Native Vegetation Removal Report

NVRR ID: 304_20261117_YMK

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 17/11/2026

Local Government Area: BASS COAST SHIRE

Registered Aboriginal Party: Bunurong

Coordinates: 145.59072, -38.58577

Address: 51 WALLACE STREET NORTH WONTHAGGI 3995

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	**Intermediate Assessment Pathway**		
Location category	Location 2 The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) *Includes endangered EVCs (ha): 0.003*	**0.003**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.003*
		Extent of proposed removal - Scattered Trees (ha)	*0.000*
No. Large Trees proposed to be removed	**0**	*No. Large Patch Trees*	*0*
		No. Large Scattered Trees	*0*
No. Small Scattered Trees	0		

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Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount [1]	**0.001 General Habitat Units**
Minimum strategic biodiversity value score [2]	0.16
Large Trees	0
Vicinity	West Gippsland CMA or BASS COAST SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - https://nvcr.delwp.vic.gov.au

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

oss habitat zones where a General Offset is

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Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

The location of the vegetation to be removed is the east side of the Fuller Road road reserve. In this location the road reserve features a deep, open drainage culvert and densely vegetated nature strip between the road surface and the adjacent residential properties. The land between the road surface and the west boundary of 51 Wallace Street is generally flat between the east bank of the culvert, which is maintained regularly by scaping to ensure stormwater flow. This pattern extends along Fuller Road to the north and south of the subject property, broken at regular intervals by access points and crossovers to properties abutting Fuller Road. In front of 51 Wallace Street the nature strip features part of the longer stand of mostly Melaleuca ericifolia (Swamp Paperbark) which extends to the north and south. Understorey is dense and comprised mostly of weeds, particularly Blackberry (Rubus fruticosus aggregate). In general, the nature strip in this part of Fuller Road features the open drainage culvert and unmanaged vegetation comprised mostly of an overstorey of M. ericifolia and an understorey of weeds.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

The vegetation to be removed is approximately 30sqm in area. The removal is required in order to provide vehicle access to the proposed allotment, which will likely be developed with a dwelling in the future. Given the size of the proposed allotment (2570sqm), the provision of one vehicle accessway per lot is a reasonable ratio for such an allotment located in the Low Density Residential Zone. It is noted that the land on which the subject vegetation is located is not zoned for conservation purposes.
The project requires minimal native vegetation losses. The subject nature strip contains one small patch of mostly small specimens of Melaleuca ericifolia. Given the location and small size of the patch, the vegetation is of lesser ecological value than if it was more extensive and adjacent to a nature reserve.
As the native vegetation is not in an area mapped as a sensitive wetland or a coastal area, the proposed

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removal in this location will not have a significant impact on any habitat for a rare or threatened species, particularly as the land is zoned for transport purposes and adjacent land is zoned for residential use and development. The development of this land for one vehicle access point will facilitate additional housing within the boundaries of an established township and therefore reduce pressure for dwellings located outside townships in the local area where such development may have adverse impacts upon native vegetation and other ecological values.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

No

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defendable space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defendable space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Not applicable

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.
Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

Attached to this report is a list of available native vegetation credits and applicable offsets demonstrating that the offsets required for the proposed removal of vegetation are available and can be provided in this instance.

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Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

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Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (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			Information calculated by NVR Map							
Zone	**Type**	**DBH (cm)**	**EVC code (modelled)**	**Bioregional conservation status**	**Large Tree(s)**	**Condition score (modelled)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**General Habitat Units**
1	Patch	-	GipP0053	Endangered	-	0.300	0.003	0.003	0.200	0.001

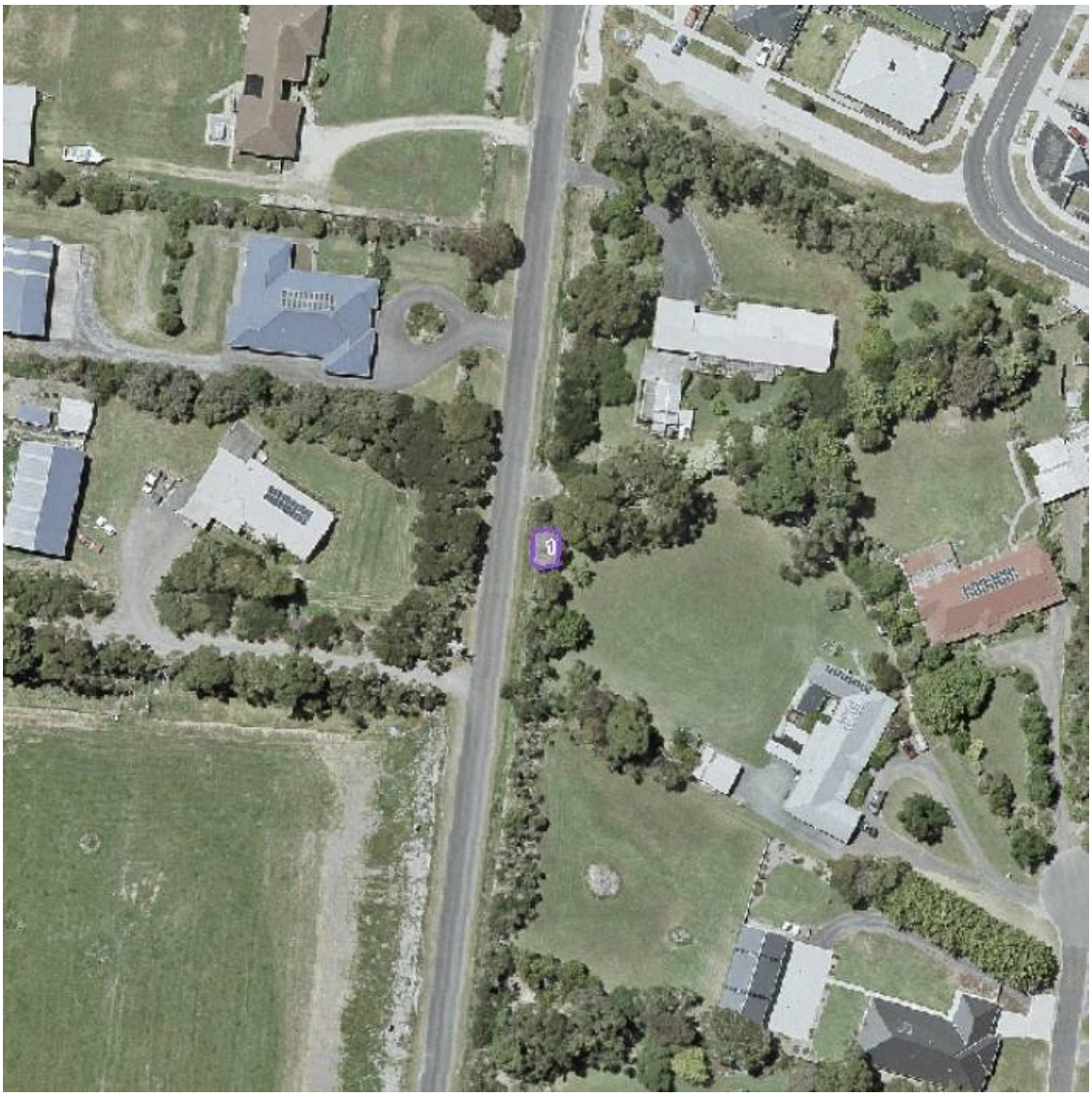
Appendix 2: Images of mapped native vegetation

1. Property in context



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2. Aerial photograph showing mapped native vegetation



Proposed Removal

N

30 m

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3. Location Risk Map



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4. Strategic Biodiversity Value Score Map



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5. Condition Score Map



Proposed Removal

0.81 - 1.00
0.61 - 0.80
0.41 - 0.60
0.21 - 0.40
0.00 - 0.20

N

30 m

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6. Endangered EVCs



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Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 17/11/2026 09:51 **Report ID: 39480**

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.001	0.16	0	CMA	West Gippsland
			or LGA	Bass Coast Shire

Details of available native vegetation credits on 17 November 2026 09:51

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0115	2.313	0	West Gippsland	East Gippsland Shire	Yes	Yes	No	Bio Offsets
BBA-0119	2.934	71	West Gippsland	South Gippsland Shire	Yes	Yes	No	VegLink
BBA-0138	12.119	419	West Gippsland	Wellington Shire	Yes	Yes	No	Ecocentric
BBA-0412	0.001	0	West Gippsland	South Gippsland Shire	Yes	Yes	No	Bio Offsets, Ethos, VegLink
BBA-1041	0.136	138	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
BBA-1146	0.009	8	West Gippsland	South Gippsland Shire	Yes	Yes	No	Ethos
BBA-2321	0.001	0	West Gippsland	Wellington Shire	Yes	Yes	No	Bio Offsets, VegLink
BBA-2348	3.418	0	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
BBA-2757	0.436	0	West Gippsland	Bass Coast Shire	No	Yes	No	Bio Offsets
BBA-2833	5.337	17	West Gippsland	Wellington Shire	Yes	Yes	No	Ethos
BBA-2849	2.387	0	West Gippsland	Wellington Shire	Yes	Yes	No	Abezco, VegLink
BBA-2850	5.314	0	West Gippsland	Latrobe City	Yes	Yes	No	Abezco, VegLink
BBA-2855	0.278	0	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
BBA-2875	32.733	1030	West Gippsland	Wellington Shire	Yes	Yes	No	Abezco, VegLink
TFN-C1442	2.726	58	West Gippsland	Baw Baw Shire	Yes	Yes	No	TFN

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TFN-C1692	0.016	164	West Gippsland	South Gippsland Shire	Yes	Yes	No	VegLink
VC_CFL-2320_02	0.174	0	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
VC_CFL-3696_01	0.330	183	West Gippsland	Bass Coast Shire	Yes	Yes	No	Bio Offsets, Ethos, VegLink
VC_CFL-3797_01	6.108	882	West Gippsland	Wellington Shire	Yes	Yes	No	Bio Offsets, Ecocentric, VegLink

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)

There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

LT - Large Trees *CMA - Catchment Management Authority* *LGA - Municipal District or Local Government Authority*

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Next steps

If applying for approval to remove native vegetation
Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

If you have approval to remove native vegetation
Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
	Fully traded			
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@deeca.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not avaliable
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
IDES	ID Ecological Management	(03) 9437 0555		www.idecological.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

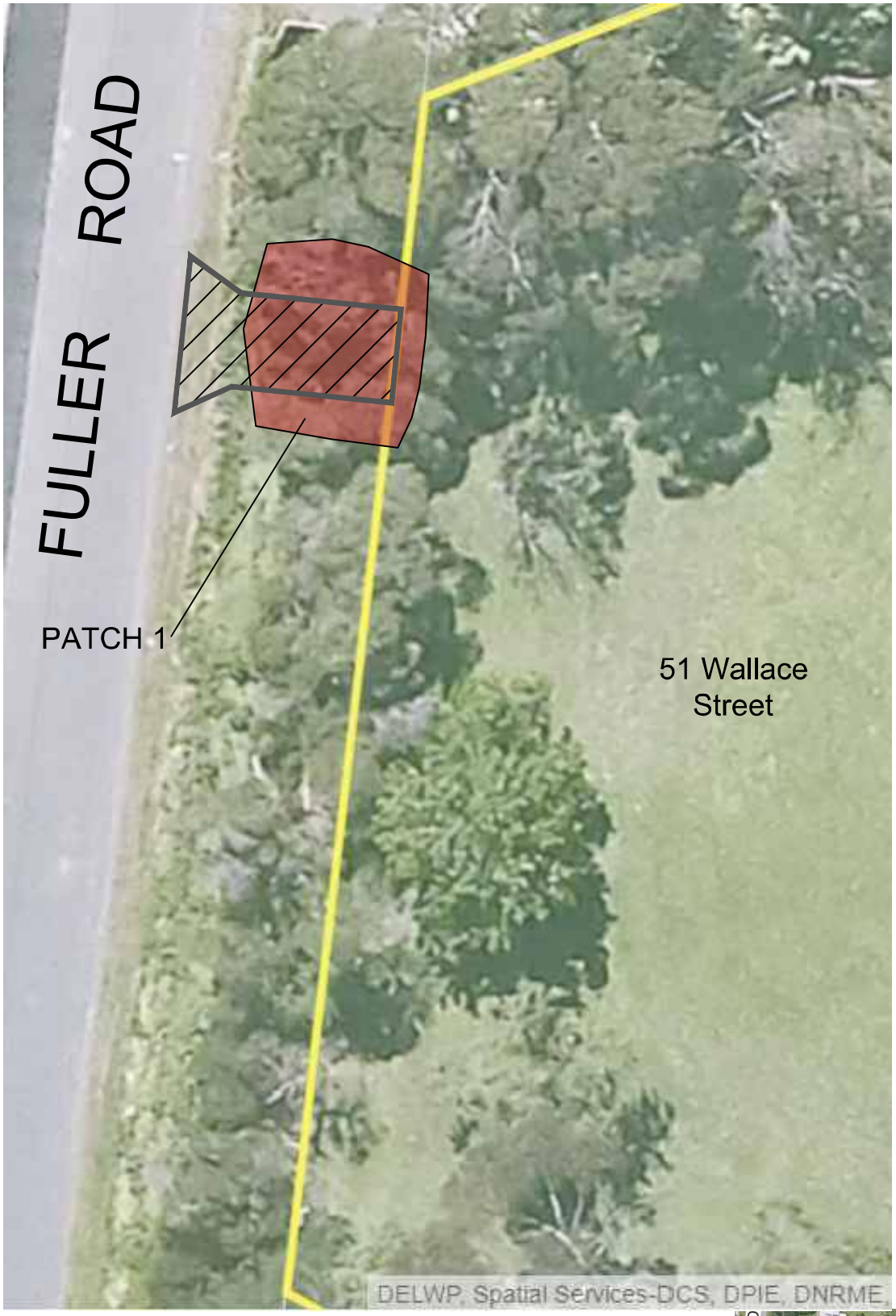
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Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes

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ATTACHMENT 2

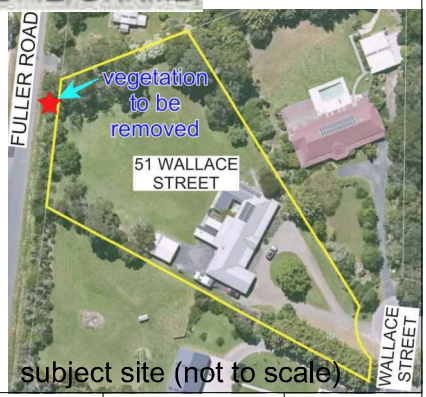


Legend

property boundary

crossover

patch



subject site (not to scale)

Revisions:

PO BOX 30
SAN REMO VIC 3925
T: 0400 426 415
E: chris@jardinejohnstone.com.au
W. www.jardinejohnstone.com.au

Client
Foon

Site Address
51 Wallace Street

Title
Native Vegetation Removal Plan

Date 17/11/2026

Drawn SR | **Checked** CJ

Scale 1:1500 at A3

Drawing VLP01

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Vegetation photos Fuller Road (taken 22/10/2026)



1 - patch 1 looking east from Fuller Road



2 - culvert in Fuller Road, patch 1 on right

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Vegetation photos Fuller Road (taken 22/10/2026)



3 - looking south along Fuller Road patch 1 on left



4 - looking northeast towards patch 1 culvert in foreground

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Vegetation photos Fuller Road (taken 22/10/2026)



5 - looking northwest towards patch 1 in middle ground



6 - south end of patch 1 looking southwest

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Vegetation photos Fuller Road (taken 22/10/2026)



7 - south end of patch 1 showing weedy understorey

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