



Application for a **Planning Permit**

i Privacy Statement

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Central Goldfields Shire Council (CGSC) cannot publish your personal information (apart from the relevant address) on its internet site unless you consent to this. Do you consent to your personal information (such as your name and contact details) being made available to members of the public?

No.

Yes. (Name only?)

i Questions marked with must be completed.

More information about the planning permit application process is found [here](#).

Please submit your application to planning@cgoldshire.vic.gov.au.

Application type

Is this a [VicSmart](#) application?

No

Yes. Please specify which classes:

Pre-application meeting

Has there been a pre-application meeting with a Council planning officer?

No

Yes. Name and date:

Applicant details

Name: Saurya Shrestha

Organisation (if applicable): Central Goldfields Shire Council

Address: 12-22 Nolan Street, Maryborough, VIC 3465

Phone number: 0458491336

Email: 0458491336

Preferred contact (if different to applicant):

Name:

Organisation (if applicable):

Address:

Phone number:

Email:

Land details

Address:

154 LEVIATHAN ROAD MARYBOROUGH

Formal land description:

Lot: on Lodged Plan/Title Plan/Plan of Subdivision:

OR

Crown Allotment: Section:

Parish/Township of:

Land owner: Crown land managed by Central Goldfields Shire Council

Current land use and development description:

Aerodrome

Proposal

Description of the use, development or other matter proposed:

Retrospective vegetation removal permit. Have already been in contact with DEECA who have asked Council to lodge a planning permit to put conditions to do offsets and stabilise the disturbed area.

Estimated cost of development (if applicable):

Applicant declaration



I declare that all the information in this application is true and correct. My neighbour or other interested owner (if not myself) has been notified of the permit application.

Signature:

Date: 15.10.2025

Application checklist

- ✓ Correctly filled and signed planning permit application form.

Full and current copy of title documents: Register Search Statement, Title Plan and any restrictive covenants (generated within 3 months) – can be purchased from [Landata](#).

Plans drawn to scale and dimensioned which show:

- Site shape, size, dimensions and orientation.
- The siting and use of existing and proposed buildings.
- Adjacent buildings and uses.
- The building form and scale.
- Setbacks to property boundaries.

Information required by the planning scheme.

Native Vegetation Removal Report

NVRR ID: 313_20240206_A37

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

Report details

Date created: 06/02/2024

Local Government Area: CENTRAL GOLDFIELDS SHIRE

Registered Aboriginal Party: Dja Dja Wurrung

Coordinates: 143.70945, -37.03670

Address:

201 LEVIATHAN ROAD MARYBOROUGH 3465

1/154 LEVIATHAN ROAD MARYBOROUGH 3465

Regulator Notes

Removal polygons are located:

- On Crown Land

Summary of native vegetation to be removed

Assessment pathway	Basic Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.494	<i>Extent of past removal (ha)</i>	<i>0</i>
		<i>Extent of proposed removal - Patches (ha)</i>	<i>0.494</i>
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	<i>0.000</i>
No. Large Trees proposed to be removed	0	<i>No. Large Patch Trees</i>	<i>0</i>
		<i>No. Large Scattered Trees</i>	<i>0</i>
No. Small Scattered Trees	0		

Offset requirements if approval is granted

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

General Offset amount ¹	0.215 General Habitat Units
Minimum strategic biodiversity value score ²	0.553
Large Trees	0
Vicinity	North Central CMA or CENTRAL GOLDFIELDS SHIRE LGA

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

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

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

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required. Page 2



Application requirements

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

Application Requirement 1 - Native vegetation removal information

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

Application Requirement 2 - Topographical and land information

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

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

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

Application Requirement 4 - Past removal

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

Application Requirement 5 - Avoid and minimise statement

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


Application Requirement 6 - Property Vegetation Plan

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

Application Requirement 7 - Defendable space statement

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

- Describes the bushfire threat; and

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

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

Application Requirement 8 - Native Vegetation Precinct Plan

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

Does an NVPP apply to the proposal?

Application Requirement 9 - Offset statement

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



Next steps

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

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

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

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

Application Requirement 6 - Property Vegetation Plan

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

Appendix 1: Description of native vegetation to be removed

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

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	Gold0175	Vulnerable	-	0.343	0.494	0.494	0.691	0.215

Appendix 2: Images of mapped native vegetation

1. Property in context



- Proposed Removal
- Property Boundaries

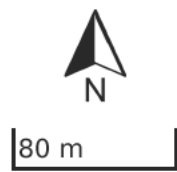


250 m

2. Aerial photograph showing mapped native vegetation



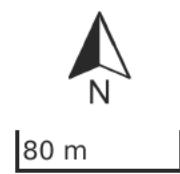
□ Proposed Removal



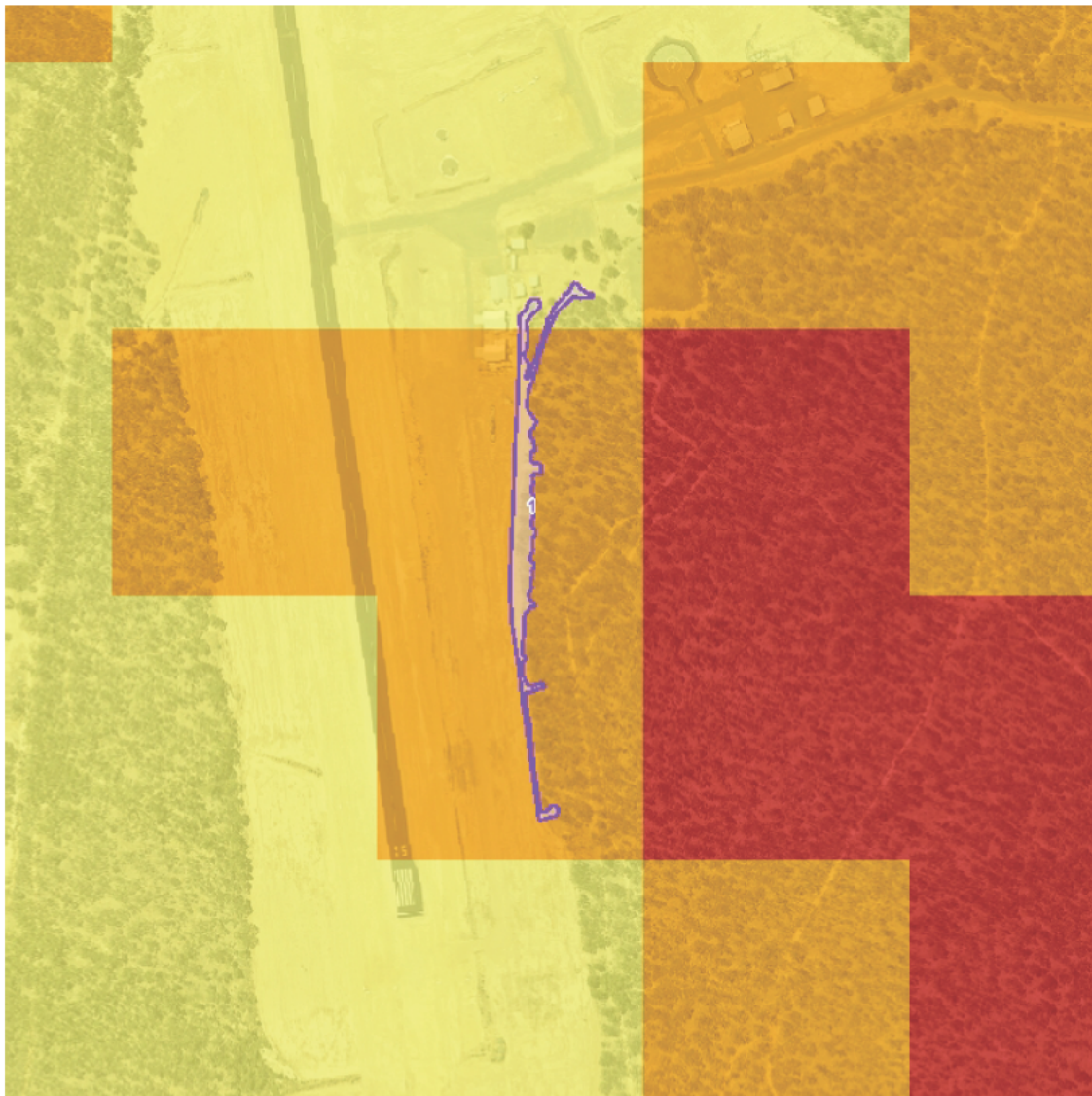
3. Location Risk Map



- Proposed Removal
- Location 1
- Location 2
- Location 3

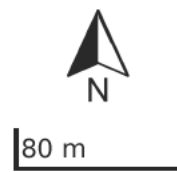


4. Strategic Biodiversity Value Score Map



Proposed Removal

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

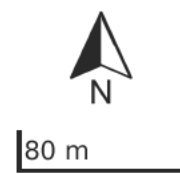


5. Condition Score Map



Proposed Removal

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



6. Endangered EVCs

Not Applicable

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Aerial photograph showing mapped native vegetation



□ Proposed Removal



80 m

Council proposes to clear vegetation along the fence line for a total length of approximately 210 metres to provide compliant approach clear zones and to construct a drainage swale to divert stormwater runoff away from the aerodrome and associated buildings.

The proposed drainage varies between approximately 3 to 5 metres in width, with depths ranging from 0.5 metres to 2.1 metres below natural ground level. Native vegetation will be removed to facilitate these works. Council will minimise the extent of vegetation removal where practicable and will purchase the required native vegetation offsets in accordance with regulatory requirements to compensate for the loss.

The nearby buildings are privately leased as aircraft hangars. The closest building is located approximately 13 metres from the proposed drainage works.

All works will be carried out by Council staff using Council plant and equipment.

52.17-2 Application requirements

An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines.

Council opts to choose point 3 of the guidelines "Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation."