

# Native Vegetation Removal Report

NVRR ID: 382\_20250310\_OH9

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:** 10/03/2025

**Local Government Area:** MANSFIELD SHIRE

**Registered Aboriginal Party:** Taungurung

**Coordinates:** 146.09246, -37.07699

**Address:**

MONKEY GULLY ROAD MANSFIELD 3722

151 MONKEY GULLY ROAD MANSFIELD 3722

18 RIFLE BUTTS ROAD MANSFIELD 3722

### Regulator Notes

Removal polygons are located:

## Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
<b>Location category</b>	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
<b>Total extent including past and proposed removal (ha)</b> <i>Includes endangered EVCs (ha): 0</i>	<b>0.152</b>	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.011
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.141
<b>No. Large Trees proposed to be removed</b>	<b>2</b>	<i>No. Large Patch Trees</i>	0
		<i>No. Large Scattered Trees</i>	2
<b>No. Small Scattered Trees</b>	0		



## 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 <sup>1</sup>	0.032 General Habitat Units
Minimum strategic biodiversity value score <sup>2</sup>	0.272
Large Trees	2
Vicinity	Goulburn Broken CMA or MANSFIELD 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>

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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 value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.



## 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 site at 151 – 155 Monkey Gully Rd, Mansfield, is interesting due to its past history as a timber mill, with an old Kiln still present.

The site is situated between Monkey Gully Rd, to the north, domestic housing to the east, seasonal creek to the south and the Mansfield Shire Council – Transfer station access road to the west.

There is one formal driveway, and three older ‘Mill houses’ located along the northern boundary. Presently, the area is characterized by open paddocks and a variety of trees, including indigenous, Australian native species. and exotic specimens.

The presence of *Salix alba*, or White Willow, along the creek bed is notable; while it can offer ecological benefits, it also has the potential to become an environmental weed.

*Salix alba* has been recognized for its high biomass productivity and phytoremediation efficiency, particularly when irrigated with treated wastewater.

However, the poor health and structure of the White Willows at this location, including multiple codominant trunks and deadwood, suggest a need for careful management.

### 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 subdivision design has been carefully planned to minimize vegetation loss, ensuring that the impact on existing trees is as low as possible. This approach maintains the area's ecological balance while incorporating necessary safety measures, particularly for pedestrians.

To further protect existing trees, all crossovers and footpaths will be constructed using a permeable surface at grade, preventing any adverse effects on root systems. This method ensures that retained trees

remain viable and continue to thrive.

A key aspect of the design includes the strategic relocation of the footpath along the eastern boundary and the western crossover. This adjustment demonstrates a strong commitment to environmental stewardship by safeguarding mature trees, allowing them to enhance the landscape both aesthetically and ecologically.

Preserving these trees is crucial, as they provide shade, wind protection, privacy, and habitat for local wildlife. Thoughtful planning reduces the ecological footprint of the development while maintaining the natural value of the land, proving that progress and conservation can coexist harmoniously.

#### Tree Offsetting and Replanting Plan

To compensate for unavoidable tree loss, the proposal includes planting indigenous trees and shrubs as a first-party offset. Identified replanting areas include:

The nature strip along the northern boundary fronting Monkey Gully Road (subject to Mansfield Shire Council approval).

The waterway setback along the creek to the south.

Potential additional areas post-construction, such as the western side of the site and the eastern side of the Mansfield Landfill access road.

This initiative aims to restore biodiversity, support local wildlife habitats, and improve environmental health. By selecting native species, the project ensures ecosystem compatibility, increased resilience, and long-term sustainability. These efforts will not only replace lost vegetation but also enhance the area's natural beauty and ecological function.

Should the first-party offset not be approved, the applicant acknowledges that a third-party offset may be required.

There are no further opportunities to avoid native vegetation removal, without undermining the objectives of the project. No other native vegetation is affected by the development.

### 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.

The removal of the subject trees will also help create a defendable space, however it is not the main



reason for removal.

Creating defensible space will moderately reduce the risk of bushfire to life and property. By managing vegetation around buildings or structures, the potential for fire to spread to these areas is minimized, thereby enhancing safety and protection during bushfire events.

The bush fire threat is low, due to the site being mostly cleared of vegetation, and comprised of open paddocks which are regularly slashed during the Fire Danger Period. Therefore, there is no step potential, for a fire to reach the trees canopies.

### **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.

#### **Tree Offsetting and Replanting Plan**

To compensate for unavoidable tree loss, the proposal includes planting indigenous trees and shrubs as a first party offset. Identified replanting areas include:

The nature strip along the northern boundary fronting Monkey Gully Road (subject to Mansfield Shire Council approval).

The waterway setback along the creek to the south.

Potential additional areas post-construction, such as the western side of the site and the eastern side of the Mansfield Landfill access road.

This initiative aims to restore biodiversity, support local wildlife habitats, and improve environmental health. By selecting native species, the project ensures ecosystem compatibility, increased resilience, and long-term sustainability. These efforts will not only replace lost vegetation but also enhance the area's natural beauty and ecological function.

Should the first party offset not be approved, the applicant acknowledges that a third-party offset may be required.

Any offset required for the loss of native vegetation will be sought from a third-party broker to ensure compliance with relevant environmental regulations. These offsets will help to compensate for the removal of trees and contribute to the preservation of biodiversity in other areas.



## 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.

## 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	-	CVU_0047	Vulnerable	-	0.330	0.011	0.011	0.340	0.004
A	Scattered Tree	81	CVU_0047	Vulnerable	1	0.200	0.070	0.070	0.340	0.014
B	Scattered Tree	89	CVU_0047	Vulnerable	1	0.200	0.070	0.070	0.340	0.014

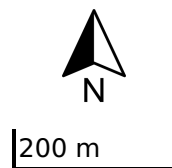


## Appendix 2: Images of mapped native vegetation

### 1. Property in context



- Proposed Removal
- Property Boundaries





## 2. Aerial photograph showing mapped native vegetation



□ Proposed Removal



55 m

### 3. Location Risk Map



Proposed Removal

Location 1

Location 2

Location 3

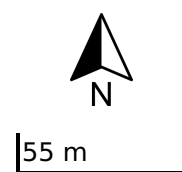
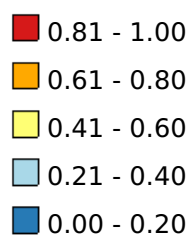


55 m

#### 4. Strategic Biodiversity Value Score Map



Proposed Removal

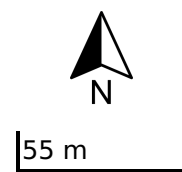
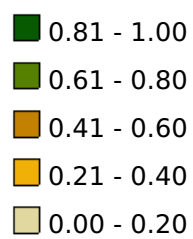




## 5. Condition Score Map



Proposed Removal



## 6. Endangered EVCs

Not Applicable

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