

# Native Vegetation Removal Report

57 STOCK ROUTE, ROAD AND PART 104 DEAD HORSE LANE, MANSFIELD



Residential Village

Reference: 32495

Millar | Merrigan

Land Development Consultants

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**Site Address:**

57 Stock Route, Road and part 104 Dead Horse Lane, Mansfield

**Formal land description:**

Lot B PS905370 and part of Lot 1 PS922275

**Proposal:**

Residential Village

**AUTHORITY:**

Mansfield Shire

**DOCUMENT STATUS:**

Version: Date	Description	Prepared by	Checked by
No 1: May 2025	NVRR	L.Solomon	M Edwards

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## 1 NATIVE VEGETATION REMOVAL INFORMATION

The plans show a number of trees to be removed across both addresses forming part of the planning application.

A former permit for subdivision of the Stock Route land for 38 lots and removal of native vegetation (P071447V/15) was partially acted upon and native vegetation offsets were secured in 2016, therefore all trees on the Stock Route land are permitted to be removed and no further losses or offsets are applicable.

All trees on the portion of the Dead Horse Lane land forming part of this application are to be removed. As per the arborist report, trees 33, 35 and group 40 are not indigenous species and are therefore not considered herein.

The following native vegetation is to be removed from the Dead Horse Lane land:

No.	Species	DBH	Exemption	Tree or Patch
34	<i>Eucalyptus camaldulensis</i> (River Red Gum)	61cm	Yes – offsetting does not apply, within 2m of existing fence	Scattered Tree
36	<i>Eucalyptus camaldulensis</i> (River Red Gum)	62cm	Yes – offsetting does not apply, within 2m of existing fence	Patch
37	<i>Eucalyptus camaldulensis</i> (River Red Gum)	32, 29cm	Yes – offsetting does not apply, within 2m of existing fence	Patch
38	<i>Eucalyptus camaldulensis</i> (River Red Gum)	36cm	Yes – offsetting does not apply, within 2m of existing fence	Patch
39	<i>Eucalyptus camaldulensis</i> (River Red Gum)	176cm	No	Scattered Tree

Trees 34, 36, 37 and 38 are most likely planted specimens given their size and composition in a windrow along a fence line. They are all located within two metres of an existing fence and therefore do not trigger a permit requirement under Clause 52.17.

Tree 39 is a large, scattered tree with a DBH of 176cm and no exemptions are applicable.

For further detail, refer to the Arborist Report.

## 2 TOPOGRAPHICAL INFORMATION

The topography of the site is generally flat with a slight fall from east to west.

### 3 PHOTOGRAPHS



Figure 26: Showing Trees 35 & 34



Figure 27: Showing Trees 38, 37 & 36



Figure 23: Showing Tree 39

### 4 PAST REMOVAL

There is no known past removal of vegetation on the Dead Horse Lane land. As noted above, there are former losses on the Stock Route land, however this is a separate title in different ownership and as such does not need to be considered in this assessment.

### 5 AVOID & MINIMISE STATEMENT

#### 5.1 Strategic Level Planning

The strategic level planning includes the designation of this site as a residential zone and this proposal completely accords with the intent of the zone. It is reasonable to expect vegetation losses in favour of providing affordable housing within the existing Mansfield township.

#### 5.2 Site Level Planning

The overall development layout sees retention of three high quality remnant trees on the Stock Route land even though these have already been considered lost and offset. These are incorporated into the community centre where there is space to retain the trees without causing danger to buildings.

#### 5.3 No Further Opportunities

It is not viable to retain trees across the residential areas of the village and T39 has been assessed as having a low retention rating and is therefore considered suitable for removal in the context of the zone provisions. There are no further opportunities to avoid native vegetation removal, without undermining the objectives of the project.

### 6 PROPERTY VEGETATION PLAN

There is no PVP applicable.

## **7 DEFENDABLE SPACE STATEMENT**

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Not applicable as vegetation loss is not due to bushfire protection.

## **8 NATIVE VEGETATION PRECINT PLAN**

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There is no NVPP applicable.

## **9 OFFSETTING STATEMENT**

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A third party offset will be secured from an existing native vegetation credit site. The required offset as outlined in the attached NVRR is available as per the attached availability list.

APPENDIX 1 – NVRR



# Native Vegetation Removal Report

NVRR ID: 382\_20250521\_YHB

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:** 21/05/2025

**Local Government Area:** MANSFIELD SHIRE

**Registered Aboriginal Party:** Taungurung

**Coordinates:** 146.07922, -37.04512

**Address:**

104 DEAD HORSE LANE MANSFIELD 3722  
WITHERS LANE MANSFIELD 3722  
66 WITHERS LANE MANSFIELD 3722

## 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): 0.07</i>	<b>0.07</b>	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.000
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.070
<b>No. Large Trees proposed to be removed</b>	<b>1</b>	<i>No. Large Patch Trees</i>	0
		<i>No. Large Scattered Trees</i>	1
<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>	0.015 General Habitat Units
Minimum strategic biodiversity value score <sup>2</sup>	0.336
Large Trees	1
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 topography of the site is generally flat with a slight fall from east to west.

### 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 overall development layout sees retention of three high quality remnant trees on the Stock Route land even though these have already been considered lost and offset. These are incorporated into the community centre where there is space to retain the trees without causing danger to buildings.

It is not viable to retain trees across the residential areas of the village and T39 has been assessed as having a low retention rating and is therefore considered suitable for removal in the context of the zone provisions. There are no further opportunities to avoid native vegetation removal, without undermining the objectives of the project.

### 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?

Yes, the PVP will be included in the application.



## 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 as vegetation loss is not due to bushfire protection.

## 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.

Third Party Offset



## 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
A	Scattered Tree	176	CVU_0055	Endangered	1	0.200	0.070	0.070	0.420	0.015

## Appendix 2: Images of mapped native vegetation

### 1. Property in context



- Proposed Removal
- Property Boundaries

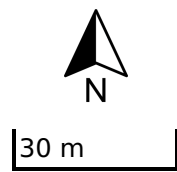


200 m

## 2. Aerial photograph showing mapped native vegetation



□ Proposed Removal



### 3. Location Risk Map



Proposed Removal

Location 1

Location 2

Location 3



30 m

#### 4. Strategic Biodiversity Value Score Map



□ Proposed Removal

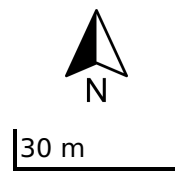
■ 0.81 - 1.00

■ 0.61 - 0.80

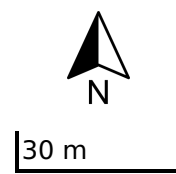
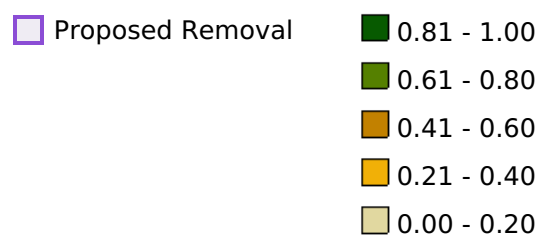
■ 0.41 - 0.60

■ 0.21 - 0.40

■ 0.00 - 0.20



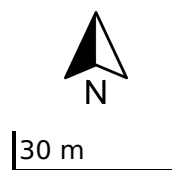
## 5. Condition Score Map



## 6. Endangered EVCs



- Proposed Removal
- Endangered 1750 Ecological Vegetation Classes



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APPENDIX 2 – OFFSET AVAILABILITY



# 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: 20/05/2025 03:46

Report ID: 29810

## What was searched for?

### General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.015	0.336	1	CMA	Goulburn Broken
			or LGA	Mansfield Shire

## Details of available native vegetation credits on 20 May 2025 03:46

### These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-1145	0.855	51	Goulburn Broken	Mitchell Shire	No	Yes	No	Ethos
BBA-2865	1.106	74	Goulburn Broken	Greater Shepparton City	No	Yes	No	VegLink
BBA-3014	0.036	88	Goulburn Broken	Mitchell Shire	No	Yes	No	Ethos

### 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)
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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)
VC_CFL-3701_01	10.574	18	Goulburn Broken, North Central	Greater Bendigo City	Yes	Yes	No	Bio Offsets
VC_CFL-3747_01	11.546	332	Goulburn Broken	Mansfield Shire	Yes	Yes	No	Contact NVOR

## 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 available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
IDES	Indigenous Design Environmental Services Pty Ltd	(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](mailto: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