3 April 2023

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Environment Act 1987. The document must not be NOTICE OF AN APPLICATION FOR RAPLANTING CRERMING any copyright.

The land affected by the application is located at:	Road Reserves of Bullumwaal Road & Hodges Estate Road (intersection adjacent 421 Bullumwaal Road, 10 & 15 Clifton West Road
The application is for a permit to:	Removal of vegetation including native vegetation
The applicant for the permit is:	Woody Group Pty Ltd
The application reference number is:	18/2023/P
You may look at the application and any documents that support the application on the website of the responsible authority.	(Intentionally blank)

This can be done anytime by visiting the following website: https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- be sent to the Responsible Authority in writing,
- include the reasons for the objection, and
- state how the objector would be affected.

The Responsible Authority will not decide on the application before: Subject to applicant carrying out notice
--

If you object, the Responsible Authority will tell you its decision.

Please note submissions received will be made available for inspection and may be made available to other parties in accordance with the Planning & Environment Act 1987. If you have concerns about this, please contact the East Gippsland Shire Council's Planning Office.

Beveridge Williams

Our Reference: 1600534

ADVERTISED

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5 December 2022

Robert Pringle Statutory Planning Coordinator East Gippsland Shire Council PO Box 1618 Bairnsdale VIC 3875 ACN 006 197 235 ABN 38 006 197 235

Sale Office 45 Macalister Street PO Box 47 Sale VIC 3850 Tel: (03) 5144 3877

beveridgewilliams.com.au

Dear Robert,

RE: PLANNING PERMIT APPLICATION

REMOVAL OF ROADSIDE NATIVE VEGETATION (16 TREES)
CONDITIONS 37 & 55 IN PLANNING PERMIT 475/2020/P
BULLUMWAAL & HODGES ESTATE ROAD RESERVES, WY YUNG

I refer to the above matter and advise that Beveridge Williams & Co. Pty. Ltd. acts on behalf of Woody Group Pty. Ltd., which is the holder of planning permit 475/2020/P.

Planning permit 475/2020/P includes the following conditions:

"37. No roadside vegetation is to be removed, lopped or cleared without written Council approval or until a separate planning permit has been issued by the Responsible Authority."

"55. At the intersection of Clifton West Road and Bullumwaal Road, a right turn lane short CHR(s) and an Auxiliary left turn lane generally in accordance with the Austroads guidelines must be constructed."

A design for the intersection required under Condition 55 of planning permit 475/2020/P has been completed by Crossco Engineering. This plan necessitates the removal of 16 native trees, i.e. 14 in the verge on the west side of Bullumwaal Road, one in the verge on the east side of the road reserve and one in the verge on the north side of Hodges Estate Road.

It is noted that a planning permit is required for the proposed removal of native vegetation under **Clauses 42.02-2** and **52.17-1** of the East Gippsland Planning Scheme.

With regard to the requirement set out at **Clause 42.02-3** it is noted that the vegetation removal is required as part of an intersection upgrade triggered through condition 55 of permit 475/2020/P. The remaining information required under this clause is provided across the balance of this letter.

The following information is provided in response to the application requirements set out at **Clause 52.17-2** and Section 6.4.1 of the "Guidelines for the removal, destruction or lopping of native vegetation."

A feature and level survey of the intersection of Bullumwaal, Clifton West and Hodges Estate Roads is provided at *Figure 1* to show the context of the trees that are proposed to be removed in the broader landscape.

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This survey provides the location of all of the trees in the vicinity of the interest of the document must not be road pavement and ground levels surrounding them. It is noted that the trees are not on a ridge, crest, hilltop, wetland, waterway, slope of greater than 20%, aranage line (apart of any copyright. from roadside drainage), low lying area, saline discharge area or an area of erosion.

There is not known to be any vegetation removed recently from the area, nor is there a Vegetation Precinct Plan approved under **Clause 52.16** or a property vegetation plan. The vegetation is not being removed to create defendable space.

It is noted that the intersection has been designed to comply with Department of Transport Safety requirements. Hence, there were not clear opportunities to minimise the extent or type of vegetation removed any further than that proposed.

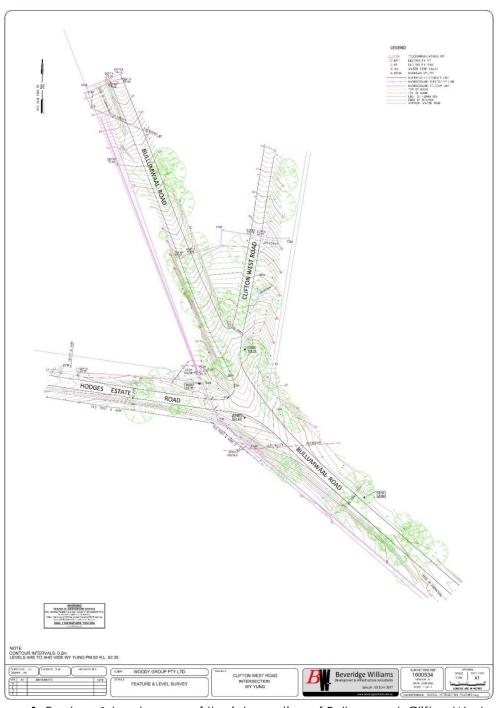


Figure 1: Feature & level survey of the intersection of Bullumwaal, Clifton West and Hodges Estate Roads

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part of a planning process under the Planr and A vegetation removal plan showing the proposed intersection works is provided at Figure 2. It is noted that the trees that are proposed to be removed are shaded purple.

2. It is noted that the trees that are proposed to be removed are shaded purple.

used for any purpose which may breach any copyright.



Figure 2: Vegetation Removal Plan for intersection works at Bullumwaal & Clifton West Roads

A Native Vegetation Removal Report has been to allow Council to process this permit application. This report provides:

- A summary of the size of the eucalyptus trees proposed to be removed;
- Confirmation that the application can be assessed via the 'Intermediate' pathway approach; and,
- confirmation that the vegetation proposed to be removed has 0.090 general habitat units for the purposes of calculating an offset.

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Report ID: GEN_2022_219

Native vegetation to be removed

Inf	ormation pro	vided by or on	behalf of the app	licant in a	GIS file						alculated b	oy EnSym	1	
Zone	Туре	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Modelled Condition score	Polygon Extent	without overlap	SBV score	an HI score	y pu Habitat units	rpose which may bre	acn any	y copyrignt.
6-A	Scattered Tree			0	no	0.200	0.031	0.016	0.450		0.003	General		
7-A	Scattered Tree			0	no	0.200	0.031	0.000			0.000			
8-A	Scattered Tree			0	no	0.200	0.031	0.000	0.450		0.000	General		
9-A	Scattered Tree			0	no	0.200	0.031	0.000			0.000			
10-A	Scattered Tree			0	no	0.200	0.031	0.000			0.000			
11-A	Scattered Tree			0	no	0.200	0.031	0.002	0.855		0.001	General		
12-A	Scattered Tree			0	no	0.200	0.031	0.007	0.910		0.002	General		
13-A	Scattered Tree			0	no	0.200	0.031	0.009	0.910		0.002	General		
14-A	Scattered Tree			0	no	0.200	0.031	0.018	0.910		0.005	General		
15-A	Scattered Tree			0	no	0.200	0.031	0.019	0.910		0.005	General		
16-A	Scattered Tree			0	no	0.200	0.031	0.022	0.910		0.006	General		

Info	Information provided by or on behalf of the applicant in a GIS file					Information calculated by EnSym						
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Modelled Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
1-A	Scattered Tree			1	no	0.200	0.070	0.063	0.450		0.014	General
2-A	Scattered Tree			1	no	0.200	0.070	0.046	0.450		0.010	General
3-A	Scattered Tree			1	no	0.200	0.070	0.049	0.450		0.011	General
4-A	Scattered Tree			1	no	0.200	0.070	0.068	0.451		0.015	General
5-A	Scattered Tree			1	no	0.200	0.070	0.068	0.523		0.016	General

Date of issue: 01/12/2022 Time of issue: 2:45 pm

Project ID featureclass_144833

Assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent including past and proposed	0.387 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.387 ha
No. Large trees proposed to be removed	5
Location category of proposed removal	Location 1 The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map), sensitive wetland or coastal area. Removal of less than 0.5 hectares in this location will not have a significant impact on any habitat for a rare or threatened species

Offset requirements if a permit is granted

Any approval granted will include a condition to obtain an offset that meets the following requirements:

General offset amount ¹	0.090 general habitat units
Vicinity	East Gippsland Catchment Management Authority (CMA) or East Gippsland Shire Council
Minimum strategic biodiversity value score ²	0.443
Large trees	5 large trees

Figure 3: Extracts from the Native Vegetation Removal Report showing the summary of the native vegetation, confirmation that it can be an intermediate pathway assessment & GHU

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Photographs of the trees proposed to be removed are provided at Figures 4-12. The specific tree is indicated with a yellow arrow in the photo. Its location in the context of the intersection works plan is also indicated with a yellow arrow on the image inset with each photo.



Figure 4: Photo taken on 30/11/2022 of a tree with circumference at DBH of 408cm that is proposed to be removed, with its location shown on the inset plan

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Figure 5: Photo taken on 30/11/2022 of a tree with circumference at DBH of 439cm that is proposed to be removed, with its location shown on the inset plan

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Figure 6: Photo taken on 30/11/2022 of a dead tree with circumference at DBH of 157cm that is proposed to be removed, with its location shown on the inset plan

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Figure 7: Photo taken on 30/11/2022 of 2 biturcated trees with circumferences at DBH of 157cm & 125cm that are proposed to be removed, with their locations shown on the inset plan

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Figure 8: Photo taken on 30/11/2022 of 2 trees with circumferences at DBH of 376cm and 157cm (bifurcated) that are proposed to be removed, with their locations shown on the inset plan

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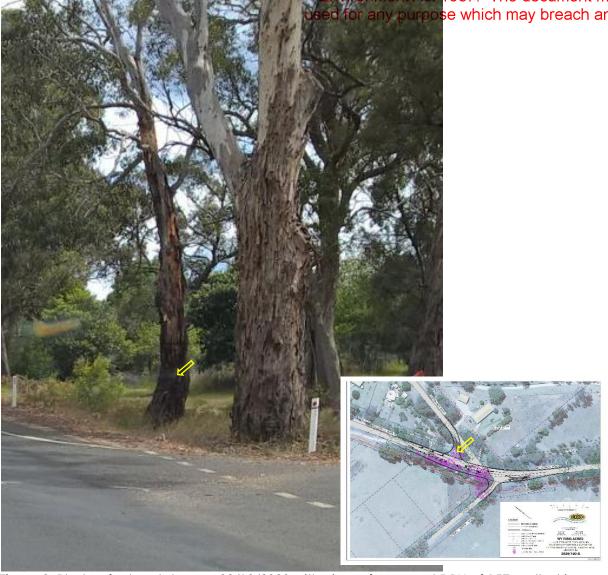


Figure 9: Photo of a tree taken on 22/10/2020 with circumference at DBH of 157cm that is proposed to be removed, with its location shown on the inset plan

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Figure 10: Photo of 2 trees with circumferences at DBH of 220cm & 124cm that are proposed to be removed, with their locations shown on the inset plan

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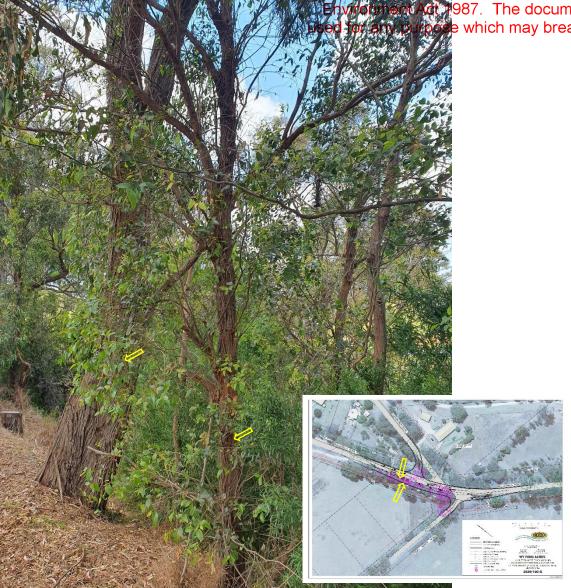
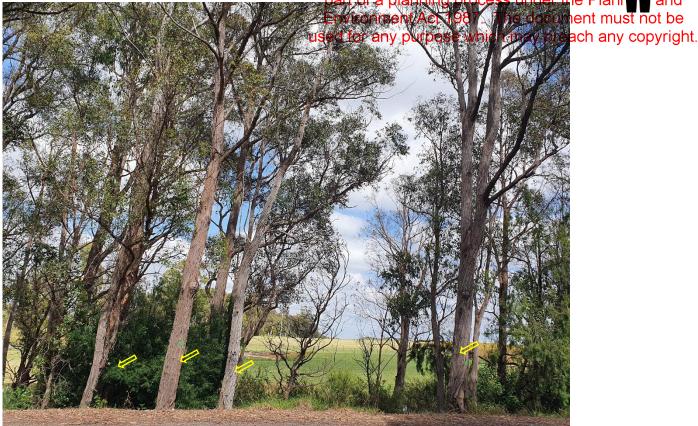


Figure 11: Photo of 2 bifurcated trees with circumferences at DBH of 93cm & 31cm that are proposed to be removed, with their location shown on the inset plan

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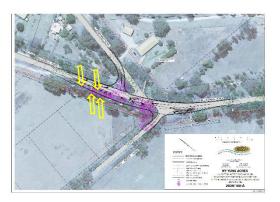


Figure 12: Photo of 4 trees with circumferences at DBH of 62cm, 62cm, 62cm & 94cm that are proposed to be removed, with their locations shown on the inset plan below the photo

The following documents have been enclosed with this correspondence to assist Council in deciding whether or not to grant a planning permit for the proposed native vegetation removal:

- A Feature and Level Survey of the intersection of Bullumwaal, Clifton West and Hodges Estate Roads;
- A Native Vegetation Removal Report prepared using the NVIM online tool;
- A Vegetation Removal Plan for endorsement under any permit granted; and,
- A copy of the credit offset payment quotation received from Veglink. It is anticipated that evidence of the offset credit purchase will be required through a condition of any planning permit granted.

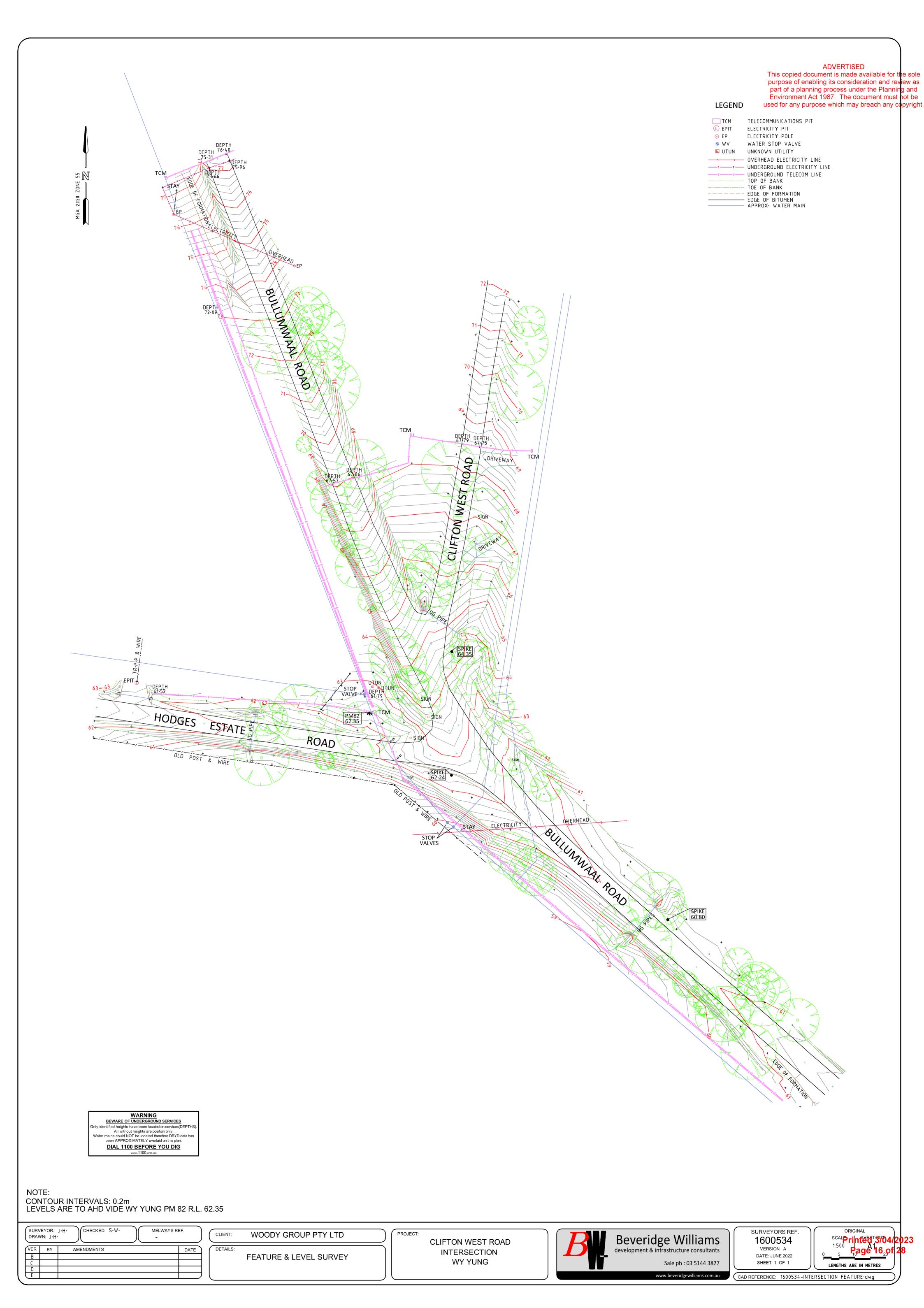
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purpose of enabling its consideration and page was part of a planning process under the Plann and Payment of Council's fee will be made shortly after lodgement of the application document must not be If you require any further information before making a decision, please do not hesitate to call me on 03 5144 3877. to call me on 03 5144 3877.

Yours faithfully,

CHRIS CURNOW Principal Planner

BEVERIDGE WILLIAMS & CO PTY LTD



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Our reference: VLQ-8761-B

Your reference: Bullumwaal & Clifton West Roads, Wy Yung

5 December 2022

Chris Curnow
Beveridge Williams
curnowc@bevwill.com.au

Dear Chris

RE: Quotation for the supply of native vegetation credits

Vegetation Link is an accredited offset provider with the Department of Environment, Land, Water & Planning (DELWP). We offer a specialised brokerage service to enable permit holders and developers to identify suitable native vegetation credits to meet their planning permit offset requirements.

Based on the information you have provided, I understand you require the following native vegetation offset:

Offset type	Vicinity	General habitat units (GHU)	Min. strategic biodiversity value (SBV)	Large trees
General	East Gippsland CMA or LGA	0.090	0.443	5

To meet your offset requirements, you can purchase native vegetation credits from a third party as per the option quoted below¹. This quotation is valid for 14 days, subject to credit availability and landholder pricing.

CTA pathway – offset site located in the East Gippsland Shire area (approx. 4-6 week turnaround from acceptance of quote)								
Cost of native vegetation credits – invoiced by DELWP	\$11,280.00							
Transaction fees - invoiced by Vegetation Link	\$1,120.00							
Total (ex. GST)	\$12,400.00							
Total (inc. GST)	\$13,640.00							

If you would like to purchase credits, let us know that you accept the quote and return the attached **purchaser details form** by email. Upon receipt of the form, we will begin the trade process. Further details of the process for credit allocation is in the FAQ below.

Should you have any queries, please do not hesitate to contact us on 1300 VEG LINK (1300 834 546) or email offsets@vegetationlink.com.au.

Sincerely,

Tesha Mahoney

Biodiversity Offset Broker

¹ Note that the transaction fee includes DELWP NVOR transfer and allocation fees and a Vegetation Link fee

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FAQs

What is a third party offset?

A third party offset is an offset site owned by another landowner who manages and protects native vegetation on their land. Landowners who establish these offset sites are required to:

- Enter into a Landowner Agreement for the specified offset site. A landowner agreement is in perpetuity and is binding upon the current and future landowners of the site. It permanently restricts use of the site for many purposes.
- Implement a detailed 10-year Management Plan endorsed by the DELWP Native Vegetation Offset Register to manage and improve the biodiversity values of the site.

How is the price of native vegetation offset credit (GHUs, GBEUs etc.) determined?

Landowners who own offset sites set their own price for native vegetation credits. They determine the price based on numerous factors. This includes but not limited to site establishment, the cost to manage the site in perpetuity (e.g., maintain fencing, control pest species), foregone use cost, and administrative costs. Depending on how the site is registered, the credit fee may be paid to either DELWP or directly to the landowner.

Further information about the work some of our landowners are doing can be found on the Vegetation Link website.

What is the process after I accept the quote?

After you accept the quote and return the purchaser table, the following steps will be undertaken:

- We will set up a contract between the parties involved and send the contract out for signing by all parties.
- 2. Once the contract is signed by all parties, invoices will be issued for the fees listed in the quotation. We will send you two invoices, one for our transaction fee invoiced by Vegetation Link and one for the credit fee, usually to be paid to DELWP or the landowner. We recommend providing remittances for your payments.
- 3. Once payments are received, Vegetation Link will send you an allocated credit extract from the Native Vegetation Offset Register and your executed contract as evidence that you have purchased the offset.

How long will the process take? When will I get my credits?

Generally, the process from quote acceptance to having evidence of allocated credits takes between 2-6 weeks. This is dependent on a range of factors including the type of landholder agreement, contract types and organisational workflows. We work as quickly as possible to get your credits to you within this time period.

We note that you cannot remove vegetation until you have been given permission by the Responsible Authority (usually the council that has issued your permit).

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What happens if I don't have a permit yet?

When people are buying credits before a permit is issued, the following three options are most common:

- You can pay for the offsets before the planning permit is available, and then the
 offsets are allocated to the permit when it is available. This will incur an additional
 \$50 fee from DELWP. When considering this option, it is important to realise that
 your estimated offset requirements may be different than the actual permit
 requirements.
- You can wait for the planning permit to be approved first and then request a quote
 to meet the requirements in your permit. Should credits be available, you can then
 start the offset purchase process. We then use the planning permit number for
 allocating the credits. Allocating credits to the permit is evidence that you have
 purchased your offset.
- You can request a quote to confirm availability and to get an idea of the cost of
 offsetting before you apply for a permit. Once you receive the planning permit you
 can request an updated quote. It is at this point that you can then go through the
 offset purchase process.

We cannot guarantee credit availability until a) contracts are executed, or b) credits have been held via a pending trade lodged with DELWP Native Vegetation Offset Register.

We cannot guarantee price until a) a quote has been accepted within 14 days, and b) a Credit Trading Agreement is signed within 21 days, and c) the invoice for the credits is paid within 28 days of the date the invoice is issued.

If I sign the contract, does that mean I MUST pay for the credits?

Yes, you have entered into a contract agreeing to pay for the offset credits therein and are required to pay for those credits. The credits must be paid for within 28 days of the date of the invoice.

Can you hold the credits for me, as I want to pay later?

We are unable to hold credits for later payment. Please also see 'What happens if I don't have a permit yet?' above.

For further information, see <u>our website</u>, the <u>DELWP website</u> or call us any time on 1300 834 546.

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This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report **is not an assessment by DELWP** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Date of issue: 01/12/2022 Report ID: GEN_2022_219

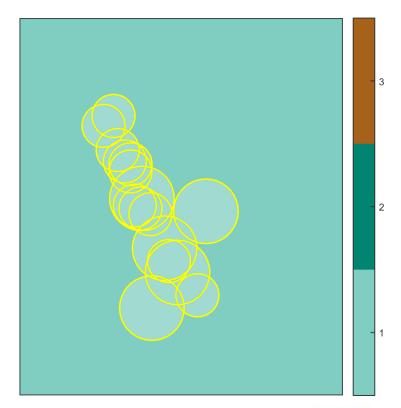
Time of issue: 2:45 pm

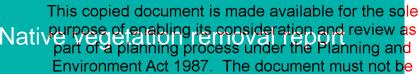
Project ID	featureclass_144833	
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Assessment pathway

Assessment pathway	Intermediate Assessment Pathway						
Extent including past and proposed	0.387 ha						
Extent of past removal	0.000 ha						
Extent of proposed removal	0.387 ha						
No. Large trees proposed to be removed	5						
Location category of proposed removal	Location 1 The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map), sensitive wetland or coastal area. Removal of less than 0.5 hectares in this location will not have a significant impact on any habitat for a rare or threatened species						

1. Location map





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Offset requirements if a permit is granted

Any approval granted will include a condition to obtain an offset that meets the following requirements:

General offset amount ¹	0.090 general habitat units
Vicinity	East Gippsland Catchment Management Authority (CMA) or East Gippsland Shire Council
Minimum strategic biodiversity value score ²	0.443
Large trees	5 large trees

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

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species mapped at the site.

Appendix 3 includes maps showing native vegetation to be removed and extracts of relevant species habitat importance maps

¹ The general offset amount required is the sum of all general habitat units in Appendix 1.



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Next steps

Any proposal to remove native vegetation must meet the application requirements of the Intermediate Assessment Pathway and it will be assessed under the Intermediate Assessment Pathway.

If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. Council will refer your application to DELWP for assessment, as required. **This report is not a referral assessment by DELWP.**

This *Native vegetation removal report* must be submitted with your application for a permit to remove, destroy or lop native vegetation.

Refer to the *Guidelines for the removal, destruction or lopping of native* vegetation (the Guidelines) for a full list of application requirements This report provides information that meets the following application requirements:

- The assessment pathway and reason for the assessment pathway
- A description of the native vegetation to be removed (met unless you wish to include a site assessment)
- Maps showing the native vegetation and property
- The offset requirements determined in accordance with section 5 of the Guidelines that apply if approval is granted to remove native vegetation.

Additional application requirements must be met including:

- Topographical and land information
- Recent dated photographs
- Details of past native vegetation removal
- An avoid and minimise statement
- A copy of any Property Vegetation Plan that applies
- A defendable space statement as applicable
- A statement about the Native Vegetation Precinct Plan as applicable
- An offset statement that explains that an offset has been identified and how it will be secured.

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Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.

For more information contact the DELWP Customer Service Centre 136 186

www.delwp.vic.gov.au

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes or that a permit to remove native vegetation will be granted.

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

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Appendix 1: Description of native vegetation to be removed

All zones require a general offset, the general habitat units each zone is calculated by the following equation in accordance with the Guidelines:

General habitat units = extent x condition x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The general offset amount required is the sum of all general habitat units per zone.

Native vegetation to be removed

Info	ormation prov	vided by or on	behalf of the appl	icant in a	GIS file	Information calculated by EnSym						
Zone	Туре	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Modelled Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
6-A	Scattered Tree			0	no	0.200	0.031	0.016	0.450		0.003	General
7-A	Scattered Tree			0	no	0.200	0.031	0.000			0.000	
8-A	Scattered Tree			0	no	0.200	0.031	0.000	0.450		0.000	General
9-A	Scattered Tree			0	no	0.200	0.031	0.000			0.000	
10-A	Scattered Tree			0	no	0.200	0.031	0.000			0.000	
11-A	Scattered Tree			0	no	0.200	0.031	0.002	0.855		0.001	General
12-A	Scattered Tree			0	no	0.200	0.031	0.007	0.910		0.002	General
13-A	Scattered Tree			0	no	0.200	0.031	0.009	0.910		0.002	General
14-A	Scattered Tree			0	no	0.200	0.031	0.018	0.910		0.005	General
15-A	Scattered Tree			0	no	0.200	0.031	0.019	0.910		0.005	General
16-A	Scattered Tree			0	no	0.200	0.031	0.022	0.910		0.006	General

Printed 3/04/2023 Page 23 of 28

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Information provided by or on behalf of the applicant in a GIS file							Information calculated by Ensym 1987. The document must not be used for any purpose which may breach any copyright							
Zone	Туре	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Modelled Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type		
1-A	Scattered Tree			1	no	0.200	0.070	0.063	0.450		0.014	General		
2-A	Scattered Tree			1	no	0.200	0.070	0.046	0.450		0.010	General		
3-A	Scattered Tree			1	no	0.200	0.070	0.049	0.450		0.011	General		
4-A	Scattered Tree			1	no	0.200	0.070	0.068	0.451		0.015	General		
5-A	Scattered Tree			1	no	0.200	0.070	0.068	0.523		0.016	General		

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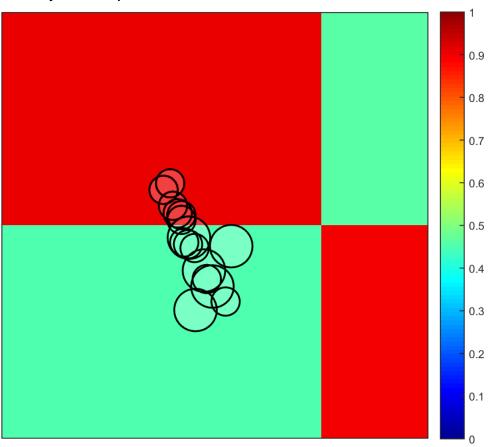
Appendix 2: Information about impacts to rare or threatened species' habitated for any entire may breach any copyright.

This is not applicable in the Intermediate Assessment Pathway.

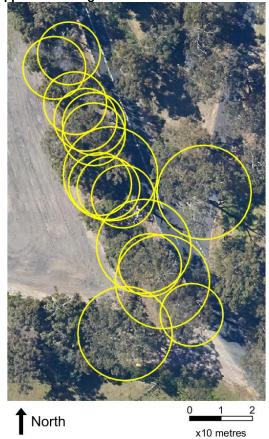
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Appendix 3 – Images of mapped native vegetation The document must not be used for any purpose which may breach any copyright.

2. Strategic biodiversity values map

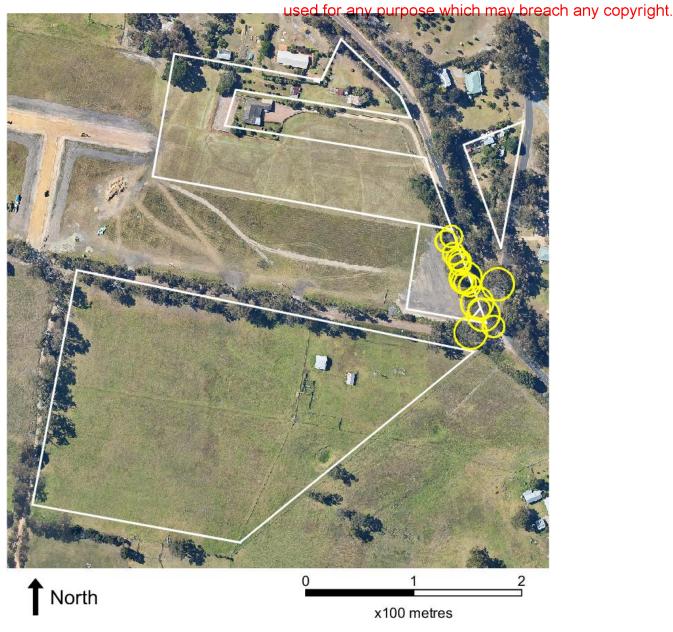


3. Aerial photograph showing mapped native vegetation



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4. Map of the property in context



Yellow boundaries denote areas of proposed native vegetation removal.

