



**Native Vegetation Precinct Plan
Greater Dandenong
Planning Scheme Amendment C87
Dandenong South, Victoria.**

Revised May 2007

David Fairbridge

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Report prepared by Practical Ecology Pty Ltd on behalf of SGS Economics and Planning and the City of Greater Dandenong

Review and auditing of this report for quality control was conducted by Lincoln Kern

Acknowledgments:

Lorna Pettifer and Staci
Timms

Practical Ecology

Warren Wood and Kathryn
Seirlis

City of Greater Dandenong

Michelle McHugh and Mark
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Department of Sustainability and Environment

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1. INTRODUCTION

This Native Vegetation Precinct Plan sets out requirements for the protection and removal of native vegetation within the area proposed for rezoning for industrial purposes in Keysborough and Lyndhurst under the Greater Dandenong Planning Scheme, known as the Dandenong South Industrial Area Extension – Planning Scheme Amendment C87 (the ‘precinct’).

A Native Vegetation Precinct Plan manages native vegetation in a precinct or group of titles and is part of implementing the Native Vegetation Framework (DNRE 2002) in a pro-active manner. It is designed to resolve native vegetation issues within the context of Net Gain policy before landowners apply for planning permits when conflicts between native vegetation and zoning are difficult to reconcile. It identifies the native vegetation that can be removed and retained, based on the conservation significance and land protection role of the vegetation and the broader strategic planning objectives for the precinct (DSE 2006a).

This approach has the advantage of clearly and specifically defining how native vegetation will be managed across the entire ‘precinct’ well in advance of any subdivision or development taking place. It will help create certainty for future developers and streamline the consideration of native vegetation removals while ensuring that the native vegetation and habitats are retained and enhanced in a planned and considered manner, taking ecological management principles into account in designing the overall landscape.

Within a precinct, the plan can (DSE 2006a):

- regulate the removal of native vegetation;
- specify works, payments or other actions or agreements necessary to offset the removal of native vegetation;
- help to implement a landscape approach to native vegetation management;
- inform the development of the precinct;
- secure significant native vegetation as part of regional open space networks and conservation areas; and
- provide an essential justification for works and financial measures to offset native vegetation losses.

1.1 Purpose of the Native Vegetation Precinct Plan

This Native Vegetation Precinct Plan (NVPP) applies to the Lyndhurst Site and the Keysborough site as shown in Maps 1 and 2 (the precinct).

The purposes of this precinct plan are:

- to protect and improve the quality of native vegetation in the precinct;
- to clearly specify, prior to the precinct being rezoned and prior to the commencement of large scale development in the precinct, which vegetation may be removed and retained;
- to specify offset requirements in respect of the precinct, including works, payments or other actions necessary to achieve Net Gain for native vegetation removed within the precinct;
- to allocate rights and responsibilities of landowners in terms of offset requirements where vegetation may be removed and where it must be retained;

2. COMPLIANCE WITH THIS PRECINCT PLAN

This Native Vegetation Precinct Plan (NVPP) is approved when it is incorporated in the Greater Dandenong Planning Scheme. It can only be changed by a planning scheme amendment. Clause 52.17 does not apply to any of the land within this NVPP area, if the removal is to be in accordance with this incorporated native vegetation precinct plan.

Furthermore, the land subject to this NVPP is identified in the Schedule to Clause 52.03 – Specific Sites and Exclusions, of the Greater Dandenong Planning Scheme. This ensures that the land is used and developed in accordance with the specific controls contained within this document, which is to be included within Schedule to Clause 81 as an Incorporated Document.

This document specifies that the controls within Clause 52.17 are not applicable to this site. This includes the exemptions listed within Clause 52.17 relating to the removal of native vegetation. Only vegetation shown as being available for removal within this NVPP may be considered for removal.

Despite the existence of any other provision of this planning scheme which may provide an exception to the requirement for a planning permit to remove, destroy or lop native vegetation, native vegetation must only be removed, destroyed or lopped in accordance with this precinct plan.

Despite any other provision in this planning scheme which specifically requires a planning permit for the removal of native vegetation, any vegetation shown in this precinct plan as being available for removal, may be removed in accordance with this precinct plan.

Any vegetation shown as being available to be removed, may be removed subject to compliance with all requirements of this precinct plan.

Except with the prior written consent of the responsible authority, no native vegetation may be removed until detailed development plans for the relevant lot or reserve have been approved by the responsible authority. The plans must accurately describe the attributes of all existing vegetation on that parcel of land, and clearly indicate all vegetation to be removed, and that which is to be retained. Only native vegetation shown as being removed on plans approved by the responsible authority pursuant to this precinct plan may be removed, destroyed or lopped.

Except with the prior written consent of the responsible authority, no native vegetation may be removed unless the offsets required by this precinct plan in respect

of any relevant lot or reserve in the precinct, have been secured and implemented in accordance with plans approved by the responsible authority, which are also to the satisfaction of the Department of Sustainability and Environment.

The responsible Authority may grant permission to remove, destroy or lop native vegetation if any of the following apply:

- The native vegetation presents an immediate risk of personal injury or damage to property.
- The removal, destruction, or lopping of native vegetation is necessary for emergency access or emergency works by a public authority or municipal council.

Any land shown or described by this precinct plan as being required, or set aside, for vegetation management, may be used to provide offsets for vegetation removed and must not be developed for any other purpose and must be managed in accordance with the requirements of this precinct plan and any offset management plan approved pursuant to this precinct plan by the responsible authority.

3. SCOPE OF THE PLAN

3.1 Area covered by the Plan

The area to which this plan applies is 'the precinct'.

The precinct area comprised approximately 1,023 hectares (Maps 1 and 2) and is defined in the Dandenong South Industrial Area Extension Structure Plan (SGS Economics and Planning 2007) as follows:

The precinct includes land available for industrial development, public open space, land set aside for vegetation protection, retarding basins, drainage reserves, and road networks.

The precinct comprises two parts:

Lyndhurst – the Lyndhurst part is 678 hectares in area and bounded by the Dandenong–Cranbourne railway line and Westernport Highway to the east, Glasscocks Road to the south, Frankston–Dandenong Road to the west and the Colemans Road/Bayliss Road to the north.

Keysborough – This part is 345 hectares in area and located on the west side of the EastLink Freeway reserve between the proposed Dingley Freeway and Bangholme Road. It is bisected by Greens Road. The western boundary is defined by Perry Road (to the south of Greens Road) and, to the north of Greens Road, by a line immediately to the east of and approximately parallel to Island Road.

The precinct includes the road reserves of Perry Road, Greens Road and the eastern section of Bend Road in Keysborough and Glasscocks Road, Taylors Road (between Glasscocks and Colemans Roads), Bayliss Road and Colemans Road in Lyndhurst.

3.2 Limitations

The locations of patches of remnant native vegetation within the precinct (habitat zones) are based on field mapping with a hand-held GPS unit. While information presented in maps has been produced with all possible care, it is important to note that where features were recoded using a GPS, deviation from the precise position of such features is inevitable given the positional inaccuracy of such devices. Handheld GPS devices (Global Positioning System) have a positional accuracy of 5 – 30m, depending on factors such as satellite availability, so all data collected with GPS is indicative only.

The GPS locations of scattered trees have been adjusted where necessary using aerial photos, therefore their mapped locations are considered to be relatively accurate. However, habitat zones are more difficult to adjust, therefore any habitat zones proposed for removal should be surveyed and accurately mapped before any clearing is undertaken.

It was not possible to gain full access to all properties within the precinct. Therefore while a small number of scattered trees were not mapped with a GPS they were recorded and a visual estimate of their diameter at breast height was made. Those trees not marked with a GPS do not appear on the maps but have been recorded in Appendices 6–8 ('not numbered' trees) and are included in Net Gain analysis.

4. NATIVE VEGETATION TO BE RETAINED AND REMOVED

4.1 Description of native vegetation within the precinct

A detailed description of the indigenous vegetation within the precinct is provided in the report *Detailed Flora and Fauna and Habitat Hectare Assessment for Greater Dandenong Planning Scheme Amendment C67 Dandenong South, Victoria* (Fairbridge 2006).

The original indigenous vegetation across the precinct has largely been cleared since European settlement and replaced by pasture, market gardens, industrial blocks and urban development. Clearing for agricultural use has resulted in widespread loss of indigenous flora, fauna and habitat fragmentation and degradation of the few remaining patches of bushland that have persisted on-site. Remnant vegetation (shown in Maps 1 and 2) is now limited to:

- modified patches of Plains Grassy Woodland and Swamp Scrub on roadside verges;
- two patches of Heathy Woodland in the north of the Lyndhurst site;
- patches of modified Plains Grassy Wetland in the north of the Lyndhurst site, and
- scattered River Red-gums of different sizes with a large cohort of large and very large old trees.

Despite its fragmented nature, the indigenous vegetation on-site represents remnants of endangered or locally significant Ecological Vegetation Classes (EVCs) and provides important ecological functions including habitat for indigenous fauna species.

The best habitat is offered by scattered mature River Red-gums across the precinct, some of which may be 150–400 years old. Many of these mature trees were found to have abundant hollows and be in good health. However, as scattered trees, they are not generally supported by understorey or other natural support systems such as intermittent wetlands and are vulnerable to disturbance and damage by livestock. Although the majority of trees in the study area were observed to be healthy, isolated trees are vulnerable to a range of stress factors leading to dieback and death (Kern 1995). Isolated trees in grazed landscapes are also unlikely to be replaced naturally due to lack of recruitment through natural regeneration.

In general, because of their conservation status and habitat value, retention of these mature trees is a priority under Victoria's Net Gain Policy (DSE 2006b).

The precinct contains 11 large dead tree stags. Although such stags are not subject to Net Gain policy they do provide significant habitat values (such as hollows) and therefore are subject to clause 15.09 of the State Planning Policy Framework, the objective of which is to assist the protection and conservation of biodiversity, including native vegetation retention and provision of habitats for native plants and animals and control of pest plants and animals. Under clause 15.09 planning authorities should have regard to relevant conservation strategies including the Victorian Biodiversity Strategy (DNRE 1997) and Action Statements under the Flora and Fauna Guarantee Act 1988, which list loss of hollow-bearing trees as a potentially threatening process.

The removal of dead tree stags should be avoided and, wherever possible, they should be incorporated into tree protection zones. If this is not possible, stags should be relocated to habitat zones or wetlands, particularly those required as Net Gain offsets, to improve habitat value.

Plains Grassy Woodland is endangered in the Gippsland Plains Bioregion. Therefore, based on their habitat scores, the remnants of this EVC within the Lyndhurst study area are all of 'high' conservation significance as defined in *Victoria's Native Vegetation Management - A Framework for Action* (DNRE 2002). Therefore, according to the Framework, clearing is 'generally not permitted'. The implications of Net Gain policy on development proposals are discussed in Section 4.

The conservation status of the Heathy Woodland EVC within the Gippsland Plain Bioregion is *least concern*. That is, greater than 50% of pre-European extent exists and the EVC is subject to little or no degradation over a majority of this area (DSE 2005). However, while the EVC is well represented in the bioregion overall, there are only a few examples of this EVC remaining within the City of Greater Dandenong and throughout the southeast of Greater Melbourne. For example, there are only 12 ha. of Heathy Woodland remaining within the municipality of an original cover of approximately 300 ha (D. Wilson pers. comm., DSE 2003a, DSE 2006d). Approximately 50% of this area is protected in council reserves. Therefore the Heathy Woodland remnants in the Lyndhurst site are considered to have, at least, regional conservation significance and have 'Medium' conservation significance for the purpose of calculating net gain.

Plains Grassy Wetland is classified as having State conservation significance. It is endangered in the Gippsland Plain Bioregion and listed as under the *Flora and Fauna Guarantee Act 1988*. Therefore, based on a habitat score of > 0.40 , the patches of Plains Grassy Wetland within the precinct (Lot 1 PS331 590K on Bayliss Road) is classified as having 'very high' conservation significance.

Victoria's Native Vegetation Management - A Framework for Action (DNRE 2002) and the Port Phillip and Western Port Native Vegetation Plan (PPWPCMA 2006) state that for vegetation with a 'Very High' conservation significance:

clearing is not permitted unless impacts are an unavoidable part of a development project with approval of the Minister for Conservation and Environment based on consideration of statewide environmental, social and economic values (DNRE 2002; PPWPCMA 2006).

Therefore under both the Native Vegetation Framework and the Port Phillip and Western Port Native Vegetation Plan, Ministerial approval is required to clear any of the Plains Grassy Wetland identified within the precinct.

A number of mixed-age stands of River Red-gums are also present on the Glasscocks, Taylors and Perry road reserves. These stands include large and medium old trees and many smaller trees. The Red-gum stands support minimal indigenous understorey but provide hollows and excellent habitat values.

The conservation significance of remnant indigenous vegetation within the precinct (Lyndhurst and Keysborough sites) can be summarised as follows:

- Heathy Woodland remnants are classified as having ‘medium’ conservation significance because this EVC and the remnants are quite significant in the Greater Melbourne region;
- Plains Grassy Woodland and Swamp Scrub remnants in the study area are classified as having ‘high’ conservation significance;
- Scattered River Red-gums are classified as having ‘high’ conservation significance and,
- Plains Grassy Wetland remnants are classified as having ‘high’ or ‘very high’ conservation significance.

The status of ‘very high’ conservation significance is noted above. In addition under both *Victoria’s Native Vegetation Management – a Framework for Action* (DNRE 2002) and the Port Phillip and Western Port Native Vegetation Plan clearing of ‘high’ or ‘medium’ conservation significance vegetation is ‘generally not permitted’ (DNRE 2002; PPWPCMA 2006).

In order to meet the Net Gain requirements outlined in *Victoria’s Native Vegetation Management – a Framework for Action* (DNRE 2002), a proponent of a development is required to:

- Avoid impacting stands of remnant indigenous vegetation or isolated remnant indigenous trees; and where impacts are unavoidable;
- Minimise the impact to remnant indigenous vegetation or isolated remnant indigenous trees; and

- Offset any unavoidable impacts to remnant indigenous vegetation or isolated remnant indigenous trees through the protection, enhancement and/or revegetation of equivalent stands of indigenous vegetation.

Net Gain is therefore an outcome for native vegetation and habitat where overall gains are greater than overall losses *and* where individual losses are avoided where possible. Specific criteria for permitted offsets apply in each specific situation.

4. NATIVE VEGETATION TO BE RETAINED AND REMOVED–LYNDHURST SITE

In developing a Native Vegetation Precinct Plan for the Dandenong South Industrial Area Extension, the requirements to avoid and minimise impacts on indigenous remnant vegetation, under Net Gain policy, have been achieved to a large extent. That is:

- all remnant patches of indigenous vegetation (EVCs) in the Lyndhurst site have been retained with the exception of 0.66 ha of Plains Grassy Woodland on Glasscocks Road and 0.17 ha of ‘potential’ Plains Grassy Wetland on private land (see section 4.2 for details);
- removal of scattered large and medium old trees has been minimised, and
- offsets primarily in the form of protected and retained trees and partially in ‘recruitment’ for the loss of scattered trees and EVCs are to be retained on-site.

Where native vegetation is cleared from private land the required offsets may be provided through the Department of Sustainability and Environment’s Bush Broker scheme (DSE 2006f). The Bush Broker scheme enables the creation and trading of native vegetation credits. Native vegetation credits are gains in the extent and quality of a specific area of native vegetation that is registered and subject to a secure and on-going agreement.

Retained native vegetation within the precinct can be established as credits and traded between landholders in order to meet offset targets (DSE 2006f). The provision of offset credits through Bush Broker are outlined in more detail in Section 8.

This section lists all native vegetation to be retained and removed on each title within the precinct. Titles are referred to according to the block numbers shown in Appendices 2 and 3.

4.1 Native Vegetation to be retained title by title

4.1.1 Habitat Zones (EVC) to be retained

A Habitat Zone (or remnant patch) is defined as an area of vegetation, with or without trees, where less than 75% of the total understorey plant cover is weeds or non-native plants (bare ground is not included). That is at least 25% of the understorey cover is native; or an area of treed vegetation where the density of the trees is such that canopy tree cover is at least at benchmark canopy cover (DSE 2006b).

Within the Lyndhurst site 8 remnant patches or Habitat Zones (HZ 1–8) were identified shown in Table 1 and Map1 (some of these patches include fragmented linear remnants of similar vegetation quality on road reserves that are considered to be a continuous remnant).

Three Ecological Vegetation Classes (EVCs) are represented within the Lyndhurst site: Plains Grassy Woodland, Heathy Woodland and Plains Grassy Wetland.

Six of the Habitat Zones (remnant patches) within the Lyndhurst site will be retained because clearing has been avoided. Three of these remnant patches are located on public land (road reserves) and three patches are located on private land. Table 1 lists all land titles and public road reserves supporting retained remnant patches.

Descriptions of retained Habitat Zones on each title or area of public land are provided below and summarised in Table 1.

4.1.1.1 Lot 1 PS331590K

One remnant patch of 0.14 ha of Plains Grassy Wetland (Habitat Zone 8 EVC 125; habitat score 0.42) at the corner of Bayliss Road and Western Port Highway will be retained on this title.

4.1.1.2 Eastern Contour Drain – Melbourne Water

One remnant patch of 0.62 ha of Plains Grassy Woodland (Habitat Zone 7; EVC 55; habitat score 0.14) adjacent to Eastern Contour Drain will be retained on this title.

4.1.1.3 Lot 4 LP 23609

One remnant patch of 1.7 ha of Heathy Woodland occurs on 2 separate titles at 110 and 120 Colemans Road (Habitat Zone 1; EVC 48; habitat score 0.41) and will be retained on these titles.

4.1.1.4 Lot 1 LP 23609

Part (0.6263 ha) of a contiguous remnant patch of Heathy Woodland that occurs on 3 separate titles at 80, 90 and 100 Colemans Road (Habitat Zone 2; EVC 48; habitat score 0.24) and will be retained on these titles.

4.1.1.5 Lot 2 LP 23609 Vol 7834 Fol 121

Part (0.8339 ha) of a contiguous remnant patch of Heathy Woodland that occurs on 3 separate titles at 80, 90 and 100 Colemans Road (Habitat Zone 2; EVC 48; habitat score 0.24) and will be retained on these titles.

4.1.1.6 Lot 1 LP 74063 Vol 8635 Fol 595

Part (0.2316 ha) of a contiguous remnant patch of Heathy Woodland that occurs on 3 separate titles at 80, 90 and 100 Colemans Road (Habitat Zone 2; EVC 48; habitat score 0.24) and will be retained on these titles.

4.1.1.7 Glasscocks Road Reserve

Two remnant patches occur on Glasscocks Road reserve and will be retained on the reserve:

- 0.17 ha of Plains Grassy Woodland (Habitat Zone 3; EVC 55; habitat score 0.22) at the eastern end of Glasscocks Road;
- 1.4 ha of Plains Grassy Woodland (Habitat Zone 4; EVC 55; habitat score 0.19)

4.1.1.8 Taylors Road Reserve

The remnant vegetation on Taylors Road to be retained consists of 3 fragmented linear patches, considered to comprise a single remnant patch of 0.79 ha (Habitat Zone 5; EVC 55; habitat score 0.2)

4.1.1.9 Taylors and Bayliss Road Reserves

One linear remnant of 0.78 ha of Plains Grassy Woodland will be retained on the northern section of Taylors Road adjoining Bayliss Road (Habitat Zone 6; EVC 55; habitat score 0.11).

Table 1. Retained Remnant Patches (Habitat Zones) Title by Title Dandenong South Industrial Extension – Lyndhurst site

Title/ public land	Remnant Patch (EVC) retained	Area	Habitat score	Conservation significance	Habitat Hectares	EVC/ Description/Notes
Lot 4 LP 23609	HZ 1 Remnant Heathy Woodland on private land, Coleman’s Road, Lyndhurst	1.7330 ha	0.41	Medium	0.7106	Remnant in moderate to good ecological health. Only a few examples of this EVC remaining within the City of Greater Dandenong and throughout the southeast of Greater Melbourne.
Lot 1 LP 23609	HZ 2 Remnant Heathy Woodland on private land, Coleman’s Road, Lyndhurst, west of HZ 1	0.6263 ha	0.24	Medium	0.1503	The canopy cover at least benchmark cover for Heathy Woodland (10%) but the understorey is largely mown and grazed. However, overall, the patch retains at least 25% indigenous understorey cover. Large trees are present, the canopy is healthy and, although the weed cover is high, there are no high threat weeds present.
Lot 2 LP 23609 Vol 7834 Fol 121	HZ 2 Remnant Heathy Woodland on private land, Coleman’s Road, Lyndhurst, west of HZ 1	0.8339 ha	0.24	Medium	0.2001	As above – part of contiguous Habitat Zone on 3 titles

Native Vegetation Precinct Plan Dandenong South Industrial Area

Title/ public land	Remnant Patch (EVC) retained	Area	Habitat score	Conservation significance	Habitat Hectares	EVC/ Description/Notes
Lot 1 LP 74063 Vol 8635 Fol 595	HZ 2 Remnant Heathy Woodland on private land, Coleman's Road, Lyndhurst, west of HZ 1	0.2316 ha	0.24	Medium	0.0556	As above – part of contiguous Habitat Zone on 3 titles
Glasscocks Road reserve	HZ 3 Plains Grassy Woodland, Glasscocks Road	0.17 ha	0.22	High	0.0374	Remnant at the eastern end on Glasscocks Road, which retains some understorey. Plains Grassy Woodland is endangered in the Gippsland Plain Bioregion.
Glasscocks Road reserve	HZ 4 Plains Grassy Woodland, Glasscocks Road	1.4 ha	0.19	High	0.2660	Remainder of roadside vegetation on Glasscocks Road, with little or no understorey. Plains Grassy Woodland is endangered in the Gippsland Plain Bioregion. This zone (1.4 ha) will form the rest of the offset for the section of HZ 3 to be removed for the upgrade of Glasscocks Road.

Native Vegetation Precinct Plan Dandenong South Industrial Area

Title/ public land	Remnant Patch (EVC) retained	Area	Habitat score	Conservation significance	Habitat Hectares	EVC/ Description/Notes
Taylor's Road reserve	HZ 5 Plains Grassy Woodland, Taylor's Road	0.79 ha	0.20	High	0.1580	Taylor's Road reserve supports 3 narrow linear remnants of Plains Grassy Woodland EVC with less than 25% indigenous understorey but with at least benchmark canopy cover. Plains Grassy Woodland is endangered in the Gippsland Plain Bioregion. Remnant is retained due to avoidance of clearing and does not represent an offset for cleared vegetation.
Bayliss and Taylor's Road reserves	HZ 6 Plains Grassy Woodland on road reserve of Bayliss and Taylor's Roads	0.78 ha	0.11	High	0.0858	The linear remnant in the north east of the study area, extending along Taylor's and Bayliss Roads, retaining little or no understorey and with no large old trees present. Plains Grassy Woodland is endangered in the Gippsland Plain Bioregion. Remnant is retained due to avoidance of clearing and does not represent an offset for cleared vegetation.

Native Vegetation Precinct Plan Dandenong South Industrial Area

Title/ public land	Remnant Patch (EVC) retained	Area	Habitat score	Conservation significance	Habitat Hectares	EVC/ Description/Notes
Eastern Contour Drain	HZ 7 Plains Grassy Woodland adjacent to Eastern Contour Drain	0.62 ha	0.14	High	0.0868	Remnant retains the benchmark cover of healthy canopy, including 2 large old trees and evidence of good recruitment of Red-gums. Remnant is retained due to avoidance of clearing and does not represent an offset for cleared vegetation.
Lot 1 PS331590K	HZ 8 Plains Grassy Wetland on private land at corner Bayliss Rd and Westernport Highway service road	0.14 ha	0.42	Very high	0.0588	Plains Grassy Wetland is classified as having state conservation significance. It is endangered in the Gippsland Plain Bioregion and listed as under the <i>Flora and Fauna Guarantee Act</i> 1988. Therefore, based on a habitat score of > 0.40, the patch of Plains Grassy Wetland on the corner of Bayliss Road is classified as having very high conservation significance. This will form part of the offset for 0.09 ha identified as potential Plains Grassy Wetland to be lost on private land (Map 1).
	TOTAL	5.1348			N/A	

4.1.2 Scattered Trees to be retained title by title

Scattered trees are defined under the Native Vegetation Framework as trees that occur at densities below benchmark densities and are within areas where at least 75% of the total understorey plant cover is weeds or non-native plants.

Table 3 shows the number of scattered trees (very large, large, medium and small) to be retained within the Lyndhurst site (shown in Map 1).

The size classes for scattered trees are defined according to *Native Vegetation a guide for assessment of referred planning permit applications* (DSE 2006b) and the *Port Phillip and Westernport Native Vegetation Plan* (PPWP CMA 2006) and the 'large tree diameter' stipulated in the EVC benchmark for Plains Grassy Woodland.

Under Net Gain Policy scattered old trees are assigned the lowest conservation significance category appropriate to the conservation status of the EVC to which they originally belonged (DSE 2006b). The mature scattered Red-gums are remnants of the region's Plains Grassy Woodland/Plains Grassland Mosaic (Gannon *et al.* 2005). Plains Grassy Woodland is classified as 'endangered' in the Gippsland Plains Bioregion.

Therefore according to *Victoria's Native Vegetation Management – A Framework for Action* (DNRE 2002) the conservation significance of the scattered old trees (Very Large, Large and Medium) on both the Lyndhurst and Keysborough sites is determined to be 'High'.

The response and offset criteria outlined in Victoria's Native Vegetation Management Framework and the Port Phillip and Westernport CMA Region Native Vegetation Plan for scattered trees of high conservation significance (PPWP CMA 2006) is outlined in Table 2 below.

In response to the high conservation significance of scattered old trees within the precinct, the number of and very large, large and medium old trees that may be removed is strictly limited.

Table 3 shows the potential availability of retained scattered trees as offsets (under the Native Vegetation Framework) for losses of other scattered trees. Net Gain calculations are provided in Section 5.

Table 2. Response and Offset Criteria for Loss of High Conservation Significance Scattered Trees under Net Gain

Option for offset	Tree Description	Responses and Offset Criteria for each tree lost	Type of vegetation or offset to be created by the offset
'Protect and recruit offset requirements for scattered old trees	Very large old trees (120 cm DBH or greater)	Clearing generally not permitted If some clearing is to be permitted, protect 5 very large old trees and recruit 30 new plants Gains must be of an ongoing and secure nature	Trees must belong to the same vegetation/habitat type (EVC) as those cleared OR a very high significance vegetation/habitat in the same Bioregion Similar or more effective ecological function and land protection function as impacted by the loss
	Large old trees (80 cm DBH or greater)	Clearing generally not permitted If some clearing is to be permitted, protect 4 large old trees and recruit 20 new plants	Trees must belong to the same vegetation/habitat type (EVC) as those cleared OR a very high significance vegetation/habitat in the same Bioregion Similar or more effective ecological function and land protection function as impacted by the loss
	Medium old trees (60–79cm DBH)	Clearing generally not permitted If some clearing is to be permitted, protect 2 medium old trees and recruit 20 new plants	Trees must belong to the same vegetation/habitat type (EVC) as those cleared OR a very high significance vegetation/habitat in the same Bioregion Similar or more effective ecological function and land protection function as impacted by the loss
	Small trees (<60 cm DBH)	Replacement ratios for individual trees smaller than medium determined according to Port Phillip and Western Port Native Vegetation Plan For trees 37 cm DBH– 59 cm DBH replacement rate is 30 new plants per tree removed	Trees must belong to the same vegetation/habitat type (EVC) as those cleared OR a very high significance vegetation/habitat in the same Bioregion Similar or more effective ecological function and land protection function as impacted by the loss

According to the response criteria in Table 2 the following Table (Table 3) sets out the numbers of scattered trees to be retained at the Lyndhurst site (also shown in Map 1).

The selection of trees to be retained and protected is based on the following principles:

- larger trees should be retained as they provide greater habitat value;
- trees on the edges of development sites and boundaries may be more readily retained, as they occupy less area available for development;
- trees in clumps or forming contiguous belts of trees, which provides greater area of habitat and are likely to be less susceptible to stress, should be retained in preference to isolated trees.

4.1.2.1 Scattered Trees within Melbourne Water Retarding Basins

Scattered trees within proposed and existing Melbourne Water retarding basins and drains are currently considered retained by Melbourne Water. However, under Melbourne Water policy, such trees are not available to be traded as offsets for losses on other land (private or public). Therefore trees occurring on existing and proposed Melbourne Water land are not included in the Net Gain calculations provided in Section 5. However, they are listed in Table 3. Melbourne Water scattered trees are shown as blue on Map 1.

Melbourne Water may require removal of some trees within proposed retarding basins. However, these requirements are yet to be determined. Melbourne Water must provide offsets either from within its own land or off-site, for any trees removed within the retarding basins or associated structures.

Table 3. Scattered trees to be retained – Lyndhurst Site note: all trees are River Red Gums except where indicated

Title	Very large	Large	Medium	Small	Total trees retained	Available as offset
Part Por 70D Vol 9189 Fol 535 (Multiple Titles Exist)	N/A	1	3	3	7	YES
Lot 1 LP 38365 Vol 8166 Fol 753	N/A	1	2 Coast Manna Gum <i>Eucalyptus pryoriana</i>	2	5	YES
Lot 2 LP 87061	N/A	1	2	2	5	YES
Part Lot 13, Lot 12 LP 10630	7	4	2	1	14	NO Land will be incorporated into Melbourne Water retarding basin and trees will not be are not available as offsets
Melbourne Water Eastern Contour Drain	5	2	3	11	21	NO As above
Lot 5 LP 10630	3	2	N/A	N/A	5	YES
Lot 2 LP 67829	4	3	N/A	N/A	7	YES
Lot 3 PS 331570	4	8	3	1	16	YES

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Title	Very large	Large	Medium	Small	Total trees retained	Available as offset
Por 48 Parish of eumemmerring Vol 06350 Fol 915	20	10	2	N/A	32	YES
Lot 1 PS331590K	4	N/A	N/A	N/A	4	YES
Lot 2 PS331590K	4	1	N/A	N/A	5	YES
Glasscocks Road Reserve	4	30	N/A	N/A	34	YES
Taylors Road Reserve	1	9	4	N/A	14	YES
Colemans Road reserve	N/A	N/A	N/A	15	15	NO Offsets not applicable from protection of small trees
Dandenong Frankston Road	3	N/A	N/A	N/A	3	YES
Bayliss Road	N/A	3	N/A	N/A	3	YES
Proposed Retarding Basin Thompsons Road	21	5	2	N/A	28	
Sub Totals	80	80	19	35	218	

4.2 Native Vegetation to be Removed

4.2.1 Habitat Zones (EVC)

4.2.1.1 Lot 1 PS331590K

The remnant vegetation to be removed on this title consists of one remnant patch of 0.17 ha of Plains Grassy Wetland (Habitat Zone 11; EVC 125; default habitat score 0.45). The area subject to a default habitat score and to offsets is 0.094 ha. Details relating to the definition of this Habitat Zone are provided in Appendix 3.

4.2.1.2 Glasscocks Road Reserve

The remnant vegetation to be removed on Glasscocks Road reserve consists of one remnant patch of 0.66 ha of Plains Grassy Woodland (Habitat Zone 3; EVC 55; habitat score 0.22).

Table 4. Habitat Zones to be removed and offsets required – Lyndhurst site

Title	Habitat Zone (EVC)	Area to be removed	Habitat score	Conservation significance	Loss – Habitat Hectares	Net Gain target Habitat Hectares	EVC/ Description/Notes
Glasscocks Road reserve	HZ 3 Plains Grassy Woodland, Glasscocks Road	0.66 ha	0.22	High Plains Grassy Woodland is endangered in the Gippsland Plain Bioregion.	0.15 habitat hectares	0.22 habitat hectares	Remnant at the eastern end on Glasscocks Road, which retains some understorey. Removal of 0.66 ha required at the corner of Westernport Highway and Glasscocks Road for upgrading of Glasscocks Road.
Lot 1 PS331590K	HZ 11 Plains Grassy Wetland on private land (Block L).	0.17 ha #	0.45 (default score)	Very High – under Native Vegetation Framework removal subject to Ministerial approval	0.04 habitat hectares #	0.08 habitat hectares	Patches of Plains Grassy Woodland on this title to be removed. See Appendix 3 for details.

A gas easement covers most of the area mapped as Plains Grassy Wetland. Under Net Gain policy, the area within the gas pipeline easement is not subject to offsets as it is not legally protected as an easement. The area subject to a default habitat score and to offsets is 0.094 ha.

4.2.2 Scattered trees to be removed – Lyndhurst Site

A total of 31 scattered trees are proposed for removal at the Lyndhurst site. These are listed in Table 5 and shown on Map 1. The requirements to offset the loss of these trees are discussed in Section 4 of this Plan.

Table 5. Scattered trees to be removed – Lyndhurst Site

Title	Very large	Large	Medium	Small	Total trees removed
Part Lot 13, Lot 12 LP 10630	N/A	4	4	N/A	8
Lot 3 PS 331570	2	7	2	1	12
Por 48 Parish of eumemmerring Vol 06350 Fol 915	2	3	N/A	N/A	5
Lot 1 PS331590K	4	1	N/A	N/A	5
Lot 2 PS331590K	2	2	N/A	N/A	4
Block 18 (title details not known)	1	N/A	N/A	N/A	1
Sub Totals	11	17	6	1	35

5. NET GAIN CALCULATIONS – LYNDHURST SITE

The following section sets out the Net Gain requirements under the Native Vegetation Framework to offset the losses of remnant patches (Habitat Zones) and scattered trees on each title where losses occur within the Lyndhurst site and lists the offsets available within the Lyndhurst site.

Under the Native Vegetation Framework, the preference is for offset gains to be generated on-site (*Victoria's Native Vegetation-A Framework for Action* p 38 DNRE 2002) that is, within the Lyndhurst site or within the precinct.

5.1 Gains required for each loss and credits for retained vegetation

5.1.1 Remnant patches (Habitat Zones)

5.1.1.1 Glasscocks Road – Plains Grassy Woodland

Re-alignment of Glasscocks Road requires removal of 0.66 hectares of Plains Grassy Woodland at the intersection of Glasscocks Road and Westernport Highway.

The habitat score for this patch is 0.22, therefore the area to be removed is 0.15 Habitat Hectares (Table 6). Net Gain policy requires that this area is offset by 0.22 habitat hectares (i.e. 0.15×1.5). This offset may be provided on-site (within the Lyndhurst site) or within the precinct (within the Lyndhurst and Keysborough sites).

The gain scored through management of the remaining 4.12 hectares of Plains Grassy Woodland in the Lyndhurst and Keysborough sites constitutes 0.58 habitat hectares (DSE 2006e see Appendix 1), more than enough to offset the loss.

Sufficient gains to offset the loss of Plains Grassy Woodland may be achieved on-site through active management for 10 years, and protection in perpetuity, of any of Habitat Zones 3, 4, 5, 6, 7 and 10 or a combination of these zones to provide a gain score of 0.22 Habitat Hectares over 10 years.

Appendix 1 shows an example of the calculation of gains scored through improved protection and management of retained vegetation according to the approach set out in *Vegetation Gain Approach-Technical basis for calculating gains through improved native vegetation management and revegetation* (DSE 2006e). See section 5 for an estimate of management actions required.

5.1.1.2 Lot 1 PS331590K– Plains Grassy Wetland

The area of Plains Grassy Wetland identified in November 2005, excluding the area within the gas pipeline easement is 0.09 ha. The default habitat score for wetland is the average derived from analysis of data from private land across Victoria (DSE 2006b).

Under Net Gain policy the default habitat score for the Plains Grassy Wetland is 0.45, therefore for the purpose of calculating offsets, the potential loss of EVC on the site is considered to be 0.04 Habitat Hectares of Plains Grassy Wetland.

Under the Native Vegetation Framework, this score means that the required offset is protection of an area 2 X the calculated loss in Habitat Hectares i.e. 0.08 Habitat Hectares. The preference under the Native vegetation Framework is to meet the Net gain target on-site. This requirement could be achieved as follows.

This offset may be partially met on-site by protection, maintenance and improvement of 0.14 ha of Plains Grassy Wetland at the corner of Bayliss Road and Westernport Highway service road, which provides 0.02 habitat hectares (Table 6) of gain (see Appendix 1; DSE 2006e). The additional 0.06 habitat hectares required could be met through revegetation of 0.11 hectares of Plains Grassy Wetland (DSE 2006e).

Protection of the Plains Grassy Wetland remnant requires enhancement planting of wetland species and re-instatement of the natural hydrological regime. Plains Grassy Wetland is a seasonal type of wetland. Sites are temporarily inundated during winter-spring but dry out during summer. Water sensitive urban design can be used to develop a system where runoff is filtered and diverted in order to inundate the wetland during winter-spring. The site should be drained and water diverted to a permanent wetland in summer, allowing it to dry out.

Table 6. Net Gain requirements for losses of EVCs on the Lyndhurst site, showing how Net Gain targets may be met.

Title/ public land	Habitat Zone loss	Net Gain Target	Potential Net Gain credits available on site	Surplus Habitat Hectares on site	Potential for Net Gain to be met on site
Glasscocks Road	0.15 Habitat Hectares – Plains Grassy Woodland at intersection of Glasscocks Road and Westernport Hwy Plains	0.22 Habitat Hectares of Plains Grassy Woodland	Total of 0.58 Habitat Hectares in HZ 3,4,5,6,7 and 10	0.36 Habitat Hectares	YES
Lot 1 PS331590K	0.04 habitat hectares Plains Grassy Wetland on Title 36	0.08 Habitat Hectares Plains Grassy Wetland	0.02 Habitat Hectares in HZ 8 plus 0.06 habitat hectares for revegetation of 0.11 hectares	0 Habitat Hectares	YES if revegetation permitted

5.1.2 Scattered Trees

Net gain calculations for the removal of trees at the Lyndhurst site are shown in Tables 7, 8 and 9.

Table 7 shows losses and Net Gain targets for each title where removal of scattered trees is proposed. Table 8 shows the Net Gain Targets, offsets available and the balance (surplus or deficit of trees) on each title supporting scattered trees.

In the case of large and medium scattered trees, Table 8 shows that although Net Gain targets and offsets do not balance for individual titles where losses are proposed, they do balance across the entire site. However, in the case of very large trees, there is a deficit of 8 trees across the Lyndhurst site. This may be partially offset by retaining the single very large tree on the Keysborough site, however, a further 7 very large trees will be required to be protected off-site in order to meet Net Gain targets.

Therefore, Net Gain Targets can be almost met on site by ‘trading’ retained trees between titles. The Bush Broker scheme is available as a mechanism for provision and trading of offsets within the precinct and to identify the 7 very large required to be found off-site (DSE 2006f).

It should be noted that scattered trees on proposed Melbourne Water retarding basins land cannot provide offsets.

Table 7. Scattered trees to be removed and gains required for each title where losses occur – Lyndhurst Site

Title	Trees to be removed				Total trees removed	Net Gain Targets for retention			Total trees required
	Very large	Large	Medium	Small		Very large	Large	Medium	
Part Lot 13, Lot 12 LP 10630	N/A	4	4	N/A	8	N/A	16	8	24
Lot 3 PS 331570	2	7	2	1	12	10	28	4	42
Por 48 Parish of eumemmerring Vol 06350 Fol 915	2	3	N/A	N/A	5	10	12	N/A	22
Lot 1 PS331590K	4	1	N/A	N/A	5	20	4	N/A	24
Lot 2 PS331590K	2	2	N/A	N/A	4	10	8	N/A	18
Block 18 (Title details not available)	1	N/A	N/A	N/A	1	5	N/A	N/A	5
Sub Totals	11	17	6	1	35	55	68	12	135

Table 8. Net Gain Targets – Lyndhurst site.

Offsets available on title and balance required for each title where Very Large, Large and medium scattered trees occur excluding Melbourne Water Eastern Contour Drain, where offsets not available.

Title	Net Gain Targets for retention			Potential offsets available on same title			Balance		
	Very large	Large	Medium	Very large	Large	Medium	Very large	Large	Medium
Part Lot 13, Lot 12 LP 10630	N/A	16	8	N/A	N/A	N/A	N/A	-16	-8
Lot 3 PS 331570	10	28	4	4	8	3	-6	-20	-1
'Block 18' (title details not available)	5	N/A	N/A	N/A	N/A	N/A	-5	N/A	N/A
Por 48 Parish of eumemmerring Vol 06350 Fol 915	10	12	N/A	20	10	2	10	-2	2
Lot 1 PS331590K	20	4	N/A	4	N/A	N/A	-16	-4	N/A
Lot 2 PS331590K	10	8	N/A	4	1	N/A	-6	-7	N/A
Part Por 70D Vol 9189 Fol 535 (Multiple Titles Exist)	N/A	N/A	N/A	N/A	1	3	N/A	1	3

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Title	Net Gain Targets for retention			Potential Offsets available on same title			Balance		
	Very large	Large	Medium	Very large	Large	Medium	Very large	Large	Medium
Lot 1 LP 38365 Vol 8166 Fol 753	N/A	N/A	N/A	N/A	1	2	N/A	1	2
Lot 2 LP 87061	N/A	N/A	N/A	N/A	1	2	N/A	1	2
Lot 5 LP 10630	N/A	N/A	N/A	3	2	N/A	3	2	N/A
Lot 2 LP 67829	N/A	N/A	N/A	4	4	N/A	4	4	N/A
Glasscocks Road Reserve	N/A	N/A	N/A	4	30	N/A	4	30	N/A
Taylor's Road Reserve	N/A	N/A	N/A	1	9	4	1	9	4
Dandenong Frankston Road	N/A	N/A	N/A	3	N/A	N/A	3	N/A	N/A
Bayliss Road	N/A	N/A	N/A	N/A	3	N/A	N/A	3	N/A
Sub Totals	55	68	12	47	69	16	-8	1	4

5.1.3 Revegetation and recruitment Targets - Lyndhurst site

Table 7 shows the revegetation offsets required in addition to retention of scattered trees under the Native vegetation Framework and the Port Phillip and Western Port Native Vegetation Plan (see Table 3).

Table 9. Revegetation targets for losses of scattered trees - Lyndhurst site

Title	Trees to be removed				Recruitment/revegetation targets (plants to be recruited)
	Very large	Large	Medium	Small	
Part Lot 13, Lot 12 LP 10630	N/A	4	4	N/A	160
Lot 3 PS 331570	1	5	2	1	200
Por 48 Parish of eumemmerring Vol 06350 Fol 915	2	3	N/A	N/A	120
Lot 1 PS331590K	4	1	N/A	N/A	140
Lot 2 PS331590K	2	2	N/A	N/A	100
Block 18 (Title details not available)	1	N/A	N/A	N/A	30
Sub Totals	9	15	6	1	750

6. WORKS NECESSARY TO OFFSET LOSS–LYNDHURST SITE

Under Net Gain Policy, gains must be of an ongoing and secure nature. Once it is achieved the offset must be maintained and the relevant planning authorities must maintain adequate and readily accessible records of agreed offset arrangements (DSE 2006b). Where offsets are identified through Bush Broker DSE will maintain records of offset arrangements and works undertaken.

Where native vegetation is retained and protected to offset removal of other native vegetation, landholder commitments are required to prevent decline in vegetation quality and to improve it over time. This obligation includes provision of adequate funding to protect, stabilise and prevent further decline of native vegetation.

6.1 Mechanism for trading offset credits and funding management works through Bush Broker

Where native vegetation offsets are traded between landowners through Bush Broker the following arrangements for transfer of funds and responsibility for management of vegetation offsets will apply (DSE 2006 f; M. Crowe, Department of Sustainability and Environment pers. comm.).

A landowner with native vegetation credits on their land (for example large old trees) may make agreements with DSE to sell credits to another land owner.

Two agreements are made. The 'landowner' agreement is between DSE and the landowner selling the credits and sets out the land use, management, reporting, monitoring and progress payment details for the credit site. This agreement is registered on the title of the land and binds future landowners.

The landowner agreement may be a section 69 agreement under the Conservation, Forests and Lands Act, a section 173 agreement under the Planning and Environment Act or a Conservation Covenant under the Victorian Conservation Trust Act 1972.

The second agreement is the 'credit trading' agreement and is between the landowner (credit owner), the credit buyer and DSE. This is similar to a sales contract, but also requires the buyer to pay the purchase price into a DSE trust fund. The price is set by the market.

This money is subsequently payed out to the (selling) landowner as progress payments as per the landowner agreement. A landowner may sell credits to a number of different buyers.

All credits are registered on the statewide Bush Broker register, with ownership being transferred when a sale occurs, and extinguishment when a credit is accepted as an offset.

The landowner purchasing the credits will pay for the cost of maintenance and improvement of the native vegetation but the landowner selling the credits (i.e. on whose land the credits are located) is responsible for the management of the native vegetation.

The landowner who has sold the credits agrees to provide a management plan and schedule of works and carry out those works over 10 years. As above, the 10 year management plan is a schedule to the landowner agreement. This agreement also places obligations on the landowner to protect the credit in perpetuity – after the initial 10 years.

The land owner who has sold the credits and is managing the native vegetation is required to submit an annual report against actions in the management plan to DSE. Council may also receive the annual reports.

DSE will from time to time visit the credit site and assess progress. Reports of these visits are also be available to Council.

Payments occur annually over the initial 10 year period, subject to satisfactory completion of the progressive actions in the management plan.

6.2 Actions Required and Estimated Costs for Management of tree protection zones

This section outlines the proposed works necessary to manage native vegetation designated as offsets for the losses on each property.

Note: the works and costs outlined in this section are estimates only and are subject to change at the design stage.

Habitat Zones or scattered trees protected as offsets must be effectively retained such that their security is permanently increased by on-title conservation agreements, reservation of the land or other control that restricts the likelihood of future clearing.

In summary a 10-year works program to manage habitat zones and retained trees should include the following elements:

- initial detailed design of fencing and planting;
- fencing of remnants and tree protection zones;
- initial and on-going weed control;
- canopy and understorey planting within remnants and tree protection zones;
- post planting maintenance over 10 years; and
- assessment and reporting.

A proposed works program and estimated costing is presented in Tables 10 and 11 below. Details of the actions within the works program are presented below.

The actions and estimated costs for management of trees designated as offsets and set out in Tables 10 and 11 are based on the requirement to implement works over a ten-year period, although the most intensive works will occur during the first 2–3 years. Notes on the items in Table 10 are provided below. The costing is based on the assumption that offsets will be provided on-site.

Detailed design

Prior to commencement of works a management plan incorporating detailed design for the management of offsets will be required. The design should be undertaken by an independent organisation with expertise in indigenous vegetation management and must include elements such as defining the size and shape of vegetation protection zones, management of drainage, wetlands and water sensitive urban design, siting of revegetation areas and development of plant lists based on the appropriate EVC benchmark and DSE revegetation design standards (DSE 2006c; DSE 2006e).

Cost of works per tree

Works are required around each retained tree retained as an offset to promote ecological process and ensure long-term survival. Therefore actions and costs of works to protect remnant old trees are based on the requirements to protect a single large or

medium old tree rather than on a per hectare basis. The total cost over 10 years is calculated on the number of very large, large and medium old trees required to be protected.

In order to arrive at the final cost for management of scattered trees, calculation of the number of scattered trees requiring works is based on the number of very large, large and medium old trees required as offsets.

Fencing

Fencing will be required to delineate tree protection zones from surrounding developments. The amount of fencing required for individual trees may vary, as some trees will be protected as clumps or in larger tree protection zones, whereas others will require individual fencing. Some boundary fencing may be provided by developers.

Area required for tree protection

Net Gain policy requires that scattered trees retained as offsets be 'retained and protected' which requires that they are managed in reserves of sufficient size to enable processes such as regeneration and understorey development to occur.

The minimum area required for protection of scattered old trees is twice the canopy diameter (DSE 2006c). A default area of 450m² per tree has been assigned. This area will provide sufficient space to ensure protection of the root zone, adequate understorey planting and opportunity for regeneration. It should be noted that this area has been assigned in order to estimate the over-all cost of tree protection. The ecological requirements of individual trees is likely to vary throughout the site and a detailed design will be required for tree protection zones treating each tree on a case-by-case basis. Further, the default area applies to this study area and may not be appropriate for other sites.

Within tree protection zones there are potentially opportunities to develop and implement water sensitive urban design (WSUD), wetlands and corridors. Runoff from industrial sites may be collected in wetlands located around and minimally within large tree protection zones. Installing wetlands and other WSUD features around trees needs to be done with great sensitivity. Red Gums will appreciate shallow intermittent wetlands around their roots and being on the fringe of deeper wetlands but no substantial disturbance should occur in their critical root zones.

Understorey enhancement planting and maintenance

For trees protected as offsets, enhancement planting of understorey species should include 50 trees and shrubs and 300 ground storey plants per tree. The schedule of maintenance includes intensive weed control over the first 3 years, as the removal of grazing and planting will result in weed invasion, to ensure survival of plants followed by less intensive maintenance for the remaining 7 years.

The offsets for removal of scattered trees within the Lyndhurst site require revegetation with 720 plants in addition to protection of large trees (DNRE 2002, PPWPCMA 2006, see Table 10). These additional Net Gain requirements can be incorporated into the design for understorey planting in tree protection zones.

Reporting

The Native Vegetation framework requires that a system of reporting on offsets be developed to determine whether compliance with Net gain has been achieved (DSE 2006b,c). Land owners who have sold credits through Bush Broker or are retaining their own offsets on their land and are managing the native vegetation are required to submit an annual report against actions in the management plan to DSE.

6.3 Actions Required and Estimated Costs for Management of Habitat Zones

The actions and estimated costs for management of Habitat Zones to offset losses within the Lyndhurst site are set out in Tables 10 and 11 and are based on the requirement to implement works over a ten-year period, although the most intensive works will occur during the first 2–3 years. Notes on the items in Table 11 are provided below.

Cost of works per hectare

The costing for management of Habitat Zones is based on the cost to undertake works per hectare of indigenous vegetation retained as offsets.

Detailed design

Design requirements are discussed in section 5.1. The costing presented in Tables 10 and 11 have allocated sufficient funding for the design component for habitat zones and tree protection zones.

Fencing

Remnants should be fenced in order to delineate and protect them from disturbance during development works.

The fencing cost for protection of indigenous vegetation within is based on the requirement for a minimal amount of internal fencing. The majority of fencing needed to protect native vegetation will be boundary fences between private land and will be provided by developers and is not included in the costs for vegetation management.

Initial maintenance years 1–3

The habitat zones on road reserves have a high cover of woody and herbaceous weeds. This program includes initial site preparation in areas designated for understorey enhancement (planting) and initial weed control.

Replacing missing species and habitat

The understorey is depleted to varying degrees in all habitat zones within the precinct, therefore replacement of understorey species will be required in all habitat zones. Planting requirements will vary from site to site, depending on the condition of the understorey, however, an overall a rate of 1000 plants per ha has been estimated (based on DSE standards and the EVC benchmarks). Replacement at this level will assist in stabilising the habitat zones and improve overall habitat quality.

A detailed design based on site conditions is required to determine areas for enhancement planting for each habitat zone. The cost of planting includes guards where required, mulching and labour.

Logs, an important understorey habitat component, are largely depleted in all habitat zones. The introduction of logs to all habitat zones, except Plains Grassy Wetland, is required to improve their habitat quality. Logs must be sourced from permitted clearing sites and be of the appropriate canopy and understorey species. Dead tree stags across the precinct should be left in situ as habitat where possible. Where safety considerations do not allow the retention of stags, they should be used to add to the log

component of habitat zones within the precinct. The length of large logs required to meet benchmark length for Plains Grassy Woodland is 10m. per 0.1 ha. Large logs are defined as being of ≥ 0.5 of the benchmark large tree diameter (i.e. ≥ 40 cm DHB).

Revegetation of Plains Grassy Wetland

The offsets required for losses of Plains Grassy Wetland include revegetation of 0.1 hectares of this EVC. This revegetation has been costed separately from enhancement planting for other habitat zones, as it requires more intensive site preparation and maintenance over 10 years. DSE does not provide guidelines for revegetation design of wetlands, therefore the planting density and species for this revegetation should be negotiated with DSE prior to the commencement of works. The estimated cost of revegetation of Plains Grassy Wetland is \$80,000 per hectare.

Maintenance of existing and revegetated Plains Grassy Wetland requires re-instatement of a natural hydrological regime in order to inundate the wetland during winter-spring and allow it to dry out in summer. Water sensitive urban design can be used to develop a system where runoff is filtered and diverted into the site when required and drained and verted to a permanent wetland during the summer.

Description of the works and cost for water sensitive urban design (WSUD) are beyond the scope of this native Vegetation Precinct Plan and are not included in the costing for native vegetation management.

Maintenance of plantings

Plantings will require on-going maintenance over 10 years to ensure weed competition is minimised. Intensive maintenance including hand weeding and spot spraying is critical in the first 3 years following establishment. Post planting weed control will be more intensive in the first 3 years and has been costed as an additional weed control item, separate to ongoing maintenance of control of woody and herbaceous weeds in the understorey.

A component for rabbit control is built in to the costing as part of protection of plantings. Rabbit control may not be required every year but the allocation may be used for targeted protection of young plants when rabbit populations are at high levels.

Reporting

The Native Vegetation framework requires that a system of reporting on offsets be developed to determine whether compliance with Net gain has been achieved (DSE

2006b,c). Land owners who have sold credits through Bush Broker or are retaining their own offsets on their land and are managing the native vegetation are required to submit an annual report against actions in the management plan to DSE.

Table 10. Estimated costs per tree required to be retained as offset for establishment and management of tree protection zones over 10 years. Note: costs are indicative only and subject to change following detailed design.

Tasks	Unit or notes	Amount per tree (average)	Rate/Per hour	Rate Per unit	Total per tree
Design	hours per tree	2	\$100	N/A	\$200.00
Fencing	lineal metres per tree	12		\$17	\$204.00
Establishment of Vegetation					
Mulching (50 mm thick)	square metres per tree	450	N/A	\$4.00	\$1,800.00
Planting including guarding	Trees and shrubs	50	N/A	\$6.00	\$300.00
	Ground storey	50	N/A	\$4.00	\$200.00
Post Planting Maintenance					
Intensive Maintenance: Year 2	4 maintenance runs of 4 hours per run per tree*	16	\$40.00	N/A	\$640.00
General Maintenance: Year 3	2 maintenance runs of 4 hours per tree	8	\$40.00	N/A	\$320.00
years 4-10	1 maintenance run of 4 hours per tree	28	\$40.00	N/A	\$1120

Native Vegetation Precinct Plan Dandenong South Industrial Area

Tasks	Unit or notes	Amount per tree	Rate/Per hour	Rate Per unit	Total per tree
Reporting					
Reporting at 5 years	report preparation of 20 hours for entire precinct totalling \$2,000#	N/A	\$100.00	N/A	\$15.00
Assessment of vegetation and reporting: Year 10	report preparation of 20 hours for entire precinct totalling \$2,000#	N/A	\$100.00	N/A	\$15.00
TOTAL					\$6114.00
EXCLUDING GST**					

Notes:

Fencing cost reliant on external fencing provided by private landholder.

This would not be a detailed report on the outcome of works and condition of revegetation, but a review of contractor records confirming work was completed including documenting of receipts, lists of plants with provenance from nurseries.

** Costings not adjusted for CPI

Table 11. Estimated Costs per hectare for rehabilitation and revegetation of Habitat Zones at Lyndhurst site over 10 years.

Note: costs are indicative only and subject to change following detailed design.

Tasks	Unit or notes	Amount or amount per year	Hours per hectare	Rate/Per hour	Rate Per unit	Total per hectare
Design	5 hrs per hectare	5	5	\$100	N/A	\$500
Fencing (linear metres)	internal fencing (boundary fences to be provided by developer)*	25	N/A	N/A	\$16	\$400
Maintenance						
Intensive Maintenance: Years 1–3	3 maintenance runs per year of 20 hours for each run	60	180.00	\$40.00	NA	\$7,200
Replacing missing species and habitat						
planting at a rate of 1000 plants per hectare						
	planting 500 guarded plants	500	N/A	N/A	\$6.00	\$3,000.00
	Planting 100 ground storey plants	100	N/A	N/A	\$4.00	\$400.00
Rabbit control	\$500 per year for all areas	60	N/A	N/A	\$60.00	\$60.00
Post planting maintenance: Years 2–3	4 maintenance runs of 15 hours per run per hectare	60	120.00	\$40.00	NA	\$7,200.00

Native Vegetation Precinct Plan Dandenong South Industrial Area

Tasks	Unit or notes	Amount or amount per year	Hours per hectare	Rate/Per hour	Rate Per unit	Total per hectare
General Maintenance: Years 4-10	2 maintenance runs per year of 15 hours per run per ha	30	210.00	\$40.00	NA	\$5,600.00
Reporting						
Reporting at 5 years	report preparation of 32 hours for entire precinct #	32	3.90	\$100.00	N/A	\$390.00
Assessment of vegetation and reporting: Year 10	report preparation of 32 hours for entire precinct #	32	3.90	\$100.00	N/A	\$390.00
TOTAL EXCLUDING GST **	Total per hectare					\$25,140.00

Notes:

Fencing cost reliant on external fencing provided by private landholder.

This would not be a not a detailed report on the outcome of works and condition of revegetation, but a review of contractor records confirming work was completed including documenting of receipts, lists of plants with provenance from nurseries.

** Costings not adjusted for CPI

Table 12. Summary of estimated costs of managing offsets – Lyndhurst site.

See Tables 4 and 5 for details of losses. Offset targets depend on numbers of very large, large and medium trees lost from each title.

Note: costs are estimates and subject to change following detailed design.

Title where losses occur	loss	Offset target	Potential location of offsets on site	Cost of offsets
Part Lot 13, Lot 12 LP 10630	8 scattered trees	24 trees	All titles with retained trees and Glasscocks and Taylors roads	\$146,736
Lot 3 PS 331570	9 scattered trees	29 trees	All titles with retained trees and Glasscocks and Taylors roads	\$177,306
Por 48 Parish of eumemmerring Vol 06350 Fol 915	5 scattered trees	22 trees	All titles with retained trees and Glasscocks and Taylors roads	\$134,508
Lot 1 PS331590K	5 scattered trees	24 trees	All titles with retained trees and Glasscocks and Taylors roads	\$146,732
Lot 2 PS331590K	4 scattered trees	18 trees	All titles with retained trees and Glasscocks and Taylors roads	\$110,052
Glasscocks road Plains Grassy Woodland	0.66 ha	Estimated 1.6 ha (depending on habitat quality of offset)	HZ 3,4,5,6,7 and 10	\$40,224
Lot 1 PS331590K Plains Grassy Wetland	0.09ha	0.61 ha or 0.14 ha plus 0.1 ha of revegetation	HZ 8 and revegetation	\$15,084
Total				\$770,642

7. NATIVE VEGETATION TO BE RETAINED – KEYSBOROUGH SITE

In developing a Native Vegetation Precinct Plan for the Dandenong South Industrial Area Extension, the requirements to avoid impacts on indigenous remnant vegetation, under Net Gain policy, have been achieved. All remnant vegetation within the Keysborough site will be retained.

7.1 Native Vegetation to be retained

7.1.1 Remnant Patches or Habitat Zones (EVC) to be retained

Within the Keysborough site 2 remnant patches or Habitat Zones (HZ) were identified and will be retained as shown in Table 13 and Map 2.

Two Ecological Vegetation Classes (EVCs) are represented within the Lyndhurst site: Plains Grassy Woodland (55) and Swamp Scrub (125).

Table 1 lists all land titles and public road reserves supporting retained remnant patches.

7.1.1.1 Perry Road – Swamp Scrub

One remnant patch of 0.14 ha of Plains Grassy Wetland (Habitat Zone 8; EVC 125; habitat score 0.42) at the corner of Bayliss Road and Western Port Highway will be retained on this title.

7.1.1.2 Part Lot 2 LP 74013 (Multiple Titles Exist) – Plains Grassy Woodland

One remnant patch of 0.62 ha of Plains Grassy Woodland (Habitat Zone 7; EVC 55; habitat score 0.14) adjacent to Eastern Contour Drain will be retained on this title.

Table 13. Retained Habitat Zones title by title – Keysborough site

Title	Habitat Zone	Area	Habitat score	Conservation significance	Habitat Hectares	EVC/ Description/Notes
Perry Road reserve	HZ 9 Swamp Scrub, Perry Road Keysborough	0.7900 ha	0.25	High	0.1975	Swamp Scrub is endangered in the Gippsland Plain Bioregion. The two patches of regrowth Swamp Scrub on Perry Road are highly modified, but some elements of their understorey are retained. Remnant is retained due to avoidance of clearing.
Part Lot 2 LP 74013 (Multiple Titles Exist)	HZ 10 Plains Grassy Woodland, private land Bend Road, Keysborough	0.3600 ha	0.14	High	0.0504	Remnant retains the benchmark cover of healthy canopy. Remnant is retained due to avoidance of clearing.
	TOTAL	1.1500				

7.1.2 Scattered Trees to be retained – Keysborough site

The Keysborough site, including all road reserves, supports a total of 254 scattered indigenous trees shown in Map 2. These trees are scattered River Red Gums, remnants of Plains Grassy Woodland (EVC 55) and Narrow-leaved Peppermint *Eucalyptus radiata*, remnants of Heathy Woodland (EVC 48). Tables 12 and 13 show the number of scattered trees (very large, large, medium and small) to be retained on each tile within the Keysborough site.

According to *Victoria's Native Vegetation Management – A Framework for Action* (DNRE 2002). The conservation significance of the scattered old River Red Gums (Very Large, Large and Medium) at Keysborough sites is determined to be 'High' (see Section). The conservation significance of Narrow-leaved Peppermint is determined to be 'Medium' (see Fairbridge 2006 for discussion).

The response and offset criteria outlined in Victoria's Native Vegetation Management Framework and the Port Phillip and Westernport CMA Region Native Vegetation Plan for scattered trees of high conservation significance (PPWP CMA 2006) is outlined in Table 3.

In response to the high conservation significance of scattered old River Red Gums within the precinct, the number of and very large, large and medium old trees that may be removed is strictly limited. However, no scattered trees are proposed for removal at the Keysborough site, therefore no Net Gain calculations are required.

Table 14. Scattered Trees (River Red-Gums) to be retained title by title – Keysborough site

Title	Very large	Large	Medium	Small	Total trees retained	Potentially available as offset/s
Lot 2 PS 539793 Vol 10811 Fol 142	N/A	2	7	3	12	YES
Lot 2 PS 439764 Vol 10717 Fol 652	N/A	3	3	40	46	YES
Lot 1 PS 414735 Block 9	N/A	2	2	1	5	YES
Lot 1 PS 424141	N/A	1	3	1	5	YES
Lot 1 PS 439764 Vol 10717 Fol 651	N/A	1	3	21	25	YES
Lot 1 PS 500477 Vol 10806 Fol 083	1	7	3	N/A	11	YES
Part Lot 16 LP 7508	N/A	2	N/A	N/A	2	YES
Part Lot 2 LP 74013 (Multiple Titles Exist)	N/A	6	N/A	N/A	6	YES
Perry Road	N/A	3	3	186	192	YES
Bend Road	N/A	1	N/A	N/A	1	YES
Sub Totals	1	28	24	252	305	

Table 15. Scattered Trees (Narrow-leaved Peppermint) retained title by title – Keysborough site

Title	Very large	Large	Medium	Small	Total trees retained	Potentially available as offset/s
Lot 1 PS 500477 Vol 10806 Fol 083	N/A	2	4	N/A	6	YES
Perry Road	N/A	4	9	1	14	YES
Sub Totals	N/A	6	13	1	20	

8. PROVISION OF OFFSETS WITHIN THE PRECINCT

This Native Vegetation Precinct Plan sets out the native vegetation that will be retained and removed within the Lyndhurst and Keysborough sites.

Victoria's Native Vegetation Management - A Framework for Action (DNRE 2002) requires that losses of Habitat Zones and scattered trees within the precinct be offset by retention and protection of other native vegetation according to the criteria set out in Table 2.

Losses of Habitat Zones and scattered trees will only occur on the Lyndhurst site. These losses can be offset on the Lyndhurst site by protection and management of the retained scattered trees and Habitat Zones on that site.

Therefore Net Gain can be achieved on-site with a balance between losses and offsets. There are also surplus credits available through the retained Habitat Zones and scattered trees on both Lyndhurst and Keysborough sites.

8.1 Obligations under the Native Vegetation Framework - Lyndhurst site

Obligations to offset losses of native vegetation under the Native Vegetation Framework for each title where loss of native vegetation is approved are set out in Section 3 of this plan.

For titles where vegetation clearance has been approved landowners are required to prepare offset plans. These plans may utilise offsets on their own land, credits purchased from other landowners in the precinct, credits purchased from outside the precinct or a combination of these.

Sufficient native vegetation exists in the precinct to allow all offsets to be provided from within the precinct. The preferred approach is to meet all offset requirements within the Lyndhurst site (DSE 2006a).

Tables 6 and 8 show that the Net Gain targets are balanced by retained Habitat Zones and scattered trees within the site. The tables also show that there are surplus Habitat Hectare and scattered tree credits available on the site.

Landholders providing offsets through Bush Broker will be required to enter into an agreement with the responsible authority or the Department of Sustainability and Environment for the establishment and permanent protection of native vegetation credits.

Prices for native vegetation credits will be determined by the credit market (DSE 2006f).

The works required to protect and manage offsets are set out in Section 4 of this plan. The responsibility for management of native vegetation providing credits lies with the supplying landholder.

The management responsibilities will be set out in the agreement between Council and/or DSE and the landholder supplying the credits.

Funds for management of offsets as set out in Section 4 will be provided by the landholder purchasing the credits.

8.1.1 Habitat Zones

Land owners or utilities responsible for the clearing of habitat Zones are required to prepare offset plans. These offset plans will incorporate the works set out in Section 5 of this plan.

Habitat Zones within the Lyndhurst site may be registered as native vegetation credits under the Department of Sustainability and Environment's native vegetation credit registration and trading scheme – Bush Broker (DSE 2006f).

In order to register Native vegetation as a credit under Bush Broker a minimum standard of management is required to ensure that weed cover does not increase beyond current levels.

8.1.2 Scattered Trees

On some individual titles losses of scattered trees are not balanced by retained scattered trees on the same title (see Table 8). On other titles and road reserves there are surplus scattered trees, where clearing will be avoided.

Surplus scattered Very Large, Large and Medium scattered trees may be registered as native vegetation credits under the Bush Broker scheme.

This will allow owners of titles supporting surplus scattered trees to establish native vegetation credits and trade these credits with owners of titles requiring additional offsets.

8.2 Obligations under Native Vegetation Framework – Keysborough site

No native vegetation will be removed from the Keysborough site. Therefore no offset obligations exist on this site.

The retained native vegetation on the site is available to establish and trade as credits under the Bush broker scheme. In order to register Native vegetation as a credit under Bush Broker a minimum standard of management is required to ensure that weed cover does not increase beyond current levels.

Native vegetation registered as credits under Bush Broker may be traded as offsets for losses on the Lyndhurst site or outside the precinct.

9. CONDITIONS

9.1 General

- 9.1.1 All lots containing native vegetation identified in this plan for retention must enter into an agreement to be registered on title (eg. s173 agreement under the Planning & Environment Act) to provide for the protection and management of remnant vegetation.
- 9.1.2 A Environmental Management Plan (EMP) framework must be included in each Development Plan (DP).
- 9.1.3 A detailed EMP (according to the Framework outlined in the Development Plan) must be developed and form part of any planning application for buildings, works or subdivision, to ensure protection of biodiversity values during construction. The EMP must identify biodiversity values to be conserved, potential threats to these and mitigation measures that will be undertaken to address these threats. The EMP must include a time-frame and reporting arrangements. The EMP must be to the satisfaction of the City of Greater Dandenong and the Department of Sustainability and Environment.
- 9.1.4 As required by Victoria's Native Vegetation Management – A Framework for Action, a native vegetation Offset Plan (to the satisfaction of the City of Greater Dandenong and the Department of Sustainability & Environment must be prepared as part of any planning application for buildings, works or subdivision which involves removal of native vegetation as approved in this NVPP OR if no permit is required, prior to any removal of native vegetation as approved in this NVPP, – whichever comes first.
- 9.1.5 Offsets must be initiated as soon as possible after the removal of vegetation and no more than one year after the removal of vegetation.
- 9.1.6 A hydrological regime suitable for the retention and maintenance of vegetation must be designed (as part of the Development Plan stage), implemented and maintained.
- 9.1.7 Prior to the removal of any native vegetation, surveys must be undertaken to identify the exact boundary.
- 9.1.8 Development must be designed to ensure that vegetation to be retained is not impacted

9.2 Specific

- 9.2.1 All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to Construction techniques for Sediment Pollution Control (EPA 1991).
- 9.2.2 No grazing may occur on vegetation to be retained (unless it is consistent with the EMP)
- 9.2.3 Soil must not be stockpiled on native vegetation that is to be retained.
- 9.2.4 Only indigenous plants of local provenance may be used in revegetation works.
- 9.2.5 Any vegetation to be removed (in accordance with this plan) must be clearly marked as such.
- 9.2.6 A temporary fence must be placed around vegetation to be retained to prevent inadvertent removal during construction works.
- 9.2.7 A permanent fence must be erected around all native vegetation to be retained.
- 9.2.8 Fencing must be a distance of at least twice the radius of the tree canopy away from the tree (or nearest tree).
- 9.2.9 Fill must be designed so as to ensure that it does not compromise vegetation to be retained.
- 9.2.10 Water run off must be designed so as to ensure that vegetation to be retained is not compromised.
- 9.2.11 Prior to felling, trees should be examined by a suitably qualified zoologist for the presence of fauna in hollows or external nests. If native fauna species are located, they should be salvaged and relocated to the closest suitable vegetation nearby, in consultation with the Department of Sustainability and Environment.

10. REFERENCES

- DNRE (2002). *Victoria's Native Vegetation Management – A Framework for Action*. Department of Natural Resources and Environment, Melbourne.
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- DSE (2006a) Preparing a Native Vegetation Precinct Plan. VPP Practice Note March 2006. Department of Sustainability and Environment, Melbourne.
- DSE (2006b). Native Vegetation Guide for Assessment of Referred Planning Permit Applications. Department of Sustainability and Environment, Melbourne.
- DSE (2006c). Revegetation planting standards – *Guidelines for establishing native vegetation for net gain accounting*. Victorian Government, Department of Sustainability and Environment, East Melbourne.
- DSE (2006d). Biodiversity Interactive Map.
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- DSE(2006f) *Bush Broker – Native vegetation credit registration and trading*. Victorian Government, Department of Sustainability and Environment, East Melbourne.
- Fairbridge, D. (2006) Detailed Flora and Fauna and Habitat Hectare Assessment for Greater Dandenong Planning Scheme Amendment C67 Dandenong South, Victoria. Report Prepared for SGS Economics and Planning and the City of Greater Dandenong by Practical Ecology Pty Ltd. Preston, Victoria.
- Kern, L. (1995). Managing and Monitoring River Red Gum Health in the City of Greater Dandenong. Report Prepared By Lincoln Kern for the City of Greater Dandenong.
- Port Phillip and Westernport Catchment Management Authority (2006). *Port Phillip and Western Port Native Vegetation Plan*

APPENDIX 1. Quantification of Offsets – Plains Grassy Woodland

Habitat Zone			HZ3			HZ4			HZ5		
Conservation Significance		Score	Current Site Condition Components	Maintenance	Improvement	Current Site Condition	Maintenance	Improvement	Current Site Condition	Maintenance	Improvement
Canopy Cover	5	2	n/a	0.4	5	n/a	N/a	5	n/a	n/a	
Understorey	25	5	n/a	2.5	0	n/a	2.5	5	n/a	2.5	
Lack of Weeds	15	0	n/a	2	0	n/a	0	0	n/a	2	
Recruitment	10	5	n/a	0	5	n/a	2	1	n/a	0	
Organic Matter	5	2	n/a	2	0	n/a	2	0	n/a	2	
Logs	5	4	N/a	4.4	0	n/a	5*	0	N/a	5*	
Subtotals Maintenance & improvement					11.3			11.9			11.5
Sum of Maintenance + Improvement Gain					11.3			11.9			11.5
Recognition for past management if applicable					n/a			n/a			n/a
Improved security gain if applicable					2.26			1.8			1.8
Total Gain Points per hectare (5)					13.56			13.7			13.3
Convert gain points to habitat score gained per ha = gain points/100					0.14			0.14			0.13
Area of the proposed offset					0.17			1.4			0.79
Net Gain (hha)					0.024			0.2			0.1

Appendix 1 (cont.) Quantification of Offsets – Plains Grassy Woodland

Habitat Zone			HZ6			HZ7			HZ10		
Conservation Significance		Score	Current Site Condition Components	Maintenance	Improvement	Current Site Condition	Maintenance	Improvement	Current Site Condition	Maintenance	Improvement
Site Condition	Large Old Trees	10	3	n/a	n/a	3	3	N/a	3	3	n/a
	Canopy Cover	5	5	n/a	0	5	1	0	5	1	0
	Understorey	25	0	n/a	2.5	0	0	2.5	0	0	2.5
	Lack of Weeds	15	0	n/a	2	0	0	2	0	n/a	2
	Recruitment	10	5	n/a	0	5	0.5	0	5	0.5	0
	Organic Matter	5	0	n/a	2	0	0	2	0	0	2
	Logs	5	0	n/a	5*	0	0.4	5*	0	0.4	5*
Subtotals of Maintenance & improvement columns					11.9		4.9	11.9		4.9	11.9
Sum of Maintenance + Improvement Gain					11.9		16.8				16.8
Recognition for past management if applicable					N/a		0.014				0.014
Improved security gain if applicable					1.4		0.028				0.028
Total Gain Points per hectare (5)					13.3		16.84				16.84
Convert gain points to habitat score gained per ha = gain points/100					0.133		0.17				0.17
Area of the proposed offset					0.78		0.62				0.36
Net Gain (hha)					0.01		0.1				0.06
TOTAL OFFSET POTENTIAL											0.4940

APPENDIX 2. Quantification of offsets for Plains Grassy Wetland, based on assessment of wetland condition

Habitat Zone		HZ8			
Conservation Significance		Possible Score	Current Site Condition Components	Maintenance	Improvement
Site Condition	Critical Life form Groupings	25	15	3.75	2.5
	Weed cover	25	7	n/a	2
	Indicators of altered processes	25	20	2.5	2
	Vegetation structure and health	25	0	n/a	n/a
Subtotals of Maintenance & improvement columns			42	6.25	6.5
Sum of Maintenance + Improvement Gain				12.75	
Recognition for past management if applicable				0.042	
Improved security gain if applicable				0.084	
Re-instatement of natural hydrological regime				0.08	
Total Gain Points per hectare (5)				12.98	
Convert gain points to habitat score gained per ha = gain points/100				0.13	
Area of the proposed offset				0.14	
Net Gain (hha)				0.02	

Note: Plains Grassy Wetland to be removed consists of small patches of potential habitat zones within the larger area shown

APPENDIX 3. Determination of area and habitat score of Plains Grassy Wetland on title Lot 1 PS331590K

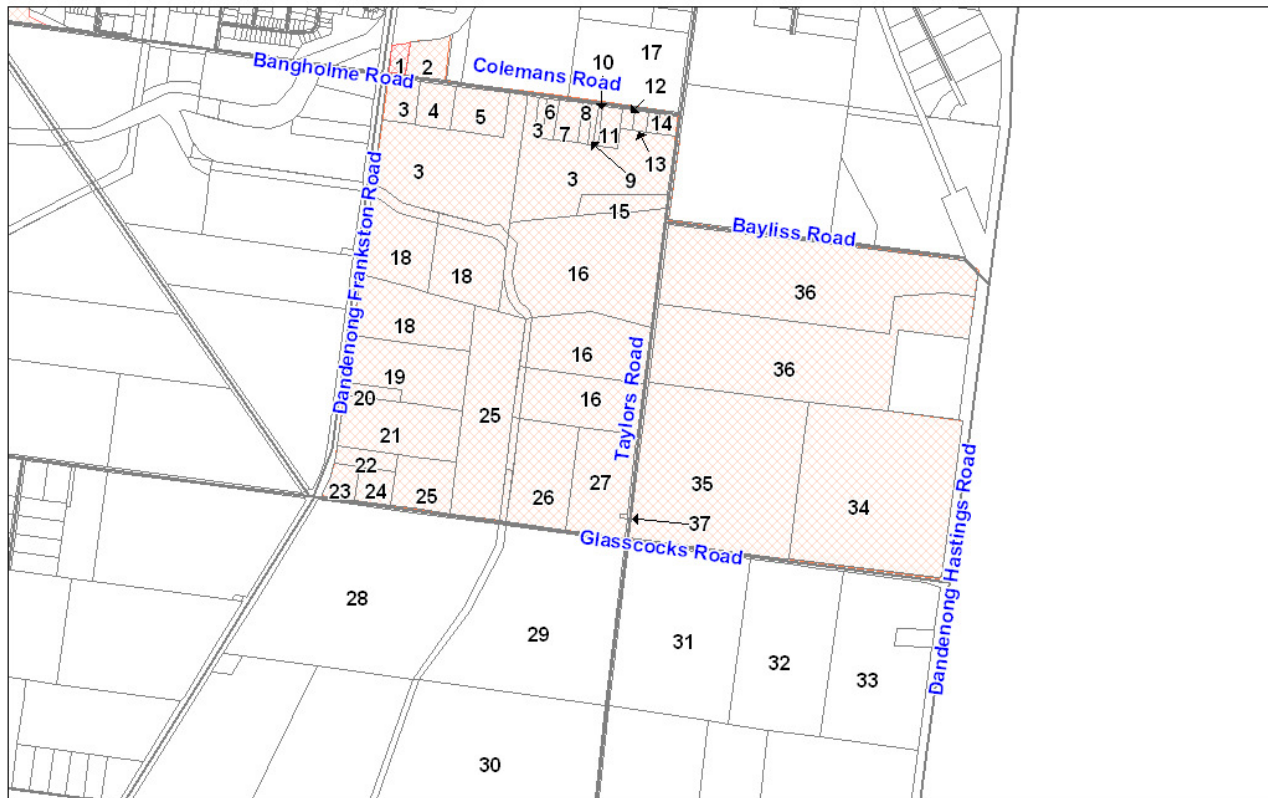
The site was previously mapped in November 2005 (by Biosis Research, M McHugh *pers. comm.*) and found to support 0.17 ha of Plains Grassy Wetland and 0.62 ha of “potential” Plains Grassy Wetland, occurring in depressions that may hold water and support native vegetation during wet periods.

The assessment carried out by Practical Ecology in July 2006, revealed no “present” Plains Grassy Wetland in this area, this was considered to be due to a combination of lack of inundation (a dry winter), sub-optimal timing of survey (i.e. winter) and cultivation of some of the area previously supporting wetland patches. An area considered likely to support the EVC was mapped as “potential” Plains Grassy Wetland (this area corresponded closely with the area mapped by Biosis Research in Spring 2005 but included an additional 0.5 ha, approximately). Under net gain policy, the referral authority (DSE) may decide that a **default** habitat score can be used to calculate net gain in some cases (DSE 2006b).

As it is not possible to accurately survey areas of “potential” Plains Grassy Wetland until suitable conditions occur, habitat hectare and net gain calculations were based on the area mapped as “present” in Spring 2005, including the cultivated area. According to Net Gain policy a default habitat score (0.45) has been applied to these patches of EVC previously mapped as “present” (DSE 2006b), in order to calculate offsets.

A 30-metre wide easement for a gas pipeline (shown on Map 1) runs north-south through the Lyndhurst site. This easement covers most of the area mapped as “present” and “potential” Plains Grassy Wetland by Biosis Research and Practical Ecology. Under clause 52.17 of the planning scheme, a permit is not required to remove, lop or destroy native vegetation for the maintenance of utilities, therefore, under Net Gain policy, the area within the gas pipeline easement, representing the majority of “potential” Plains Grassy Wetland is not subject to offsets. The area subject to a default habitat score and to offsets is 0.094 ha.

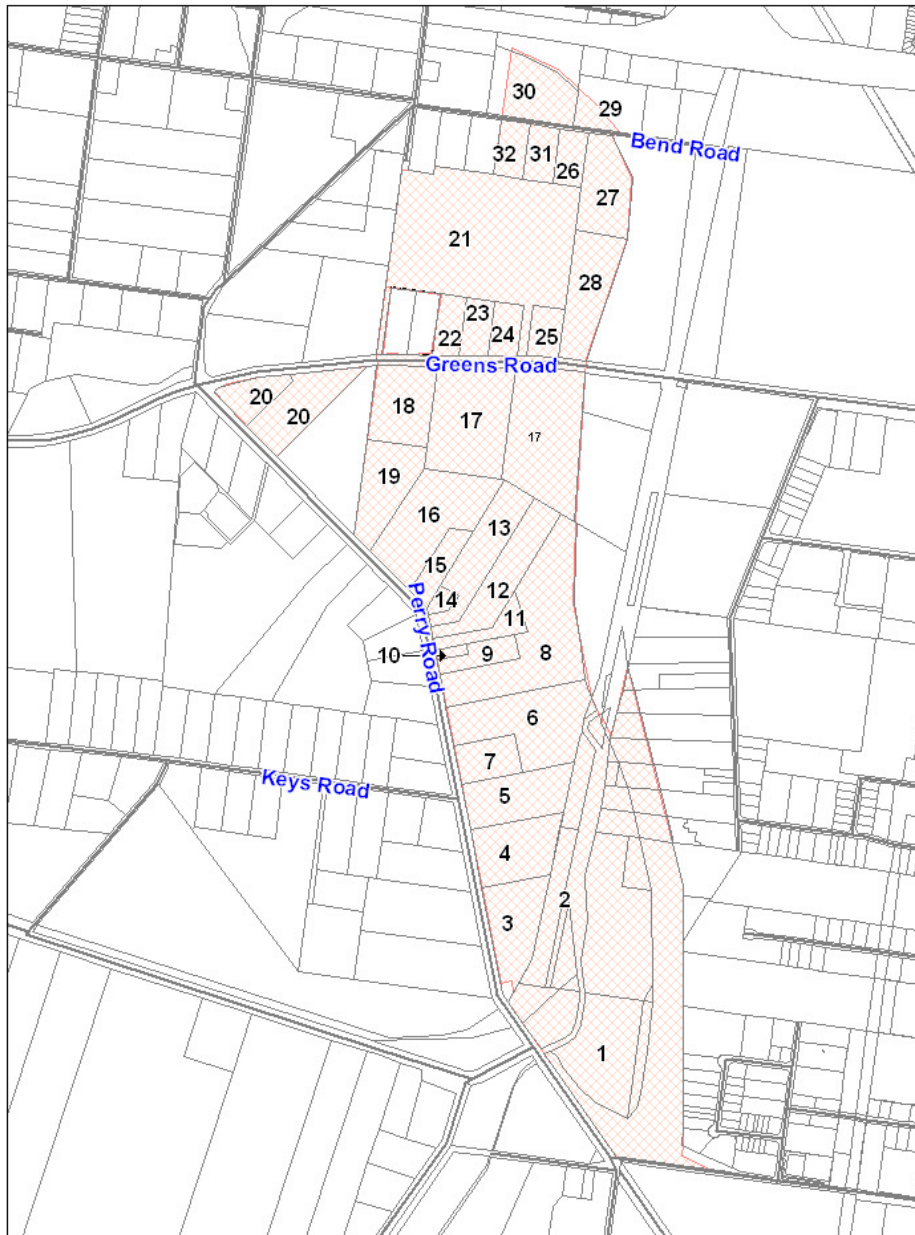
APPENDIX 4. Current titles on the Lyndhurst site



Lyndhurst Site
Dandenong South Industrial Area Extension
Land Owners Reference Map

8 June 2006

APPENDIX 5. Current Titles Keysborough site



Keysborough Site
Dandenong South Industrial Area Extension
Land Owners Reference Map

8 June 2006

Key to current title Maps: only titles supporting native vegetation are shown

Lyndhurst	Title Details
1	Part Por 70D Vol 9189 Fol 535 (Multiple Titles Exist)
2	Lot 1 LP 38365 Vol 8166 Fol 753
3	Lot 2 LP 87061
6	Lot 1 LP 23609
7	Lot 2 LP 23609 Vol 7834 Fol 121
8	Lot 1 LP 74063 Vol 8635 Fol 595
11	Lot 4 LP 23609
16	see split below
21	Lot 5 LP 10630
25	Lot 2 LP 67829
34	Lot 3 PS 331570
35	Por 48 Parish of eumemmerring Vol 06350 Fol 915
36	see split below
16 north	Part Lot 13, Lot 12 LP 10630
16 middle	Lot 11 10630
16 south	Lot 10 10630
36 north	Lot 1 PS331590K
36 south	Lot 2 PS331590K

Keysborough	Title Details
1	Lot 2 PS 539793 Vol 10811 Fol 142
8	Lot 2 PS 439764 Vol 10717 Fol 652
9	Lot 1 PS 414735
11	Lot 1 PS 424141
12	Lot 1 PS 439764 Vol 10717 Fol 651
20	see below split
29	Part Lot 16 LP 7508
30	Part Lot 2 LP 74013 (Multiple Titles Exist)
20 north-west	Lot 1 PS 500477 Vol 10806 Fol 083
20 south-east	Lot 2 PS 500477 Vol 10806 Fol 084

APPENDIX 6. Scattered Trees – Lyndhurst Site

note: trees marked 'not numbered' not shown on Map 2

Title/ Tree No.	Size (DBH)	Retained/Removed	Available as offset
Part Por 70 D Vol 9189 Fol 535 (Multiple titles exist)			
Not numbered	large	Retained	YES
Not numbered	Medium	Retained	YES
Not numbered	Medium	Retained	YES
Not numbered	Medium	Retained	YES
Not numbered	small	Retained	YES
Not numbered	small	Retained	YES
Not numbered	small	Retained	YES
Lot 1 LP 38365 Vol 8166 Fol 753		Retained	YES
Not numbered	large	Retained	YES
Not numbered	Medium	Retained	YES
Not numbered	Medium	Retained	YES
Not numbered	small	Retained	YES
Not numbered	small	Retained	YES
Lot 2 LP 87061			
1	111	Retained	YES
2	70	Retained	YES
3	75	Retained	YES
4	55	Retained	YES
5	45	Retained	YES

Native Vegetation Precinct Plan Dandenong South Industrial Area

Title/ Tree No.	Size (DBH)	Retained/Removed	Available as offset
Part Lot 13, Lot 12 LP 10630			
94	92	loss	N/A
95	191	dead	N/A
96	74	loss	N/A
97	88	loss	N/A
98	64	loss	N/A
99	82	loss	N/A
100	144	Retained	No – Melbourne Water
101	102	Retained	No – Melbourne Water
102	72	Retained	No – Melbourne Water
103	132	Retained	No – Melbourne Water
104	139	Retained	No – Melbourne Water
105	142	Retained	No – Melbourne Water
106	Medium	loss	N/A
107	84	loss	N/A
210	65	loss	N/A
211	96	Retained	No – Melbourne Water
212	116	Retained	No – Melbourne Water
213	139	Retained	No – Melbourne Water
214	108	Retained	No – Melbourne Water
215	199	Retained	No – Melbourne Water
216	131	Retained	No – Melbourne Water
217	40	Retained	No – Melbourne Water
218	78	Retained	No – Melbourne Water

Native Vegetation Precinct Plan Dandenong South Industrial Area

Title/ Tree No.	Size (DBH)	Retained/Removed	Available as offset
Eastern Contour Drain			
109	134	Retained	No - Melbourne Water
110	162	Retained	No - Melbourne Water
111	130	Retained	No - Melbourne Water
112	81	Retained	No - Melbourne Water
113	90	Retained	No - Melbourne Water
114	41	Retained	No - Melbourne Water
115	50	Retained	No - Melbourne Water
116	52	Retained	No - Melbourne Water
117	135	Retained	No - Melbourne Water
118	61	Retained	No - Melbourne Water
119	57	Retained	No - Melbourne Water
120	79	Retained	No - Melbourne Water
121	70	Retained	No - Melbourne Water
219	40	Retained	No - Melbourne Water
220	40	Retained	No - Melbourne Water
221	137	Retained	No - Melbourne Water
222	40	Retained	No - Melbourne Water
223	40	Retained	No - Melbourne Water
224	41	Retained	No - Melbourne Water
225	36	Retained	No - Melbourne Water
226	43	Retained	No - Melbourne Water

Native Vegetation Precinct Plan Dandenong South Industrial Area

Title/ Tree No.	Size (DBH)	Retained/Removed	Available as offset
Block 18' (title details not available)			
108	162	loss	N/A
Lot 5 LP 10630			
22	110	Retained	YES
23	90	Retained	YES
24	127	Retained	YES
30	127	Retained	YES
31	125	Retained	YES
Lot 2 LP 67829			
20	130	Retained	YES
21	122	Retained	YES
25	127	Retained	YES
26	80	Retained	YES
27	140	Retained	YES
28	100	Retained	YES
29	100	Retained	YES
Lot 3 PS 331570			
35	213	dead	No
36	146	loss	N/A
37	85	loss	N/A
38	110	loss	N/A
39	115	Retained	YES
40	102	Retained	YES

Native Vegetation Precinct Plan Dandenong South Industrial Area

Title/ Tree No.	Size (DBH)	Retained/Removed	Available as offset
41	130	Retained	YES
42	213	Retained	YES
43	55	loss	N/A
44	81	loss	N/A
45	130	Retained	YES
46	140	Retained	YES
47	90	loss	N/A
48	75	loss	N/A
49	72	loss	N/A
50	73	Retained	YES
51	95	Retained	YES
52	70	Retained	YES
53	97	Retained	YES
54	110	Retained	YES
55	110	Retained	YES
56	95	Retained	YES
57	30	Retained	YES
58	102	Retained	YES
59	Medium	Retained	YES
60	120	loss	N/A
61	115	loss	N/A
62	107	loss	N/A
63	102	loss	N/A

Native Vegetation Precinct Plan Dandenong South Industrial Area

Title/ Tree No.	Size (DBH)	Retained/Removed	Available as offset
Por 48 Parish of eumemmerring Vol 06350 Fol 915			
82	232	Retained	YES
83	110	Retained	YES
84	88	Retained	YES
85	165	Retained	YES
86	143	Retained	YES
87	159	Retained	YES
88	219	Retained	YES
89	168	Retained	YES
90	165	Retained	YES
91	86	Retained	YES
178	100	Retained	YES
179	118	Retained	YES
180	100	Retained	YES
181	159	Retained	YES
182	183	Retained	YES
183	183	Retained	YES
184	166	loss	N/A
185	157	Retained	YES
186	112	Retained	YES
187	140	Retained	YES
188	170	Retained	YES
189	183	Retained	YES
190	120	Retained	YES

Native Vegetation Precinct Plan Dandenong South Industrial Area

Title/ Tree No.	Size (DBH)	Retained/Removed	Available as offset
191	137	Retained	YES
192	143	Dead	N/A
193	90	loss	YES
194	148	loss	YES
195	113	loss	N/A
196	114	loss	N/A
197	93	Dead	N/A
198	162	Dead	N/A
199	127	Retained	YES
200	160	Retained	YES
201	178	Retained	YES
202	108	Retained	YES
203	104	Retained	YES
204	177	Retained	YES
205	139	Dead	N/A
206	112	Retained	YES
207	76	Retained	YES
208	67	Retained	YES

Native Vegetation Precinct Plan Dandenong South Industrial Area

Title/ Tree No.	Size (DBH)	Retained/Removed	Available as offset
Lot 1 PS331590K			
70	98	loss	N/A
71	130	loss	N/A
72	165	Retained	YES
73	191	Retained	YES
74	130	Retained	YES
75	120	loss	N/A
76	120	loss	N/A
77	154	loss	N/A
93	175	Retained	YES
Lot 2 PS331590K			
67	140	Retained	YES
68	98	Retained	YES
69	104	loss	N/A
78	156	loss	N/A
79	136	loss	N/A
80	181	Retained	YES
81	122	Retained	YES
92	156	Retained	YES
209	99	loss	N/A

Native Vegetation Precinct Plan Dandenong South Industrial Area

Title/ Tree No.	Size (DBH)	Retained/Removed	Available as offset
Glasscocks Road Reserve			
144	97	Retained	YES
145	84	Retained	YES
146	82	Retained	YES
147	100	Retained	YES
148	84	Retained	YES
149	112	Retained	YES
150	91	Retained	YES
151	83	Retained	YES
152	87	Retained	YES
153	106	Retained	YES
154	95	Retained	YES
155	123	Retained	YES
156	96	Retained	YES
157	92	Retained	YES
158	97	Retained	YES
159	89	Retained	YES
160	92	Retained	YES
161	91	Retained	YES
162	80	Retained	YES
163	100	Retained	YES
164	81	Retained	YES
165	83	Retained	YES
166	82	Retained	YES

Native Vegetation Precinct Plan Dandenong South Industrial Area

Title/ Tree No.	Size (DBH)	Retained/Removed	Available as offset
167	97	Retained	YES
168	178	Retained	YES
169	85	Retained	YES
170	138	Retained	YES
171	89	Retained	YES
172	105	Retained	YES
173	92	Retained	YES
174	121	Retained	YES
175	108	Retained	YES
176	110	Retained	YES
177	112	Retained	YES
Taylor's Road			
6	127	Retained	YES
7	90	Retained	YES
8	65	Retained	YES
9	65	Retained	YES
10	71	Retained	YES
11	87	Retained	YES
12	90	Retained	YES
13	80	Retained	YES
14	87	Retained	YES
15	100	Retained	YES

Native Vegetation Precinct Plan Dandenong South Industrial Area

Title/ Tree No.	Size (DBH)	Retained/Removed	Available as offset
16	75	Retained	YES
17	90	Retained	YES
18	95	Retained	YES
19	80	Retained	YES
Colemans Road reserve			
not numbered			
15 small trees	small	Retained	YES
Dandenong Frankston Road			
32	140	Retained	YES
33	120	Retained	YES
34	210	Retained	YES
Corner Bayliss Road and Westernport Highway			
64	80	Retained	YES
65	90	Retained	YES
66	82	Retained	YES

APPENDIX 7. Scattered Trees Proposed Retarding Basin–Lyndhurst Site

Proposed Melbourne Water Retarding Basin Thompsons Road			
Tree Number	Size (DBH)	Retained/Removed	Available as offset
311	175	Retained	NO
312	152	Retained	NO
313	162	Retained	NO
314	160	Retained	NO
315	194	Retained	NO
316	133	Retained	NO
317	130	Retained	NO
318	152	Retained	NO
319	245	Retained	NO
320	117	Retained	NO
321	96	Retained	NO
322	108	Retained	NO
323	135	Retained	NO
324	159	Retained	NO
325	197	Retained	NO
326	111	Retained	NO
327	67	Retained	NO
328	65	Retained	NO
329	168	Retained	NO

Native Vegetation Precinct Plan Dandenong South Industrial Area

Tree Number	Size (DBH)	Retained/Removed	Available as offset
330	99	Retained	NO
331	140	Retained	NO
332	156	Retained	NO
333	162	Retained	NO
334	162	Retained	NO
335	160	Retained	NO
336	162	Retained	NO
337	178	Retained	NO
338	152	Retained	NO

APPENDIX 8. Scattered Trees Keysborough Site

note: trees marked 'not numbered' not shown on Map 2

River Red Gums			
Title/tree number	Size (DBH)	Retained/Removed	Available as offset
Lot 2 PS 539793 Vol 10811 Fol 142			
339	45	Retained	YES
340	70	Retained	YES
341	68	Retained	YES
342	95	Retained	YES
343	60	Retained	YES
344	92	Retained	YES
345	52	Retained	YES
346	45	Retained	YES
347	60	Retained	YES
348	70	Retained	YES
349	60	Retained	YES
350	70	Retained	YES
Lot 2 PS 439764 Vol 10717 Fol 652			
352	101	Retained	YES
Not Numbered	Large	Retained	YES
Not Numbered	Large	Retained	YES
Not Numbered	Medium	Retained	YES
Not Numbered	Medium	Retained	YES

Native Vegetation Precinct Plan Dandenong South Industrial Area

River Red Gums			
Title/tree number	Size (DBH)	Retained/Removed	Available as offset
Not Numbered	Medium	Retained	YES
Not Numbered	40 small trees	Retained	YES
Lot 1 PS 414 735			
Not Numbered	Large	Retained	YES
Not Numbered	Large	Retained	YES
Not Numbered	Medium	Retained	YES
Not Numbered	Medium	Retained	YES
Not Numbered	small	Retained	YES
Lot 1 PS 424 141			
Not Numbered	Large	Retained	YES
Not Numbered	Medium	Retained	YES
Not Numbered	Medium	Retained	YES
Not Numbered	Medium	Retained	YES
Not Numbered	small	Retained	YES
Lot 1 PS 439764 Vol 10717 Fol 651			
Not Numbered	Large	Retained	YES
Not Numbered	Medium	Retained	YES
Not Numbered	Medium	Retained	YES
Not Numbered	Medium	Retained	YES
Not Numbered	21 small trees	Retained	YES

Native Vegetation Precinct Plan Dandenong South Industrial Area

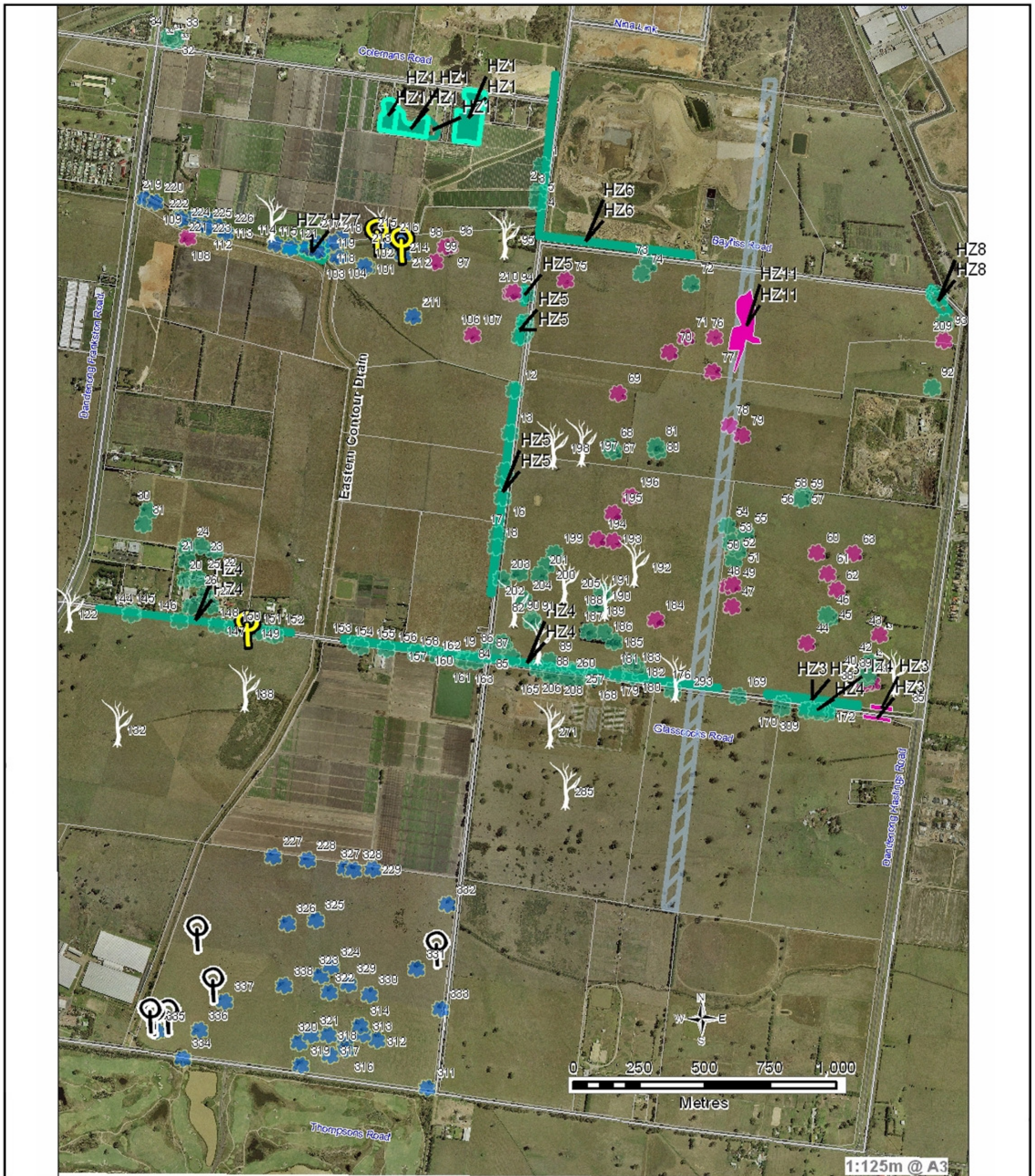
River Red Gums			
Title/tree number	Size (DBH)	Retained/Removed	Available as offset
Lot 1 PS 500477 Vol 10806 Fol 083			
359	60	Retained	YES
360	61	Retained	YES
361	121	Retained	YES
362	119	Retained	YES
363	119	Retained	YES
364	100	Retained	YES
365	98	Retained	YES
366	78	Retained	YES
367	85	Retained	YES
368	92	Retained	YES
369	82	Retained	YES
			YES
Part Lot 16 LP 7508			
371	83	Retained	YES
373	90	Retained	YES
Part Lot 2 LP 74013 (Multiple Titles Exist)			
370	92	Retained	YES
372	116	Retained	YES
376	100	Retained	YES

Native Vegetation Precinct Plan Dandenong South Industrial Area

River Red Gums			
Title/tree number	Size (DBH)	Retained/Removed	Available as offset
377	80	Retained	YES
378	100	Retained	YES
379	96	Retained	YES
Perry Road			
380	101	Retained	YES
not numbered	Large	Retained	YES
not numbered	Large	Retained	YES
not numbered	Medium	Retained	YES
not numbered	Medium	Retained	YES
not numbered	Medium	Retained	YES
not numbered	186 small trees	Retained	YES
Bend Road			
not numbered	Large	Retained	YES
Narrow-leaved Peppermint			
Perry Road			
351	87*	Retained	YES
381	67*	Retained	YES
382	62*	Retained	YES
383	70*	Retained	YES

Native Vegetation Precinct Plan Dandenong South Industrial Area

Narrow-leaved Peppermint			
Title/tree number	Size (DBH)	Retained/Removed	
384	50*	Retained	YES
385	55*	Retained	YES
386	61*	Retained	YES
Not numbered	Large	Retained	YES
Not numbered	Large	Retained	YES
Not numbered	Medium	Retained	YES
Not numbered	Medium	Retained	YES
Not numbered	Medium	Retained	YES
Not numbered	Medium	Retained	YES
Not numbered	Medium	Retained	YES
Lot 1 PS 500477 Vol 10806 Fol 083			
353	77*	Retained	YES
354	55*	Retained	YES
355	61*	Retained	YES
356	70*	Retained	YES
357	60*	Retained	YES
358	57*	Retained	YES



Trees to be Retained or Removed

- Retained
- Removed
- Retained by Melbourne Water

Scar Trees

- Scar Tree
- Possible Scar Tree

Dead Trees

- Stags

Habitat Zones

- Retained
- Removed

Land Management Zones

- Gas Pipeline Easement Line

Title boundaries

- Title boundaries

NOTES

Greater Dandenong Native Vegetation Precinct Plan depicting native vegetation to be retained and removed on the Lyndhurst Site. Native vegetation represented as habitat zones and scattered indigenous trees.

Practical Ecology bears no responsibility for the accuracy and completeness of this information and any decisions or actions taken on the basis of the map. While information appears accurate at publication, nature and circumstances are constantly changing

Transverse Mercator Projection - Datum AGD66
Coordinates in MGA Zone 55

Mapping by: Lorna Pettifer

Generated from GPS data and satellite imagery using ArcGIS 9.1 mapping software.

Version	03	Finalised	30/11/06
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Native Vegetation Precinct Plan Lyndhurst Site

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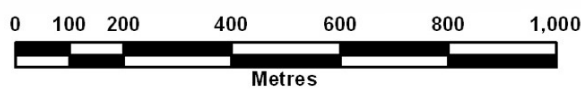
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LEGEND

Indigenous Trees

● Retained

Habitat Zones

■ Retained

■ Retained Scattered Trees on Private Land



NOTES

Retained Indigenous Trees and Habitat Zones within the Keysborough site of the Dandenong South Industrial Area Extension.

Practical Ecology bears no responsibility for the accuracy and completeness of this information and any decisions or actions taken on the basis of the map. While information appears accurate at publication, nature and circumstances are constantly changing

Mapping by: Lorna Pettifer

Generated from GPS data and satellite imagery using ArcGIS 9.0 mapping software.

Version	02	Finalised	30/11/06
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**Native Vegetation
Precinct Plan
Keysborough Site**

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MAP 2.