VICTORIAN PLANNING AUTHORITY

SEPTEMBER 2025

PUBLIC

BALLARAT NORTH PRECINCT

NATIVE VEGETATION PRECINCT PLAN

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Ballarat North Precinct
Native Vegetation Precinct Plan

Victorian Planning Authority

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REV	DATE	DETAILS
A	11/07/2025	DRAFT

	Name	date	signature
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Approved by:	Rod van der Ree	11/07/2025	

1 INTRODUCTION

To inform the Ballarat North Precinct Structure Plan (PSP), and subsequent Native Vegetation Precinct Plan (NVPP), WSP Australia Pty Ltd (WSP) was commissioned by the Victorian Planning Authority (VPA) to prepare a Biodiversity Assessment Report (BAR) (WSP, 2024).– The BAR will primarily allow for residential development, supplemented by non-residential components to support a new community.

The PSP is split into two areas, the 'Core Area' and the 'Expanded Area'. Given that only the Core Area was initially assessed by Council, the Minister for Planning required the BAR to assess precinct in terms of both potential areas. Further to this assessment, it has been decided that precinct planning is to progress for the Core area only. The area to which the precinct applies is shown in section 8.1.

This Ballarat North Precinct (BNP) Native Vegetation Precinct Plan is to be listed under the Schedule to Clause 52.16 of the City of Ballarat Planning Scheme under the *Planning and Environment Act 1987* (P&E Act). This NVPP includes the information required under Section 10 of *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) (Guidelines).

As per the Guidelines, an NVPP prepared for incorporation into the planning scheme must:

- specify the **purpose** and objectives of the plan
- specify the **area** to which the NVPP applies
- map and describe the native vegetation that can be **removed**, destroyed or lopped
- map and describe the native vegetation to be **retained**
- set out the **offset requirement**, determined in accordance with the Guidelines, for native vegetation that can be removed, destroyed or lopped
- specify **management** responsibilities and actions for native vegetation to be retained, and
- provide an **offset statement** that includes evidence that an offset that meets offset requirements for the removal of native vegetation is available and explains how it will be secured in accordance with the Guidelines if the NVPP is incorporated. This statement must also include procedures for how the offset will be secured if the responsibility is divided amongst multiple properties or parties.

The Guidelines also state that an NVPP must include mechanisms for tracking the removal of native vegetation and corresponding securing of offsets, to ensure that this occurs in accordance with the NVPP. The removal, destruction or lopping of native vegetation recommended in this NVPP, does not require a planning permit provided conditions and requirements specified herein are met.

If native vegetation is proposed to be removed, destroyed or lopped, which are not in accordance with this NVPP, a planning permit to remove native vegetation is required under Clause 52.16 of the City of Ballarat Planning Scheme. In this circumstance, an application for a permit must comply with the application requirements specified in the Guidelines.

An application to remove native vegetation not in accordance with this incorporated NVPP must be supported by current site information, as per *Assessor's handbook – applications to remove, destroy or lop native vegetation* (DELWP, 2018) (Assessor's handbook). For the purpose of this document, the term 'remove native vegetation' includes to destroy and to lop native vegetation.

1.1 PURPOSE OF THE NVPP

The purpose of the BNP NVPP is to inform decisions about the future development of the precinct area.

It is understood that future land uses at the BNP PSP will be designed to support both residential, industrial and employment opportunities. This NVPP will address relevant landscape and vegetative considerations including:

- Applying a holistic, landscape wide approach to retention and removal of native vegetation, within the BNP NVPP area, as identified on NVPP Map 1 (Section 8.1).
- Specify the native vegetation to be protected and the native vegetation that can be removed, destroyed or lopped.
- Ensure that areas set aside to protect native vegetation are managed to conserve ecological values in accordance with the BNP Precinct Structure Plan.
- Set out the works or other necessary actions required to offset the removal, destruction or lopping of native vegetation.
- Streamline the planning approvals process through a Precinct wide landscape approach to native vegetation protection and management.

1.1.1 ENVIRONMENTAL PROTECTION AND BIODIVERSITY ACT 1999.

This NVPP does not cover retention or removal of ecological values qualifying as Matters of National Environmental Significance listed under the *Environmental Protection and Biodiversity Act 1999* (EPBC Act), or any required offsets for clearance or impacts to such matters for development within the precinct under the EPBC Act.

1.1.2 FIRST PARTY OFFSETS

This NVPP does not detail creation of first party offsets – offsets achieved by landowners or proponents on land where there is vegetation clearance. There is considered potential for the creation of first party offsets within areas to be retained. The possible creation of first party offsets is to be investigated by proponents of development - see https://www.environment.vic.gov.au/__data/assets/pdf_file/0029/329456/First-party-offset-guide.pdf.

1.2 VEGETATION PROTECTION OBJECTIVES TO BE ACHIEVED

The objectives of the BNP NVPP are to:

- Ensure there is no net loss to biodiversity as a result of the approved removal, destruction or lopping of native vegetation. This is achieved by applying the three-step approach in accordance with Clause 12.01-2 Native vegetation management of the P&E Act, Clause 52.16 and the Guidelines.
- Apply a landscape approach to the management of native vegetation within the NVPP area, in accordance with Clause 12.01-1 of the P&E Act regarding protection of biodiversity.
- Manage native vegetation to be retained in accordance with obligations under the *Catchment and Land Protection Act 1994*.
- Ensure that areas set aside to protect native vegetation are managed to conserve biodiversity and other values in accordance with the BNP Precinct Structure Plan.

2 AREA TO WHICH NVPP APPLIES

The BNP NVPP applies to land within the NVPP Area shown on Map 1 (Section 8.1). Table 2.1 identifies the properties included within the area to which this NVPP applies. Property ID numbers in Map 2 (Section 8.2) correspond to those listed in Table 2.1.

The BNP is approximately 563.5 ha in area and located 4.5 km northwest of Ballarat CBD. The precinct is bounded by the Western Freeway to the south, Burrumbeet Creek and Miners Rest to the west, and semi-rural and agricultural lands to the north and east. The southern-central boundary skirts around a treatment plant. The Precinct is within the City of Ballarat, and within the Victorian Volcanic Plains bioregion located in the Glenelg Hopkins Catchment Management Area.

Table 2.1 Land included within the area to which this NVPP applies

#	PARCEL_PFI	PARCEL_SPI	ACCESSED	ADDRESS
37	52488437	1\PS419033	No Response	323 Cummins Road Miners Rest 3352
38	52488438	S2\PS419033	No Response	317 Cummins Road Miners Rest 3352
39	5321219	3\LP119240	No Response	309 Cummins Road Miners Rest 3352
40	45301741	42A\PP2542	Yes	299 Cummins Road Miners Rest 3352
41	45301268	43A\PP2542	Yes	62 Howe Street Miners Rest 3352
42	130092172	1\TP908367	Yes	171 Gillies Road Miners Rest 3352
43	130092176	2\TP908367	Yes	171 Gillies Road Miners Rest 3352
44	130092179	3\TP908367	Yes	171 Gillies Road Miners Rest 3352
45	45301646	R2\PP2542	Yes	Ballarat Town Common
46	5327350	1\PS331091	No Response	182 Gillies Road Mount Rowan 3352
47	123400761	RES1\PS519824	Yes	Gillies Road Mount Rowan 3352
48	52832085	1\TP19007	No Response	67 Cummins Road Mount Rowan 3352
49	45301743	35\PP2046	No Response	182 Gillies Road Mount Rowan 3352
50	427617291	2100\PP2046	No Response	Unidentified Road
51	129385986	2\PS622085	Yes	64 Sims Road Mount Rowan 3352
52	129385978	1\PS622085	Yes	134 Gillies Road Mount Rowan 3352
53	5323761	1\LP98602	Yes	158 Olliers Road Mount Rowan 3352
54	100140897	2\PS503069	Yes	120 Gillies Road Mount Rowan 3352
55	100140889	1\PS503069	No Response	138 Olliers Road Mount Rowan 3352
56	5327330	1\LP143916	No Response	118 Olliers Road Mount Rowan 3352
57	5327331	2\LP143916	No Response	112 Olliers Road Mount Rowan 3352
58	45302623	1\TP832588	Yes	88 Olliers Road Mount Rowan 3352
59	126743548	1\TP962488	No Response	74 Olliers Road Mount Rowan 3352
60	45302624	2\TP832588	Yes	88 Olliers Road Mount Rowan 3352
61	126743557	1\TP960919	No Response	613 Midland Highway Mount Rowan 3352
62	45302595	1\TP682346	Yes	Gillies Road Mount Rowan 3352
63	45302596	2\TP682346	Yes	Gillies Road Mount Rowan 3352
64	53077831	5\TP682346	Yes	Gillies Road Mount Rowan 3352

#	PARCEL_PFI	PARCEL_SPI	ACCESSED	ADDRESS
65	53077834	4\TP682346	Yes	Gillies Road Mount Rowan 3352
66	53077835	7\TP749301	Yes	Gillies Road Mount Rowan 3352
67	45302604	1\TP749301	Yes	Gillies Road Mount Rowan 3352
68	45302609	B~25\PP2046	No Response	103 Olliers Road Mount Rowan 3352
69	45302610	25C\PP2046	No Response	18 Noble Court Mount Rowan 3352
70	45302614	1\TP551446	No Response	45 Olliers Road Mount Rowan 3352
71	100034643	5\TP805211	Yes	45 Olliers Road Mount Rowan 3352
72	100034646	4\TP805211	Yes	43 Olliers Road Mount Rowan 3352
73	100034649	3\TP805211	Yes	43 Olliers Road Mount Rowan 3352
74	100034627	2\TP805211	Yes	15 Olliers Road Mount Rowan 3352
75	100034635	1\TP805211	Yes	15 Olliers Road Mount Rowan 3352
76	45302601	H~26\PP2046	Yes	Gillies Road Mount Rowan 3352
77	45302600	G~26\PP2046	No Response	44 Gillies Road Mount Rowan 3352
78	45302599	3\TP682346	Yes	Gillies Road Mount Rowan 3352
79	53077832	6\TP682346	Yes	Gillies Road Mount Rowan 3352
80	53077833	5\TP749301	Yes	Gillies Road Mount Rowan 3352
81	45302605	3\TP749301	Yes	Gillies Road Mount Rowan 3352
82	45302602	7\TP682346	Yes	Gillies Road Mount Rowan 3352
83	45302603	6\TP749301	Yes	Gillies Road Mount Rowan 3352
84	45302606	2\TP749301	Yes	Gillies Road Mount Rowan 3352
85	53077830	4\TP749301	Yes	Gillies Road Mount Rowan 3352
86	5327328	1\LP115325	Yes	28 Noble Court Mount Rowan 3352
87	5327329	2\LP115325	No Response	Noble Court Mount Rowan 3352
88	5327327	1\TP832150	No Response	Gillies Road Mount Rowan 3352
89	5327368	1\TP846572	Yes	Gillies Road Mount Rowan 3352
90	45302590	3\TP846568	Yes	Noble Court Mount Rowan 3352
91	52934449	2047\PP2046	Yes	Noble Court Mount Rowan 3352
92	45302591	1\TP846568	Yes	Noble Court Mount Rowan 3352
93	45302592	A~18\PP2046	Yes	Noble Court Mount Rowan 3352
94	45302607	4\TP846568	Yes	Noble Court Mount Rowan 3352
95	45302608	5\TP846568	Yes	Noble Court Mount Rowan 3352
96	5327355	1\TP854190	Yes	Noble Court Mount Rowan 3352
97	52542561	1\TP10145	Yes	15 Olliers Road Mount Rowan 3352
98	5327366	1\TP940287	Yes	Gillies Road Mount Rowan 3352
99	45302612	F~17\PP2046	Yes	Noble Court Mount Rowan 3352
100	5327367	8\TP846568	Yes	Noble Court Mount Rowan 3352
101	45302593	2\TP846568	Yes	Noble Court Mount Rowan 3352
102	5327365	9\TP846568	Yes	Noble Court Mount Rowan 3352

#	PARCEL_PFI	PARCEL_SPI	ACCESSED	ADDRESS
103	5327363	7\TP846568	Yes	Noble Court Mount Rowan 3352
104	5327364	6\TP846568	Yes	Noble Court Mount Rowan 3352

2.1 BACKGROUND

2.1.1 ECOLOGICAL VALUES

The study area is, in general, predominantly modified from its likely pre-European settlement condition. Prior to colonial settlement the study area would have been a diverse mosaic of native grassland and grassy woodland. The study area now is predominantly agricultural land being exotic grassland, small remnant patches of native vegetation along watercourses and roadsides, and the occasional scattered tree along property boundaries.

There are approximately 26.6 ha of patches of remnant native vegetation identified across the study area. In addition to this, there are 25.72 hectares of Current Wetland (DELWP, 2013) modelled across the study area. This native vegetation is primarily attributed to six Ecological Vegetation Classes (EVCs). Overall, 90 canopy trees occur within the study area, of these, 84 are Scattered trees, including 53 qualifying as large as per the most appropriate EVC benchmark. The remaining 6 Large canopy trees occurred within patches.

FLORA

THREATENED FLORA SPECIES

Target flora species, including Spiny Rice-flower *Pimelea* spinescens ssp. *spinescens,* Button Wrinklewort *Rutidosis leptorhynchoides,* Large-headed Fireweed *Senecio macrocephalus* or Matted Flax-lily *Dianella amoena* were not observed within the study area. Victorian Biodiversity Atlas (VBA) records (DEECA, 2024) of Stiff Groundsel *Senecio behrianus* – EPBC Act Endangered, report the species as present on property 2 but none were not observed in this study. River Swamp Wallaby-grass *Amphibromus fluitans* – EPBC Act Vulnerable, was observed on property 43. No other EPBC Act listed flora species were observed.

During targeted surveys, one FFG Act listed threatened flora species was observed, Floodplain Fireweed *Senecio campylocarpus* – FFG Act endangered, in addition, Stiff Groundsel *Senecio behrianus* – FFG Act critically endangered, was considered present, and four Protected flora species were observed.

THREATENED ECOLOGICAL COMMUNITIES

One EPBC Act listed Threatened Ecological Community (TEC) was confirmed as present during the assessment.

Overall, 15.889 ha of *'Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains'* – SHW, was identified across 7 seasonally wet depressions supporting native vegetation.

FAUNA

No Golden Sun Moth *Synemon plana*, Growling Grass Frog *Litoria raniformis* or Striped Legless Lizard *Delma impar* were recorded during targeted survey.

Based on the results of targeted surveys, Growling Grass Frog is considered unlikely to currently occur within the study area. However, the creeks and associated wetlands are connected, with known habitat located 8.6 km upstream via the Burrumbeet Creek and Slattery Creek in Creswick State Forest. It is reasonable to assume that under the right conditions (e.g. high rainfall/flooding) this species would be likely to utilise aquatic riparian habitat across the study area whilst dispersing throughout the landscape.

Two threatened fauna species were recorded opportunistically being, Hardhead *Aythya australis* (listed as vulnerable under the FFG Act) and Tussock Skink *Pseudemoia pagenstecheri* (listed as endangered under the FFG Act).

Platypus *Ornithorhynchus anatinus* – listed as vulnerable under the FFG Act, has been recorded ~ 11 km northwest of the study area from the 1970s - 1980s. This species has subsequently been assumed to have a moderate likelihood of occurrence in areas of suitable habitat. Suitable habitat comprises wooded vegetation along watercourses within the study area.

Targeted survey for Migratory, Marine and threatened wetland bird species were not undertaken, however, potential habitat for migratory, and marine birds was returned in the desktop VBA & PMST (Protected Matters Search Tool) queries. Suitable habitat available within the study area exists in the form of larger wetlands and farm style dams, with fringing aquatic shallow and deep marsh vegetation, including those on properties 40, 41 & 45, and potentially 43 and 44 in the absence of grazing.

3 NATIVE VEGETATION TO BE REMOVED

3.1 ASSESSMENT PATHWAY

The assessment pathway for native vegetation that can be removed is described in the *Native vegetation removal report* attached at Appendix A and Table 3.1.

Table 3.1 Assessment pathway – native vegetation removal

Assessment pathway	**Detailed Assessment Pathway**		
Location category	Location 2 The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. 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) *Includes endangered EVCs (ha): 2.34*	**2.368**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.658*
		Extent of proposed removal - Scattered Trees (ha)	*1.710*
No. Large Trees proposed to be removed	**35**	*No. Large Patch Trees*	*6*
		No. Large Scattered Trees	*29*

Source: NVR report - NVRR ID: 302_20250709_XAB - 09/07/2025 - Appendix A

3.2 DESCRIPTION OF NATIVE VEGETATION TO BE REMOVED

All native vegetation outside of retention areas is identified as potentially removed. Native vegetation identified for potential removal occur in small and fragmented patches of Aquatic Herbland EVC 653, Plains Grassy Wetland EVC 125, Plains Grassy Woodland EVC 55_61 and Plains Swampy Woodland EVC 651, and are primarily associated with Burrumbeet Creek. A total of 0.658 ha is slated for removal over 28 patches. A summaries of native vegetation patches and scattered trees for removal is provided in Table 3.2 and Table 3.5 below, and detailed in Table 3.4 Table 3.5.

The following native vegetation can be removed, destroyed or lopped without a planning permit, subject to the requirements and conditions set out in this NVPP:

— Native vegetation described in section 3, and shown in Map 2 (Section 8.2).

— Native vegetation that does not qualify as a patch of native vegetation or a scattered tree.

Table 3.2 Summary of native vegetation identified for removal.

EVC	STATUS	AREA (HA)	PATCHES
Aquatic Herbland EVC 653	Endangered	0.118	3
Plains Grassy Wetland EVC 125	Endangered	0.307	10
Plains Grassy Woodland EVC 55_61	Endangered	0.166	12
Plains Swampy Woodland EVC 651	Endangered	0.039	1

EVC	STATUS	AREA (HA)	PATCHES
Tall Marsh EVC 821	Vulnerable	0.028	2
Totals		0.658	28

Key:

EVC = Ecological Vegetation Class

Ha = Hectares

Table 3.3 Summary of scattered trees for removal within developable land across the BNP

SPECIES NAME	COMMON NAME	LARGE	SMALL	TOTAL
Eucalyptus camaldulensis	River Red-gum	19	7	26
Eucalyptus leucoxylon	Yellow Gum	1		1
Eucalyptus ovata	Swamp Gum	5		5
Eucalyptus radiata s.l.	Narrow-leaf Peppermint	1		1
Eucalyptus spp.	Eucalypt	3		3
Totals		29	7	36

Table 3.4 Native vegetation patches to be removed within developable areas of the BNP

PROPERTY REFERENCE	SITE_ID	ZONE_ID	EVC	BCS	SITE CONDITION SCORE	STANDARDIS	LANDCAPE CONTEXT SCORE	VQA	LARGE TREE COUNT	PROPERTY DESCRIPTION	AREA
50	65	a	Plains Grassy Wetland 125	E	10	1.36	2	15.6	0	Unidentified Road	0.008
2	55	a	Plains Grassy Woodland 55 61	E	12	1	2	14	0	Burrumbeet Creek	0.013
74	36	a	Aquatic Herbland 653	E	27	1.36	2	38.72	0	15 Olliers Road Mount Rowan 3352	0.006
74	36	b	Aquatic Herbland 653	E	27	1.36	2	38.72	0	Noble Court Mount Rowan 3352	0.060
74	35	a	Tall Marsh 821	V	29	1.36	2	41.44	0	15 Olliers Road Mount Rowan 3352	0.024
74	35	b	Tall Marsh 821	V	29	1.36	2	41.44	0	15 Olliers Road Mount Rowan 3352	0.004
75	34	a	Aquatic Herbland 653	E	27	1.36	2	38.72	0	15 Olliers Road Mount Rowan 3352	0.052
0	33	a	Plains Grassy Woodland 55 61	E	8	1	2	10	0	Olliers Road	0.009
70	32	a	Plains Grassy Woodland 55 61	E	8	1	2	10	0	35 Noble Court Mount Rowan 3352	0.001
70	32	b	Plains Grassy Woodland 55 61	E	8	1	2	10	0	Noble Court Mount Rowan 3352	0.001
71	31	a	Plains Grassy Wetland 125	E	27	1.36	2	38.72	0	45 Olliers Road Mount Rowan 3352	0.165
71	31	b	Plains Grassy Wetland 125	E	27	1.36	2	38.72	0	35 Noble Court Mount Rowan 3352	0.001
71	31	c	Plains Grassy Wetland 125	E	27	1.36	2	38.72	0	45 Olliers Road Mount Rowan 3352	0.070
71	31	d	Plains Grassy Wetland 125	E	27	1.36	2	38.72	0	35 Noble Court Mount Rowan 3352	0.000
71	30	a	Plains Grassy Wetland 125	E	10	1.36	2	15.6	0	45 Olliers Road Mount Rowan 3352	0.013
71	30	b	Plains Grassy Wetland 125	E	10	1.36	2	15.6	0	43 Olliers Road Mount Rowan 3352	0.008
71	30	c	Plains Grassy Wetland 125	E	10	1.36	2	15.6	0	43 Olliers Road Mount Rowan 3352	0.008
72	29	a	Plains Grassy Wetland 125	E	10	1.36	2	15.6	0	43 Olliers Road Mount Rowan 3352	0.017
72	29	b	Plains Grassy Wetland 125	E	10	1.36	2	15.6	0	43 Olliers Road Mount Rowan 3352	0.017
96	28	a	Plains Grassy Woodland 55 61	E	8	1	2	10	0	Noble Court Mount Rowan 3352	0.015
50	21	a	Plains Grassy Woodland 55 61	E	8	1	2	10	0	Unidentified Road	0.007
62	18	a	Plains Grassy Woodland 55 61	E	7	1	2	9	0	Gilles Road	0.029
0	138	a	Plains Swampy Woodland 651	E	19	1	2	21	0	Burrumbeet Creek	0.039
0	130	a	Plains Grassy Woodland 55 61	E	12	1	2	14	0	Gilles Road	0.005
0	129	a	Plains Grassy Woodland 55 61	E	12	1	2	14	0	Gilles Road	0.002
0	128	a	Plains Grassy Woodland 55 61	E	12	1	2	14	0	Gilles Road	0.003
43	100	a	Plains Grassy Woodland 55 61	E	27	1	2	29	0	171 Gillies Road Miners Rest 3352	0.001
43	100	b	Plains Grassy Woodland 55 61	E	27	1	2	29	6	171 Gillies Road Miners Rest 3352	0.080

Key:

EVC = Ecological Vegetation Class

Ha = Hectares

BCS = Bioregional Conservation Significance

Table 3.5 Scattered trees to be removed within developable areas of the BNP

VPA_LOTNO	TREE NUMBER	SITE_ID	SPECIES NAME	COMMON NAME	DBH	SIZE CLASS	HABITAT	NOTES	PROPERTY DESCRIPITON	STATUS
43	103	103	*Eucalyptus camaldulensis*	River Red-gum	19	Small			171 Gillies Road Miners Rest 3352	Remove
51	20	20	*Eucalyptus camaldulensis*	River Red-gum	105	Large		Multi-stemmed, 22, 13, 7, 3, 6, 105	64 Sims Road Mount Rowan 3352	Remove
51	21	21	*Eucalyptus camaldulensis*	River Red-gum	27	Small		Multi-stemmed: 27, 16, 8, 21, 20, 7, 14	64 Sims Road Mount Rowan 3352	Remove
94	22	22	*Eucalyptus ovata*	Swamp Gum	92	Large			Noble Court Mount Rowan 3352	Remove
51	23	23	*Eucalyptus camaldulensis*	River Red-gum	149	Large	Small and medium Hollows		64 Sims Road Mount Rowan 3352	Remove
51	24	24	*Eucalyptus camaldulensis*	River Red-gum	109	Large		Multi-stemmed, 13, 21, 21, 14, 20, 21, 109	64 Sims Road Mount Rowan 3352	Remove
51	25	25	*Eucalyptus camaldulensis*	River Red-gum	101	Large		Multi-stemmed, 12, 8, 14,101	64 Sims Road Mount Rowan 3352	Remove
51	27	27	*Eucalyptus camaldulensis*	River Red-gum	118	Large			64 Sims Road Mount Rowan 3352	Remove
51	28	28	*Eucalyptus camaldulensis*	River Red-gum	58	Small		Multi-stemmed, 31, 25, 58	64 Sims Road Mount Rowan 3352	Remove
51	29	29	*Eucalyptus camaldulensis*	River Red-gum	92	Large			64 Sims Road Mount Rowan 3352	Remove
51	30	30	*Eucalyptus spp.*	Eucalypt	100	Large		Dead	64 Sims Road Mount Rowan 3352	Remove
51	31	31	*Eucalyptus camaldulensis*	River Red-gum	133	Large		Dead	64 Sims Road Mount Rowan 3352	Remove
51	34	34	*Eucalyptus camaldulensis*	River Red-gum	89	Large			64 Sims Road Mount Rowan 3352	Remove
51	35	35	*Eucalyptus spp.*	Eucalypt	100	Large		Dead	64 Sims Road Mount Rowan 3352	Remove
51	39	39	*Eucalyptus camaldulensis*	River Red-gum	110	Large			64 Sims Road Mount Rowan 3352	Remove
54	40	40	*Eucalyptus spp.*	Eucalypt	113	Large		Dead	120 Gillies Road Mount Rowan 3352	Remove
58	42	42	*Eucalyptus radiata s.l.*	Narrow-leaf Peppermint	108	Large			88 Olliers Road Mount Rowan 3352	Remove
51	62	62	*Eucalyptus camaldulensis*	River Red-gum	112	Large			64 Sims Road Mount Rowan 3352	Remove
50	64	64	*Eucalyptus camaldulensis*	River Red-gum	115	Large			unidentified road	Remove
50	33	33	*Eucalyptus leucoxylon*	Yellow Gum	113	Large			unidentified road	Remove
50	63	63	*Eucalyptus ovata*	Swamp Gum	110	Large			unidentified road	Remove
50	65	65	*Eucalyptus camaldulensis*	River Red-gum	100	Large			unidentified road	Remove
50	66	66	*Eucalyptus camaldulensis*	River Red-gum	120	Large	Medium Hollows		unidentified road	Remove
50	67	67	*Eucalyptus camaldulensis*	River Red-gum	109	Large	Medium Hollows		unidentified road	Remove
50	68	68	*Eucalyptus camaldulensis*	River Red-gum	85	Large	Medium Hollows		unidentified road	Remove
50	69	69	*Eucalyptus camaldulensis*	River Red-gum	70	Large		Dead	unidentified road	Remove
50	70	70	*Eucalyptus camaldulensis*	River Red-gum	85	Large	Medium Hollows		unidentified road	Remove
50	71	71	*Eucalyptus camaldulensis*	River Red-gum	105	Large			unidentified road	Remove
50	72	72	*Eucalyptus camaldulensis*	River Red-gum	11	Small			unidentified road	Remove
50	73	73	*Eucalyptus camaldulensis*	River Red-gum	16	Small			unidentified road	Remove

VPA_LOTNO	TREE NUMBER	SITE_ID	SPECIES NAME	COMMON NAME	DBH	SIZE CLASS	HABITAT	NOTES	PROPERTY DESCRIPITON	STATUS
50	74	74	*Eucalyptus camaldulensis*	River Red-gum	12	Small			unidentified road	Remove
50	75	75	*Eucalyptus camaldulensis*	River Red-gum	11	Small		Multi-stemmed, 11, 10	unidentified road	Remove
50	76	76	*Eucalyptus camaldulensis*	River Red-gum	90	Large	Medium Hollows		unidentified road	Remove
74	99	99	*Eucalyptus ovata*	Swamp Gum	86	Large	Small Hollows		15 Olliers Road Mount Rowan 3352	Remove
74	100	100	*Eucalyptus ovata*	Swamp Gum	82	Large			15 Olliers Road Mount Rowan 3352	Remove
74	101	101	*Eucalyptus ovata*	Swamp Gum	72	Large	Small Hollows		15 Olliers Road Mount Rowan 3352	Remove

Key:

DBH = Diameter at Breast Height

4 NATIVE VEGETATION OFFSETS

Offset requirements for native vegetation removed, are described in *Native vegetation removal report at* Appendix A, and Table 4.1 below.

Table 4.1 Total offset requirements for NVPP area

OFFSET DETAIL	REQUIREMENTS
General offset amount	**0.5690 General Habitat Units**
Vicinity	Glenelg Hopkins CMA or Ballarat City LGA
Minimum strategic biodiversity value score	0.3101
Large trees*	35 Large Trees to be protected in either the General, Species or combination across all habitat units protected
Species offset amount	Nil

Source: NVR report - NVRR ID: 302_20250709_XAB - 09/07/2025 - Appendix A

4.1 OFFSET STATEMENT

4.1.1 STATEMENT

Possible impacts to native vegetation trigger an offset requirement of 0.569 General Habitat Units (GHU), and 35 large trees, as per *Guidelines for the removal destruction or lopping of native vegetation* (DELWP 2017). The offset required for this project is General Habitat Units, with a minimum Strategic Biodiversity Value (SBV) score of 0.3101. There are no species unit requirements for impacts to over 0.05 % of modelled habitat to FFG Act listed threatened species.

A search of the native vegetation credit register - Search the Native Vegetation Credit Register (NVCR), has confirmed that the required GHUs are readily available through DEECAs accredited third-party offset brokers. With regards to species offsets, there are currently 6 sites available that meet both the large tree and GHU requirement. This NVCR search is attached at Appendix B.

It is recommended that opportunities for first party offsets within the precinct area, across remnant vegetation identified for retention, are investigated. As mentioned in Section 1.1.2 this NVPP does not cover the possibility for the establishment of first party offsets, this would be the responsibility of landowners or proponents on land where there is vegetation clearance. - see https://www.environment.vic.gov.au/__data/assets/pdf_file/0029/329456/First-party-offset-guide.pdf.

Native vegetation patches to be offset have been divided across land lots, so that individual proposants of development may procure offsets on a per-lot basis. Offset requirements per native vegetation patch and scattered tree are provided in Table 4.2 and Table 4.3 below.

4.1.2 COLLECTON OF PAYMENTS

Offsets are to be achieved by proponents of the development via an accredited broker via: List of NVOR service providers - site assessors and brokers (environment.vic.gov.au).

Prior to the removal of any native vegetation, a statement of intention to remove native vegetation must be provided to the satisfaction of the responsible authority. The statement must include the purpose of the native vegetation removal and

evidence that an offset has been secured. The offset must meet the offset requirements set out in this NVPP and delivered in accordance with the requirements of the Guidelines. Offset evidence can be:

- A security agreement to the required standard for the offset site or sites, including a 10-year offset management plan signed by both parties.
- A credit extract from the Native Vegetation Credit Register.
- Other evidence that meets the requirements described in Section 5 of this NVPP. The requirement to provide a statement of intention to remove native vegetation to the satisfaction of the responsible authority prior to the removal of any native vegetation must be specified as a condition to the NVPP.

Table 4.2 Offset requirements per individual patch within areas identified for removal within the BNP

ZONE	TYPE	EVC CODE	BIOREGIONAL CONSERVATION STATUS	PARTIAL REMOVAL	CONDITION SCORE	LARGE TREE(S)	POLYGON EXTENT (HA)	EXTENT WITHOUT OVERLAP (HA)	SBV SCORE	HABITAT UNITS	OFFSET TYPE
18-a	Patch	VVP_0055	Endangered	no	0.09	-	0.029	0.029	0.41	0.003	General
21-a	Patch	VVP_0055	Endangered	no	0.1	-	0.007	0.007	0.34	0.001	General
28-a	Patch	VVP_0055	Endangered	no	0.1	-	0.015	0.015	0.5	0.002	General
29-a	Patch	VVP_0125	Endangered	no	0.156	-	0.017	0.017	0.36	0.003	General
29-b	Patch	VVP_0125	Endangered	no	0.156	-	0.017	0.017	0.36	0.003	General
30-a	Patch	VVP_0125	Endangered	no	0.156	-	0.013	0.013	0.354	0.002	General
30-b	Patch	VVP_0125	Endangered	no	0.156	-	0.008	0.008	0.358	0.001	General
30-c	Patch	VVP_0125	Endangered	no	0.156	-	0.008	0.008	0.358	0.001	General
31-a	Patch	VVP_0125	Endangered	no	0.387	-	0.165	0.165	0.54	0.074	General
31-b	Patch	VVP_0125	Endangered	no	0.387	-	0.001	0.001	0.54	0	General
31-c	Patch	VVP_0125	Endangered	no	0.387	-	0.07	0.07	0.54	0.031	General
31-d	Patch	VVP_0125	Endangered	no	0.387	-	0	0	0.54	0	General
32-a	Patch	VVP_0055	Endangered	no	0.1	-	0.001	0.001	0.39	0	General
32-b	Patch	VVP_0055	Endangered	no	0.1	-	0.001	0.001	0.39	0	General
33-a	Patch	VVP_0055	Endangered	no	0.1	-	0.009	0.009	0.37	0.001	General
34-a	Patch	VVP_0653	Endangered	no	0.387	-	0.052	0.052	0.389	0.021	General
35-a	Patch	VVP_0821	not applicable	no	0.414	-	0.024	0.024	0.39	0.01	General
35-b	Patch	VVP_0821	not applicable	no	0.414	-	0.004	0.004	0.39	0.002	General
36-a	Patch	VVP_0653	Endangered	no	0.387	-	0.006	0.006	0.39	0.003	General
36-b	Patch	VVP_0653	Endangered	no	0.387	-	0.06	0.06	0.364	0.024	General
55-a	Patch	VVP_0055	Endangered	no	0.14	-	0.013	0.013	0.38	0.002	General

ZONE	TYPE	EVC CODE	BIOREGIONAL CONSERVATION STATUS	PARTIAL REMOVAL	CONDITION SCORE	LARGE TREE(S)	POLYGON EXTENT (HA)	EXTENT WITHOUT OVERLAP (HA)	SBV SCORE	HABITAT UNITS	OFFSET TYPE
65-a	Patch	VVP_0125	Endangered	no	0.156	-	0.008	0.008	0.32	0.001	General
100a	Patch	VVP_0055	Endangered	no	0.29	-	0.001	0.001	0.38	0	General
100b	Patch	VVP_0055	Endangered	no	0.29	6	0.08	0.08	0.38	0.024	General
128a	Patch	VVP_0055	Endangered	no	0.14	-	0.003	0.003	0.37	0	General
129a	Patch	VVP_0055	Endangered	no	0.14	-	0.002	0.002	0.37	0	General
130a	Patch	VVP_0055	Endangered	no	0.14	-	0.005	0.005	0.37	0.001	General
138a	Patch	VVP_0651	Endangered	no	0.21	-	0.039	0.039	0.527	0.009	General

Source: NVR report - NVRR ID: 302_20250709_XAB - 09/07/2025 - Appendix A

Key:

EVC = Ecological Vegetation Class

Ha = Hectares

BCS = Bioregional Conservation Significance

Table 4.3 Offset requirements per scattered tree within areas identified for removal within the BNP

ZONE	TYPE	DBH (CM)	EVC CODE	BCS	PARTIAL REMOVAL	CONDITION SCORE	LARGE TREE(S)	POLYGON EXTENT (HA)	EXTENT WITHOUT OVERLAP (HA)	SBV SCORE	HABITAT UNITS	OFFSET TYPE
100-st	Scattered Tree	82	VVP_0055	Endangered	no	0.2	1	0.07	0.046	0.39	0.01	General
101-st	Scattered Tree	72	VVP_0055	Endangered	no	0.2	1	0.07	0.045	0.39	0.009	General
103-st	Scattered Tree	19	VVP_0055	Endangered	no	0.2	-	0.031	0.023	0.38	0.005	General
20-st	Scattered Tree	105	VVP_0055	Endangered	no	0.2	1	0.07	0.067	0.479	0.015	General
21-st	Scattered Tree	27	VVP_0055	Endangered	no	0.2	-	0.031	0	0.48	0	General
22-st	Scattered Tree	92	VVP_0055	Endangered	no	0.2	1	0.07	0.07	0.38	0.015	General
23-st	Scattered Tree	149	VVP_0055	Endangered	no	0.2	1	0.07	0.07	0.478	0.016	General
24-st	Scattered Tree	109	VVP_0055	Endangered	no	0.2	1	0.07	0.042	0.48	0.009	General
25-st	Scattered Tree	101	VVP_0055	Endangered	no	0.2	1	0.07	0.041	0.48	0.009	General
27-st	Scattered Tree	118	VVP_0055	Endangered	no	0.2	1	0.07	0.066	0.48	0.015	General
28-st	Scattered Tree	58	VVP_0055	Endangered	no	0.2	-	0.031	0.031	0.34	0.006	General
29-st	Scattered Tree	92	VVP_0055	Endangered	no	0.2	1	0.07	0.06	0.34	0.012	General
30-st	Scattered Tree	100	VVP_0055	Endangered	no	0.2	1	0.07	0.06	0.34	0.012	General
31-st	Scattered Tree	133	VVP_0055	Endangered	no	0.2	1	0.07	0.07	0.34	0.014	General
33-st	Scattered Tree	113	VVP_0055	Endangered	no	0.2	1	0.07	0.07	0.31	0.014	General
34-st	Scattered Tree	89	VVP_0055	Endangered	no	0.2	1	0.07	0.035	0.34	0.007	General
35-st	Scattered Tree	100	VVP_0055	Endangered	no	0.2	1	0.07	0.07	0.36	0.014	General
39-st	Scattered Tree	110	VVP_0055	Endangered	no	0.2	1	0.07	0.07	0.35	0.014	General
40-st	Scattered Tree	113	VVP_0055	Endangered	no	0.2	1	0.07	0.07	0.35	0.014	General
42-st	Scattered Tree	108	VVP_0055	Endangered	no	0.2	1	0.07	0.07	0.3	0.014	General
62-st	Scattered Tree	112	VVP_0055	Endangered	no	0.2	1	0.07	0.052	0.33	0.01	General

ZONE	TYPE	DBH (CM)	EVC CODE	BCS	PARTIAL REMOVAL	CONDITION SCORE	LARGE TREE(S)	POLYGON EXTENT (HA)	EXTENT WITHOUT OVERLAP (HA)	SBV SCORE	HABITAT UNITS	OFFSET TYPE
63-st	Scattered Tree	110	VVP_0055	Endangered	no	0.2	1	0.07	0.037	0.33	0.007	General
64-st	Scattered Tree	115	VVP_0055	Endangered	no	0.2	1	0.07	0.055	0.33	0.011	General
65-st	Scattered Tree	100	VVP_0055	Endangered	no	0.2	1	0.07	0.07	0.33	0.014	General
66-st	Scattered Tree	120	VVP_0055	Endangered	no	0.2	1	0.07	0.057	0.33	0.011	General
67-st	Scattered Tree	109	VVP_0055	Endangered	no	0.2	1	0.07	0.044	0.33	0.009	General
68-st	Scattered Tree	85	VVP_0055	Endangered	no	0.2	1	0.07	0.029	0.33	0.006	General
69-st	Scattered Tree	70	VVP_0055	Endangered	no	0.2	1	0.07	0.026	0.33	0.005	General
70-st	Scattered Tree	85	VVP_0055	Endangered	no	0.2	1	0.07	0.026	0.327	0.005	General
71-st	Scattered Tree	105	VVP_0055	Endangered	no	0.2	1	0.07	0.042	0.32	0.008	General
72-st	Scattered Tree	11	VVP_0055	Endangered	no	0.2	-	0.031	0.024	0.32	0.005	General
73-st	Scattered Tree	16	VVP_0055	Endangered	no	0.2	-	0.031	0.02	0.32	0.004	General
74-st	Scattered Tree	12	VVP_0055	Endangered	no	0.2	-	0.031	0.016	0.32	0.003	General
75-st	Scattered Tree	11	VVP_0055	Endangered	no	0.2	-	0.031	0.027	0.32	0.005	General
76-st	Scattered Tree	90	VVP_0055	Endangered	no	0.2	1	0.07	0.039	0.34	0.008	General
99-st	Scattered Tree	86	VVP_0055	Endangered	no	0.2	1	0.07	0.07	0.39	0.015	General

Source: NVR report - NVRR ID: 302_20250709_XAB - 09/07/2025 - Appendix A

Key:

EVC = Ecological Vegetation Class

Ha = Hectares

BCS = Bioregional Conservation Significance

5 NATIVE VEGETATION TO BE RETAINED

5.1 DESCRIPTION OF NATIVE VEGETATION TO BE RETAINED

WSP have worked with the Victorian Planning Authority in recommending areas for retention. The VPA have identified 15 areas for retention totalling 250.76 ha to be protected.

Within retained areas there is a total of 20.366 ha of native vegetation over 102 patches, attributable to 7 EVCs with the majority attributable to Aquatic Herbland EVC 653, Plains Grassy Wetland EVC 125 & Tall Marsh EVC 821. There are 16 scattered trees, with 13 of these being Large trees as per the most appropriate benchmark. Native vegetation patches to be retained are summarised in Table 5.1 below and shown in Map 2 (Section 8.2) of this NVPP. Native vegetation patches for retention are detailed in Table 5.2, and scattered trees for retention are detailed in Table 5.3.

Habitat for Arboreal fauna in hollow bearing trees is identified in Table 5.3, in the for of hollows fissures and cracks.

It should be noted that any future removal of native vegetation which has been identified as 'to be retained' may undermine the strategic approach adopted for the preparation of this NVPP.

Table 5.1 Summary of Native vegetation to be retained

EVC	NUMBER OF PATCHES	MIN VQA SCORE	MAX VQA SCORE	TOTAL AREA (HA)
Aquatic Herbland EVC 653	13	16.96	45.52	2.340
Creekline Grassy Woodland EVC 68	21	9	17	1.460
Current Wetland	10	0	0	9.218
Plains Grassy Wetland EVC 125	8	15.6	40.08	2.335
Plains Grassy Woodland EVC 55_61	20	9	14	0.295
Plains Swampy Woodland EVC 651	6	16	34	0.366
Tall Marsh EVC 821	24	15.6	44.16	4.352
Totals	102	-	-	20.366

Key:
EVC = Ecological Vegetation Class

VQA = Vegetation Quality Score

Ha = Hectares

Table 5.2 Patches identified for retention within the BNP

PROPERTY REFERENCE	SITE / PATCH	ZONE	EVC	BCS	LARGE TREE COUNT	VQA	AREA (HA)
40	93	79	Plains Grassy Woodland 55 61	E	0	14	0.001
40	94	80	Aquatic Herbland 653	E	0	45.52	0.067
40	95	81	Aquatic Herbland 653	E	0	45.52	0.080
41	96	82	Creekline Grassy Woodland 68	E	0	9	0.385
41	97	83	Creekline Grassy Woodland 68	E	0	9	0.082

PROPERTY REFERENCE	SITE / PATCH	ZONE	EVC	BCS	LARGE TREE COUNT	VQA	AREA (HA)
41	114	96	Current Wetland	E	0	0	1.915
41	117	99	Current Wetland	E	0	0	0.017
43	3	1	Plains Grassy Wetland 125	E	0	40.08	1.570
43	114	94	Current Wetland	E	0	0	0.967
43	115	97	Current Wetland	E	0	0	0.000
44	4	2	Plains Grassy Wetland 125	E	0	40.08	0.573
44	5	3	Tall Marsh 821	V	0	44.16	1.084
44	110	93	Current Wetland	E	0	0	0.000
44	114	95	Current Wetland	E	0	0	1.499
44	117	98	Current Wetland	E	0	0	0.068
45	5	4	Tall Marsh 821	V	0	44.16	2.380
45	39	61	Plains Grassy Woodland 55 61	E	0	10	0.004
45	40	62	Plains Grassy Woodland 55 61	E	0	10	0.237
45	41	63	Tall Marsh 821	V	0	19.68	0.067
45	42	64	Tall Marsh 821	V	0	19.68	0.022
45	43	65	Plains Grassy Woodland 55 61	E	0	10	0.000
45	44	66	Aquatic Herbland 653	E	0	37.36	0.824
45	45	67	Plains Grassy Woodland 55 61	E	0	10	0.005
45	46	68	Plains Grassy Woodland 55 61	E	0	10	0.001
45	47	69	Plains Grassy Woodland 55 61	E	0	10	0.000
45	48	70	Plains Grassy Woodland 55 61	E	0	10	0.002
45	49	71	Plains Grassy Woodland 55 61	E	0	10	0.000
45	50	72	Plains Grassy Woodland 55 61	E	0	10	0.000
45	51	73	Plains Grassy Woodland 55 61	E	0	10	0.001
45	52	74	Plains Grassy Woodland 55 61	E	0	10	0.000
45	53	75	Plains Grassy Woodland 55 61	E	0	10	0.000
45	54	76	Creekline Grassy Woodland 68	E	0	17	0.197
45	54	104	Creekline Grassy Woodland 68	E	0	17	0.002
45	104	87	Tall Marsh 821	V	0	19.68	0.049
45	105	88	Aquatic Herbland 653	E	0	37.36	0.169
45	106	89	Aquatic Herbland 653	E	0	37.36	0.315
45	107	90	Aquatic Herbland 653	E	0	37.36	0.841
45	108	91	Current Wetland	E	0	0	4.353
45	109	92	Current Wetland	E	0	0	0.076
45	127	100	Plains Swampy Woodland 651	E	0	34	0.004
45	127	105	Plains Swampy Woodland 651	E	0	34	0.198
51	20	29	Plains Grassy Woodland 55 61	E	0	10	0.018

PROPERTY REFERENCE	SITE / PATCH	ZONE	EVC	BCS	LARGE TREE COUNT	VQA	AREA (HA)
60	37	59	Aquatic Herbland 653	E	0	38.72	0.016
60	37	121	Aquatic Herbland 653	E	0	38.72	0.004
60	38	60	Tall Marsh 821	V	0	30.56	0.011
60	102	86	Aquatic Herbland 653	E	0	38.72	0.008
62	17	25	Plains Grassy Wetland 125	E	0	15.6	0.076
62	18	27	Plains Grassy Woodland 55 61	E	0	9	0.009
63	19	28	Plains Grassy Wetland 125	E	0	15.6	0.024
64	14	18	Tall Marsh 821	V	0	41.44	0.006
64	27	42	Creekline Grassy Woodland 68	E	0	9	0.070
75	34	129	Aquatic Herbland 653	E	0	38.72	0.001
76	14	20	Tall Marsh 821	V	0	41.44	0.000
76	17	26	Plains Grassy Wetland 125	E	0	15.6	0.011
78	14	19	Tall Marsh 821	V	0	41.44	0.070
82	14	21	Tall Marsh 821	V	0	41.44	0.043
82	15	23	Plains Grassy Woodland 55 61	E	0	9	0.002
82	25	36	Creekline Grassy Woodland 68	E	0	9	0.010
82	26	37	Creekline Grassy Woodland 68	E	0	9	0.008
82	27	43	Creekline Grassy Woodland 68	E	0	9	0.073
83	14	22	Tall Marsh 821	V	0	41.44	0.044
83	16	24	Plains Grassy Woodland 55 61	E	0	10	0.001
85	14	17	Tall Marsh 821	V	0	41.44	0.005
85	27	41	Creekline Grassy Woodland 68	E	0	9	0.007
90	22	31	Creekline Grassy Woodland 68	E	0	9	0.048
90	27	39	Creekline Grassy Woodland 68	E	0	9	0.021
91	27	40	Creekline Grassy Woodland 68	E	0	9	0.010
92	11	14	Creekline Grassy Woodland 68	E	0	9	0.056
92	12	15	Tall Marsh 821	V	0	41.44	0.029
92	13	16	Creekline Grassy Woodland 68	E	0	9	0.041
92	27	38	Creekline Grassy Woodland 68	E	0	9	0.184
93	9	10	Tall Marsh 821	V	0	41.44	0.013
93	10	12	Creekline Grassy Woodland 68	E	0	9	0.016
93	11	13	Creekline Grassy Woodland 68	E	0	9	0.003
94	8	8	Plains Grassy Wetland 125	E	0	15.6	0.020
94	9	9	Tall Marsh 821	V	0	41.44	0.062
95	7	7	Plains Grassy Wetland 125	E	0	15.6	0.061
100	23	33	Creekline Grassy Woodland 68	E	0	9	0.002
101	9	11	Tall Marsh 821	V	0	41.44	0.069

PROPERTY REFERENCE	SITE / PATCH	ZONE	EVC	BCS	LARGE TREE COUNT	VQA	AREA (HA)
101	23	32	Creekline Grassy Woodland 68	E	0	9	0.127
101	24	34	Creekline Grassy Woodland 68	E	0	9	0.102
102	24	35	Creekline Grassy Woodland 68	E	0	9	0.018
104	6	5	Tall Marsh 821	V	0	15.6	0.005
104	7	6	Plains Grassy Wetland 125	E	0	15.6	0.000
104	132	101	Tall Marsh 821	V	0	41.44	0.000
Burrumbeet Creek	5	106	Tall Marsh 821	V	0	44.16	0.162
Burrumbeet Creek	5	107	Tall Marsh 821	V	0	44.16	0.058
Burrumbeet Creek	118	111	Aquatic Herbland 653	E	0	16.96	0.012
Burrumbeet Creek	119	112	Plains Grassy Woodland 55 61	E	0	9	0.002
Burrumbeet Creek	121	120	Plains Grassy Woodland 55 61	E	0	9	0.001
Burrumbeet Creek	122	113	Plains Grassy Woodland 55 61	E	0	9	0.008
Burrumbeet Creek	132	114	Tall Marsh 821	V	0	41.44	0.004
Burrumbeet Creek	133	115	Plains Swampy Woodland 651	E	0	16	0.009
Burrumbeet Creek	136	108	Plains Swampy Woodland 651	E	0	16	0.034
Burrumbeet Creek	137	116	Tall Marsh 821	V	0	41.44	0.011
Burrumbeet Creek	138	117	Plains Swampy Woodland 651	E	0	21	0.039
Burrumbeet Creek	139	118	Aquatic Herbland 653	E	0	30.56	0.002
Burrumbeet Creek	140	119	Plains Swampy Woodland 651	E	0	16	0.082
Burrumbeet Creek	141	109	Tall Marsh 821	V	0	41.44	0.043
Burrumbeet Creek	141	110	Tall Marsh 821	V	0	41.44	0.114
Olliers Road	34	130	Aquatic Herbland 653	E	0	38.72	0.003
Unidentified Road	114	103	Current Wetland	E	0	0	0.323

Key:
EVC = Ecological Vegetation Class
BCS = Bioregional Conservation Significance

- *E – Endangered*
- *V – Vulnerable*

VQA = Vegetation Quality Score

Ha = Hectares.

Table 5.3 Scattered trees identified for retention within the BNP

PROPERTY REFERENCE	TREE NUMBER	SCIENTIFIC NAME	COMMON NAME	HABITAT	SIZE CLASS	DBH	STATUS
44	7	Eucalyptus ovata	Swamp Gum	Cracks	Large	130	Retain
53	13	Eucalyptus melliodora	Yellow Box		Small	49	Retain
53	15	Eucalyptus viminalis subsp. viminalis	Manna Gum		Large	94	Retain
83	26	Eucalyptus ovata	Swamp Gum	Small Hollows	Large	108	Retain
51	32	Eucalyptus camaldulensis	River Red-gum		Large	104	Retain
52	36	Eucalyptus viminalis subsp. viminalis	Manna Gum		Large	135	Retain
52	37	Eucalyptus camaldulensis	River Red-gum		Large	95	Retain
52	38	Eucalyptus camaldulensis	River Red-gum		Large	80	Retain
45	43	Eucalyptus ovata var. ovata	Swamp Gum		Large	74	Retain
45	44	Eucalyptus ovata var. ovata	Swamp Gum	Medium Hollows	Large	135	Retain
45	45	Eucalyptus ovata var. ovata	Swamp Gum	Medium Hollows	Large	130	Retain
45	46	Eucalyptus ovata	Swamp Gum		Large	140	Retain
45	47	Eucalyptus ovata	Swamp Gum		Large	95	Retain
45	48	Eucalyptus ovata var. ovata	Swamp Gum	Large Hollows	Large	105	Retain
40	98	Eucalyptus rubida subsp. rubida	Candlebark		Small	65	Retain
88	102	Eucalyptus camaldulensis	River Red-gum		Small	45	Retain

Key:

DBH = Diameter at Breast Height

6 CONDITIONS FOR THE REMOVAL OF NATIVE VEGETATION

The native vegetation identified in sections 3 & 4, and shown in Map 2 (Section 8.2) to this NVPP can be removed, destroyed or lopped without a planning permit as allowed under Clause 52.16, subject to the following conditions:

1 Efforts are made to avoid and minimise impacts to native vegetation across developable land.

2 The removal, destruction or lopping of native vegetation must be in accordance with this NVPP. Only the native vegetation which is identified for removal in this NVPP may be removed, destroyed or lopped. Native vegetation which is identified for removal in this NVPP can only be removed if the purpose of its removal is in accordance with the purpose of this NVPP.

3 Prior to the removal of any native vegetation, a statement of intention to remove native vegetation must be provided to the satisfaction of the responsible authority. The statement must include:

i. The purpose of the native vegetation removal.

ii. Evidence that an offset has been secured. The offset must meet the offset requirements set out in this NVPP and delivered in accordance with the requirements of *Guidelines for the removal, destruction or lopping of native vegetation*. Offset evidence can be:

- A security agreement (signed by both parties) to the required standard for the offset site or sites, including a 10 year offset management plan.
- An allocated credit extract from the Native Vegetation Credit Register.
- Other evidence that meets the requirements described in Section 5 of this NVPP.

4 Prior to the removal of any native vegetation, or prior to the commencement of works, all native vegetation identified in this NVPP as to be retained must be protected by high visibility fencing, as follows:

- Fencing around patches of native vegetation must be erected at a minimum distance of 2 metres from the retained native vegetation. Except with the written consent of the responsible authority, within the native vegetation protection areas,
- No vehicular or pedestrian access, trenching or soil excavation is to occur;
- No storage or dumping of tools, equipment or waste is to occur; and
- No entry and exit pits for underground services are to be constructed.

5 Any construction stockpiles, fill and machinery must be placed at least 30 metres away from areas supporting native vegetation and drainage lines, or to the satisfaction of the responsible authority.

6 All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to *Construction Techniques for Sediment Pollution Control,* EPA, 1991.

7 Water run-off must be designed to ensure that native vegetation to be retained is not compromised.

8 The vegetation removal is done within the period of validity of this report. This Native Vegetation Precinct Plan (NVPP) shall remain valid for a period of 10 years from the date of its incorporation into the Ballarat Planning scheme under Clause 52.16. After this period, the NVPP will expire unless reviewed and endorsed by the Department of Energy, Environment and Climate Action (DEECA) and the responsible authority. Upon expiry:

- Any proposed removal, destruction or lopping of native vegetation within the precinct will require a new planning permit application under Clause 52.17, supported by current site assessments and offset calculations in accordance with the Guidelines for the removal, destruction or lopping of native vegetation, or its successor.

— Offset obligations identified within this NVPP will no longer be applicable unless secured prior to the sunset date.

— Landowners and developers must provide offset evidence to the responsible authority for all offsets secured under this NVPP.

7 RECOMMENDATIONS

In addition to the requirements listed in section 6 above, it is recommended that particular caution around ecological values present at permit stage is taken around:

1 It is recommended that, although native vegetation associated with a tributary to the Burrumbeet Creek has been identified for potential removal, that efforts be made to retain all native vegetation and habitat associated with this watercourse. If impacts to areas associated with this watercourse are anticipated, it is recommended that:

   a Impacts to potential habitat for Growling Grass Frog *Litoria raniformis* (EPBC Act Vulnerable, FFG Act vulnerable), be considered, avoided, minimised and mitigated as appropriate. If a significant impact is anticipated, a referral to the Department of Climate Change, Energy the Environment and Water may be required to determine if such impact would be a Controlled Action under the EPBC Act.

2 Habitat including aquatic habitat, and trees providing arboreal fauna in the form of hollows fissures and cracks be considered for retention. If impacts to habitat for native fauna is anticipated, reference to requirements under the *Wildlife Act 1975* as detailed in the BAR should be considered, in particular:

   a Authorisation for fauna removal/relocation must be obtained under the *Wildlife Act 1975* through a licence granted by DEECA. Any persons involved in fauna removal, salvage capture or relocation of fauna during mitigation measures must hold a current management authorisation under the *Wildlife Act 1975*.

   b During development, pre-clearing survey and clearance monitoring, including salvage and relocation, is recommended for any areas of key habitat which are proposed to be impacted. This should include all large trees, watercourses, and wetland areas. The qualified and experienced ecologist undertaking this work much have a current management authorisation under this Act.

REFERENCES

DEECA. 2024. *Victorian Biodiversity Atlas (VBA)* [Online]. East Melbourne: Department of Energy, Environment and Climate Action. Available: https://vba.biodiversity.vic.gov.au/vba/ [Accessed].

DELWP 2013. Victorian Wetland Environments and Extent - up to 2013 (WETLAND_CURRENT/). *In:* DEPARTMENT OF ENVIRONMENT, L., WATER AND PLANNING (ed.).

DELWP 2017. Guidelines for the removal, destruction or lopping of native vegetation. Department of Environment Land Water and Planning.

DELWP 2018. Assessor's handbook: Applications to remove, destroy or lop native vegetation. Department of Environment Land Water and Planning.

WSP 2024. Biodiversity Assessment Report prepared for the Ballarat North Precinct Structure Plan.

8 MAPS

8.1 MAP 1: AREA TO WHICH NVPP APPLIES

PS205577
Ballarat North Native Vegetation Precinct Plan

Figure 1
Study Area

Legend

- Ballarat North Precinct Boundary
- No access
- Parks and Reserves
- Properties
- Road
- Watercourse

0 500
Metres

Coordinate system: GDA2020 MGA Zone 55
Scale ratio correct when printed at A3

1:11,500 Date: 9/09/2025

GDA 2020

Data sources: VIC Government, Metromap (2025)

8.2 MAP 2: NATIVE VEGETATION TO BE REMOVED AND RETAINED

wsp

PS205577
Ballarat North
Native Vegetation Precinct Plan

Figure 2
Native vegetation to be removed and retained

Legend

- Ballarat North Precinct Boundary
- No access
- Properties
- Cadastre
- Road
- Watercourse

Trees

- Remove
- Retain

Native Vegetation Remove

- Aquatic_Herbland_653
- Plains_Grassy_Wetland_125
- Plains_Grassy_Woodland_55_61
- Plains_Swampy_Woodland_651
- Tall_Marsh_821

Native Vegetation Retain

- Aquatic_Herbland_653
- Creekline_Grassy_Woodland_68
- Current Wetland
- Plains_Grassy_Wetland_125
- Plains_Grassy_Woodland_55_61
- Plains_Swampy_Woodland_651
- Tall_Marsh_821

0 150 300 450
Metres

Coordinate system: GDA2020 MGA Zone 55

Scale ratio correct when printed at A3

1:10,000 Date: 10/09/2025

GDA 2020

Data sources: WSP, VIC Government, Metromap (2025)

wsp

PS205577
Ballarat North
Native Vegetation Precinct Plan

Figure 2
Native vegetation to be removed and retained

Legend

- Ballarat North Precinct Boundary
- No access
- Properties
- Cadastre
- Road
- Watercourse

Trees

- Remove
- Retain

Native Vegetation Remove

- Aquatic_Herbland_653
- Plains_Grassy_Wetland_125
- Plains_Grassy_Woodland_55_61
- Plains_Swampy_Woodland_651
- Tall_Marsh_821

Native Vegetation Retain

- Aquatic_Herbland_653
- Creekline_Grassy_Woodland_68
- Current Wetland
- Plains_Grassy_Wetland_125
- Plains_Grassy_Woodland_55_61
- Plains_Swampy_Woodland_651
- Tall_Marsh_821

0 150 300 450
Metres

Coordinate system: GDA2020 MGA Zone 55

Scale ratio correct when printed at A3

1:10,000 Date: 10/09/2025

GDA 2020

Data sources: WSP, VIC Government, Metromap (2025)

APPENDIX A

NATIVE VEGETATION REMOVAL REPORT

Native Vegetation Removal Report

NVRR ID: 302_20250709_XAB

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. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Report details

Date created: 09/07/2025

Local Government Area: BALLARAT CITY

Shapefile name:
Native vegetation.shp
Trees remove.shp

Site assessor name: Justin Pegg

Registered Aboriginal Party:
Wadawurrung

Coordinates: 143.83912, -37.51396

Address:
GILLIES ROAD MOUNT ROWAN 3352
43 OLLIERS ROAD MOUNT ROWAN 3352
GARLANDS ROAD MINERS REST 3352
171 GILLIES ROAD MINERS REST 3352
120 GILLIES ROAD MOUNT ROWAN 3352
35 NOBLE COURT MOUNT ROWAN 3352
NOBLE COURT MOUNT ROWAN 3352
15 OLLIERS ROAD MOUNT ROWAN 3352
OLLIERS ROAD MOUNT ROWAN 3352
88 OLLIERS ROAD MOUNT ROWAN 3352
(2 additional addresses not listed)

Regulator Notes

Removal polygons are located:

- On Crown Land

Summary of native vegetation to be removed

Assessment pathway	**Detailed Assessment Pathway**		
Location category	Location 2 The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. 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) *Includes endangered EVCs (ha): 2.34*	**2.368**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.658*
		Extent of proposed removal - Scattered Trees (ha)	*1.710*
No. Large Trees proposed to be removed	**35**	*No. Large Patch Trees*	*6*
		No. Large Scattered Trees	*29*
No. Small Scattered Trees	7		

Offset requirements if approval is granted

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

General Offset amount [1]	**0.5690 General Habitat Units**
Vicinity	Glenelg Hopkins CMA or BALLARAT CITY LGA
Minimum strategic biodiversity value score [2]	0.3101
Large Trees*	35
***The total number of Large Trees that the offset must protect**	**35** Large Trees to be protected in either the General, Species or combination across all habitat units protected

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 with mapped habitat at the site
Appendix 3 includes the following figures

- Location map
- Strategic Biodiversity Value map
- Condition map
- Endangered EVCs map
- Aerial photograph showing mapped native vegetation
- Property in context
- Habitat Importance maps

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.
3. The Species Offset amount(s) required is the sum of all Species Habitat Units in Appendix 1.

Next steps

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

If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority. The responsible authority will refer your application to DEECA for assessment, as required. **This report is not a referral assessment by DEECA.**

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

Refer to 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 (partly met).
- Maps showing the native vegetation and property (partly met).
- Information about the impacts on rare or threatened species.
- 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 as applicable.
- A defendable space statement as applicable.
- A statement about the Native Vegetation Precinct Plan (NVPP) as applicable.
- A site assessment report including a habitat hectare assessment of any patches of native vegetation and details of trees.
- An offset statement that explains that an offset has been identified and how it will be secured.

Appendix 1: Description of native vegetation to be removed

The Species-General Offset Test was applied to your proposal. This test determines if the proposed removal of native vegetation has a proportional impact on any rare or threatened species habitats above the Species Offset threshold. The threshold is set at 0.005 per cent of the mapped habitat value for a species. When the proportional impact meets or exceeds the Species Offset threshold, a Species Offset is required. This test is completed for all species with mapped habitat at the site. Multiple Species Offsets will be required if the Species Offset threshold is exceeded for multiple species.

Where a zone requires Species Offset(s), the Species Habitat Units for each species in that zone are calculated by the following equation in accordance with the Guidelines: ***Species Habitat Units = extent without overlap x condition score x species landscape factor x 2, where the species landscape factor = 0.5 + (habitat importance score/2)***

The Species Offset amount(s) required is the sum of all Species Habitat Units per zone.

Where a zone does not require a Species Offset, the General Habitat Units in that zone 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**	**Bioregional conservation status**	**Partial Removal**	**Condition score**	**Large Tree(s)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**HI Score**	**Habitat Units**	**Offset Type**
100-a	Patch	-	VVP_0055	Endangered	no	0.290	-	0.001	0.001	0.380	-	0.000	General
100-b	Patch	-	VVP_0055	Endangered	no	0.290	6	0.080	0.080	0.380	-	0.024	General

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	**Type**	**DBH (cm)**	**EVC code**	**Bioregional conservation status**	**Partial Removal**	**Condition score**	**Large Tree(s)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**HI Score**	**Habitat Units**	**Offset Type**
128-a	Patch	-	VVP_0055	Endangered	no	0.140	-	0.003	0.003	0.370	-	0.000	General
129-a	Patch	-	VVP_0055	Endangered	no	0.140	-	0.002	0.002	0.370	-	0.000	General
130-a	Patch	-	VVP_0055	Endangered	no	0.140	-	0.005	0.005	0.370	-	0.001	General
138-a	Patch	-	VVP_0651	Endangered	no	0.210	-	0.039	0.039	0.527	-	0.009	General
18-a	Patch	-	VVP_0055	Endangered	no	0.090	-	0.029	0.029	0.410	-	0.003	General
21-a	Patch	-	VVP_0055	Endangered	no	0.100	-	0.007	0.007	0.340	-	0.001	General
28-a	Patch	-	VVP_0055	Endangered	no	0.100	-	0.015	0.015	0.500	-	0.002	General
29-a	Patch	-	VVP_0125	Endangered	no	0.156	-	0.017	0.017	0.360	-	0.003	General
29-b	Patch	-	VVP_0125	Endangered	no	0.156	-	0.017	0.017	0.360	-	0.003	General
30-a	Patch	-	VVP_0125	Endangered	no	0.156	-	0.013	0.013	0.354	-	0.002	General
30-b	Patch	-	VVP_0125	Endangered	no	0.156	-	0.008	0.008	0.358	-	0.001	General
30-c	Patch	-	VVP_0125	Endangered	no	0.156	-	0.008	0.008	0.358	-	0.001	General
31-a	Patch	-	VVP_0125	Endangered	no	0.387	-	0.165	0.165	0.540	-	0.074	General
31-b	Patch	-	VVP_0125	Endangered	no	0.387	-	0.001	0.001	0.540	-	0.000	General

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	**Type**	**DBH (cm)**	**EVC code**	**Bioregional conservation status**	**Partial Removal**	**Condition score**	**Large Tree(s)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**HI Score**	**Habitat Units**	**Offset Type**
31-c	Patch	-	VVP_0125	Endangered	no	0.387	-	0.070	0.070	0.540	-	0.031	General
31-d	Patch	-	VVP_0125	Endangered	no	0.387	-	0.000	0.000	0.540	-	0.000	General
32-a	Patch	-	VVP_0055	Endangered	no	0.100	-	0.001	0.001	0.390	-	0.000	General
32-b	Patch	-	VVP_0055	Endangered	no	0.100	-	0.001	0.001	0.390	-	0.000	General
33-a	Patch	-	VVP_0055	Endangered	no	0.100	-	0.009	0.009	0.370	-	0.001	General
34-a	Patch	-	VVP_0653	Endangered	no	0.387	-	0.052	0.052	0.389	-	0.021	General
35-a	Patch	-	VVP_0821	not applicable	no	0.414	-	0.024	0.024	0.390	-	0.010	General
35-b	Patch	-	VVP_0821	not applicable	no	0.414	-	0.004	0.004	0.390	-	0.002	General
36-a	Patch	-	VVP_0653	Endangered	no	0.387	-	0.006	0.006	0.390	-	0.003	General
36-b	Patch	-	VVP_0653	Endangered	no	0.387	-	0.060	0.060	0.364	-	0.024	General
55-a	Patch	-	VVP_0055	Endangered	no	0.140	-	0.013	0.013	0.380	-	0.002	General
65-a	Patch	-	VVP_0125	Endangered	no	0.156	-	0.008	0.008	0.320	-	0.001	General
100-st	Scattered Tree	82	VVP_0055	Endangered	no	0.200	1	0.070	0.046	0.390	-	0.010	General
101-st	Scattered Tree	72	VVP_0055	Endangered	no	0.200	1	0.070	0.045	0.390	-	0.009	General

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	**Type**	**DBH (cm)**	**EVC code**	**Bioregional conservation status**	**Partial Removal**	**Condition score**	**Large Tree(s)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**HI Score**	**Habitat Units**	**Offset Type**
103-st	Scattered Tree	19	VVP_0055	Endangered	no	0.200	-	0.031	0.023	0.380	-	0.005	General
20-st	Scattered Tree	105	VVP_0055	Endangered	no	0.200	1	0.070	0.067	0.479	-	0.015	General
21-st	Scattered Tree	27	VVP_0055	Endangered	no	0.200	-	0.031	0.000	0.480	-	0.000	General
22-st	Scattered Tree	92	VVP_0055	Endangered	no	0.200	1	0.070	0.070	0.380	-	0.015	General
23-st	Scattered Tree	149	VVP_0055	Endangered	no	0.200	1	0.070	0.070	0.478	-	0.016	General
24-st	Scattered Tree	109	VVP_0055	Endangered	no	0.200	1	0.070	0.042	0.480	-	0.009	General
25-st	Scattered Tree	101	VVP_0055	Endangered	no	0.200	1	0.070	0.041	0.480	-	0.009	General
27-st	Scattered Tree	118	VVP_0055	Endangered	no	0.200	1	0.070	0.066	0.480	-	0.015	General
28-st	Scattered Tree	58	VVP_0055	Endangered	no	0.200	-	0.031	0.031	0.340	-	0.006	General
29-st	Scattered Tree	92	VVP_0055	Endangered	no	0.200	1	0.070	0.060	0.340	-	0.012	General

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	**Type**	**DBH (cm)**	**EVC code**	**Bioregional conservation status**	**Partial Removal**	**Condition score**	**Large Tree(s)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**HI Score**	**Habitat Units**	**Offset Type**
30-st	Scattered Tree	100	VVP_0055	Endangered	no	0.200	1	0.070	0.060	0.340	-	0.012	General
31-st	Scattered Tree	133	VVP_0055	Endangered	no	0.200	1	0.070	0.070	0.340	-	0.014	General
33-st	Scattered Tree	113	VVP_0055	Endangered	no	0.200	1	0.070	0.070	0.310	-	0.014	General
34-st	Scattered Tree	89	VVP_0055	Endangered	no	0.200	1	0.070	0.035	0.340	-	0.007	General
35-st	Scattered Tree	100	VVP_0055	Endangered	no	0.200	1	0.070	0.070	0.360	-	0.014	General
39-st	Scattered Tree	110	VVP_0055	Endangered	no	0.200	1	0.070	0.070	0.350	-	0.014	General
40-st	Scattered Tree	113	VVP_0055	Endangered	no	0.200	1	0.070	0.070	0.350	-	0.014	General
42-st	Scattered Tree	108	VVP_0055	Endangered	no	0.200	1	0.070	0.070	0.300	-	0.014	General
62-st	Scattered Tree	112	VVP_0055	Endangered	no	0.200	1	0.070	0.052	0.330	-	0.010	General
63-st	Scattered Tree	110	VVP_0055	Endangered	no	0.200	1	0.070	0.037	0.330	-	0.007	General

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	**Type**	**DBH (cm)**	**EVC code**	**Bioregional conservation status**	**Partial Removal**	**Condition score**	**Large Tree(s)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**HI Score**	**Habitat Units**	**Offset Type**
64-st	Scattered Tree	115	VVP_0055	Endangered	no	0.200	1	0.070	0.055	0.330	-	0.011	General
65-st	Scattered Tree	100	VVP_0055	Endangered	no	0.200	1	0.070	0.070	0.330	-	0.014	General
66-st	Scattered Tree	120	VVP_0055	Endangered	no	0.200	1	0.070	0.057	0.330	-	0.011	General
67-st	Scattered Tree	109	VVP_0055	Endangered	no	0.200	1	0.070	0.044	0.330	-	0.009	General
68-st	Scattered Tree	85	VVP_0055	Endangered	no	0.200	1	0.070	0.029	0.330	-	0.006	General
69-st	Scattered Tree	70	VVP_0055	Endangered	no	0.200	1	0.070	0.026	0.330	-	0.005	General
70-st	Scattered Tree	85	VVP_0055	Endangered	no	0.200	1	0.070	0.026	0.327	-	0.005	General
71-st	Scattered Tree	105	VVP_0055	Endangered	no	0.200	1	0.070	0.042	0.320	-	0.008	General
72-st	Scattered Tree	11	VVP_0055	Endangered	no	0.200	-	0.031	0.024	0.320	-	0.005	General
73-st	Scattered Tree	16	VVP_0055	Endangered	no	0.200	-	0.031	0.020	0.320	-	0.004	General

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	**Type**	**DBH (cm)**	**EVC code**	**Bioregional conservation status**	**Partial Removal**	**Condition score**	**Large Tree(s)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**HI Score**	**Habitat Units**	**Offset Type**
74-st	Scattered Tree	12	VVP_0055	Endangered	no	0.200	-	0.031	0.016	0.320	-	0.003	General
75-st	Scattered Tree	11	VVP_0055	Endangered	no	0.200	-	0.031	0.027	0.320	-	0.005	General
76-st	Scattered Tree	90	VVP_0055	Endangered	no	0.200	1	0.070	0.039	0.340	-	0.008	General
99-st	Scattered Tree	86	VVP_0055	Endangered	no	0.200	1	0.070	0.070	0.390	-	0.015	General

Appendix 2: Information about impacts to rare or threatened species' habitats on site

This table identifies all rare or threatened species with mapped habitat at the site and the proportional impact associated with the proposed native vegetation removal.

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Enfield Grevillea	Grevillea bedggoodiana	503743	Vulnerable	Dispersed	Habitat importance map	0.0001
Lewin's Rail	Lewinia pectoralis pectoralis	10045	Vulnerable	Dispersed	Habitat importance map	0.0000
Australasian Shoveler	Anas rhynchotis	10212	Vulnerable	Dispersed	Habitat importance map	0.0000
Hardhead	Aythya australis	10215	Vulnerable	Dispersed	Habitat importance map	0.0000
Black Falcon	Falco subniger	10238	Vulnerable	Dispersed	Habitat importance map	0.0000
White-throated Needletail	Hirundapus caudacutus	10334	Vulnerable	Dispersed	Habitat importance map	0.0000
Painted Honeyeater	Grantiella picta	10598	Vulnerable	Dispersed	Habitat importance map	0.0000
Brown Toadlet	Pseudophryne bibronii	13117	Endangered	Dispersed	Habitat importance map	0.0000
Growling Grass Frog	Litoria raniformis	13207	Endangered	Dispersed	Habitat importance map	0.0000
Golden Sun Moth	Synemon plana	15021	Critically endangered	Dispersed	Habitat importance map	0.0000
Small Milkwort	Comesperma polygaloides	500798	Vulnerable	Dispersed	Habitat importance map	0.0000
Golden Cowslips	Diuris behrii	501061	Vulnerable	Dispersed	Habitat importance map	0.0000
Purple Diuris	Diuris punctata	501084	Vulnerable	Dispersed	Habitat importance map	0.0000
Common Pipewort	Eriocaulon scariosum	501218	Rare	Dispersed	Habitat importance map	0.0000
Yarra Gum	Eucalyptus yarraensis	501326	Rare	Dispersed	Habitat importance map	0.0000

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Clover Glycine	Glycine latrobeana	501456	Vulnerable	Dispersed	Habitat importance map	0.0000
Ben Major Grevillea	Grevillea floripendula	501535	Vulnerable	Dispersed	Habitat importance map	0.0000
Snowy Mint-bush	Prostanthera nivea var. nivea	502746	Rare	Dispersed	Habitat importance map	0.0000
Tough Scurf-pea	Cullen tenax	502776	Endangered	Dispersed	Habitat importance map	0.0000
Hairy Tails	Ptilotus erubescens	502825	Vulnerable	Dispersed	Habitat importance map	0.0000
Button Wrinklewort	Rutidosis leptorhynchoides	502982	Endangered	Dispersed	Habitat importance map	0.0000
Large-headed Fireweed	Senecio macrocarpus	503116	Endangered	Dispersed	Habitat importance map	0.0000
Plump Swamp Wallaby-grass	Amphibromus pithogastrus	503624	Endangered	Dispersed	Habitat importance map	0.0000
Wavy Swamp Wallaby-grass	Amphibromus sinuatus	503625	Vulnerable	Dispersed	Habitat importance map	0.0000
Swamp Everlasting	Xerochrysum palustre	503763	Vulnerable	Dispersed	Habitat importance map	0.0000
Flat Bluebell	Wahlenbergia planiflora subsp. planiflora	504064	Vulnerable	Dispersed	Habitat importance map	0.0000
Purple Blown-grass	Lachnagrostis punicea subsp. punicea	504206	Rare	Dispersed	Habitat importance map	0.0000
Purple Blown-grass	Lachnagrostis punicea subsp. filifolia	504222	Rare	Dispersed	Habitat importance map	0.0000
Dwarf Boronia	Boronia nana var. pubescens	504278	Rare	Dispersed	Habitat importance map	0.0000
Brackish Plains Buttercup	Ranunculus diminutus	504314	Rare	Dispersed	Habitat importance map	0.0000
Fragrant Leek-orchid	Prasophyllum suaveolens	504567	Endangered	Dispersed	Habitat importance map	0.0000
White Sunray	Leucochrysum albicans subsp. tricolor	504581	Endangered	Dispersed	Habitat importance map	0.0000
Grey Billy-buttons	Craspedia canens	504643	Endangered	Dispersed	Habitat importance map	0.0000

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Pale Swamp Everlasting	Coronidium gunnianum	504655	Vulnerable	Dispersed	Habitat importance map	0.0000
Plains Yam-daisy	Microseris scapigera s.s.	504657	Vulnerable	Dispersed	Habitat importance map	0.0000
Small-flower Mat-rush	Lomandra micrantha subsp. tuberculata	504711	Rare	Dispersed	Habitat importance map	0.0000
Clumping Golden Moths	Diuris gregaria	504887	Endangered	Dispersed	Habitat importance map	0.0000
Matted Flax-lily	Dianella amoena	505084	Endangered	Dispersed	Habitat importance map	0.0000
Swamp Flax-lily	Dianella callicarpa	505086	Rare	Dispersed	Habitat importance map	0.0000
Pale-flower Crane's-bill	Geranium sp. 3	505344	Rare	Dispersed	Habitat importance map	0.0000
Western Peppermint	Eucalyptus falciformis	505358	Rare	Dispersed	Habitat importance map	0.0000
Arching Flax-lily	Dianella sp. aff. longifolia (Benambra)	505560	Vulnerable	Dispersed	Habitat importance map	0.0000

Habitat Group

- Highly localised habitat means there is 2,000 hectares or less mapped habitat for the species.
- Dispersed habitat means there is more than 2,000 hectares of mapped habitat for the species.

Habitat Impacted

The Species General Offset test, as described in Section 5.3.1 of the Guidelines, is used to determine if proposed native vegetation removal will result in a proportionally significant impact on the habitat value of rare or threatened species. The test is applied where the native vegetation proposed for removal:

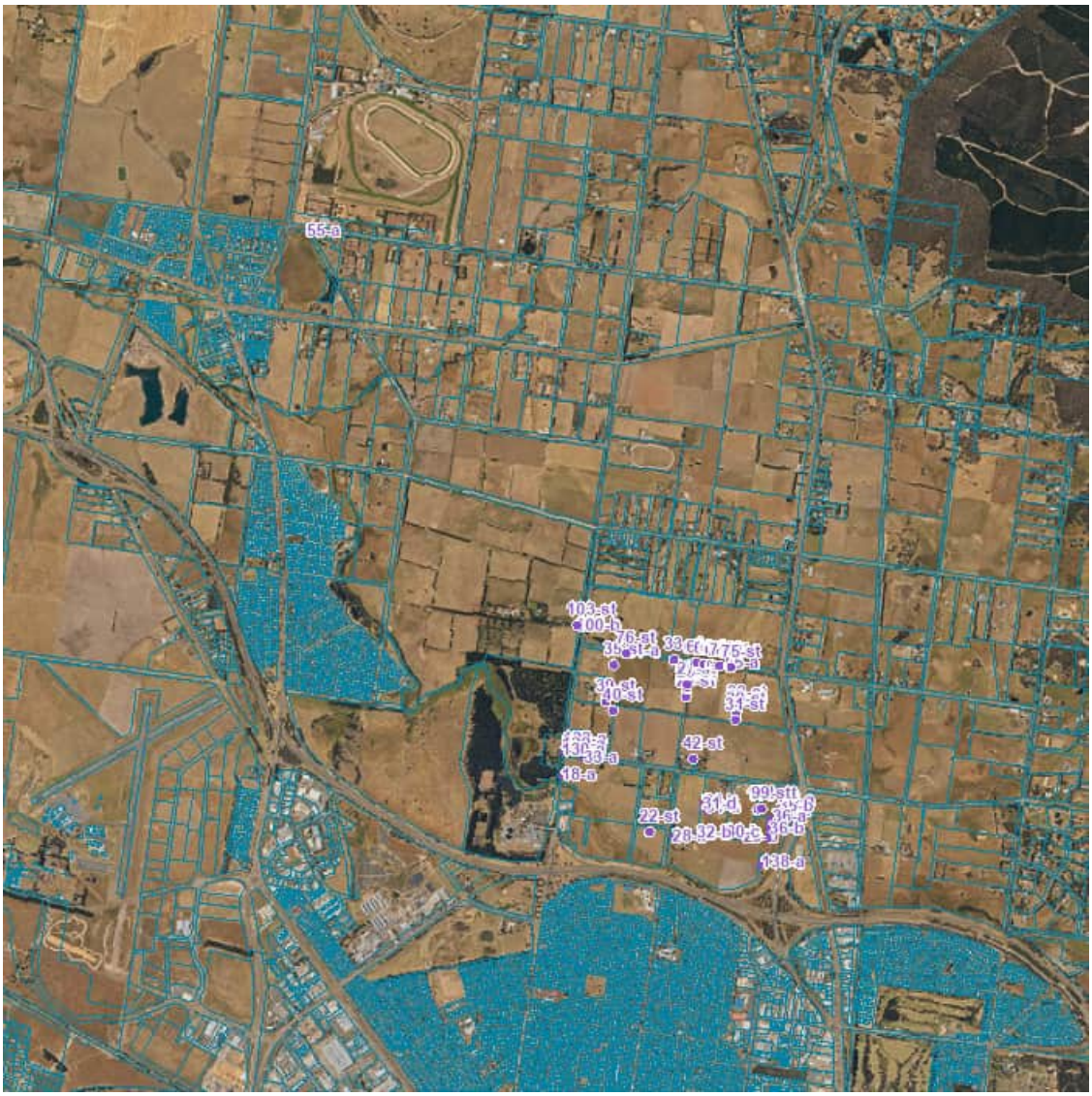
- Intersects the Habitat Importance Map for a rare or threatened species; or
- Intersects the 'top ranking' modelled habitat for a rare or threatened species with dispersed habitat, as identified in its Top Ranking Habitat Importance Map.

Top Ranking Maps consist of the 2,000 hectares of habitat with the highest Habitat Importance Scores for each dispersed species.

The 'Habitat impacted' column identifies whether the Habitat Importance Map or its Top Ranking Map was used to determine the proportional impact for a species with dispersed habitat.

Appendix 3: Images of mapped native vegetation

1. Property in context



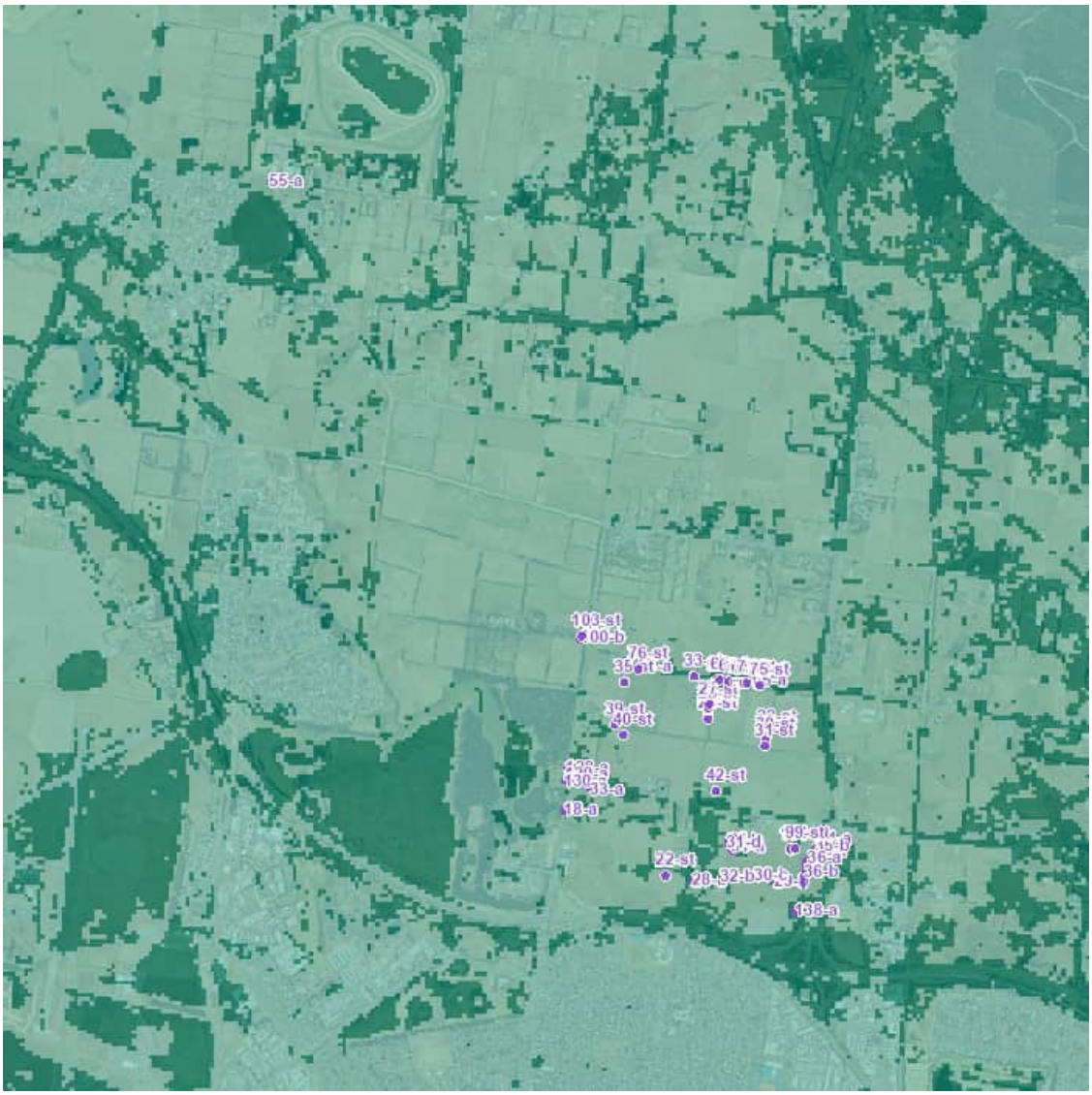
Proposed Removal
Past Removal
Partial Removal
Property Boundaries

N

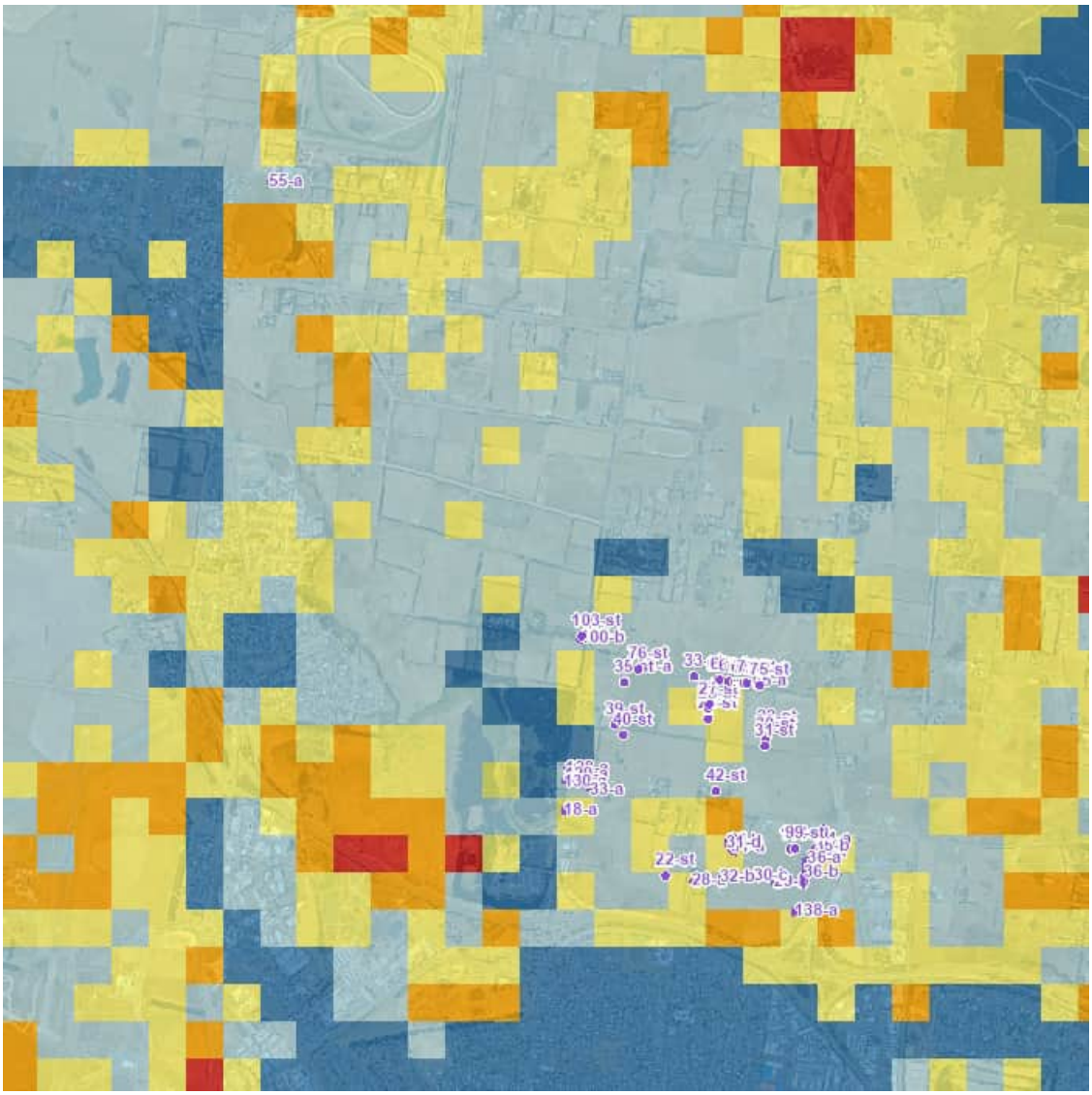
950 m

2. Aerial photograph showing mapped native vegetation

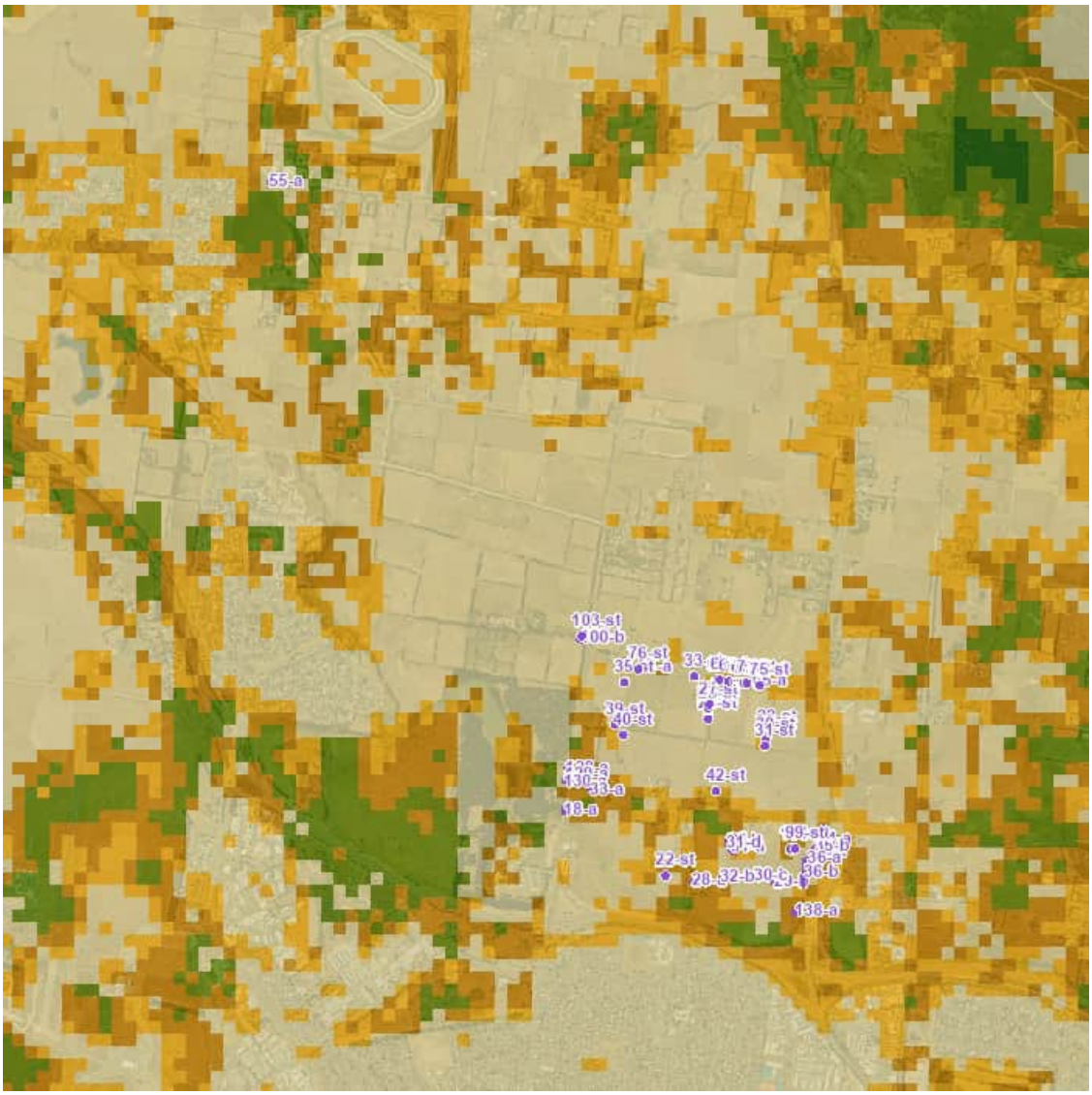
3. Location Risk Map



4. Strategic Biodiversity Value Score Map



5. Modelled Condition Score Map



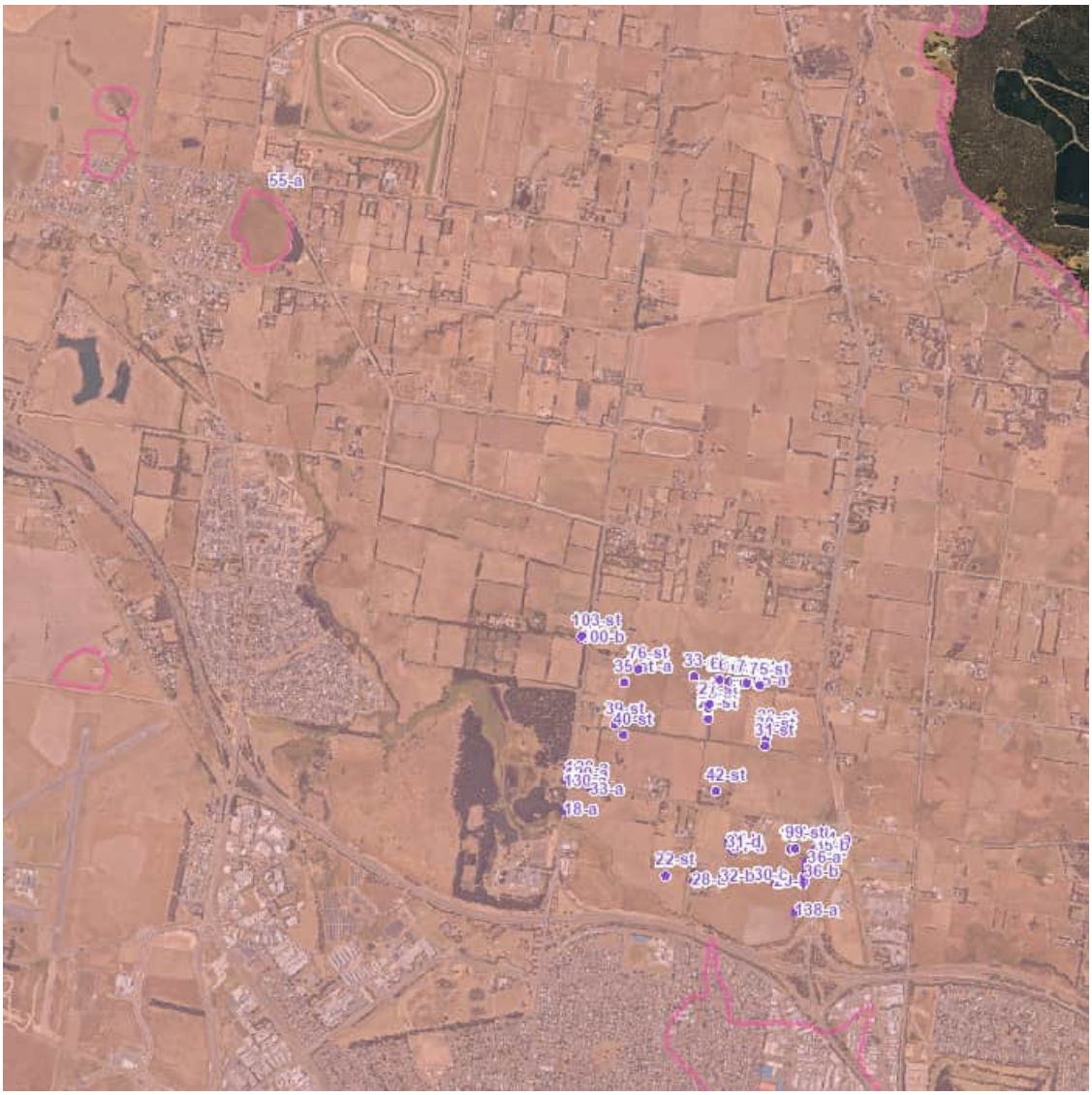
Proposed Removal
Past Removal
Partial Removal

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

N

800 m

6. Modelled Endangered EVCs



7. Habitat Importance maps

Not Applicable

APPENDIX B

REPORT OF AVAILABLE NATIVE VEGETATION CREDITS – 10/07/2025

Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 10/07/2025 10:01 **Report ID: 30636**

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.3101	0.301	35	CMA	Glenelg Hopkins
			or LGA	Ballarat City

Details of available native vegetation credits on 10 July 2025 10:01

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-3027	1.231	267	Glenelg Hopkins	Pyrenees Shire	Yes	Yes	No	VegLink
VC_CFL-3693_01	2.179	600	Glenelg Hopkins	Ararat Rural City	Yes	Yes	No	VegLink
VC_CFL-3763_01	3.246	266	Glenelg Hopkins	Glenelg Shire	Yes	Yes	No	VegLink
VC_CFL-3807_01	5.606	62	Glenelg Hopkins	SOUTHERN GRAMPIANS SHIRE	Yes	Yes	No	Contact NVOR
VC_CFL-3814_01	12.622	522	Glenelg Hopkins	Southern Grampians Shire	Yes	Yes	No	VegLink
VC_TFN-C2046_01	7.438	1446	Glenelg Hopkins	Southern Grampians Shire	Yes	Yes	No	Ecocentric, Ethos, VegLink

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)

There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

LT - Large Trees *CMA - Catchment Management Authority* *LGA - Municipal District or Local Government Authority*

Next steps

If applying for approval to remove native vegetation
Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

If you have approval to remove native vegetation
Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
	Fully traded			
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@deeca.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not avaliable
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
IDES	Indigenous Design Environmental Services Pty Ltd	(03) 9437 0555		www.idecological.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

For more information contact the DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au