891	0.450
BF1b	Patch	GipP0053	Endangered	0	0.25	0.0487	0.450
BF2a	Patch	GipP0053	Endangered	0	0.25	0.7920	0.368
BF2b	Patch	GipP0053	Endangered	0	0.25	0.0487	0.355
BG1a	Patch	GipP0053	Endangered	0	0.25	0.2151	0.450
BG2b	Patch	GipP0053	Endangered	0	0.25	0.3789	0.450
BH	Patch	GipP0053	Endangered	0	0.25	0.1078	0.380
BI	Patch	GipP0053	Endangered	0	0.25	0.0231	0.350
BJb	Patch	GipP0053	Endangered	0	0.16	0.1493	0.367
BK	Patch	GipP0053	Endangered	0	0.25	0.1875	0.330
BM1	Patch	GipP0053	Endangered	0	0.25	0.0145	0.360
BM2	Patch	GipP0053	Endangered	0	0.25	0.0143	0.360
BN2	Patch	GipP0053	Endangered	0	0.25	0.0109	0.440
BN3	Patch	GipP0053	Endangered	0	0.25	0.0052	0.350
BN4	Patch	GipP0053	Endangered	0	0.25	0.0503	0.350
BN5	Patch	GipP0053	Endangered	0	0.25	0.0886	0.439
BN6	Patch	GipP0053	Endangered	0	0.25	0.0842	0.399
BP	Patch	GipP0053	Endangered	0	0.25	0.1020	0.470
BV1a	Patch	GipP0003	Vulnerable	0	0.18	0.0489	0.508
BV1b	Patch	GipP0003	Vulnerable	0	0.18	0.0302	0.535
BV2a	Patch	GipP0003	Vulnerable	0	0.18	0.1651	0.209
BV2b	Patch	GipP0003	Vulnerable	0	0.18	0.0480	0.200
BV2c	Patch	GipP0003	Vulnerable	0	0.18	0.1486	0.200
BV2d	Patch	GipP0003	Vulnerable	0	0.18	0.0253	0.233
BW1	Patch	GipP0053	Endangered	0	0.25	0.0133	0.880
BW2	Patch	GipP0053	Endangered	0	0.25	0.0072	0.597
BX1	Patch	GipP0053	Endangered	0	0.2	0.0034	0.880
BX2	Patch	GipP0053	Endangered	0	0.2	0.2213	0.391
BX3	Patch	GipP0053	Endangered	0	0.2	0.0617	0.414
BY	Patch	GipP0053	Endangered	0	0.25	0.0264	0.240
BZ1	Patch	GipP0003	Vulnerable	4	0.36	0.3477	0.651
BZ2	Patch	GipP0003	Vulnerable	0	0.36	0.1322	0.670

Habitat zone	Type	BioEVC code	BioEVC conservation status	Large tree(s)	Condition score	Extent	SBV score
CA1	Patch	GipP0053	Endangered	0	0.23	0.0248	0.400
CA2	Patch	GipP0053	Endangered	0	0.23	0.2114	0.400
CA3	Patch	GipP0053	Endangered	0	0.23	0.0567	0.400
CA4	Patch	GipP0053	Endangered	0	0.23	0.0042	0.400
CB	Patch	GipP0003	Vulnerable	4	0.19	0.4204	0.679
CG	Patch	GipP0053	Endangered	0	0.33	0.1532	0.215

Table 4 Information about trees to be retained

Tree ID	Type and size	Scientific name	Common name	DBH (cm)	Circumference (cm)
24	SST	<i>Melaleuca ericifolia</i>	Swamp Paperbark	5	16
25	SST	<i>Eucalyptus ovata</i>	Swamp Gum	40	126
26	SST	<i>Eucalyptus ovata</i>	Swamp Gum	24	75
27	SST	<i>Eucalyptus ovata</i>	Swamp Gum	14	44
28	SST	<i>Eucalyptus ovata</i>	Swamp Gum	29	91
29	SST	<i>Eucalyptus ovata</i>	Swamp Gum	33	104
30	SST	<i>Eucalyptus ovata</i>	Swamp Gum	27	85
31	SST	<i>Eucalyptus ovata</i>	Swamp Gum	15	47
32	SST	<i>Eucalyptus ovata</i>	Swamp Gum	20	63
33	SST	<i>Eucalyptus ovata</i>	Swamp Gum	20	63
34	SST	<i>Eucalyptus ovata</i>	Swamp Gum	25	79
35	SST	<i>Eucalyptus ovata</i>	Swamp Gum	25	79
36	SST	<i>Eucalyptus ovata</i>	Swamp Gum	25	79
37	SST	<i>Eucalyptus ovata</i>	Swamp Gum	20	63
38	SST	<i>Eucalyptus ovata</i>	Swamp Gum	10	31
39	SST	<i>Eucalyptus ovata</i>	Swamp Gum	10	31
41	SST	<i>Eucalyptus ovata</i>	Swamp Gum	20	63
42	SST	<i>Eucalyptus ovata</i>	Swamp Gum	20	63
43	SST	<i>Eucalyptus ovata</i>	Swamp Gum	20	63
44	SST	<i>Eucalyptus ovata</i>	Swamp Gum	20	63
45	SST	<i>Eucalyptus ovata</i>	Swamp Gum	25	79
57	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	55	173
62	SST	<i>Eucalyptus radiata</i>	Narrow-leaf Peppermint	63	198
63	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	76	239
64	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	10	31
65	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	64	201
66	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	34	107
67	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	70	220

Tree ID	Type and size	Scientific name	Common name	DBH (cm)	Circumference (cm)
68	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	71	223
69	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	73	229
70	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	74	232
71	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	66	207
72	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	64	201
73	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	40	126
74	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	79	248
75	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	92	289
76	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	75	236
77	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	89	280
78	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	99	311
79	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	71	223
80	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	70	220
81	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	57	179
82	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	63	198
83	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	68	214
84	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	80	251
85	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	49	154
111	SST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	30	94
112	LST	<i>Eucalyptus ovata</i>	Swamp Gum	77	242
113	SST	<i>Eucalyptus ovata</i>	Swamp Gum	55	173
122	LST	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	114	358
123	LPT	<i>Eucalyptus obliqua</i>	Messmate Stringybark	76	239
124	LPT	<i>Eucalyptus obliqua</i>	Messmate Stringybark	90	283
126	LPT	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	79	248
127	LPT	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	78	245
128	LPT	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	71	223
129	LPT	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	75	236

Tree ID	Type and size	Scientific name	Common name	DBH (cm)	Circumference (cm)
133	LPT	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	85	267
134	LPT	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	70	220
135	LPT	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	70	220
136	LPT	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>	Coast Manna-gum	90	283

Note: **LPT** = Large tree within a patch of native vegetation

LST = Large scattered tree

SST = Small scattered tree

5.2 Management responsibilities and actions

5.2.1 Native vegetation to be retained

Protection (of a tree) refers to an area with twice the canopy diameter of the tree(s) fenced and protected from adverse impacts including grazing, burning and soil disturbance. Fallen timber should be retained, any noxious weeds controlled and any other management steps necessary to ensure adequate natural regeneration or planting can occur in the area.

The owner of the land must continue to meet any existing legal obligations to manage the land, for example the management of noxious weeds and pest animals under the *Catchment and Land Protection Act 1994*.

The native vegetation shown in [Table 3](#) and [Table 4](#) or elsewhere that are [is] to be retained, should not be removed, with the exception of native vegetation that overlaps with the land required to deliver infrastructure projects identified in the incorporated *Wonthaggi North East Development Contributions Plan* at detailed design phase. A landscape-wide approach to the 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 the removal of individual trees or patches of native vegetation have been made in a holistic manner taking into account scattered trees and areas of native vegetation which are proposed to be protected. The ad-hoc removal of native vegetation which is identified as to be protected may undermine the holistic and landscape-wide approach adopted in the preparation of this Native Vegetation Precinct Plan.

Native vegetation to be protected as an offset must meet the eligibility requirements and management standards specified in the Guidelines and the *Native Vegetation Gain Scoring Manual Version 2*, or as updated from time to time.

Where possible, final detailed design at the subdivisional level should aim to further avoid and minimise the loss of the native vegetation that has been previously identified for removal.

5.2.2 Offsetting the removal or destruction of native vegetation

The following requirements must be met:

- Only the native vegetation which is identified for removal in this incorporated NVPP applying to the land may be removed, lopped or destroyed without a permit.
- Prior to the removal, destruction or lopping of any native vegetation including dead native vegetation within a property (identified by the PSP Property Number in [Plan 4](#), [Plan 5](#) and [Plan 6](#)) the owner of the land from which the native vegetation is being removed must provide an Offset Plan in accordance with the incorporated *Wonthaggi North East NVPP* to the satisfaction of the responsible authority and have the offset plan approved by the responsible authority.
- Applicants removing native vegetation must provide council with evidence they have secured their offset. This may be on new or existing third-party offset areas. Evidence that the required offset has been secured must be provided to the responsible authority prior to the removal of the native vegetation.
- Should the landowner choose to offset native vegetation removal on site, prior to subdivision, building and works or the removal, destruction or lopping of any native vegetation they must enter into a legal, on title agreement that provides for the management and ongoing protection of the offset in accordance with the approved offset plan, and must include, as appropriate:
 - The on-going land use commitments to manage the offset primarily for protection of the native vegetation values in perpetuity;
 - Specification of the identity of the responsible monitoring authority and the reporting responsibilities of the land owner;
 - Specification of the terms in which the responsible authority can visit and monitor the site; and
 - Pay the reasonable costs of the preparation, execution and registration of any on-title agreement.
- Offset management prescriptions shall be detailed in a specific Offset Management Plan that must be approved by DELWP.
- Offsets must commence before the removal of the native vegetation and implementation must be completed according to the schedule of works in the offset plan, to the satisfaction of the responsible authority.

Refer to DELWP's *First Party Offset Guide* (July 2018) for further information.

6.0 CONDITIONS FOR REMOVAL OF NATIVE VEGETATION

The native vegetation identified in [Table 1](#) and [Table 2](#) and shown in [Plan 4](#), [Plan 5](#) and [Plan 6](#) can be removed, destroyed or lopped without a planning permit as allowed under Clause 52.16, subject to the following conditions:

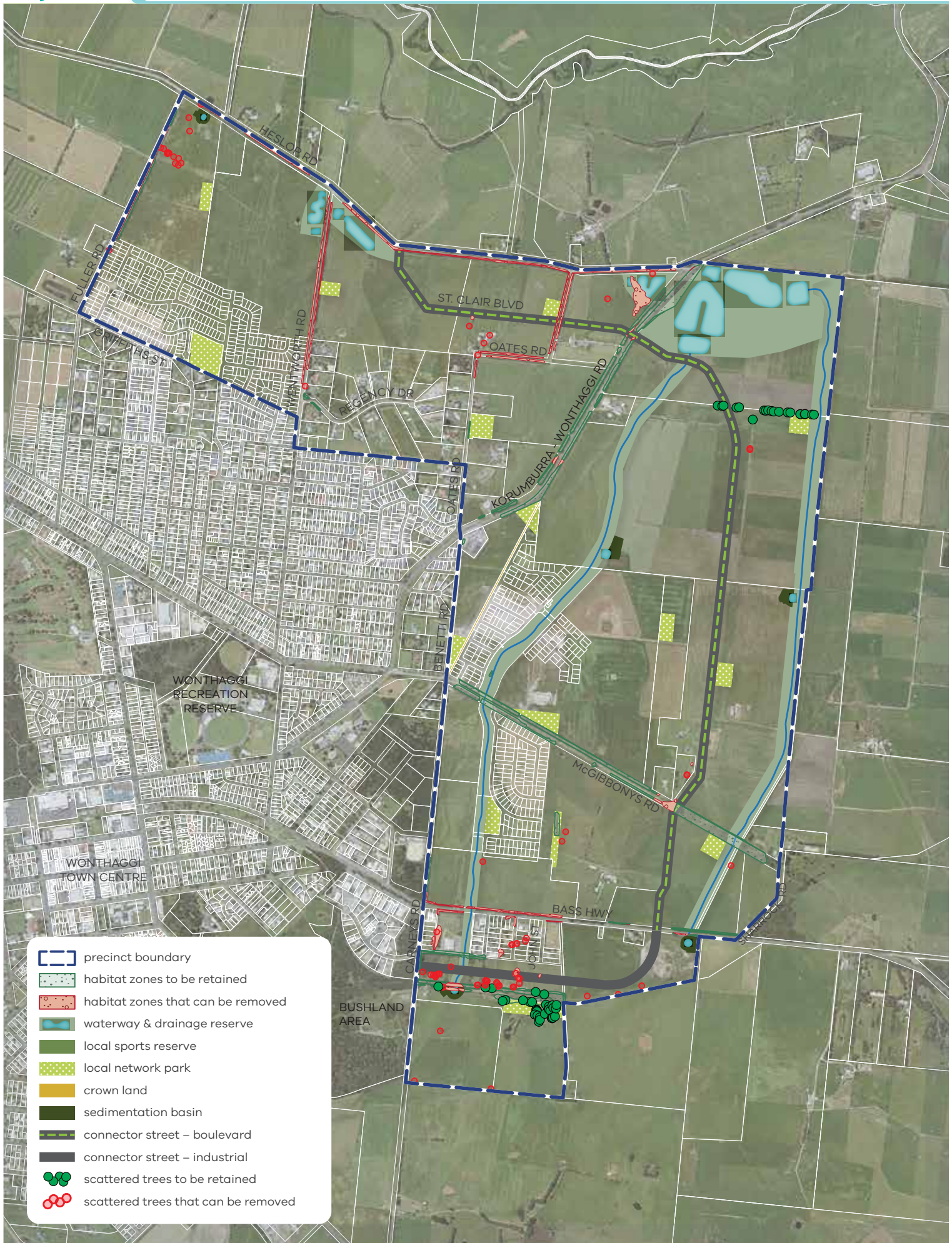
- The removal, destruction or lopping of native vegetation must be in accordance with this NVPP. Only the native vegetation which is identified for removal in this NVPP may be removed, destroyed or lopped. Native vegetation which is identified for removal in this NVPP can only be removed if the purpose of its removal is in accordance with the purpose of this NVPP.
- 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:
 - The purpose of the native vegetation removal.
 - 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 [4.0 Native vegetation offsets](#) of this NVPP.
- 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.
 - The area within the tree protection zone must be mulched for the duration of construction works. Mulch must be laid to a minimum depth of 2.5cm.
 - Fencing shall not be removed until such works are completed.
- 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.
- 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 DEECA and the responsible authority.
- 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 DEECA 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.
- Any construction stockpiles, fill and machinery associated with construction must be placed at least 30 metres away from areas supporting native vegetation and drainage lines, or to the satisfaction of the responsible authority.
- Prior to the removal of vegetation the responsible authority and/or DEECA must be given an opportunity to salvage genetic material from flora species for use in nearby public reserves.
- All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to *Construction Techniques for Sediment Pollution Control* (EPA, 1991).
- Water run-off must be designed to ensure that native vegetation to be retained is not compromised.

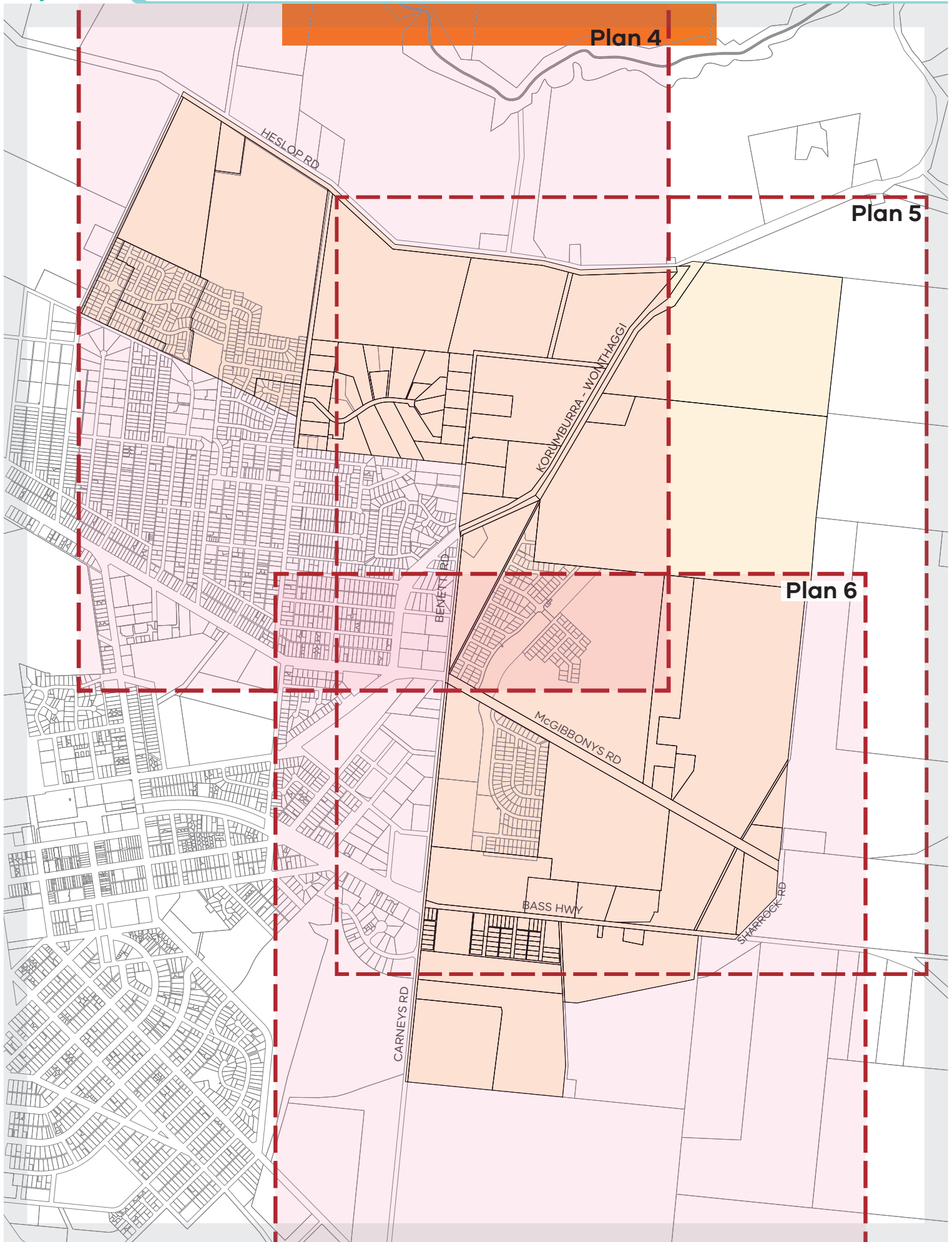
The following condition must be included on any subdivision permit:

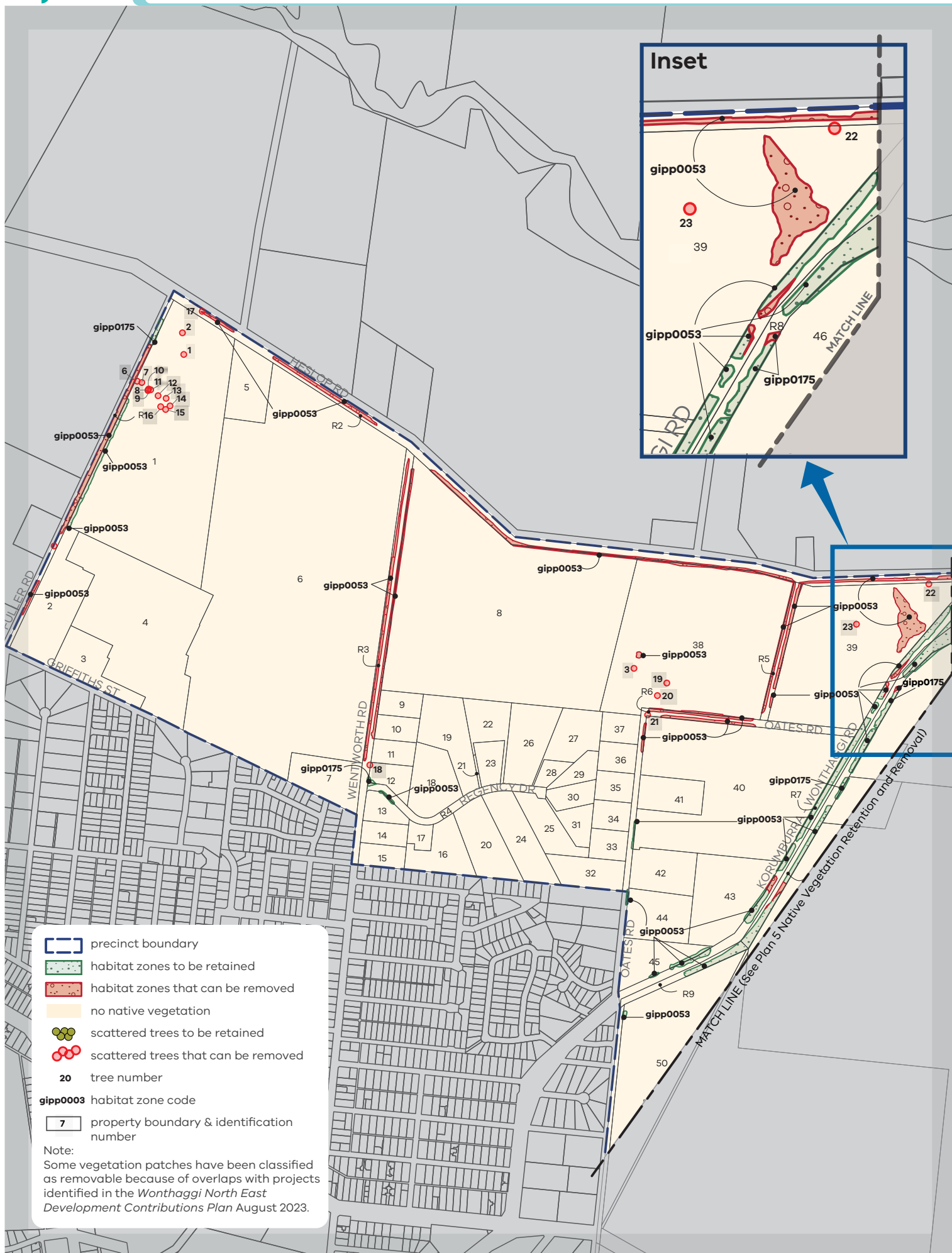
- Prior the beginning of any works authorised by a permit a statement of intention must be provided to the satisfaction of the responsible authority. The statement must include:
 - The purpose of the subdivision
 - Evidence that an offset has been secured. The offset must meet the offset requirements 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.

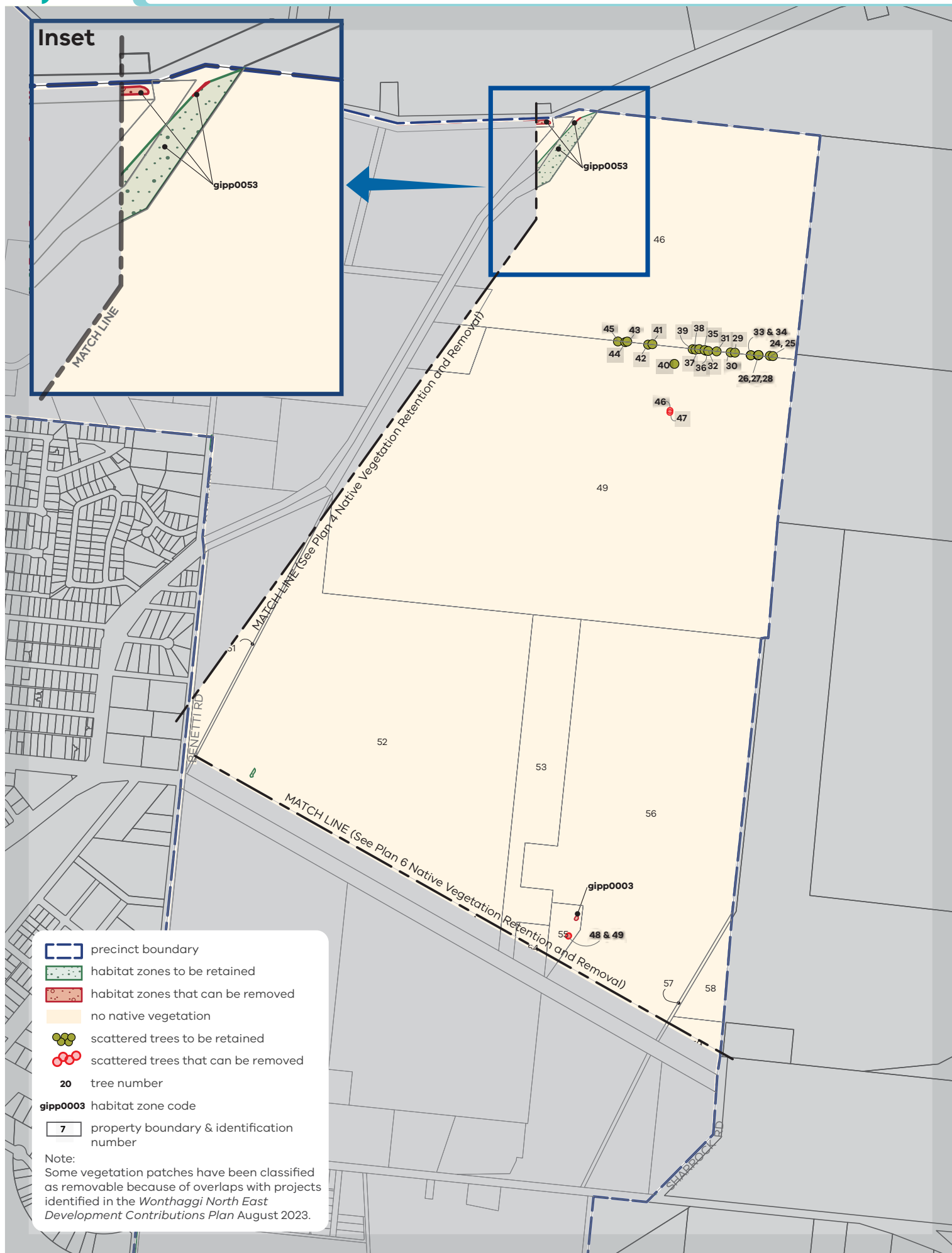
7.0 PLANS

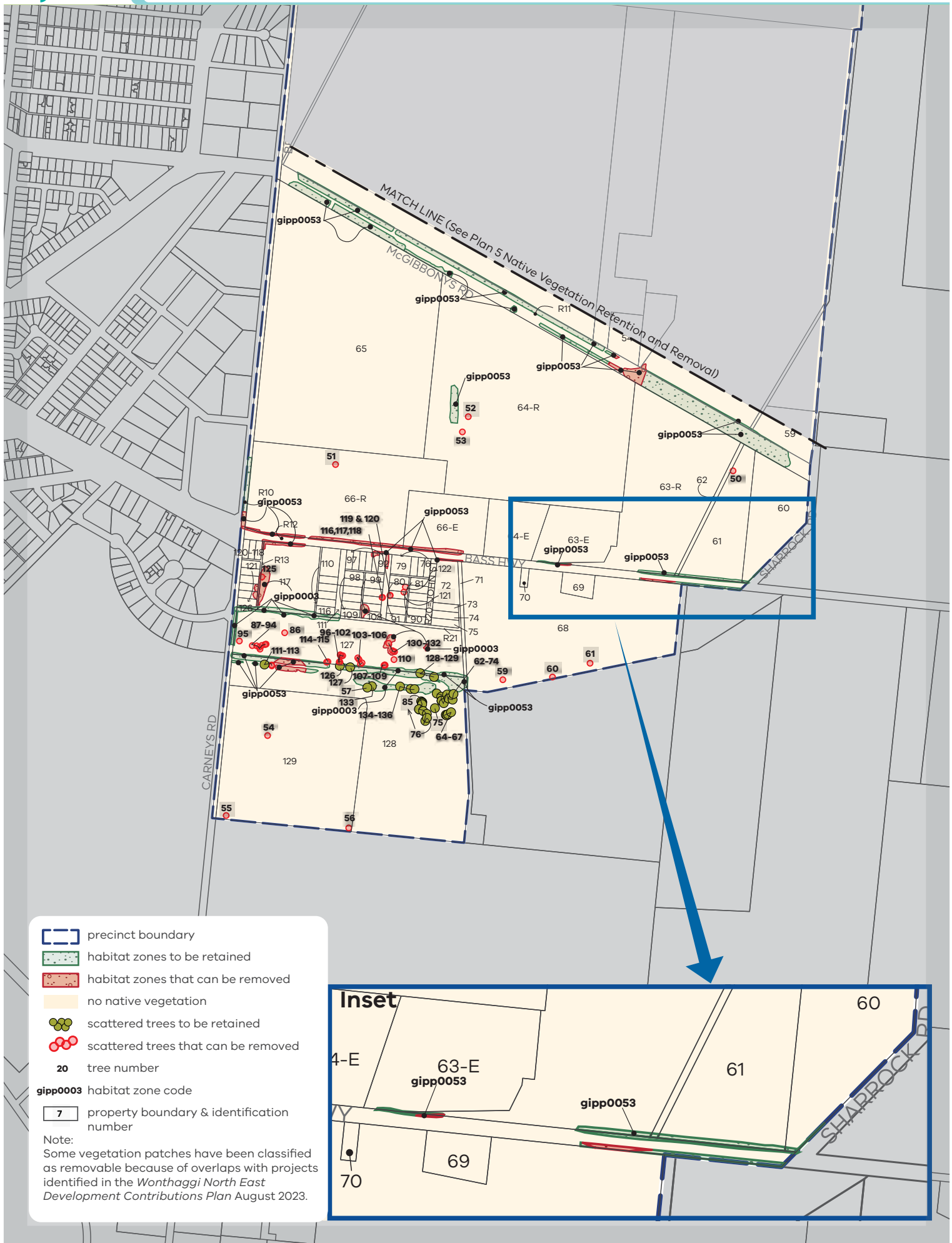












8.0 APPENDICES

Appendix 1 NVPP property addresses

Table 5 Land included within the area to which this NVPP applies

Property ID no.	Property Address	Property SPI no.
1	90 Fuller Road North Wonthaggi 3995	1\TP232027
2	Griffiths Street North Wonthaggi 3995	31\PS706365
3	Haywood Place North Wonthaggi 3995	B\PS728714
4	Haywood Place North Wonthaggi 3995	C\PS728714
5	Heslop Road North Wonthaggi 3995	2\PS302494
6	90 Fuller Road North Wonthaggi 3995	2\PS700899
7	173 Wentworth Road North Wonthaggi 3995	1\PS302494
8	Oates Road North Wonthaggi 3995	1\TP862367
9	154 Wentworth Road North Wonthaggi 3995	13\PS323085
10	152 Wentworth Road North Wonthaggi 3995	12\PS323085
11	150 Wentworth Road North Wonthaggi 3995	11\PS323085
12	148 Wentworth Road North Wonthaggi 3995	10\PS323085
13	146 Wentworth Road North Wonthaggi 3995	9\PS323085
14	144 Wentworth Road North Wonthaggi 3995	8\PS323085
15	142 Wentworth Road North Wonthaggi 3995	7\PS323085
16	8 Regency Drive North Wonthaggi 3995	2\PS749270
17	2 Regency Drive North Wonthaggi 3995	1\PS749270
18	1–11 Regency Drive North Wonthaggi 3995	14\PS434235
19	13–15 Regency Drive North Wonthaggi 3995	15\PS434235
20	14–20 Regency Drive North Wonthaggi 3995	22\PS434235
21	Regency Drive North Wonthaggi 3995	CM1\PS739973
22	Regency Drive North Wonthaggi 3995	2\PS739973
23	Regency Drive North Wonthaggi 3995	1\PS739973
24	22–28 Regency Drive North Wonthaggi 3995	21\PS434235
25	30–36 Regency Drive North Wonthaggi 3995	2\PS443068
26	23–27 Regency Drive North Wonthaggi 3995	17\PS434235
27	29 Regency Drive North Wonthaggi 3995	2\PS739974
28	31 Regency Drive North Wonthaggi 3995	1\PS739974
29	33 Regency Drive North Wonthaggi 3995	1\PS735470
30	35 Regency Drive North Wonthaggi 3995	2\PS735470
31	38 Regency Drive North Wonthaggi 3995	3\PS735470
32	33 Oates Road North Wonthaggi 3995	1\PS443068
33	39 Oates Road North Wonthaggi 3995	2\PS313181
34	45 Oates Road North Wonthaggi 3995	3\PS313181
35	51 Oates Road North Wonthaggi 3995	4\PS313181
36	57 Oates Road North Wonthaggi 3995	5\PS313181
37	63 Oates Road North Wonthaggi 3995	6\PS313181
38	75 Oates Road North Wonthaggi 3995	1\TP861100
39	2928 Korumburra Road North Wonthaggi 3995	33B\PP3866

Property ID no.	Property Address	Property SPI no.
40	Oates Road North Wonthaggi 3995	2\PS648351
41	60 Oates Road North Wonthaggi 3995	1\PS506140
42	30 Oates Road North Wonthaggi 3995	1\LP211687
43	Korumburra–Wonthaggi Road North Wonthaggi 3995	1\PS648351
44	26 Oates Road North Wonthaggi 3995	2\LP211687
45	3028 Korumburra–Wonthaggi Road North Wonthaggi 3995	1\TP129892
46	Korumburra–Wonthaggi Road St Clair 3995	1\LP74840
48	2965 Korumburra–Wonthaggi Road St Clair 3995	1\PS531086
49	Korumburra–Wonthaggi Road St Clair 3995	2\PS531086
50	Korumburra–Wonthaggi Road Wonthaggi 3995	RES1\PS646625
51	Benetti Road Wonthaggi 3995	34F1\PP3866
52	Benetti Road Wonthaggi 3995	A\PS646625
53	Mcgibbonys Road Wonthaggi 3995	1\PS644463
54	129 Mcgibbonys Road Wonthaggi 3995	1\PS525119
55	135a Mcgibbonys Road Wonthaggi 3995	1\PS629443
56	135b Mcgibbonys Road Wonthaggi 3995	2\PS644463
57	Mcgibbonys Road Wonthaggi 3995	34E1\PP3866
58	Sharrock Road Wonthaggi 3995	3\PS305402
59	39 Sharrock Road Wonthaggi 3995	1\PS305402
60	Sharrock Road Wonthaggi 3995	34D3\PP3866
61	Bass Highway Wonthaggi 3995	4\PS628069
62	5261 Bass Highway Wonthaggi 3995	34D2\PP3866
63	Bass Highway Wonthaggi 3995	4\PS628069
64	5261 Bass Highway Wonthaggi 3995	3\PS628069
65	Mcgibbonys Road Wonthaggi 3995	1\PS628069
66-E	5261 Bass Highway Wonthaggi 3995	2\PS628069
68	Bass Highway Wonthaggi 3995	2\PS500715
69	5266 Bass Highway Wonthaggi 3995	1\PS500715
70	5262 Bass Highway Wonthaggi 3995	1\TP127267
71	White Road Wonthaggi 3995	2004\PP3866
72	Bass Highway Wonthaggi 3995	PC371263
73	John Street Wonthaggi 3995	3\TP90427
74	John Street Wonthaggi 3995	2\TP90427
75	John Street Wonthaggi 3995	1\TP90427
76	Bass Highway Wonthaggi 3995	3\TP85819
77	Bass Highway Wonthaggi 3995	2\TP85819
78	Bass Highway Wonthaggi 3995	1\TP85819
79	5256 Bass Highway Wonthaggi 3995	PC367141
80	Vere Street Wonthaggi 3995	42\LP11690
81	John Street Wonthaggi 3995	1\TP120994
82	John Street Wonthaggi 3995	1\TP106470
83	Vere Street Wonthaggi 3995	41\LP11690
84	Vere Street Wonthaggi 3995	40\LP11690
85	John Street Wonthaggi 3995	1\TP108217

Property ID no.	Property Address	Property SPI no.
86	John Street Wonthaggi 3995	1\TP106471
87	Vere Street Wonthaggi 3995	39\LP11690
88	Vere Street Wonthaggi 3995	38\LP11690
89	John Street Wonthaggi 3995	1\TP106472
90	John Street Wonthaggi 3995	1\TP108218
91	Vere Street Wonthaggi 3995	37\LP11690
92	5248 Bass Highway Wonthaggi 3995	5\TP949763
93	5248 Bass Highway Wonthaggi 3995	4\TP949763
94	5248 Bass Highway Wonthaggi 3995	3\TP949763
95	5248 Bass Highway Wonthaggi 3995	2\TP949763
96	5248 Bass Highway Wonthaggi 3995	26\LP11690
97	5248 Bass Highway Wonthaggi 3995	1\TP949763
98	7 Kevin Street Wonthaggi 3995	1\TP102555
99	Vere Street Wonthaggi 3995	1\TP102187
100	Vere Street Wonthaggi 3995	1\TP102189
101	9 Kevin Street Wonthaggi 3995	1\TP86342
102	9 Kevin Street Wonthaggi 3995	1\TP86302
103	Vere Street Wonthaggi 3995	1\TP102556
104	Vere Street Wonthaggi 3995	1\TP102190
105	9 Kevin Street Wonthaggi 3995	1\TP87456
106	9 Kevin Street Wonthaggi 3995	1\TP86304
107	Vere Street Wonthaggi 3995	1\TP111325
108	Vere Street Wonthaggi 3995	1\TP102188
109	9 Kevin Street Wonthaggi 3995	1\TP86311
110	Bass Highway Wonthaggi 3995	CP172891
111	10 Kevin Street Wonthaggi 3995	1\TP7801
112	10 Kevin Street Wonthaggi 3995	14\LP11690
113	10 Kevin Street Wonthaggi 3995	15\LP11690
114	10 Kevin Street Wonthaggi 3995	16\LP11690
115	10 Kevin Street Wonthaggi 3995	17\LP11690
116	10 Kevin Street Wonthaggi 3995	18\LP11690
117	19 Carneys Road Wonthaggi 3995	PC363587
118	5 Carneys Road Wonthaggi 3995	3\TP100022
119	5 Carneys Road Wonthaggi 3995	2\TP100022
120	5 Carneys Road Wonthaggi 3995	1\TP100022
121	19 Carneys Road Wonthaggi 3995	4\TP100022
122	19 Carneys Road Wonthaggi 3995	5\TP100022
123	11 Carneys Road Wonthaggi 3995	6\LP11690
124	13 Carneys Road Wonthaggi 3995	7\LP11690
125	13 Carneys Road Wonthaggi 3995	8\LP11690
126	19 Carneys Road Wonthaggi 3995	PC363587
127	35 Carneys Road Wonthaggi 3995	1\TP167690
128	37 Carneys Road Wonthaggi 3995	2\PS428092
129	Carneys Road Wonthaggi 3995	1\PS428092

**Wonthaggi North East
Native Vegetation Precinct Plan**

August 2023