11 December 2025

[redacted]
Department of Transport and Planning
GPO Box 2392
MELBOURNE VIC 3001

Sent via email: [redacted]

Dear [redacted],

GREATER AVALON EMPLOYMENT PRECINCT (GAEP)
DRAFT AMENDMENT C477GGEE TO THE GREATER GEELONG PLANNING SCHEME – SUBMISSION

MAB Property Developments Pty Limited (MAB) acts for Avalon Lot A Pty Ltd, Avalon Lot B Pty Ltd and Avalon Lot C Pty Ltd, the registered proprietor(s) of 85-225 & 255-275 Avalon Road and 160-240 Dandos Road, Avalon (the Land), as identified as property 12 in **Attachment 1** to this submission.

MAB has reviewed draft amendment C477ggee to the Greater Geelong Planning Scheme (the Amendment) and makes this submission for consideration by the Victorian Planning Authority (VPA) / Department of Transport and Planning (DTP).

MAB's landholdings constitute the largest component of the land proposed to be rezoned in the GAEP West and as the proposed developer of the land has a significant interest in the final form and ultimate approval of the Amendment.

MAB supports without alteration:

- The introduction of a Framework Plan for the GAEP;
- The rezoning of the Land to Industrial 1 and Rural Conservation as proposed; and
- The deletion of the Environmental Significance Overlay.

MAB opposes:

- The application of a Design Development Overlay (DDO53).

MAB supports with changes:

- The inclusion of a Development Plan Overlay (DPO50) subject to essential changes to the Schedule; and
- The Native Vegetation Precinct Plan (NVPP) subject to minor amendments to the text.

This submission sets out MAB's comments in relation to the draft documents which have been on consultation since 13 November 2025. As the principal landowner in GAEP West affected by the Amendment, MAB reserves its right to make further submissions in response to matters raised by other parties once such become known to us.

MAB also request to be heard by any planning panel or standing advisory committee appointed to hear submissions in relation to this matter.

For convenience, please see enclosed a tracked changed version of the DPO Schedule and NVPP which contain MAB's requested changes to both documents. A summary of the key matters MAB seeks to address in this submission and amended documents are outlined below.

DDO53

The inclusion of a DDO would add a layer of additional control on future development of this state significant employment precinct which is unwarranted, unreasonable and would not achieve an outcome which is consistent with the objectives for planning pursuant to the Planning and Environment Act.

MAB considers the combination of zone provisions, an approved Development Plan and decision guidelines contained in the Greater Geelong Planning Scheme will provide an entirely appropriate basis for guiding and regulating future development of the subject land.

DPO50

MAB requires changes to the DPO50 schedule to simplify the process of preparation and approval of the required development plan.

The DPO50 schedule, which has been the subject of extensive background technical work and agency consultation, contains requirements for inclusion of excessive detail at development plan stage, specifies matters not appropriate for inclusion in a development plan and requires impractical, unreasonable and onerous multi agency consents and / or consultation as part of the preparation of a development plan.

An annotated version of the DPO50 schedule is included in **Attachment 2** which details MAB's required changes.

NVPP

The NVPP is included in **Attachment 3** which contains alterations to the NVPP text which accord with good practice, the intent of an NVPP and provide a workable basis for reliance on this document during the development of the affected land.

MAB would be pleased to discuss this submission further. Please contact me on [redacted] at any time should you have any questions.

Yours sincerely,

[redacted]

[redacted]
General Manager Communities

Ownership
Greater Avalon Employment Precinct

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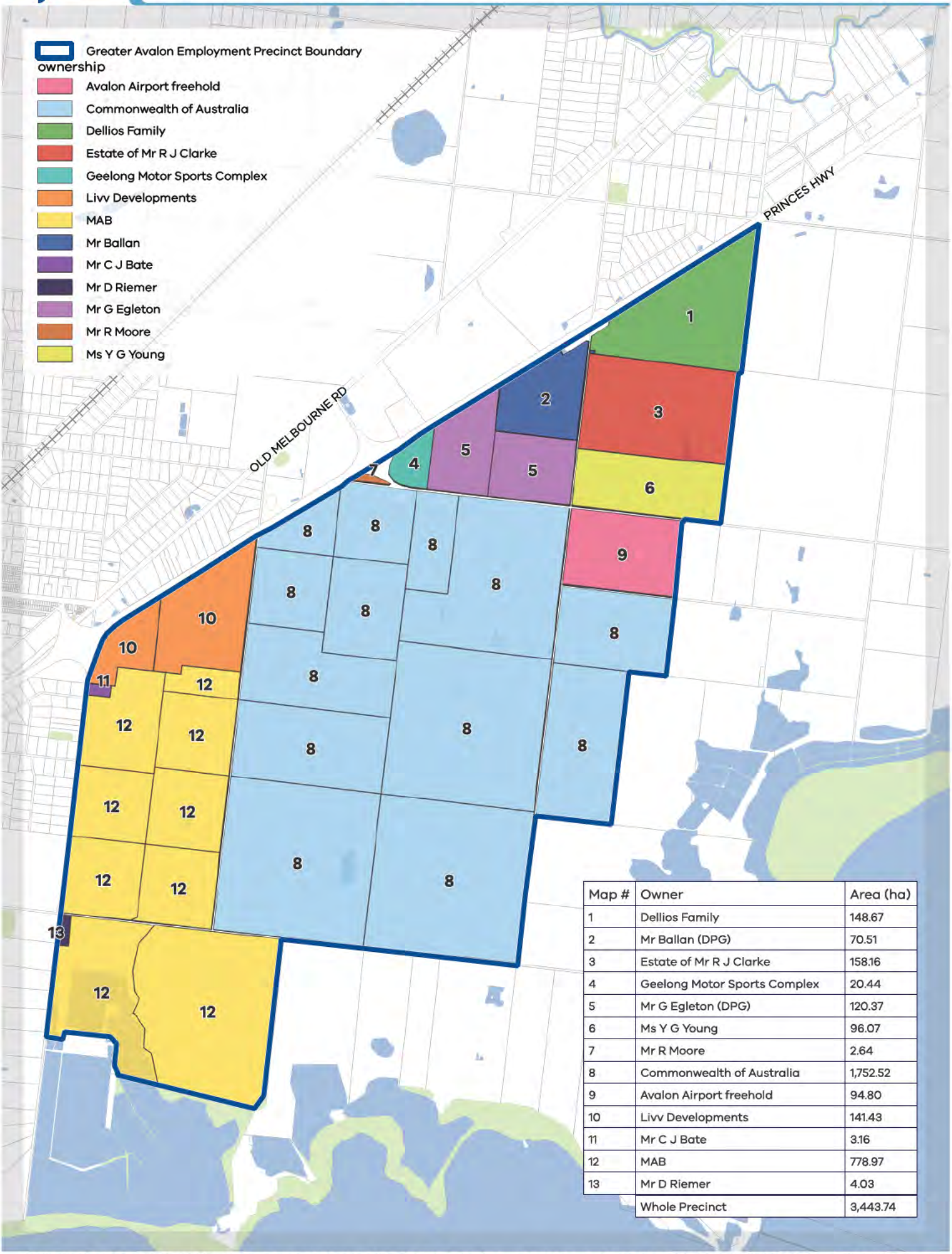

Map #	Owner	Area (ha)
1	Dellios Family	148.67
2	Mr Ballan (DPG)	70.51
3	Estate of Mr R J Clarke	158.16
4	Geelong Motor Sports Complex	20.44
5	Mr G Egleton (DPG)	120.37
6	Ms Y G Young	96.07
7	Mr R Moore	2.64
8	Commonwealth of Australia	1,752.52
9	Avalon Airport freehold	94.80
10	Livv Developments	141.43
11	Mr C J Bate	3.16
12	MAB	778.97
13	Mr D Riemer	4.03
	Whole Precinct	3,443.74

Proposed C477ggee

SCHEDULE 50 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO50**.

GREATER AVALON EMPLOYMENT PRECINCT WEST

1.0 Objectives

Proposed C477ggee

To facilitate the coordinated sustainable development of the Greater Avalon Employment Precinct West.

To ensure development does not prejudice or conflict with the ongoing operation of the Avalon Airport and provides an appropriate interface to sensitive uses outside of the ~~development area~~precinct.

To ensure development does not adversely impact existing Ramsar Wetlands to the south, Avalon Coastal Reserve and existing biodiversity values within the Rural Conservation Zone.~~development area.~~

To facilitate a high amenity precinct supported by ancillary services, and a high-quality open space network for workers and visitors.

2.0 Requirement before a permit is granted

A permit may be granted ~~to subdivide land or construct a building or carry out works~~ before a development plan has been prepared to the satisfaction of the responsible authority, for the following:

- Consolidation or ~~S~~subdivision of ~~the~~ land ~~to realign property boundaries, or create a road, or create or remove easements.~~
- The construction or carrying out of minor buildings or works including site preparation.
- Works required for physical infrastructure or utilities to service the land including works which alter the existing surface of the land by filling.
- Removal or creation of easements or restrictions.
- ~~Extensions or alterations to an existing building or works associated with an existing residential use.~~
- Extensions or alterations to an existing building or works associated with an existing use that will not prejudice the preparation of a development plan for the site.
- Any works required to satisfy a certificate or statement of environmental audit or undertake site rehabilitation.

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice:

- the preparation of a development plan; and
- the future use or development of the land in an integrated and orderly manner in accordance with Plan 1 to this schedule and the operation of the State transport system.

Infrastructure Contributions Agreement

Unless otherwise agreed to by the responsible authority, a permit must not be granted to subdivide or develop land until an agreement under Section 173 of the *Planning and Environment Act 1987* has been entered into between the owner of the land or other person in anticipation of becoming the owner ~~of the land~~ and the Greater Geelong City Council which specifies the nature and amount of any infrastructure contributions. The agreement ~~must~~ should specify as appropriate:

- Net developable area for each property.
- Development catchment areas (if applicable).
- Methodology of levies calculated.
- Infrastructure items to be included as shared infrastructure, including relevant triggers or staging based on advice of technical reports.

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- What, if any, infrastructure items are eligible to be provided as works in kind to the satisfaction of the responsible authority.
- Itemised costings of the shared infrastructure items.
- Responsible delivery agency of the shared infrastructure items.
- Details of the future ownership and management arrangements for any shared infrastructure items.
- Operational and administrative provisions.

The owner will pay all costs and expenses of, and incidental to, the execution and recording of the agreement.

Transport Infrastructure Contributions Agreement

Unless otherwise agreed to by the responsible authority and Head, Transport for Victoria, a permit must not be granted to subdivide or develop land until an agreement under Section 173 of the *Planning and Environment Act 1987* has been entered into between the owner of the land, or other person in anticipation of becoming the owner, the Greater Geelong City Council and the Head, Transport for Victoria, for the delivery by the developer and / or landowner, at its cost of Transport Infrastructure items between the Greater Avalon Employment Precinct West and the external road network servicing the use and development. The agreement ~~must~~ should specify:

- The scope of work and location of infrastructure items required as a result of the development, including any land provision or acquisition.
- The expected timing of provision of each infrastructure item and who is responsible for delivery.
- What, if any, infrastructure items are eligible to be provided as works in kind to the satisfaction of the responsible authority.
- The cost of any items that are the subject of financial contributions rather than direct delivery by the owner.
- The equitable apportionment of costs between the developer, Greater Geelong City Council, ~~and~~ Head, Transport for Victoria and other relevant persons for any items which exceed the needs of the development.
- Operational and administrative provisions.

The agreement will apply to the following infrastructure items:

- Upgrades to the Avalon Road and Princes Freeway interchange.
- Construction of a new intersection on Avalon Road to provide access into the Greater Avalon Employment Precinct.
- Any upgrades to Avalon Road to facilitate the increased traffic volumes associated with providing access into the Greater Avalon Employment Precinct.

The owner, or other person in anticipation of becoming the owner, will pay all reasonable costs and expenses of, and incidental to, the execution and recording of the agreement.

3.0 Conditions and requirements for permits

Proposed C477ggee

The following conditions and/or requirements apply to permits, as appropriate:

A permit must contain conditions or requirements which give effect to the provisions and requirements of an approved Development Plan.

Drainage and stormwater management

- ~~A~~ A permit to subdivide land or to undertake works (other than vegetation removal) must include a condition that requires a stormwater management plan be prepared that implements the recommendations identified in the Integrated Water Management Plan and Drainage and Stormwater Management Strategy (prepared under Clause 4.0 of this Schedule), to the satisfaction of the ~~relevant drainage~~responsible authority. ~~The plan must include:~~

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~~Consideration of the drainage requirements of any upstream and downstream landholders.~~

~~Any proposed works and their operational and maintenance arrangements.~~

~~An agreed schedule and cost apportionment for maintenance of drainage and water quality assets.~~

~~Assessment of the risks of adverse impact on receiving waters and environment with regard to stormwater volume and water quality.~~

~~Detailed civil construction plans.~~

~~Development of lots must be outside the 1% Annual Exceedance Probability (AEP) flood extent for riverine flooding and coastal flooding (with consideration for~~

~~climate change scenarios as recommended by the Corangamite Catchment Management Authority).~~

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Sodic and dispersive soil site management plan

- A permit to subdivide land or to undertake earthworks must include a condition that requires a site management plan to be prepared that implements the recommendations identified in the sodic and dispersive soil management plan required under Clause 4.0 of this ~~,~~Schedule, to the satisfaction of the responsible authority.

Construction environmental management plan

- A permit to subdivide land or to undertake earthworks must include a condition that requires a construction environmental management plan to ensure that fill, soil storage and earthworks do not contribute to erosion or cause silt/soil to enter waterways, and dust is managed. Areas to be nominated for storage and vehicle parking are not placed on or near areas nominated as waterways, conservation or open space reserves. It should include specific species/vegetation conservation strategies, regular ~~daily~~ monitoring, sedimentation management, site specific rehabilitation plans, weed and pathogen management methods. ~~The construction environmental management plan must be prepared to the satisfaction of the responsible authority in consultation with Department of Energy, Environment and Climate Action.~~

Bushfire hazard site management plan

- A permit to subdivide land must include a condition requiring that prior to commencement of works on site, a Bushfire Hazard Site Management Plan must be submitted to and approved by the responsible authority. The Bushfire Hazard Site Management Plan must:
  - Address and implement any recommendations of the Bushfire Management Plan approved under Clause 4.0 of this schedule.
  - ~~Identify the staging of development. Identify the management of any interim bushfire hazard setbacks and vegetation management.~~

Gas and oil pipelines

- A permit to subdivide land, construct a building or carry out works on land identified within or adjacent to the high pressure gas pipeline must include a condition requiring that, prior to the commencement for works, the applicant address the interface treatment of the high pressure gas pipeline throughout the land.
- A permit to subdivide land, construct a building or carry out works on land identified within or adjacent to the measurement lengths of the Westernport Altona-Geelong Pipeline and Black Oil Pipeline, as shown in Plan 1, must include a condition requiring that, prior to the commencement for works, mitigation measures be implemented to safeguard the pipelines to the satisfaction of the Minister administering the *Pipelines Act 2005*.

Preliminary risk screen assessment

- A proposal to subdivide land or to use land for a sensitive use (child care centre or caretakers house), or construct or carry out buildings and works associated with this use, where the land is identified as having a potential risk for contamination in Table 1 must demonstrate the site is suitable by providing:
  - A preliminary risk screen assessment statement has been issued in accordance with

the Environment Protection Act 2017 stating that an environmental audit is not required for the proposal; or

- An environmental audit statement has been issued under Part 8.3 of the Environment Protection Act 2017 stating that the land is suitable for the proposal; or
- A certificate of environmental audit for the land has been issued in accordance with Part IXD of the Environment Protection Act 1970; or
- A statement of environmental audit for the land has been issued in accordance with Part IXD of the Environment Protection Act 1970 stating that the environmental conditions of the land are suitable for the proposal.

- If an environmental audit statement under Part 8.3 of the Environment Protection Act 2017 has been issued stating that the land is suitable for the proposal, a condition must be included on the planning permit. The responsible authority may waive the requirement for a further preliminary risk screen assessment (or environment audit) where it has already been undertaken for the land, and where it is satisfied that the previous preliminary risk screen assessment (or environment audit) considered the relevant land uses.
- This requirement does not apply to the construction or carrying out of buildings and works if:
  - The buildings and works are associated with an existing sensitive use (residential) included in Clause 62.02-1 or 62.02-2 and the soil is not disturbed.
  - The buildings and works are required by the Environment Protection Authority Victoria or an environmental auditor appointed under the Environment Protection Act 2017 to make the land suitable for use; or
  - The buildings and works are reasonably required by the environmental auditor appointed under the Environment Protection Act 2017 or the Environment Protection Act 1970 to undertake a preliminary risk screen assessment or environmental audit.

This application requirement does not apply to buildings and works associated with a residential use established before the approval date of Amendment C477ggee.

TABLE 1: PRELIMINARY RISK SCREEN ASSESSMENT

Address	Lot Number
25 Avalon Road, Avalon	Lot 1 LP76925
255-275 Avalon Road, Avalon	Lot 1,2,3 TP221328 and Lot 1 TP411602

- Any permit to subdivide land, or to use land for a sensitive use (childcare centre or caretakers house), or to construct or carry out buildings and works associated with these uses where an environmental audit statement under Part 8.3 of the Environment Protection Act 2017 has been issued stating that the land is suitable for the use or proposed use subject to recommendations must include the following conditions:
  - The recommendations that relate to the use and development of the land must be complied with to the satisfaction of the responsible authority before the use or development commences; and
  - Written confirmation of compliance with any recommendations in the environmental audit statement must be provided by a suitably qualified environmental professional (with the costs borne by the applicant) to the satisfaction of the responsible authority. Compliance sign-off must be in accordance with any requirements in the environmental audit statement recommendations regarding verifications of works.

Where recommendations of the Environmental Audit Statement require significant ongoing maintenance and/or monitoring, the applicant must enter into an agreement with the

responsible authority under section 173 of the *Planning and Environment Act 1987*. The section 173 agreement must be executed on the title of the relevant land prior to the grant of a permit to develop the land, unless otherwise agreed to by the responsible authority. The applicant must meet all costs associated with the drafting and execution of the agreement, including those incurred by the responsible authority.

~~Transport Infrastructure~~

~~An application for the use or development of land that will result in a leasable floor area of 5,000 or more square metres must include a response to matters identified in the Integrated Transport Management Plan, as set out in Clause 4.0 of this schedule.~~

4.0 Requirements for development plan

Proposed C477ggee

The development plan must be generally in accordance with Plan 1 and be prepared to the satisfaction of the responsible authority. ~~and in consultation with the City of Greater Geelong.~~ The development plan may be prepared in stages and include, as appropriate:

- A **site analysis plan** that identifies the key attributes and constraints of the land and, its context ~~the surrounding area and its relationship with existing and proposed uses on adjoining land, which includes an accurate description of~~ including:
  - Topographical, landscape features and any other relevant elements ~~, as informed by a feature and level survey.~~
  - Key ~~V~~views to and from the site.
  - Uses on adjoining and nearby land.
  - Provision of reticulated services to the land.
  - ~~Flood mapping and analysis for all events up to and including the 1% AEP for climate change (including potential coastal inundation from sea level rise and combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology) or as determined by the floodplain management authority.~~
  - Surrounding ~~land uses and~~ movement network.
    - ~~Notable areas of Aboriginal cultural values, as informed by a Cultural Values Assessment.~~
  - ~~Any other notable feature or characteristic of the site deemed necessary to provide a full analysis of the site.~~
- A **site master plan** that includes:
  - Land uses that reflect the land uses and interface area shown in Plan 1.
  - An open space network that where feasible provides for the retention of high and moderate value trees (as identified in *Arboricultural Assessment and Report (Tree Logic*, September 2023) and the retention of native vegetation consistent with Greater Avalon Employment West Native Vegetation Precinct Plan.
  - ~~A concept plan with indicative locations of key roads, drainage reserves, habitat conservation areas/reserves, distribution of land uses and interface treatments.~~
  - An indicative movement network, including public and active transport and road hierarchy ~~, bus stop locations, road layout, and any intersection treatments required (as determined by a Traffic Impact Assessment).~~
  - ~~Cross section details of roads.~~
  - ~~Details of the extent and location of cut and fill to occur across the site, including site levels.~~
  - Proposed design responses at key interfaces and along key view lines.
  - ~~Details of how walking and cycling infrastructure integrates with the surrounding existing and planned active transport network.~~
  - ~~Provision for integrated water management, consistent with the Integrated Water~~

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~~Management Plan recommendations.~~

- Provision for stormwater and drainage management and integrated water management.~~, consistent with the Drainage and Stormwater Management Strategy.~~

~~Any necessary infrastructure required to service the development, including any water sensitive urban design measures.~~

- ~~Buffer areas and procedures to protect any areas of Aboriginal cultural values in accordance with the recommendations of a Cultural Values Assessment.~~
- Identification of bushfire hazard areas and relevant setbacks.
- Provisions for land to be set aside for a Victoria State Emergency Services facility and a fire services facility generally in accordance with the locations shown in Plan 1.

Any recommendations or requirements in the Avalon Airport Impact Assessment Report prepared under this schedule~~, and including but not limited to:~~

~~The configuration of any Protected Airspace applicable to the environs of the Avalon Airport, consistent with the Avalon Airport Impact Assessment Report.~~

~~Recommended maximum heights for buildings and landscaping located within Protected Airspace as it extends to ground level, to ensure the obstacle limitation surface (OLS) and Procedures for Air Navigational Services – Aircraft Operations (PANS-OPS) is not penetrated, as recommended in the Avalon Airport Impact Assessment Report.~~

~~A staging plan of the subdivision, buildings and works.~~

- ~~An **Environment Protection and Biodiversity Conservation Report** that shows how the proposal meets any commonwealth conditions stipulated in an approval under the *Environment Protection and Biodiversity Conservation Act 1999* including how those conditions will continue to be met over the long term with regard to climate change and degradation of assets over time which should inform the maintenance schedule~~.
- ~~A~~ A **Site Servicing Report** that addresses the infrastructure and utilities servicing requirements for the precinct. ~~Where the need for above ground utilities (such as electricity substations, sewer pump stations, telecommunications facilities and overhead powerlines) is identified, the report must provide indicative locations for these to inform the future subdivision layout.~~
- An **Avalon Airport Impact Assessment Report** ~~prepared in consultation with the Avalon Airport,~~ prepared having regard to the National Airports Safeguarding Framework, and associated guidelines, and the Avalon Airport Master Plan 2015 (or any superseding master plan). Any recommendations or requirements of this assessment must be incorporated into the development plan, with particular emphasis on:
  - any recommendations required for wildlife strike management,
  - ensuring airport safety is prioritised, including no negative impacts to the runway operations,
  - any recommendations required to ensure buildings and works do not conflict with the Obstacle Limitations Surface (OLS) and Procedures for Air Navigational Services Aircraft Operations (PANs OPS) guidelines.
- An **Integrated Water Management Plan** ~~prepared to the satisfaction of the responsible authority and Corangamite Catchment Management Authority and in consultation with, Parks Victoria, Barwon Water, the Department of Energy, Environment and Climate Action and City of Greater Geelong that~~ which includes:
  - A concept design for an integrated water management system, ~~with particular emphasis on~~which may include consideration of:
    - The treatment, discharge, storage and reuse of stormwater (as per the Drainage and Stormwater Management Strategy).

- The potential to store, treat and reuse wastewater.
- The approach to offsetting the use of potable water.
- Considerations of the full water cycle and merits of possible options.

~~Future ownership and responsibility for the long term maintenance and management of stormwater and wastewater storage and reuse infrastructure.~~

- Details of how ~~the~~ any proposed harvesting and reuse of stormwater and treated wastewater, if employed, will be appropriately managed, as required by the relevant authority.

~~Appropriate links to the Drainage and Stormwater Management Strategy.~~

- **A Drainage and Stormwater Management Strategy,** ~~prepared to the satisfaction of Corangamite Catchment Management Authority and Greater Geelong City Council and in consultation with Parks Victoria, Barwon Water and the Department of Energy, Environment and Climate Action~~ that includes:
  - A concept design for the drainage and stormwater ~~an integrated water~~ management system, with particular emphasis on:
    - The treatment, retardation and discharge, ~~storage and reuse~~ of stormwater~~,~~ including an approach to managing the impact of stormwater on the surrounding and downstream environment. ~~ecological needs of the onsite and downstream receiving environment.~~
      - Details of any stormwater detention basins ~~including the location, asset reserve area, sections, and approximate volume and surface area.~~
      - Location of stormwater discharge points (outfall) ~~including determination of the appropriate discharge quantity and water quality treatment requirements to manage the risk of adverse impact on environmental values to the Avalon Coastal Reserve, Hovells Creek and Ramsar site.~~
      - ~~Management of upstream flows to maintain the hydrological regime in the existing watercourse.~~
      - ~~Consideration of the priority areas volume reduction as contained in the *Urban Stormwater Management Guidance* (Environment Protection Authority, 2021).~~
      - Impact assessment of stormwater volumes to determine enhanced stormwater management objectives in consideration of the Urban Stormwater Management Guidance (Environment Protection Authority, Doc No 1739.1 2021)
      - The impacts of sea level rise and climate change.

~~A drainage management strategy section that includes consideration of:~~

  - An ~~slope~~ analysis ~~and direction~~ of major and minor overland flowpaths, including consideration of any future earthworks on the site.
  - ~~The agreed points of discharge/s for the site for major and minor drainage and the approach to manage or convey existing upstream flows.~~
  - Integration of drainage works with upstream and downstream land~~, including any required maintenance plan.~~
  - A Flood Impact and Risk Assessment ~~to the satisfaction of the Corangamite Catchment Management Authority and the Greater Geelong City Council~~ that includes flood mapping and analysis for all events up to and including the 1% AEP under future climate change scenario SSP3-7 (2100).
  - Detailed investigation and risk assessment of the impact of the proposed works on environmental values of the receiving waters, Avalon Coastal Reserve and Ramsar wetland values, particularly seagrass. This should include consideration of the advice in the *Environmental Reference Standard for Geelong Arm and the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site Management Plan Summary* (Department of Environment, Land, Water and Planning, 2018 and future climate conditions).
  - Details on the existing freshwater flow regime and modelling to demonstrate that

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any proposed onsite system will provide adequate protection of downstream values and maintain the existing freshwater flows to the Avalon Coastal Reserve.

~~Details of any storage basins associated with the harvesting and reuse of stormwater, including the location, sections, and approximate volume and surface area.~~

~~Water sensitive urban design (WSUD) stormwater management measures to maintain water quality and environmental flows.~~

~~Future ownership and responsibility for the long term maintenance and management of stormwater and reuse infrastructure.~~

~~Demonstration of how a future drainage scheme considers the requirements of the Avalon Coastal Reserve and has no adverse impact on existing Ramsar wetlands~~

- Management of birdstrike risk on Avalon Airport operations ~~associated with stormwater quality treatment measures, particularly those that utilise permanent standing water.~~
- Details of the upstream freshwater flows versus the coastal influence of Port Phillip Bay on the existing waterway along the western boundary (see Plan 1) which contains sensitive high value saltmarsh habitat so an appropriate water management regime can be implemented to retain ~~and enhance~~ this habitat.

Commented [TF1]: Clarification required on location of saltmarsh

~~Details of the appropriate outfall location(s) for the site to minimise impacts on Ramsar values including avoiding impacts on the intertidal reefs within the Point Wilson / Limeburner's Bay. Site selection should be based on existing conditions at the selected locations as well as consideration of future climate conditions in which sea level rise may alter the values and change the hydrology conditions.~~

~~Details of the existing waterway values including the values associated with the different channels and how the water management regime will maintain these values.~~

- Details of groundwater levels and ~~its~~ their salinity on the site and how the potential impacts on drainage and stormwater assets and interaction with surface runoff will be managed.

~~The plan must be guided by the *Greater Avalon Employment Precinct – West Position Paper 03* by HARC, November 2025 and *Existing Conditions Flood Modelling Report* by Alluvium, 31 May 2024 and include reference to:~~

- ~~WSUD Engineering Procedures: Stormwater CSIRO Publishing 2005.~~
- ~~Clause 56.07 of the Greater Geelong Planning Scheme.~~
- ~~The Infrastructure Design Manual and associated Design Notes (City of Greater Geelong Design Notes).~~
- ~~Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site Management Plan.~~
- ~~The Avalon Coastal Reserve Conservation Action Plan, Parks Victoria (or subsequent version).~~
- ~~Environment Protection Authority guidelines for best practice sedimentation and pollution control measures for waterways and wetlands.~~

~~A Drainage and Conservation Area Asset Management Plan to the satisfaction of Greater Geelong City Council that includes details of drainage assets, including where these assets are proposed to be privately owned and managed.~~

- An **Integrated Transport Management Plan** ~~prepared to the satisfaction of the responsible authority, Greater Geelong City Council and Head, Transport for Victoria and~~ that includes:
  - An assessment of traffic generation and the impact on the adjoining road network, including consideration of impacts to the State transport system, Avalon Airport Master Plan 2015 (or subsequent version) and development of the north precinct.
  - Identification of any upgrade work required on the adjoining road network, including the State transport system, including the staging of any works.

- Typical Cconceptual traffic access plans androad cross-sections, showing all proposed new or upgraded intersections, crossovers and street frontages.
- Identification of a bus capable road network including integration with the broader public transport network.
- Identification of the an active transport network including pedestrian and cycling links and access improvements including both internal and external connectionswhere appropriate
- Consideration of operation of the road network during events such as the Avalon Airshow.

- A **Staging Plan** that includes:
  - The proposed provision, staging and timing of the various development plan projects requirements including:
    - stormwater drainage works in accordance with the approved Drainage and Stormwater Strategy and Integrated Water Management Plan.
    - reticulated water, sewerage, gas and any other infrastructure, linked to stages of development.
    - road and intersection upgrades in accordance with the approved Integrated Transport Management Plan.
    - open space and conservation areas.
    - the identification of any agency or person responsible for provision of particular items of infrastructure.
    - the indicative development commencement location and direction of the development pattern across the precinct.
    - a provision that any out of sequence development can only be supported by negotiation and agreement between a developer and the impacted infrastructure providers and not impose unreasonable additional burden on infrastructure providers.

- A **Geotechnical Report** including details of the fill to be placed on the site.
- A precinct wide **Coastal Acid Sulfate Soil Management Plan** (CASSMP) be prepared by a suitably qualified and experienced practitioner, to the satisfaction of Greater Geelong City Council. Such a person is a professionally accredited soil scientist or a person with five or more years recognised experience in acid sulfate soil assessment and management. The CASSMP should include:
  - An overview of the physical characteristics and environmental attributes of the site.
  - Detailed CASS mapping including the vertical and spatial distribution of CASS onsite and offsite with chemical testing results and interpretations.
  - Overview of proposed works including detailed descriptions of any dewatering and drainage works, any soil excavations, delineation of geological lenses and horizons that may affect dewatering, plans for temporary above ground storage of CASS and plans for reuse/disposal of CASS.
  - A description of the management strategies that will be used to minimise impacts from the oxidation of sulphides including the possibility of redesigning layout of the excavations to limit oxidation (e.g. avoid disturbing CASS materials, minimising disturbance to groundwater, trenchless technology), planned treatment (in situ or ex situ liming) and containment strategies of CASS and leachate, water table management.
  - Details on how the planned management activities integrate with different components of the project including construction and other environmental management activities.
  - Performance criteria for monitoring the effectiveness of the CASS management strategies during construction.

- ~~Monitoring program which includes proposed location of monitoring points and frequency of monitoring, details of sampling and analytical parameters and details of procedures to be undertaken in the event that monitoring indicates that thresholds are being exceeded.~~
- ~~Contingency procedures need to be developed as part of the CASSMP in order to manage impacts in the event of management strategies failure.~~
- ~~The CASSMP should generally align with:~~
  - ~~the *Victorian Best Practice Guidelines for Assessing and Managing Coastal Acid Sulfate Soils* (Victorian Government Department of Sustainability and Environment, October 2010); and~~
  - ~~the *National Acid Sulfate Soils Guidance* (Water Quality Australia, 2018).~~

- A Sodic and Dispersive Soils Assessment to confirm that the land is suitable for proposed use, identify any impact on developable areas and provide high level advice on any further considerations post approval of the Development Plan.

- ~~A precinct wide Sodic and Dispersive Soils Assessment and Management Plan prepared by a suitably qualified and experienced soil scientist, to the satisfaction of Greater Geelong City Council, that includes:~~
  - ~~Assessment of existing site conditions (topsoils and sub-soils), including assessment of the extent of sodic and dispersive soils (including laboratory analysis of Exchangeable Sodium Percentage and soil dispersion). Sample locations should consider land gradient, erosion risk mapping, the extent of any existing erosion, landslip or other land degradation, potential surface water receptors and the proposed locations of surface water and stormwater features.~~
  - ~~Assessment of soils collected from the soil profile, including from the anticipated depth of excavations/land disturbance.~~
  - ~~Soil assessment at a sufficient frequency to distinguish areas of low sodicity risk (if any) from areas that will require sodicity management and or further assessment.~~
  - ~~Presentation of site-specific data which links soil and landscape characteristics to the sodic soil risks and the potential for sub-surface erosion (sub-surface structure decline).~~
  - ~~Risk Assessment. Identification and assessment of risks of sodic and dispersive soils to the environment from proposed development activities (including but not limited to surface water and buildings and structures).~~

  ~~If sodic soils are present, development of a Sodic and Dispersive Soils management plan is required including recommendations on:~~

  - ~~Planning approaches to minimise disturbance and or risks from sodic soils at the precinct scale, with consideration of:~~
    - ~~Proposed staging of the precinct.~~
    - ~~Soil management practices (including fill) with consideration of anticipated sodic and dispersive soil exposure.~~
    - ~~Potential need for baseline assessment (i.e. baseline turbidity) of surface water features (where risk assessment indicates potential for impact to surface water features).~~
    - ~~Potential need for further soil assessment.~~
  - ~~Management and mitigation measures for potential erosion and dispersion risks.~~
  - ~~Management of drainage (interim and permanent) during all stages of development (including run-off).~~
  - ~~Any post-construction monitoring and/or management requirements (soil and or water).~~
  - ~~Potential need for soil treatment and amelioration.~~

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- ~~Any treatment of soil proposed to be reused onsite or removed from the site.~~
- ~~Any training and supervisions processes proposed for construction contractors to ensure compliance with the sodic and dispersive soils management plan. Consider management requirements at the individual lot level which could be provided by the Greater Geelong City Council to inform landowners if their site contains potential sodic soils and outline their responsibilities for minimising disturbance and implementing mitigation measures.~~

- ~~A Bushfire Management Plan prepared in consultation with the relevant fire authority and Greater Geelong City Council that achieves development that is bushfire resilient for both the completed development and during any staging of the development.~~

- ~~The~~ A Bushfire Management Plan that must address the following requirements:
  - The provision of a perimeter road on all interfaces with a permanent bushfire hazard.
  - Identification and mapping of setbacks from classified vegetation that will lead to exposure of radiant heat no greater than 12.5kW/m2.
  - Recommendations for any vegetation management requirements to achieve acceptable level of defendable space.
  - Identify areas where the bushfire hazard requires specific bushfire management measures for subdivision and building works to be implemented ~~(such as static water supply requirements and bushfire emergency management plans).~~

- **A Landscape Concept Plan**~~, prepared to the satisfaction of Greater Geelong City Council~~ that includes~~:~~
  - An overall landscape ~~master~~ concept plan for the land which includes shared paths, buffers to sensitive interfaces including conservation areas and in the Development Plan.
  - ~~A survey of existing vegetation to be retained and/or removed, including an arborist assessment for the identification and assessment of trees within the precinct including tree species, health, structure, estimated lifespan, amenity value, retention value, tree retention zones and anticipated mature height of all vegetation.~~
  - ~~Details of any shared paths, bike paths or walking trails.~~
  - ~~Details of likely impacts to native fauna resulting from the modification of land form and disturbance of surface soils and rocks.~~
  - ~~Details of vegetation to be retained and recommendations for management and retention vegetation.~~
  - ~~Details of how areas of biodiversity and conservation significance will be addressed including any proposed landscape buffers or treatments at the interface of the precinct and adjacent conservation areas.~~
  - ~~Details of understory flora, tree and shrub species suitable for planting within any Protected Airspace as it extends to ground level area applicable to the environs of the Avalon Airport, such that the anticipated mature height of plants must not exceed the height of any applicable Protected Airspace. Trees and shrubs should be of local indigenous plant species relevant to the Ecological Vegetation Class (EVC) throughout the development area.~~
  - ~~Details of how vegetation will be ecologically restored consistent with local EVC characteristics to include habitat features such as stags, sock or hollow logs,~~
  - ~~Details of irrigation systems provided to service proposed plantings.~~
  - ~~A written description of the management of all reserves, landscaping areas and water sensitive urban design treatments.~~
  - ~~Details of the interface and buffer treatments between industrial uses and the conservation and open space areas and land set aside for drainage purposes.~~

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- An assessment of the impact of the landscaping concept on airport safety including instruction into Protected Airspace and details on whether the landscaping concept will attract more birdlife to the area.

- A Conservation Management Plan prepared by a suitably qualified consultant and in consultation with the Department of Energy, Environment and Climate Action and Greater Geelong City Council outlining vegetation management, fencing and access and pest plant and animal management, inclusive of:
  - Identification of any areas to be retained outside of the Rural Conservation Zone.
  - Measures for the long-term conservation, and maintenance and enhancement of native vegetation and habitat values within the precinct.
  - Details on how management of the land is compatible with the long-term conservation, and maintenance of native vegetation and habitat values within the precinct.
  - The avoidance and minimisation of destruction of habitat for native fauna resulting from the modification of land form and disturbance of surface soils and rocks.
  - Costing of conservation management plan, and a financial plan for execution of the conservation management plan.

- An Environmentally Sustainable Development (ESD) Assessment that includes:
  - An assessment of the nature of the proposed development, and the site conditions which present opportunities or constraints for achieving sustainable design outcomes.
  - A framework which identifies how the use and development of the land can achieve ESD outcomes in accordance with any relevant policies and strategies developed by the City of Greater Geelong and the Victorian Government.

- Details of how areas of Aboriginal cultural values, as informed by a Cultural Values Assessment, are addressed within the precinct.

- **Design guidelines** that address the *Greater Avalon Employment Precinct Landscape and Visual Impact Assessment Report* and include: -
  - Details of how the development will treat the interfaces and respond to the key view lines as identified on Plan 1 and in the *Greater Avalon Employment Precinct Landscape and Visual Impact Assessment Report.*
  - Details of how all foreseeable threats to existing gas and / or liquid hydrocarbons transmission pipelines subject to the *Pipelines Act 2005* which may be affected by use and development of the precinct are identified and managed through protection measures in accordance with safety obligations of the *Australian Standard A2885 Pipelines – Gas and liquid petroleum.*

- Details of how all required existing and proposed utilities are provided for within the precinct and are consistent with the Site master plan and Landscape concept plan.

- Details of how the physical infrastructure meets City of Greater Geelong standards or if not defined, be subject to the approval of the responsible authority and be generally in accordance with the following:
  - *City of Greater Geelong Infrastructure Development Guidelines* (IDG) 2010.
  - *City of Greater Geelong adopted Infrastructure Design Manual* (IDM) 2010.

In deciding whether the Development Plan is satisfactory the responsible authority ~~must~~ may consider the views of:

- Greater Geelong City Council
- Head, Transport for Victoria
- Department of Energy, Environment and Climate Action
- Corangamite Catchment Management Authority
- Parks Victoria
- The relevant water, drainage and sewerage authority

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Plan 1 – Greater Avalon Employment Precinct West Concept Plan

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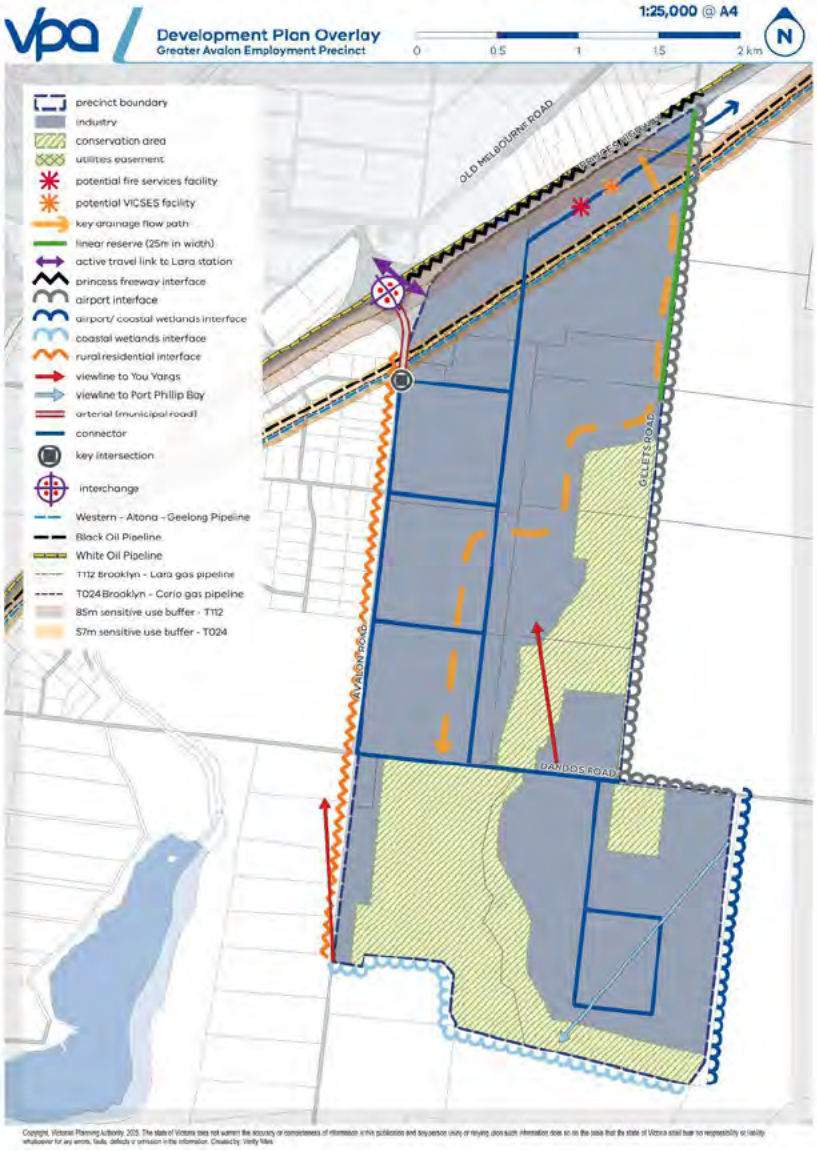

Victorian Planning Authority

November 2025

Public

Greater Avalon Employment Precinct West

Native Vegetation Precinct Plan

Question today
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Greater Avalon Employment Precinct West
Native Vegetation Precinct Plan

Victorian Planning Authority

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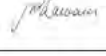
Rev	Date	Details
A	23/06/2025	DRAFT
B	11/08/2025	DRAFT
C	12/11/2025	DRAFT

	Name	Date	Signature
Prepared by:	Justin Pegg	12/11/2025	
Reviewed by:	Jess Baumann	23/06/2025	
Approved by:	Nic McCaffrey	11/08/2025	

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1 Introduction

This Greater Avalon Employment Precinct West (GAEPW) Native Vegetation Precinct Plan (NVPP) is to be listed under the Schedule to Clause 52.16 of the Greater Geelong Planning Scheme. This NVPP includes the information required under Section 10 of *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017a) (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 in accordance with this NVPP, does not require a planning permit provided conditions and requirements specified in this Native Vegetation Precinct Plan are met.

Section 2.3 of the *'Assessor's handbook Applications to remove, destroy or lop native vegetation'* (DELWP 2018) – the Handbook, clarifies when proposed native vegetation removal is 'in accordance with an NVPP', being

- Only the native vegetation which is identified for removal in the 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 consistent with the purpose of the NVPP
- The offset specified in the NVPP is secured
- Any other NVPP condition is complied with.

If native vegetation is proposed to be removed, destroyed or lopped not in accordance with this NVPP, a planning permit to remove native vegetation is required under Clause 52.16 of the Greater Geelong 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 the Handbook (DELWP, 2018) (Assessor's handbook). For the purpose of this document, the term 'remove native vegetation' includes to destroy and to lop native vegetation.

This NVPP is considered to have a validity of 15 years, being an upper limit of a long timeframe as per section 2.12 of *Preparing a Native Vegetation Precinct Plan* (DELWP, 2017b).

1.1 Purpose of the NVPP

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

It is understood that future land uses at the GAEPW PSP will be designed to support 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 GAEPW 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 GAEPW 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 potential for the creation of first party offsets within the Central RCZ, and across areas of native vegetation that may be retained outside of the RCZ. 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 GAEPW 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, 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 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 DPO.

2 Area to which NVPP applies

The GAEPW 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 study area is approximately 940 ha, approximately 11.8 ha north east of Geelong. The precinct is bounded by Avalon Airport to the east for the northern portion and private property to the southern eastern boundary, Avalon Road to the west, the Port Phillip Bay Coastal Reserve to the south and Princes Highway to the north. The Precinct is within City of Greater Geelong, and within the Victorian Volcanic Plains bioregion located in the Corangamite Catchment Management Area.

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

Property	Address	PARCEL_PFI	PARCEL_SPI
1	255-275 Avalon Road Avalon 3212	41051524	1\TP411602
2	255-275 Avalon Road Avalon 3212	428397922	B\PS818653
3	235 Avalon Road Avalon 3212	426224793	9\PS805191
4	25 Avalon Road Avalon 3212	41051406	1\LP76925
5	255-275 Avalon Road Avalon 3212	41213233	2\LP76925
6	15 Avalon Road Avalon 3212	41051518	2\TP811346
7	15 Avalon Road Avalon 3212	41051408	1\TP811346
8	255-275 Avalon Road Avalon 3212	215887396	1\PS637574
9	255-275 Avalon Road Avalon 3212	41213229	1\TP520413
10	255-275 Avalon Road Avalon 3212	41213227	1\TP334251
11	Princes Freeway Avalon 3212	209636754	5\TP842691
12	Gilliets Road Avalon	209636741	3\TP842691
13	255-275 Avalon Road Avalon 3212	173291537	1\TP221328
14	255-275 Avalon Road Avalon 3212	173291543	3\TP221328
15	255-275 Avalon Road Avalon 3212	173291540	2\TP221328

2.1 Background

2.1.1 Ecological values

Ecological values have been identified within the precinct by the biodiversity assessment: *Biodiversity Assessment for the Greater Avalon (Employment) Precinct, Avalon, Victoria* (EHP, 2025) (BA), which identifies numerous flora and fauna species, and threatened ecological communities listed under both the EPBC Act and FFG Act.

Most of the GA(E)P has been extensively altered by historical and ongoing agricultural practices and is now dominated by pasture comprising non-native grasses and weeds. The remaining indigenous vegetation and terrestrial fauna habitat are primarily restricted to properties 2, 5, 9, 10, 13, 14, & 15 and to small, scattered patches in the north. These areas have likely experienced less grazing and have avoided cropping due to the presence of surface rock. The highest quality native vegetation is generally found along an unnamed waterway that runs parallel to Gillets Road. This waterway

originates in the northeast of the precinct, and flows southward, passes under Dandos Road, and exits the precinct at its southernmost point (EHP, 2025).

The BA (EHP, 2025) identifies the following threatened and migratory bird species to have a moderate to high likelihood of occurring within the study area:

- Latham's Snipe *Gallinago hardwickii* (EPBC Act Vulnerable)
- Red Knot *Calidris canutus* (EPBC Act Endangered, FFG Act Endangered)
- Great Knot *Calidris tenuirostris* (EPBC Act Critically Endangered, FFG Act Critically Endangered)
- Greater Sand Plover *Charadrius leschenaultia* (EPBC Act Vulnerable, FFG Act Vulnerable).
- Curlew Sandpiper *Calidris ferruginea* (EPBC Act Critically Endangered, FFG Act Critically Endangered)
- Common Greenshank *Tringa nebularia* (EPBC Act Endangered, FFG Act Endangered)
- Orange-bellied Parrot *Neophema chrysogaster* (EPBC Act Critically Endangered, FFG Act Critically Endangered)
- Blue-winged Parrot *Neophema chrysostoma* (EPBC Act Vulnerable)
- Sharp-tailed Sandpiper *Caladris acuminata* (EPBC Act Vulnerable)
- White-winged Black Tern *Chlidonias leucopterus* (EPBC Act Migratory).

Curlew Sandpiper, Common Greenshank and Blue-winged Parrot have previously been recorded in the study area. The study area was not classified as 'important habitat' as per the EPBC Act Significant Impact Guidelines (DEWHA, 2009), however, the BA states a number of threatened species may occasionally utilise the site for foraging.

One significant amphibian, the Growling Grass Frog *Litoria raniformis* (EPBC Act Vulnerable, FFG Act vulnerable), was observed during targeted surveys undertaken for the BA along the central unnamed watercourse.

Golden Sun Moth *Synemon plana* habitat has been confirmed to the north and south of Dandos Road on the eastern side of the precinct, and across habitat to the east of Avalon Road in the north-west of the site.

Following targeted surveys for both Striped Legless Lizard *Delma impar* (EPBC Act Vulnerable, FFG Act Endangered), and Victorian Grassland Earless Dragon *Tympanocryptis pinguicolla* (EPBC Act Critically Endangered, FFG Act Critically Endangered) (Biosis, 2025), there is considered a low likelihood of occurrence of these species throughout the precinct.

Larger tracts of grassland habitat north and south of Dandos Road are identified as confirmed habitat for Fat-tailed Dunnart *Smithopsis crassicaudata* (FFG Act Vulnerable).

One significant Flora species, the Spiny Rice Flower *Pimelea spinescens* (EPBC Act and FFG Act Critically Endangered), occurs along the eastern boundary within an unnamed paper road currently managed as a conservation reserve by council. This reserve, and recovering saltpans to the west, also supports 1.615 ha, and 1.197 ha respectively, of the Natural Temperate Grassland of the Victorian Volcanic Plain – NTGVVP, listed as Critically Endangered under the EPBC Act. This grassland also aligns with the description of the FFG Act listed community Western (Basalt) Plains Grassland Community.

WSP undertook a site inspection to undertake a high-level verification of the BA results. Vegetation and mapping across the GAEPW appeared to be broadly representative of on-ground ecological values. Whilst there might have been reason found for minor corrections or variations to vegetation mapping done for the BA, results would not be significantly, or materially different. WSP found the BA mapping of native vegetation identified as per the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017a) to be sufficiently accurate and fit for purpose, in addition to correct identification of Threatened Ecological Communities listed under the EPBC Act. WSP also generally concurred with habitat identified for Golden Sun Moth, Fat-tailed Dunnart and Tussock Skink – BA Figure 8 (EHP, 2025).

2.1.2 *Planning matters*

2.1.2.1 Rural Conservation Zone

Areas of higher ecological value are to be protected with a Rural Conservation Zone (RCZ). Three areas are identified as RCZ totalling 256.486 ha. The extent of the RCZ has been informed by a number of factors including:

- At least 100 m wide corridor of habitat for migratory shorebirds and waders.
- 50 m buffer of aquatic habitat for Growling Grass Frog.
- 50 m buffer of the 82 m Sea level Rise +19% storm surge modelling.
- Inclusion of lower lying saline retired salt-pans and mud flats likely to be utilised by migratory shorebirds and waders
- Inclusion of high-quality NTGVVP along Gilles Road.
- Exclusion of channelised watercourses diverted around the north-west of the retired salt-pans and along Dandos Road intended to be diverted and included in a drainage strategy yet to be finalised.
- Exclusion of habitat that is more sensitive to high-threats present, such as Golden Sun Moth habitat areas now dominated by *Nasella* spp..

Native vegetation within the RCZ have all been identified for retention. The RCZ is shown in mapping at Section 8.2.

2.1.2.2 ESO4 removal

South eastern portions of the GAEPW across properties 1, 2 & 8 are under an Environmental Significance Overlay Schedule 4 (ESO4) to be removed as a part of the amendment to the COGG planning scheme incorporating this NVPP.

ESO4 (Grasslands within the Werribee Plains Hinterland) was applied as part of Planning Scheme Amendment VC68 (gazetted 6 August 2010) which supported the key objectives of Delivering Melbourne's Newest Sustainable Communities. As per the *statement of environmental significance* ESO4, is to conserve Grasslands within the Werribee Plains Hinterland.

The ongoing satisfaction of current ESO4 objectives are to be accounted for by the proposed amendment and incorporation of NVPP, the RCZ and the Landscape Concept Plan under DPO47 in line with current requirements of the *Planning and Environment Act 1987* and associated regulatory guidance.

2.1.2.3 Development Plan Overlay

All native vegetation and habitat to be retained within RCZ areas has been identified for retention with the NVPP. Similarly, all areas outside of the RCZ will be identified for removal in the NVPP unless to be retained in Industrial Zone Schedule 1 (INDZ1), and appropriate offset requirements to satisfy Clause 52.17/16 of the City of Greater Geelong Planning Scheme identified. Pursuant to INDZ1 is the requirement for a Landscape Concept Plan – detailed below, to be regulated by the responsible authority. RCZ areas are shown in mapping at section 8.2.

The purpose of the Development Plan Overlay is to:

- *Identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *Exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.*

Landscape Concept Plan and Conservation Management Plan

DPO48 permit requirements include a Landscape Concept Plan – LCP, and a Conservation Management Plan – CMP, to be prepared by a suitably qualified consultant. It is intended that LCP & CMP, to be approved by the RA at permit stage,

achieve avoidance and minimisation of impacts to native vegetation and habitat identified within the GAEP as per the BA, the ongoing satisfaction of current ESO4 objectives in conjunction with this NVPP.

Avoidance and minimisation of impacts

Avoidance and minimisation of impacts is intended to be achieved via the retention of all areas within the RCZ.

Potential for avoidance and minimisation of impacts are to be explored and identified within LCPs & CMPs.

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
Extent including past and proposed	66.748 hectares
Extent of past removal	0.000 hectares
Extent of proposed removal	66.748 hectares
No. Large trees proposed to be removed	0 large trees
Location category	Location 3 The native vegetation is in an area where the removal of less than 0.5 hectares could have a significant impact on habitat for one or more rare or threatened species. The native vegetation is also in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map); and a wetland designated under the Convention on Wetlands of International Importance (the Ramsar Convention); and a wetland listed in the Directory of Important Wetlands of Australia.

Source: NVR report - NVRR ID: WSP_2025_006 - 07/11/2025 - Appendix A.

** Approved Habitat Importance Map (HIM) exclusions have been applied by the DEECA NVR Team in the preparation of this NVR.*

3.2 Description of native vegetation to be removed

All native vegetation outside of the RCZ, as discussed in section 2.1.2.1, is to be either removed, or potentially retained, as provided for the DPO – section 2.1.2.3. Vegetation to be removed is shown in mapping at section 8.2.

Ecological values outside of the proposed RCZ are predominantly limited to native vegetation and habitat within retired salt pans, transitioning firstly to low quality Coastal Saltmarsh EVC 9, and then to native and exotic grassland; and highly modified Plains Grassland EVC 132 within agricultural land. NTGVVP identified for removal outside the RCZ are not considered high quality or archetypal examples of this community, are dominated by Wallaby Grass and Spear Grasses, and only considered present due to an absence of remnant top-soil where nutrient poor clays across retired salt pans are recolonised by opportunistic indigenous species favoured by the modified nutrient poor conditions.

Lower quality areas, outside the RCZ, occurring north and south of Dandos Road, include large areas of grassland highly modified by weedy exotics grasses, which do not qualify as native grassland by either State of Commonwealth definitions. These areas provide habitat for threatened fauna species including Golden Sun Moth *Synemon plana*, Tussock Skink *Pseudemoia pagenstecheri* and Fat-tailed Dunnart *Sminthopsis crassicaudata.* Terrestrial Fauna grassland habitat outside of RCZ areas, north and south of Dandos Road, providing habitat for threatened fauna species identified as likely to occur within this area are slated for industrial development. Further ecological impact assessment, development of mitigation measures, or facilitation of development may be undertaken at permit stage for these areas for ecological values not accounted for in the NVPP as native vegetation for retention or removal.

Similarly, channelised watercourses through cropping land in the north, and diverted around the north and west of the retired salt-pans and along Dandos Road, are intended to be diverted and included in a drainage strategy yet to be

finalised. These areas are considered dispersal habitat for Growling Grass Frog, and are slated for industrial development. Ecological impact assessment, development of mitigation measures, or facilitation of development would be undertaken at permit stage for these areas for ecological values not accounted for in the NVPP.

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 Table 3.3 shown in Map 2 (Section 8.2) to this NVPP.

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

— For native vegetation within this NVPP area that is not identified as 'to be retained', to facilitate removal, ecologically relevant permit requirements of the DPO under INDZ1 will need to be satisfied and approved by the relevant responsible authority.

Table 3.2 Summary of native vegetation identified for removal by EVC and number of patches.

Ecological Vegetation Classes	Number of patches	Total (ha)
Brackish Wetland (EVC 656)	1	0.385
Coastal Saltmarsh (EVC 9)	36	36.618
Plains Grassland (EVC 132)	52	24.517
Plains Grassy Woodland (EVC 55)	15	0.645
Plains Sedgy Wetland (EVC 647)	13	4.465
Tall Marsh (EVC 821)	1	0.111
Grand Total	**118**	**66.741**

Table 3.3 Native vegetation to be removed

Zone #	BA ref	Ecological Vegetation Class	Biodiversity Conservation Value	Large tree count	Vegetation Quality Assessment score	Area (Ha)
1_B	PG2	Plains Grassland (EVC 132)	Endangered	0	0.31	0.3156
1_X	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.0289
10_B	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.8044
11_B	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.1875
12_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.1941
12_B	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.0094
12_X	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.0183
13_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.6196
13_B	PSW1	Plains Sedgy Wetland (EVC 647)	Endangered	0	0.18	0.2386
13_X	CS5	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.41	0.0026
14_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.6915
14_B	PSW1	Plains Sedgy Wetland (EVC 647)	Endangered	0	0.18	0.3993
15_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.183
15_B	PSW1	Plains Sedgy Wetland (EVC 647)	Endangered	0	0.18	0.0788
16_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.3901
16_B	PSW1	Plains Sedgy Wetland (EVC 647)	Endangered	0	0.18	0.0794
17_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.0979
17_B	PSW1	Plains Sedgy Wetland (EVC 647)	Endangered	0	0.18	0.083
18_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.409
18_B	PSW1	Plains Sedgy Wetland (EVC 647)	Endangered	0	0.18	0.0728
19_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.0432
19_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.0863
19_B	PSW1	Plains Sedgy Wetland (EVC 647)	Endangered	0	0.18	0.0586
2_B	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.5782
2_X	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	1.1871
20_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.2481
20_B	PSW1	Plains Sedgy Wetland (EVC 647)	Endangered	0	0.18	0.1258
21_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.9465
21_B	PSW1	Plains Sedgy Wetland (EVC 647)	Endangered	0	0.18	0.416
22_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.3456
22_B	PSW1	Plains Sedgy Wetland (EVC 647)	Endangered	0	0.18	0.0523
23_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.3143
23_B	PSW1	Plains Sedgy Wetland (EVC 647)	Endangered	0	0.18	1.5235
24_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.6594
24_B	PSW1	Plains Sedgy Wetland (EVC 647)	Endangered	0	0.18	0.6961
25_B	PSW2	Plains Sedgy Wetland (EVC 647)	Endangered	0	0.41	0.6411
26_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.1303
26_B	BW1	Brackish Wetland (EVC 656)	Endangered	0	0.56	0.3851
27_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.317
27_B	TM1	Tall Marsh (EVC 821)	Least Concern	0	0.13	0.111
28_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.0772
29_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.0854
3_B	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.4577
3_X	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.0005
30_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.0187
31_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.9543
32_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.8775
33_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.1592
34_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.0421

Zone #	BA ref	Ecological Vegetation Class	Biodiversity Conservation Value	Large tree count	Vegetation Quality Assessment score	Area (Ha)
34_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	25.3693
34_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.0274
34_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0
35_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.2011
36_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.0056
37_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.0048
38_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.0063
39_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.0028
4_B	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.0387
4_X	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.0119
40_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.0031
41_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.0026
42_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.0216
43_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.0257
44_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.0553
45_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.0281
46_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.0055
47_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.1192
48_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.0052
49_A	PGW1	Plains Grassy Woodland (EVC 55)	Endangered	0	0.08	0.1582
5_B	PG3	Plains Grassland (EVC 132)	Endangered	0	0.36	0.015
5_X	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.2104
6_A	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.8792
6_B	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.1278
6_X	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.0003
61_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.0056
62_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.2802
63_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.0183
64_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.4958
65_A	PG2	Plains Grassland (EVC 132)	Endangered	0	0.31	0.162
66_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.4106
67_A	PG2	Plains Grassland (EVC 132)	Endangered	0	0.31	0.3638
68_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.0671
69_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.2306
7_B	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.1715
7_X	CS4	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.39	0.0305
70_A	PG2	Plains Grassland (EVC 132)	Endangered	0	0.31	0.6977
71_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.9779
72_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.2935
73_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.2117
74_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.1321
76_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.1179
77_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	1.5727
78_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.447
79_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.7129
8_B	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.0653
8_X	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	1.0966
80_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.3193
81_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.6793
82_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	1.1306

Zone #	BA ref	Ecological Vegetation Class	Biodiversity Conservation Value	Large tree count	Vegetation Quality Assessment score	Area (Ha)
83_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	1.0613
84_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.4279
85_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	1.5136
86_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	1.8409
87_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.2202
88_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	1.1696
89_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	1.6872
9_B	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.0117
9_X	CS1	Coastal Saltmarsh (EVC 9)	Vulnerable	0	0.38	0.0016
90_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.4981
91_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.6971
92_A	PG2	Plains Grassland (EVC 132)	Endangered	0	0.31	0.2693
93_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.7638
94_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.3386
95_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.6665
96_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.0871
97_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.7991
98_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.2322
99_A	PG1	Plains Grassland (EVC 132)	Endangered	0	0.17	0.088

Source: (EHP 2025)

4 Native vegetation offsets

The offset requirements for native vegetation to be removed, and potentially removed, are described in *Native vegetation removal report at* Appendix A, and Table 4.1below.

Table 4.1 Total offset requirements for NVPP area

General offset amount	5.076 general habitat units
Vicinity	Corangamite CMA or Greater Geelong City LGA It is additionally recommended[1] that if possible offsets are sourced from within the Victorian Volcanic Plain, so that previous Environmental Significance Overlay schedule 4 objectives are maintained.
Minimum strategic biodiversity value score	0.377
Large trees*	0 large trees
Species offset amount	— 20.113 species units of habitat for Prickly Arrowgrass, *Triglochin mucronata* — 28.015 species units of habitat for Little Tern, *Sterna albifrons sinensis* — 26.504 species units of habitat for Fairy Tern, *Sterna nereis nereis* — 19.600 species units of habitat for Creeping Rush, *Juncus revolutus*
* The total number of large trees that the offset must protect	0 large trees to be protected in either the general, species or combination across all habitat units protected

4.1 Offset statement

4.1.1 Statement

Possible impacts to native vegetation trigger an offset requirement of 5.076 general habitat units, and 0 large trees, as per *Guidelines for the removal destruction or lopping of native vegetation* (DELWP 2017). The offset required for this project is a small General Habitat Units, with a minimum Strategic Biodiversity Value (SBV) score of 0.377. In addition to this, there are substantial Species Habitat Unit requirements of between approximately 19 – 28 units required for impacts to over 0.005 % of modelled habitat to seven FFG Act listed threatened species, and or, a proportionally significant impact on a species. This determination takes into account the value of the modelled habitat being removed - considering its extent, habitat importance score, and condition - relative to the value of all modelled habitat across the State. Offset requirements are provided per habitat zone to be removed, as shown in mapping at section 8.2, in Table 4.2 below.

[1] This is intended as a non-binding recommendation only.

A search of the native vegetation credit register - Search the Native Vegetation Credit Register - NVCR, has confirmed that the General Habitat Units are readily available through DEECAs accredited third-party offset brokers. With regards to species offsets, there are no currently available offsets, or potential offsets sites registered, offering the required species offset amounts. Required species offsets will have to be established. These NVCR searches are attached at Appendix B.

It is recommended that opportunities for first party offsets within the precinct area, across remnant vegetation to be retained, is 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 not been divided across land lots, or split between priority retention areas. Proportional splitting of GHUs and SHUs should be applied where patches span different ownerships. Required offset amounts will be required to be calculated based on complete (unsplit) removal features, by manually apportioning the obligations based on the areas of features to be split across ownership boundaries.

If partial removal occurs within a single parcel, that being portions of patches outside of RCZ are to be avoided and retained, the full offset obligation must still be met.

4.1.2 Collection of payments

Offsets are to be achieved by proponents of 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 6 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 patch identified for potential removal as per NVR at Appendix A.

Habitat zones for potential removal							Offset requirements					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
0-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.049	0.049	0.88	1	0.037	10117 Little Tern *Sterna albifrons sinensis*
										1	0.037	10118 Fairy Tern *Sterna nereis nereis*
										0.131	0.021	501839 Creeping Rush *Juncus revolutus*
										0.131	0.021	503447 Prickly Arrowgrass *Triglochin mucronata*
1-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.1	0.1	0.461	1	0.076	10117 Little Tern *Sterna albifrons sinensis*
										1	0.076	10118 Fairy Tern *Sterna nereis nereis*
										0.17	0.044	501839 Creeping Rush *Juncus revolutus*
										0.17	0.044	503447 Prickly Arrowgrass *Triglochin mucronata*
2-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.336	0.336	0.444	1	0.255	10117 Little Tern *Sterna albifrons sinensis*
										1	0.255	10118 Fairy Tern *Sterna nereis nereis*
										0.11	0.142	501839 Creeping Rush *Juncus revolutus*
										0.11	0.142	503447 Prickly Arrowgrass *Triglochin mucronata*
3-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.6	0.6	0.46	1	0.456	10117 Little Tern *Sterna albifrons sinensis*
										1	0.456	10118 Fairy Tern *Sterna nereis nereis*
										0.119	0.255	501839 Creeping Rush *Juncus revolutus*
										0.119	0.255	503447 Prickly Arrowgrass *Triglochin mucronata*
4-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.151	0.151	0.85	1	0.114	10117 Little Tern *Sterna albifrons sinensis*

Habitat zones for potential removal							Offset requirements					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										1	0.114	10118 Fairy Tern *Sterna nereis nereis*
										0.282	0.073	501839 Creeping Rush *Juncus revolutus*
										0.282	0.073	503447 Prickly Arrowgrass *Triglochin mucronata*
5-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.142	0.142	0.849	1	0.108	10117 Little Tern *Sterna albifrons sinensis*
										1	0.108	10118 Fairy Tern *Sterna nereis nereis*
										0.285	0.069	501839 Creeping Rush *Juncus revolutus*
										0.285	0.069	503447 Prickly Arrowgrass *Triglochin mucronata*
6-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.555	0.555	0.857	1	0.422	10117 Little Tern *Sterna albifrons sinensis*
										0.504	0.422	10118 Fairy Tern *Sterna nereis nereis*
										0.407	0.345	501839 Creeping Rush *Juncus revolutus*
										0.407	0.345	503447 Prickly Arrowgrass *Triglochin mucronata*
7-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.558	0.558	0.815	1	0.424	10117 Little Tern *Sterna albifrons sinensis*
										1	0.424	10118 Fairy Tern *Sterna nereis nereis*
										0.091	0.232	501839 Creeping Rush *Juncus revolutus*
										0.091	0.232	503447 Prickly Arrowgrass *Triglochin mucronata*
8-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.279	0.279	0.498	1	0.212	10117 Little Tern *Sterna albifrons sinensis*
										1	0.212	10118 Fairy Tern *Sterna nereis nereis*
										0.09	0.115	501839 Creeping Rush *Juncus revolutus*
										0.09	0.115	503447 Prickly Arrowgrass *Triglochin mucronata*

Habitat zones for potential removal							Offset requirements					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
9-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.074	0.074	0.46	1	0.057	10117 Little Tern *Sterna albifrons sinensis*
										1	0.057	10118 Fairy Tern *Sterna nereis nereis*
										0.171	0.033	501839 Creeping Rush *Juncus revolutus*
										0.171	0.033	503447 Prickly Arrowgrass *Triglochin mucronata*
10-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.054	0.054	0.434	1	0.041	10117 Little Tern *Sterna albifrons sinensis*
										0.267	0.027	501839 Creeping Rush *Juncus revolutus*
										0.267	0.027	503447 Prickly Arrowgrass *Triglochin mucronata*
11-A	Patch	vvp_0009	Vulnerable	0	no	0.38	6.995	6.995	0.473	1	5.316	10117 Little Tern *Sterna albifrons sinensis*
										0.926	5.316	10118 Fairy Tern *Sterna nereis nereis*
										0.148	3.07	501839 Creeping Rush *Juncus revolutus*
										0.148	3.07	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.04	3.2	505308 Coast Saltwort *Salsola tragus subsp. pontica*
12-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.194	0.194	0.46	1	0.148	10117 Little Tern *Sterna albifrons sinensis*
										1	0.148	10118 Fairy Tern *Sterna nereis nereis*
										0.295	0.096	501839 Creeping Rush *Juncus revolutus*
										0.295	0.096	503447 Prickly Arrowgrass *Triglochin mucronata*
13-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.62	0.62	0.46	1	0.471	10117 Little Tern *Sterna albifrons sinensis*
										1	0.471	10118 Fairy Tern *Sterna nereis nereis*
										0.134	0.267	501839 Creeping Rush *Juncus revolutus*

Habitat zones for potential removal							Offset requirements					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.134	0.267	503447 Prickly Arrowgrass *Triglochin mucronata*
14-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.691	0.691	0.451	1	0.526	10117 Little Tern *Sterna albifrons sinensis*
										0.53	0.526	10118 Fairy Tern *Sterna nereis nereis*
										0.073	0.299	501839 Creeping Rush *Juncus revolutus*
										0.073	0.299	503447 Prickly Arrowgrass *Triglochin mucronata*
15-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0	0	0.46		0	General
16-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.39	0.39	0.448	1	0.296	10117 Little Tern *Sterna albifrons sinensis*
										0.84	0.296	10118 Fairy Tern *Sterna nereis nereis*
										0.224	0.206	10157 Common Sandpiper *Actitis hypoleucos*
										0.284	0.19	501839 Creeping Rush *Juncus revolutus*
										0.284	0.19	503447 Prickly Arrowgrass *Triglochin mucronata*
17-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.098	0.098	0.47	1	0.074	10117 Little Tern *Sterna albifrons sinensis*
										0.165	0.059	501839 Creeping Rush *Juncus revolutus*
										0.378	0.055	503447 Prickly Arrowgrass *Triglochin mucronata*
18-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.409	0.409	0.453	1	0.311	10117 Little Tern *Sterna albifrons sinensis*
										0.287	0.216	501839 Creeping Rush *Juncus revolutus*
										0.415	0.22	503447 Prickly Arrowgrass *Triglochin mucronata*
19-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.392	0.392	0.46	1	0.298	10117 Little Tern *Sterna albifrons sinensis*
										0.277	0.298	10118 Fairy Tern *Sterna nereis nereis*

Habitat zones for potential removal							Offset requirements					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.086	0.195	501839 Creeping Rush *Juncus revolutus*
										0.086	0.195	503447 Prickly Arrowgrass *Triglochin mucronata*
20-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.248	0.248	0.46		0.103	General
21-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.947	0.947	0.458	1	0.719	10117 Little Tern *Sterna albifrons sinensis*
										0.028	0.719	10118 Fairy Tern *Sterna nereis nereis*
										0.409	0.507	501839 Creeping Rush *Juncus revolutus*
										0.409	0.507	503447 Prickly Arrowgrass *Triglochin mucronata*
22-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.346	0.346	0.46	1	0.263	10117 Little Tern *Sterna albifrons sinensis*
										0.43	0.188	503447 Prickly Arrowgrass *Triglochin mucronata*
23-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.314	0.314	0.46	1	0.239	10117 Little Tern *Sterna albifrons sinensis*
										0.525	0.239	10118 Fairy Tern *Sterna nereis nereis*
										0.094	0.141	501839 Creeping Rush *Juncus revolutus*
										0.094	0.141	503447 Prickly Arrowgrass *Triglochin mucronata*
24-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.659	0.659	0.46	1	0.501	10117 Little Tern *Sterna albifrons sinensis*
										0.446	0.371	501839 Creeping Rush *Juncus revolutus*
										0.477	0.37	503447 Prickly Arrowgrass *Triglochin mucronata*
25-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.132	0.132	0.45	1	0.101	10117 Little Tern *Sterna albifrons sinensis*
										0.977	0.101	10118 Fairy Tern *Sterna nereis nereis*
										0.098	0.055	501839 Creeping Rush *Juncus revolutus*

Habitat zones for potential removal							Offset requirements					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.098	0.055	503447 Prickly Arrowgrass *Triglochin mucronata*
26-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.13	0.13	0.45	1	0.099	10117 Little Tern *Sterna albifrons sinensis*
										0.732	0.099	10118 Fairy Tern *Sterna nereis nereis*
										0.056	0.053	501839 Creeping Rush *Juncus revolutus*
										0.056	0.053	503447 Prickly Arrowgrass *Triglochin mucronata*
27-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.317	0.317	0.461	1	0.241	10117 Little Tern *Sterna albifrons sinensis*
										0.547	0.186	501839 Creeping Rush *Juncus revolutus*
										0.547	0.186	503447 Prickly Arrowgrass *Triglochin mucronata*
28-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.077	0.077	0.44	1	0.059	10117 Little Tern *Sterna albifrons sinensis*
										1	0.059	10118 Fairy Tern *Sterna nereis nereis*
										0.14	0.033	501839 Creeping Rush *Juncus revolutus*
										0.14	0.033	503447 Prickly Arrowgrass *Triglochin mucronata*
29-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.085	0.085	0.46	1	0.065	10117 Little Tern *Sterna albifrons sinensis*
										1	0.065	10118 Fairy Tern *Sterna nereis nereis*
										0.259	0.041	501839 Creeping Rush *Juncus revolutus*
										0.259	0.041	503447 Prickly Arrowgrass *Triglochin mucronata*
30-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.003	0.003	0.46		0.001	General
31-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.954	0.954	0.448	1	0.725	10117 Little Tern *Sterna albifrons sinensis*
										0.468	0.725	10118 Fairy Tern *Sterna nereis nereis*

Habitat zones for potential removal							Offset requirements					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.116	0.453	501839 Creeping Rush *Juncus revolutus*
										0.116	0.453	503447 Prickly Arrowgrass *Triglochin mucronata*
32-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.296	0.296	0.468		0.124	General
33-A	Patch	vvp_0009	Vulnerable	0	no	0.38	0.159	0.159	0.44	1	0.121	10117 Little Tern *Sterna albifrons sinensis*
										0.264	0.082	10157 Common Sandpiper *Actitis hypoleucos*
										0.154	0.073	501839 Creeping Rush *Juncus revolutus*
										0.154	0.073	503447 Prickly Arrowgrass *Triglochin mucronata*
34-A	Patch	vvp_0009	Vulnerable	0	no	0.38	25.117	25.117	0.494	1	19.089	10117 Little Tern *Sterna albifrons sinensis*
										0.388	19.089	10118 Fairy Tern *Sterna nereis nereis*
										0.179	12.449	501839 Creeping Rush *Juncus revolutus*
										0.215	12.579	503447 Prickly Arrowgrass *Triglochin mucronata*
35-A	Patch	vvp_0055	Endangered	0	no	0.08	0.201	0.201	0.438		0.017	General
36-A	Patch	vvp_0055	Endangered	0	no	0.08	0.006	0.006	0.46		0	General
37-A	Patch	vvp_0055	Endangered	0	no	0.08	0.005	0.005	0.46		0	General
38-A	Patch	vvp_0055	Endangered	0	no	0.08	0.006	0.006	0.46		0.001	General
39-A	Patch	vvp_0055	Endangered	0	no	0.08	0.003	0.003	0.46		0	General
40-A	Patch	vvp_0055	Endangered	0	no	0.08	0.003	0.003	0.46		0	General
41-A	Patch	vvp_0055	Endangered	0	no	0.08	0.003	0.003	0.46		0	General
42-A	Patch	vvp_0055	Endangered	0	no	0.08	0.022	0.022	0.699		0.002	General

Habitat zones for potential removal							Offset requirements					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
43-A	Patch	vvp_0055	Endangered	0	no	0.08	0.026	0.026	0.46		0.002	General
44-A	Patch	vvp_0055	Endangered	0	no	0.08	0.055	0.055	0.86		0.006	General
45-A	Patch	vvp_0055	Endangered	0	no	0.08	0.028	0.028	0.86		0.003	General
46-A	Patch	vvp_0055	Endangered	0	no	0.08	0.005	0.005	0.46		0	General
47-A	Patch	vvp_0055	Endangered	0	no	0.08	0.119	0.119	0.46		0.01	General
48-A	Patch	vvp_0055	Endangered	0	no	0.08	0.005	0.005	0.46		0	General
49-A	Patch	vvp_0055	Endangered	0	no	0.08	0.158	0.158	0.824		0.017	General
53-A	Patch	vvp_0132	Endangered	0	no	0.17	0.647	0.647	0.439		0.119	General
54-A	Patch	vvp_0132	Endangered	0	no	0.17	0.354	0.354	0.43		0.065	General
56-A	Patch	vvp_0132	Endangered	0	no	0.17	0.199	0.199	0.448		0.037	General
57-A	Patch	vvp_0132	Endangered	0	no	0.17	0.185	0.185	0.43		0.034	General
63-A	Patch	vvp_0132	Endangered	0	no	0.17	0.018	0.018	0.46		0.003	General
64-A	Patch	vvp_0132	Endangered	0	no	0.17	0.496	0.496	0.46		0.092	General
65-A	Patch	vvp_0132	Endangered	0	no	0.17	0.162	0.162	0.46		0.03	General
66-A	Patch	vvp_0132	Endangered	0	no	0.17	0.411	0.411	0.43		0.075	General
68-A	Patch	vvp_0132	Endangered	0	no	0.17	0.067	0.067	0.46		0.012	General
69-A	Patch	vvp_0132	Endangered	0	no	0.17	0.231	0.231	0.44		0.042	General
70-A	Patch	vvp_0132	Endangered	0	no	0.17	0.698	0.698	0.451		0.129	General
72-A	Patch	vvp_0132	Endangered	0	no	0.17	0.293	0.293	0.449		0.054	General

Habitat zones for potential removal							Offset requirements					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
73-A	Patch	vvp_0132	Endangered	0	no	0.17	0.212	0.212	0.44		0.039	General
74-A	Patch	vvp_0132	Endangered	0	no	0.17	0.081	0.081	0.46		0.015	General
75-A	Patch	vvp_0132	Endangered	0	no	0.17	0	0	0.46		0	General
76-A	Patch	vvp_0132	Endangered	0	no	0.17	0.118	0.118	0.44		0.022	General
78-A	Patch	vvp_0132	Endangered	0	no	0.17	0.447	0.447	0.45		0.083	General
79-A	Patch	vvp_0132	Endangered	0	no	0.17	0.713	0.713	0.44		0.131	General
80-A	Patch	vvp_0132	Endangered	0	no	0.17	0.319	0.319	0.444		0.059	General
81-A	Patch	vvp_0132	Endangered	0	no	0.17	0.679	0.679	0.46		0.126	General
83-A	Patch	vvp_0132	Endangered	0	no	0.17	1.061	1.061	0.469		0.199	General
84-A	Patch	vvp_0132	Endangered	0	no	0.17	0.428	0.428	0.462		0.08	General
87-A	Patch	vvp_0132	Endangered	0	no	0.17	0.22	0.22	0.443		0.04	General
91-A	Patch	vvp_0132	Endangered	0	no	0.17	0.697	0.697	0.46		0.13	General
92-A	Patch	vvp_0132	Endangered	0	no	0.17	0.269	0.269	0.275		0.044	General
93-A	Patch	vvp_0132	Endangered	0	no	0.17	0.764	0.764	0.58		0.154	General
94-A	Patch	vvp_0132	Endangered	0	no	0.17	0.339	0.339	0.583		0.068	General
95-A	Patch	vvp_0132	Endangered	0	no	0.17	0.667	0.667	0.615		0.137	General
96-A	Patch	vvp_0132	Endangered	0	no	0.17	0.087	0.087	0.448		0.016	General
97-A	Patch	vvp_0132	Endangered	0	no	0.17	0.799	0.799	0.481		0.151	General
98-A	Patch	vvp_0132	Endangered	0	no	0.17	0.232	0.232	0.458		0.043	General

Habitat zones for potential removal							Offset requirements					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
99-A	Patch	vvp_0132	Endangered	0	no	0.17	0.088	0.088	0.46		0.016	General
1-B	Patch	vvp_0132	Endangered	0	no	0.17	0.316	0.316	0.47		0.059	General
2-B	Patch	vvp_0132	Endangered	0	no	0.17	0.578	0.578	0.46		0.108	General
3-B	Patch	vvp_0132	Endangered	0	no	0.17	0.418	0.418	0.574		0.084	General
5-B	Patch	vvp_0132	Endangered	0	no	0.17	0.015	0.015	0.47		0.003	General
6-B	Patch	vvp_0132	Endangered	0	no	0.17	0.128	0.128	0.47		0.024	General
7-B	Patch	vvp_0132	Endangered	0	no	0.17	0.172	0.172	0.47		0.032	General
8-B	Patch	vvp_0132	Endangered	0	no	0.17	0.065	0.065	0.47		0.012	General
9-B	Patch	vvp_0132	Endangered	0	no	0.17	0.012	0.012	0.47		0.002	General
10-B	Patch	vvp_0132	Endangered	0	no	0.17	0.804	0.804	0.546		0.158	General
11-B	Patch	vvp_0132	Endangered	0	no	0.17	0.188	0.188	0.47		0.035	General
12-B	Patch	vvp_0132	Endangered	0	no	0.17	0.009	0.009	0.47		0.002	General
13-B	Patch	vvp_0647	Endangered	0	no	0.18	0.239	0.239	0.46	0.467	0.063	503447 Prickly Arrowgrass *Triglochin mucronata*
14-B	Patch	vvp_0647	Endangered	0	no	0.18	0.399	0.399	0.762	0.022	0.1	503447 Prickly Arrowgrass *Triglochin mucronata*
15-B	Patch	vvp_0647	Endangered	0	no	0.18	0.079	0.079	0.46	0.002	0.015	501839 Creeping Rush *Juncus revolutus*
										0.002	0.015	503447 Prickly Arrowgrass *Triglochin mucronata*
16-B	Patch	vvp_0647	Endangered	0	no	0.18	0.079	0.079	0.45	0.09	0.016	501839 Creeping Rush *Juncus revolutus*
										0.09	0.016	503447 Prickly Arrowgrass *Triglochin mucronata*
17-B	Patch	vvp_0647	Endangered	0	no	0.18	0.083	0.083	0.44	0.105	0.017	501839 Creeping Rush *Juncus revolutus*

Habitat zones for potential removal							Offset requirements					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.105	0.017	503447 Prickly Arrowgrass *Triglochin mucronata*
18-B	Patch	vvp_0647	Endangered	0	no	0.18	0.073	0.073	0.44	0.106	0.014	501839 Creeping Rush *Juncus revolutus*
										0.106	0.014	503447 Prickly Arrowgrass *Triglochin mucronata*
19-B	Patch	vvp_0647	Endangered	0	no	0.18	0.059	0.059	0.44	0.11	0.012	501839 Creeping Rush *Juncus revolutus*
										0.11	0.012	503447 Prickly Arrowgrass *Triglochin mucronata*
20-B	Patch	vvp_0647	Endangered	0	no	0.18	0.126	0.126	0.45	0.61	0.036	503447 Prickly Arrowgrass *Triglochin mucronata*
21-B	Patch	vvp_0647	Endangered	0	no	0.18	0.416	0.416	0.45	0.483	0.111	501839 Creeping Rush *Juncus revolutus*
										0.483	0.111	503447 Prickly Arrowgrass *Triglochin mucronata*
22-B	Patch	vvp_0647	Endangered	0	no	0.18	0.052	0.052	0.42	0.18	0.012	501839 Creeping Rush *Juncus revolutus*
										0.18	0.012	503447 Prickly Arrowgrass *Triglochin mucronata*
23-B	Patch	vvp_0647	Endangered	0	no	0.18	1.523	1.523	0.711	0.128	0.454	501839 Creeping Rush *Juncus revolutus*
										0.128	0.454	503447 Prickly Arrowgrass *Triglochin mucronata*
24-B	Patch	vvp_0647	Endangered	0	no	0.18	0.696	0.696	0.705	0.282	0.209	501839 Creeping Rush *Juncus revolutus*
										0.282	0.209	503447 Prickly Arrowgrass *Triglochin mucronata*
25-B	Patch	vvp_0647	Endangered	0	no	0.18	0.641	0.641	0.616	0.453	0.192	501839 Creeping Rush *Juncus revolutus*
										0.453	0.192	503447 Prickly Arrowgrass *Triglochin mucronata*
26-B	Patch	vvp_0656	Endangered	0	no	0.56	0.311	0.311	0.477	1	0.348	10117 Little Tern *Sterna albifrons sinensis*
										0.171	0.348	10118 Fairy Tern *Sterna nereis nereis*
										0.458	0.279	501839 Creeping Rush *Juncus revolutus*

Habitat zones for potential removal							Offset requirements					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.458	0.279	503447 Prickly Arrowgrass *Triglochin mucronata*
27-B	Patch	vvp_0821	Least Concern	0	no	0.13	0.111	0.111	0.46	0.291	0.019	501839 Creeping Rush *Juncus revolutus*
										0.291	0.019	503447 Prickly Arrowgrass *Triglochin mucronata*

Source: NVR: WSP_2025_002 – Appendix A

5 Native vegetation to be retained

5.1 Description of native vegetation to be retained

Clearing of patches of remnant native vegetation identified in the BA will be required for the development of the precinct. WSP have worked with VPA to finalise three conservation areas of totalling 224.82 ha to be protected within an RCZ, as discussed in section 2.1.2.1 above.

Proposed RCZ areas include a total of 212.261 ha of native vegetation attributable to 6 EVC including Plains Grassland EVC 132 regenerating on retired salt-pans, some small patches throughout agricultural land and some smaller higher quality patches along Gillies Road being habitat for Spiny Rice-flower. Native vegetation to be retained along Gillets Road also qualified as the EPBC Act listed Community Natural Temperate Grassland of the Victorian Volcanic Plain. A Large wetland south of Dandos Road within the proposed RCZ is identified as Plains Grassy Wetland EVC 125, however this appears highly modified by weeds and grazing pressures. The unnamed creek line running north-south within the proposed RCZ supports varying quality Coastal Saltmarsh EVC 9 and Brackish Wetland EVC 656, and provides foraging and dispersal habitat for Blue-winged Parrot, Orange Bellied Parrot and Growling Grass Frog. There are no scattered trees, or canopy trees within the precinct.

The native vegetation to be retained is summarised in Table 5.1and shown in Map 2 (Section 8.2) to this NVPP.

It is assumed that additional areas will be retained following further efforts to avoid and minimise impacts to native vegetation as required by the DPO under INDZ1, to be regulated by the responsible authority, as described in section 2.1.2.3.

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

Ecological Vegetation Classes	Area (ha)
Brackish Grassland (EVC 934)	4.257
Brackish Wetland (EVC 656)	9.135
Coastal Saltmarsh (EVC 9)	179.340
Plains Grassland (EVC 132)	10.438
Plains Grassy Wetland (EVC 125)	8.882
Plains Grassy Woodland (EVC 55)	0.210
Total	**212.261**

6 Conditions for the removal of native vegetation

The native vegetation identified in Table 3.2 and Table 3.3 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. For native vegetation that does not qualify as a patch or a scattered tree, a permit is not required for its removal, destruction or lopping.

a. All relevant INDZ1 - DPO requirements must be fulfilled to the satisfaction of the relevant responsible authority, in particular:

   — A conservation management plan is prepared to identify and conserve ecological values present at the time approvals are sought,

b. Efforts are made at permit stage to further avoid and minimise impacts to native vegetation.

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.

c. 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.

d. 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.

e. 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.

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

g. For any native vegetation that appears following approval of this NVPP should be assessed at permit stage and added to the offset requirements as prescribed in this NVPP. An updated NVR will be required, inclusive of all native vegetation identified for removal within the precinct – past and present.

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:

- Terrestrial Fauna grassland habitat outside of RCZ areas, north and south of Dandos Road providing habitat for threatened fauna species identified as likely to occur within this area, that is slated for industrial development.
- Similarly, channelised watercourses through cropping land in the north, and diverted around the north and west of the retired salt-pans and along Dandos Road, are intended to be diverted and included in a drainage strategy yet to be finalised. These areas are considered dispersal habitat for Growling Grass Frog, and are slated for industrial development.
- It is recommended that due consideration be given to the potential expansion of the Ramsar site – Port Phillip Bay (Western Shoreline) and Bellarine Peninsula, across land to the south of the precinct.
- It is likely that with Sea Level Rise, and any reinstatement of tidal connectivity to lower-lying and higher quality Coastal Saltmarsh EVC 09, that these areas will qualify as the EPBC Act Vulnerable TEC 'Temperate Coastal Saltmarsh'. It is recommended that consideration be made to increasing tidal connectivity where appropriate to allow for natural growth of Temperate Coastal Saltmarsh in line with the Conservation Advice for this TEC (Committee, 2013).
- It is recommended that the risk of indirect impacts to native vegetation from any hydrological changes resulting from development be considered and mitigated.
- If following progression of efforts to avoid and minimise impacts, revision of clearance areas and NVR offset targets may be required, in this instance, an updated NVR will be required, inclusive of all native vegetation identified for removal within the precinct – past and present.
- It is recommended that water run-off be designed to ensure that native vegetation to be retained is not compromised.

References

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COMMITTEE, T. S. S. 2013. Conservation Advice for Subtropical and Coastal Saltmarsh. *In:* DEPARTMENT OF SUSTAINABILITY, E., WATER, POPULATION AND COMMUNITIES, (ed.).

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DELWP 2017b. Preparing a Native Vegetation Precinct Plan. *In:* PLANNING, D. O. E. L. W. A. (ed.).

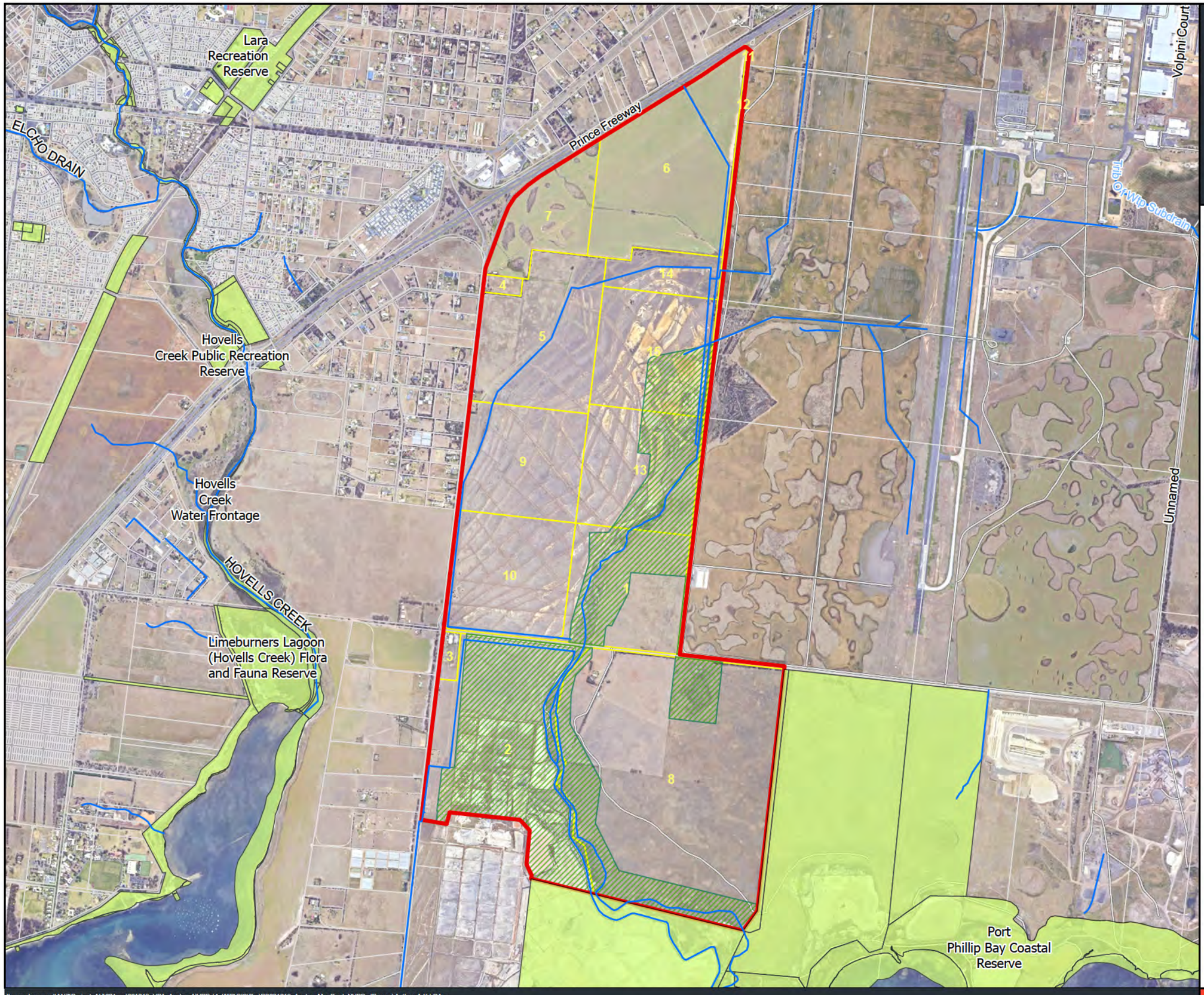
DELWP 2018. Assessor's handbook: Applications to remove, destroy or lop native vegetation. Department of Environment Land Water and Planning.

DEWHA 2009. EPBC Act Policy Statement 1.1 Significant Impact Guidelines. Canberra: Department of the Environment and Heritage.

EHP 2025. Biodiversity Assessment for the Greater Avalon (Eployment) Precinct, Avalon, Victoria.

8 Maps

8.1 Map 1: area to which NVPP applies



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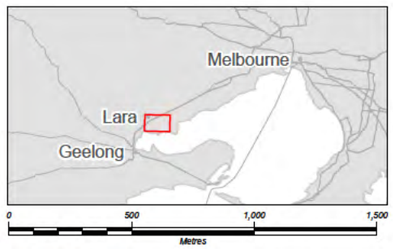
PS221219
Avalon Native Vegetation Precinct Plan

Figure 1
Area to which the NVPP applies

Legend

- GAEPW Precinct boundary
- Rural Conservation Zone - RCZ
- Road
- Waterway
- Cadastre
- Parks and Reserves



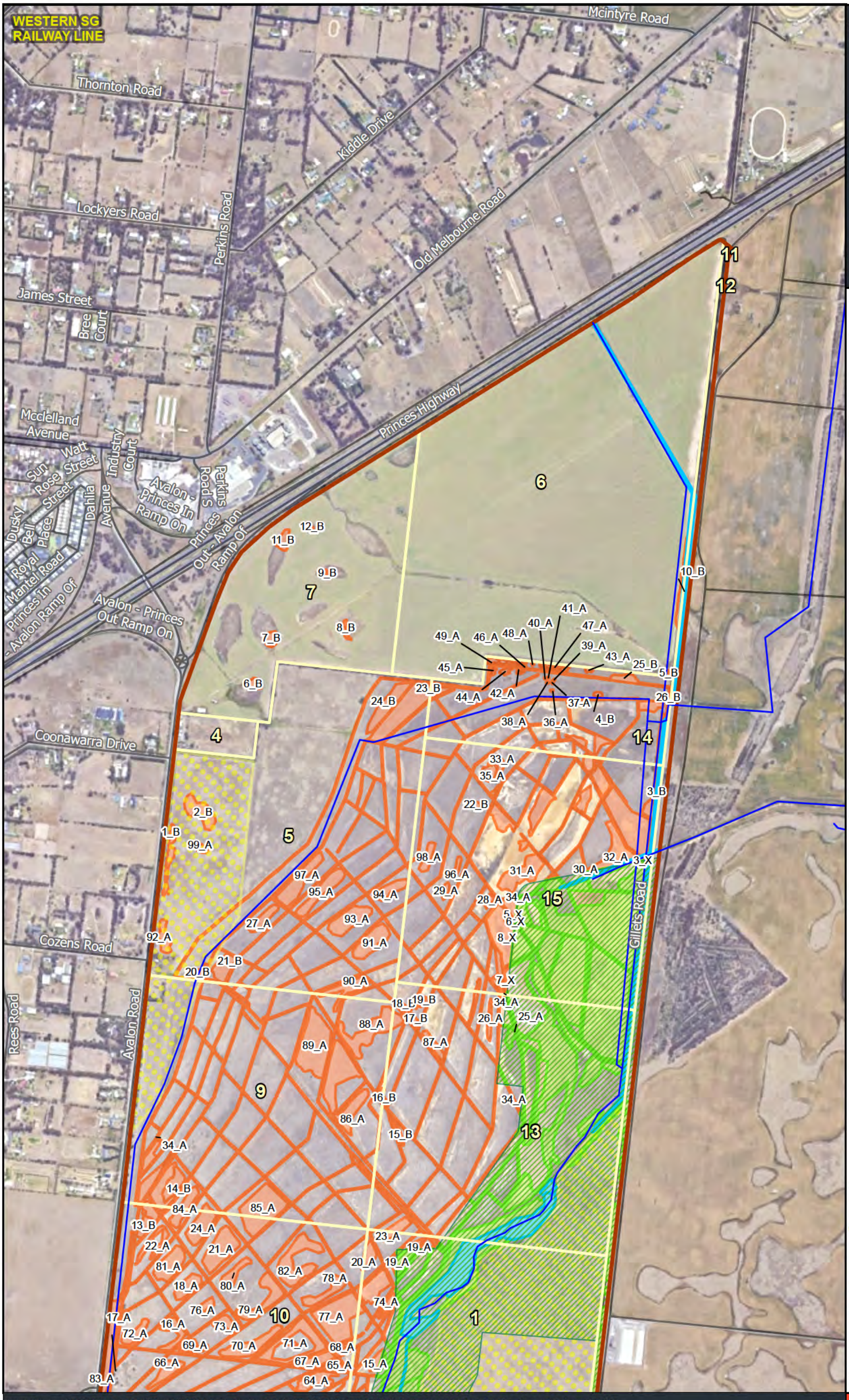
Coordinate system: GDA2020 MGA Zone 55
Scale ratio correct when printed at A3

1:25,000 Date: 12/11/2025

GDA 2020

Data sources: VIC Government, Metromap (2025)

8.2 Map 2: native vegetation to be removed & retained



PS221219
Avalon Native Vegetation Precinct Plan

Figure 2
Native vegetation to be removed and retained

Legend

- Roads
- Watercourse
- Properties
- GAEPW Precinct boundary
- Rural Conservation Zone - RCZ
- GGF aquatic habitat
- Golden Sun Moth Habitat (EHP 2025)
- Native vegetation GAEPW remove
- Native vegetation GAEPW retain

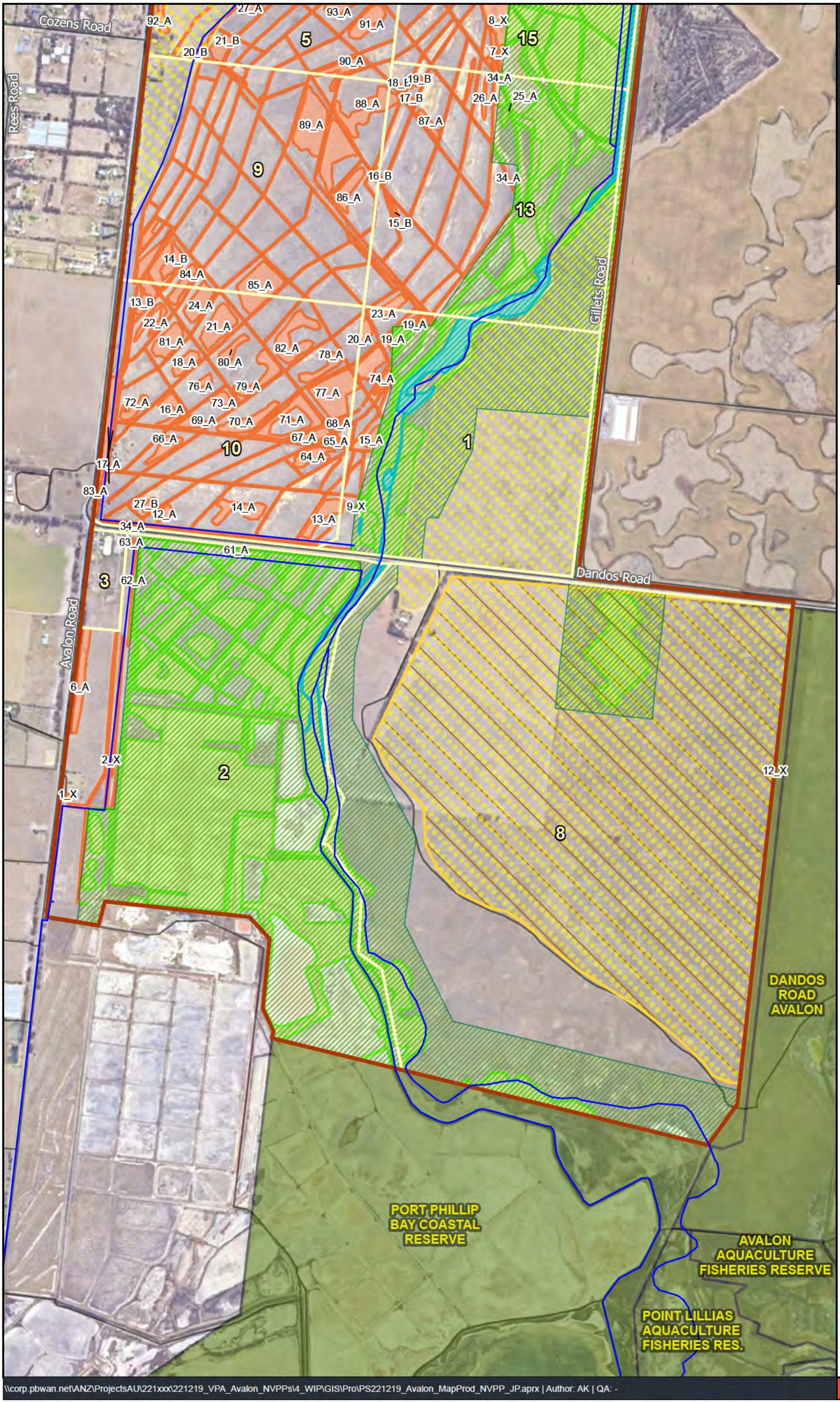
Coordinate system: GDA2020 MGA Zone 55

Scale ratio correct when printed at A3

1:12,000 Date: 12/11/2025

GDA 2020

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



wsp

PS221219
Avalon Native Vegetation Precinct Plan

Figure 2
Native vegetation to be removed and retained

Legend

- Roads
- Watercourse
- Properties
- GAEPW Precinct boundary
- Rural Conservation Zone - RCZ
- GGF aquatic habitat
- Golden Sun Moth Habitat (EHP 2025)
- Tussock Skink & Fat-tailed Dunnart habitat (EHP 2025)
- Native vegetation GAEPW remove
- Native vegetation GAEPW retain

0 150 300 450
Metres

Coordinate system: GDA2020 MGA Zone 55

Scale ratio correct when printed at A3

1:12,000 Date: 12/11/2025

GDA 2020

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

Appendix A

Native Vegetation Removal Report

Native vegetation removal report

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.

Note: Approved Habitat Importance Map (HIM) exclusions have been applied by the DEECA NVR Team in the preparation of this report.

Date of issue: **07/11/2025**
Time of issue: **2:46 pm**

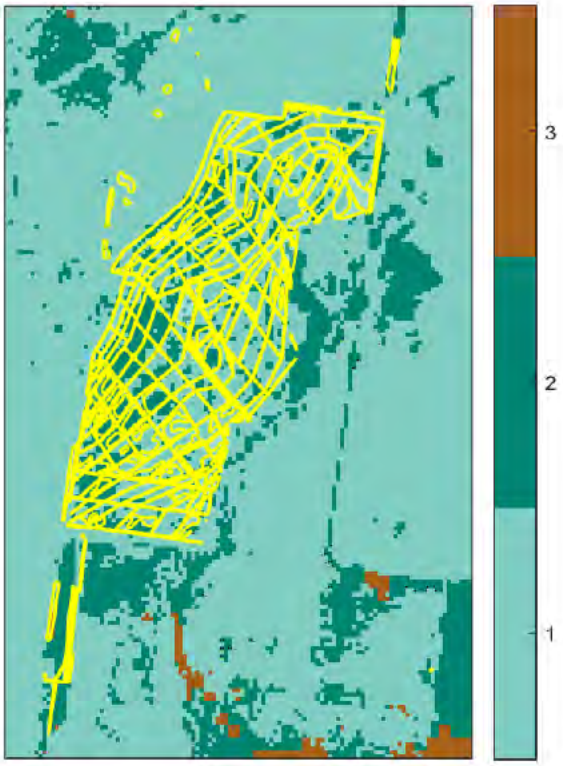
Report ID: WSP_2025_006

Project ID	Avalon_Updated_Final_CSB_061125

Assessment pathway

Assessment pathway	**Detailed Assessment Pathway**
Extent including past and proposed	66.748 ha
Extent of past removal	0.000 ha
Extent of proposed removal	66.748 ha
No. Large trees proposed to be removed	0
Location category of proposed removal	Location 3 The native vegetation is in an area where the removal of less than 0.5 hectares could have a significant impact on habitat for one or more rare or threatened species.The native vegetation is also in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map); and a wetland designated under the Convention on Wetlands of International Importance (the Ramsar Convention); and a wetland listed in the Directory of Important Wetlands of Australia.

1. Location map



VICTORIA State Government | Environment, Land, Water and Planning

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]	5.076 general habitat units
Vicinity	Corangamite Catchment Management Authority (CMA) or Greater Geelong City Council
Minimum strategic biodiversity value score[2]	0.377
Large trees*	0 large trees
Species offset amount[3]	20.113 species units of habitat for Prickly Arrowgrass, *Triglochin mucronata* 28.015 species units of habitat for Little Tern, *Sterna albifrons sinensis* 26.504 species units of habitat for Fairy Tern, *Sterna nereis nereis* 19.600 species units of habitat for Creeping Rush, *Juncus revolutus*
Large trees*	0 trees
*** The total number of large trees that the offset must protect**	0 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 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.

2 Minimum strategic biodiversity 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 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 (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 that applies
- A defendable space statement as applicable
- A statement about the Native Vegetation Precinct Plan 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.

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

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 is above the species offset threshold a species offset is required. This test is done for all species mapped 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 is calculated by the following equation in accordance with the Guidelines:

Species habitat units = extent x condition 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 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

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**	**Condition score**	**Polygon Extent**	**Extent without overlap**	**SBV score**	**HI score**	**Habitat units**	**Offset type**
6-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.879	0.879	0.828	0.667	0.557	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.774	0.668	10117 Little Tern *Sterna albifrons sinensis*
										0.319	0.668	10118 Fairy Tern *Sterna nereis nereis*
										0.516	0.557	501839 Creeping Rush *Juncus revolutus*
12-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.194	0.194	0.460	0.295	0.096	503447 Prickly Arrowgrass *Triglochin mucronata*
										1.000	0.148	10117 Little Tern *Sterna albifrons sinensis*
										1.000	0.148	10118 Fairy Tern *Sterna nereis nereis*
										0.295	0.096	501839 Creeping Rush *Juncus revolutus*
13-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.620	0.620	0.460	0.134	0.267	503447 Prickly Arrowgrass *Triglochin mucronata*
										1.000	0.471	10117 Little Tern *Sterna albifrons sinensis*
										1.000	0.471	10118 Fairy Tern *Sterna nereis nereis*

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	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.134	0.267	501839 Creeping Rush *Juncus revolutus*
14-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.691	0.691	0.451	0.138	0.299	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.530	0.526	10117 Little Tern *Sterna albifrons sinensis*
										0.530	0.526	10118 Fairy Tern *Sterna nereis nereis*
										0.073	0.299	501839 Creeping Rush *Juncus revolutus*
15-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.183	0.183	0.460	0.375	0.096	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.536	0.139	10117 Little Tern *Sterna albifrons sinensis*
										0.536	0.139	10118 Fairy Tern *Sterna nereis nereis*
										0.201	0.096	501839 Creeping Rush *Juncus revolutus*
16-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.390	0.390	0.448	0.284	0.190	503447 Prickly Arrowgrass *Triglochin mucronata*
										1.000	0.296	10117 Little Tern *Sterna albifrons sinensis*
										0.840	0.296	10118 Fairy Tern *Sterna nereis nereis*
										0.284	0.190	501839 Creeping Rush *Juncus revolutus*
17-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.098	0.098	0.470	0.491	0.055	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.280	0.074	10117 Little Tern *Sterna albifrons sinensis*
										0.165	0.059	501839 Creeping Rush *Juncus revolutus*
18-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.409	0.409	0.453	0.415	0.220	503447 Prickly Arrowgrass *Triglochin mucronata*
										1.000	0.311	10117 Little Tern *Sterna albifrons sinensis*
										0.287	0.216	501839 Creeping Rush *Juncus revolutus*
19-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.043	0.043	0.460		0.018	General
19-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.086	0.086	0.460		0.036	General
20-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.248	0.248	0.460		0.103	General

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	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
21-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.947	0.947	0.458	0.409	0.507	503447 Prickly Arrowgrass *Triglochin mucronata*
										1.000	0.719	10117 Little Tern *Sterna albifrons sinensis*
										0.028	0.719	10118 Fairy Tern *Sterna nereis nereis*
										0.409	0.507	501839 Creeping Rush *Juncus revolutus*
22-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.346	0.346	0.460	0.430	0.188	503447 Prickly Arrowgrass *Triglochin mucronata*
										1.000	0.263	10117 Little Tern *Sterna albifrons sinensis*
23-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.314	0.314	0.460	0.180	0.141	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.525	0.239	10117 Little Tern *Sterna albifrons sinensis*
										0.525	0.239	10118 Fairy Tern *Sterna nereis nereis*
										0.094	0.141	501839 Creeping Rush *Juncus revolutus*
24-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.659	0.659	0.460	0.477	0.370	503447 Prickly Arrowgrass *Triglochin mucronata*
										1.000	0.501	10117 Little Tern *Sterna albifrons sinensis*
										0.446	0.371	501839 Creeping Rush *Juncus revolutus*
26-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.130	0.130	0.450	0.077	0.053	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.732	0.099	10117 Little Tern *Sterna albifrons sinensis*
										0.732	0.099	10118 Fairy Tern *Sterna nereis nereis*
										0.056	0.053	501839 Creeping Rush *Juncus revolutus*
27-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.317	0.317	0.461	0.547	0.186	503447 Prickly Arrowgrass *Triglochin mucronata*
										1.000	0.241	10117 Little Tern *Sterna albifrons sinensis*
										0.547	0.186	501839 Creeping Rush *Juncus revolutus*
28-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.077	0.077	0.440	0.140	0.033	503447 Prickly Arrowgrass *Triglochin mucronata*
										1.000	0.059	10117 Little Tern *Sterna albifrons sinensis*

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	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										1.000	0.059	10118 Fairy Tern *Sterna nereis nereis*
										0.140	0.033	501839 Creeping Rush *Juncus revolutus*
29-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.085	0.085	0.460	0.259	0.041	503447 Prickly Arrowgrass *Triglochin mucronata*
										1.000	0.065	10117 Little Tern *Sterna albifrons sinensis*
										1.000	0.065	10118 Fairy Tern *Sterna nereis nereis*
										0.259	0.041	501839 Creeping Rush *Juncus revolutus*
31-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.954	0.954	0.448	0.249	0.453	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.468	0.725	10117 Little Tern *Sterna albifrons sinensis*
										0.468	0.725	10118 Fairy Tern *Sterna nereis nereis*
										0.116	0.453	501839 Creeping Rush *Juncus revolutus*
33-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.159	0.159	0.440	0.210	0.073	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.732	0.121	10117 Little Tern *Sterna albifrons sinensis*
										0.154	0.073	501839 Creeping Rush *Juncus revolutus*
34-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.042	0.042	0.460	0.070	0.017	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.568	0.032	10117 Little Tern *Sterna albifrons sinensis*
										0.568	0.032	10118 Fairy Tern *Sterna nereis nereis*
										0.039	0.017	501839 Creeping Rush *Juncus revolutus*
34-A	Patch	vvp_0009	Vulnerable	0	no	0.380	25.368	25.368	0.493	0.320	12.729	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.659	19.280	10117 Little Tern *Sterna albifrons sinensis*
										0.382	19.280	10118 Fairy Tern *Sterna nereis nereis*
										0.180	12.602	501839 Creeping Rush *Juncus revolutus*
34-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.027	0.027	0.450	0.102	0.011	503447 Prickly Arrowgrass *Triglochin mucronata*

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	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										1.000	0.021	10117 Little Tern *Sterna albifrons sinensis*
										1.000	0.021	10118 Fairy Tern *Sterna nereis nereis*
										0.102	0.011	501839 Creeping Rush *Juncus revolutus*
35-A	Patch	vvp_0055	Endangered	0	no	0.080	0.201	0.201	0.438		0.017	General
36-A	Patch	vvp_0055	Endangered	0	no	0.080	0.006	0.006	0.460		0.000	General
37-A	Patch	vvp_0055	Endangered	0	no	0.080	0.005	0.005	0.460		0.000	General
38-A	Patch	vvp_0055	Endangered	0	no	0.080	0.006	0.006	0.460		0.001	General
39-A	Patch	vvp_0055	Endangered	0	no	0.080	0.003	0.003	0.460		0.000	General
40-A	Patch	vvp_0055	Endangered	0	no	0.080	0.003	0.003	0.460		0.000	General
41-A	Patch	vvp_0055	Endangered	0	no	0.080	0.003	0.003	0.460		0.000	General
42-A	Patch	vvp_0055	Endangered	0	no	0.080	0.022	0.022	0.699		0.002	General
43-A	Patch	vvp_0055	Endangered	0	no	0.080	0.026	0.026	0.460		0.002	General
44-A	Patch	vvp_0055	Endangered	0	no	0.080	0.055	0.055	0.860		0.006	General
45-A	Patch	vvp_0055	Endangered	0	no	0.080	0.028	0.028	0.860		0.003	General
46-A	Patch	vvp_0055	Endangered	0	no	0.080	0.005	0.005	0.460		0.000	General
47-A	Patch	vvp_0055	Endangered	0	no	0.080	0.119	0.119	0.460		0.010	General
48-A	Patch	vvp_0055	Endangered	0	no	0.080	0.005	0.005	0.460		0.000	General
49-A	Patch	vvp_0055	Endangered	0	no	0.080	0.158	0.158	0.824		0.017	General
62-A	Patch	vvp_0132	Endangered	0	no	0.170	0.207	0.207	0.435		0.038	General
63-A	Patch	vvp_0132	Endangered	0	no	0.170	0.018	0.018	0.460		0.003	General
64-A	Patch	vvp_0132	Endangered	0	no	0.170	0.496	0.496	0.460		0.092	General
65-A	Patch	vvp_0132	Endangered	0	no	0.310	0.162	0.162	0.460		0.055	General

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	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
66-A	Patch	vvp_0132	Endangered	0	no	0.170	0.411	0.411	0.430		0.075	General
67-A	Patch	vvp_0132	Endangered	0	no	0.310	0.364	0.364	0.460		0.124	General
68-A	Patch	vvp_0132	Endangered	0	no	0.170	0.067	0.067	0.460		0.012	General
69-A	Patch	vvp_0132	Endangered	0	no	0.170	0.231	0.231	0.440		0.042	General
70-A	Patch	vvp_0132	Endangered	0	no	0.310	0.698	0.698	0.451		0.235	General
71-A	Patch	vvp_0132	Endangered	0	no	0.170	0.978	0.978	0.456		0.182	General
72-A	Patch	vvp_0132	Endangered	0	no	0.170	0.293	0.293	0.449		0.054	General
73-A	Patch	vvp_0132	Endangered	0	no	0.170	0.212	0.212	0.440		0.039	General
74-A	Patch	vvp_0132	Endangered	0	no	0.170	0.132	0.132	0.460		0.025	General
76-A	Patch	vvp_0132	Endangered	0	no	0.170	0.118	0.118	0.440		0.022	General
77-A	Patch	vvp_0132	Endangered	0	no	0.170	1.573	1.573	0.456		0.292	General
78-A	Patch	vvp_0132	Endangered	0	no	0.170	0.447	0.447	0.450		0.083	General
79-A	Patch	vvp_0132	Endangered	0	no	0.170	0.713	0.713	0.440		0.131	General
80-A	Patch	vvp_0132	Endangered	0	no	0.170	0.319	0.319	0.444		0.059	General
81-A	Patch	vvp_0132	Endangered	0	no	0.170	0.679	0.679	0.460		0.126	General
82-A	Patch	vvp_0132	Endangered	0	no	0.170	1.131	1.131	0.449		0.209	General
83-A	Patch	vvp_0132	Endangered	0	no	0.170	1.061	1.061	0.469		0.199	General
84-A	Patch	vvp_0132	Endangered	0	no	0.170	0.428	0.428	0.462		0.080	General
85-A	Patch	vvp_0132	Endangered	0	no	0.170	1.514	1.514	0.459		0.282	General
86-A	Patch	vvp_0132	Endangered	0	no	0.170	1.841	1.841	0.449		0.340	General
87-A	Patch	vvp_0132	Endangered	0	no	0.170	0.220	0.220	0.443		0.040	General
88-A	Patch	vvp_0132	Endangered	0	no	0.170	1.170	1.170	0.440		0.215	General

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	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
89-A	Patch	vvp_0132	Endangered	0	no	0.170	1.687	1.687	0.457		0.313	General
90-A	Patch	vvp_0132	Endangered	0	no	0.170	0.498	0.498	0.449		0.092	General
91-A	Patch	vvp_0132	Endangered	0	no	0.170	0.697	0.697	0.460		0.130	General
92-A	Patch	vvp_0132	Endangered	0	no	0.310	0.269	0.269	0.275		0.080	General
93-A	Patch	vvp_0132	Endangered	0	no	0.170	0.764	0.764	0.580		0.154	General
94-A	Patch	vvp_0132	Endangered	0	no	0.170	0.339	0.339	0.583		0.068	General
95-A	Patch	vvp_0132	Endangered	0	no	0.170	0.667	0.667	0.615		0.137	General
96-A	Patch	vvp_0132	Endangered	0	no	0.170	0.087	0.087	0.448		0.016	General
97-A	Patch	vvp_0132	Endangered	0	no	0.170	0.799	0.799	0.481		0.151	General
98-A	Patch	vvp_0132	Endangered	0	no	0.170	0.232	0.232	0.458		0.043	General
99-A	Patch	vvp_0132	Endangered	0	no	0.170	0.088	0.088	0.460		0.016	General
1-B	Patch	vvp_0132	Endangered	0	no	0.310	0.316	0.316	0.470		0.108	General
2-B	Patch	vvp_0132	Endangered	0	no	0.170	0.578	0.578	0.460		0.108	General
3-B	Patch	vvp_0132	Endangered	0	no	0.170	0.458	0.458	0.564		0.091	General
4-B	Patch	vvp_0132	Endangered	0	no	0.170	0.039	0.039	0.460		0.007	General
5-B	Patch	vvp_0132	Endangered	0	no	0.360	0.015	0.015	0.470		0.006	General
6-B	Patch	vvp_0132	Endangered	0	no	0.170	0.128	0.128	0.470		0.024	General
7-B	Patch	vvp_0132	Endangered	0	no	0.170	0.172	0.172	0.470		0.032	General
8-B	Patch	vvp_0132	Endangered	0	no	0.170	0.065	0.065	0.470		0.012	General
9-B	Patch	vvp_0132	Endangered	0	no	0.170	0.012	0.012	0.470		0.002	General
10-B	Patch	vvp_0132	Endangered	0	no	0.170	0.804	0.804	0.546		0.158	General
11-B	Patch	vvp_0132	Endangered	0	no	0.170	0.188	0.188	0.470		0.035	General

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	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
12-B	Patch	vvp_0132	Endangered	0	no	0.170	0.009	0.009	0.470		0.002	General
13-B	Patch	vvp_0647	Endangered	0	no	0.180	0.239	0.239	0.460	0.467	0.063	503447 Prickly Arrowgrass *Triglochin mucronata*
14-B	Patch	vvp_0647	Endangered	0	no	0.180	0.399	0.399	0.762	0.391	0.100	503447 Prickly Arrowgrass *Triglochin mucronata*
15-B	Patch	vvp_0647	Endangered	0	no	0.180	0.079	0.079	0.460	0.090	0.015	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.002	0.015	501839 Creeping Rush *Juncus revolutus*
16-B	Patch	vvp_0647	Endangered	0	no	0.180	0.079	0.079	0.450	0.090	0.016	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.090	0.016	501839 Creeping Rush *Juncus revolutus*
17-B	Patch	vvp_0647	Endangered	0	no	0.180	0.083	0.083	0.440	0.105	0.017	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.105	0.017	501839 Creeping Rush *Juncus revolutus*
18-B	Patch	vvp_0647	Endangered	0	no	0.180	0.073	0.073	0.440	0.106	0.014	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.106	0.014	501839 Creeping Rush *Juncus revolutus*
19-B	Patch	vvp_0647	Endangered	0	no	0.180	0.059	0.059	0.440	0.110	0.012	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.110	0.012	501839 Creeping Rush *Juncus revolutus*
20-B	Patch	vvp_0647	Endangered	0	no	0.180	0.126	0.126	0.450	0.610	0.036	503447 Prickly Arrowgrass *Triglochin mucronata*
21-B	Patch	vvp_0647	Endangered	0	no	0.180	0.416	0.416	0.450	0.483	0.111	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.483	0.111	501839 Creeping Rush *Juncus revolutus*
22-B	Patch	vvp_0647	Endangered	0	no	0.180	0.052	0.052	0.420	0.250	0.012	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.180	0.012	501839 Creeping Rush *Juncus revolutus*
23-B	Patch	vvp_0647	Endangered	0	no	0.180	1.523	1.523	0.711	0.656	0.454	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.128	0.454	501839 Creeping Rush *Juncus revolutus*
24-B	Patch	vvp_0647	Endangered	0	no	0.180	0.696	0.696	0.705	0.670	0.209	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.282	0.209	501839 Creeping Rush *Juncus revolutus*

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	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
25-B	Patch	vvp_0647	Endangered	0	no	0.410	0.641	0.641	0.616	0.660	0.436	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.453	0.436	501839 Creeping Rush *Juncus revolutus*
26-B	Patch	vvp_0656	Endangered	0	no	0.560	0.385	0.385	0.475	0.608	0.347	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.138	0.431	10117 Little Tern *Sterna albifrons sinensis*
										0.138	0.431	10118 Fairy Tern *Sterna nereis nereis*
										0.491	0.347	501839 Creeping Rush *Juncus revolutus*
27-B	Patch	vvp_0821	Least Concern	0	no	0.130	0.111	0.111	0.460	0.291	0.019	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.291	0.019	501839 Creeping Rush *Juncus revolutus*
1-X	Patch	vvp_0132	Endangered	0	no	0.170	0.029	0.029	0.460		0.005	General
2-X	Patch	vvp_0009	Vulnerable	0	no	0.380	1.187	1.187	0.623	0.272	0.574	503447 Prickly Arrowgrass *Triglochin mucronata*
										1.000	0.902	10117 Little Tern *Sterna albifrons sinensis*
										1.000	0.902	10118 Fairy Tern *Sterna nereis nereis*
										0.272	0.574	501839 Creeping Rush *Juncus revolutus*
32-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.878	0.878	0.463	0.530	0.510	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.029	0.667	10117 Little Tern *Sterna albifrons sinensis*
										0.029	0.667	10118 Fairy Tern *Sterna nereis nereis*
										0.016	0.510	501839 Creeping Rush *Juncus revolutus*
30-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.019	0.019	0.460		0.008	General
3-X	Patch	vvp_0009	Vulnerable	0	no	0.380	0.000	0.000	0.460	0.640	0.000	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.640	0.000	501839 Creeping Rush *Juncus revolutus*
4-X	Patch	vvp_0009	Vulnerable	0	no	0.380	0.012	0.012	0.460		0.005	General
5-X	Patch	vvp_0009	Vulnerable	0	no	0.380	0.210	0.210	0.441	0.167	0.093	503447 Prickly Arrowgrass *Triglochin mucronata*

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	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										1.000	0.160	10117 Little Tern *Sterna albifrons sinensis*
										1.000	0.160	10118 Fairy Tern *Sterna nereis nereis*
										0.167	0.093	501839 Creeping Rush *Juncus revolutus*
6-X	Patch	vvp_0009	Vulnerable	0	no	0.380	0.000	0.000	0.450	0.140	0.000	503447 Prickly Arrowgrass *Triglochin mucronata*
										1.000	0.000	10117 Little Tern *Sterna albifrons sinensis*
										1.000	0.000	10118 Fairy Tern *Sterna nereis nereis*
										0.140	0.000	501839 Creeping Rush *Juncus revolutus*
7-X	Patch	vvp_0009	Vulnerable	0	no	0.390	0.030	0.030	0.450	0.092	0.013	503447 Prickly Arrowgrass *Triglochin mucronata*
										1.000	0.024	10117 Little Tern *Sterna albifrons sinensis*
										1.000	0.024	10118 Fairy Tern *Sterna nereis nereis*
										0.092	0.013	501839 Creeping Rush *Juncus revolutus*
8-X	Patch	vvp_0009	Vulnerable	0	no	0.380	1.097	1.097	0.449	0.151	0.480	503447 Prickly Arrowgrass *Triglochin mucronata*
										0.851	0.833	10117 Little Tern *Sterna albifrons sinensis*
										0.851	0.833	10118 Fairy Tern *Sterna nereis nereis*
										0.128	0.480	501839 Creeping Rush *Juncus revolutus*
9-X	Patch	vvp_0009	Vulnerable	0	no	0.380	0.002	0.002	0.460		0.001	General
12-X	Patch	vvp_0132	Endangered	0	no	0.170	0.018	0.018	0.470		0.003	General
34-A	Patch	vvp_0009	Vulnerable	0	no	0.380	0.000	0.000	0.440	0.170	0.000	503447 Prickly Arrowgrass *Triglochin mucronata*
										1.000	0.000	10117 Little Tern *Sterna albifrons sinensis*
										1.000	0.000	10118 Fairy Tern *Sterna nereis nereis*
										0.170	0.000	501839 Creeping Rush *Juncus revolutus*

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

This table lists all rare or threatened species' habitats mapped at the site.

Species common name	Species scientific name	Species number	Conservation status	Group	Habitat impacted	% habitat value affected
Prickly Arrowgrass	*Triglochin mucronata*	503447	Rare	Dispersed	Habitat importance map	0.0455
Fairy Tern	*Sterna nereis nereis*	10118	Endangered	Dispersed	Habitat importance map	0.0119
Little Tern	*Sterna albifrons sinensis*	10117	Vulnerable	Dispersed	Habitat importance map	0.0118
Creeping Rush	*Juncus revolutus*	501839	Rare	Dispersed	Habitat importance map	0.0067
Prickly Arrowgrass	*Triglochin mucronata*	503447	Rare	Dispersed	Top ranking map	0.0077
Heath Spear-grass	*Austrostipa exilis*	503984	Rare	Dispersed	Habitat importance map	0.0049
Orange-bellied Parrot	*Neophema chrysogaster*	10305	Critically endangered	Dispersed	Habitat importance map ; special site	0.0048
Small Golden Moths	*Diuris basaltica*	501473	Endangered	Dispersed	Habitat importance map	0.0040
Coast Saltwort	*Salsola tragus subsp. pontica*	505308	Rare	Dispersed	Habitat importance map	0.0039
Marsh Saltbush	*Atriplex paludosa subsp. paludosa*	500326	Rare	Dispersed	Habitat importance map	0.0036
Common Greenshank	*Tringa nebularia*	10158	Vulnerable	Dispersed	Habitat importance map	0.0030
Curlew Sandpiper	*Calidris ferruginea*	10161	Endangered	Dispersed	Habitat importance map	0.0028
White-bellied Sea-Eagle	*Haliaeetus leucogaster*	10226	Vulnerable	Dispersed	Habitat importance map	0.0028
Salt Lawrencia	*Lawrencia spicata*	501888	Rare	Dispersed	Habitat importance map	0.0027
Little Egret	*Egretta garzetta nigripes*	10185	Endangered	Dispersed	Habitat importance map ; special site	0.0025
Australasian Bittern	*Botaurus poiciloptilus*	10197	Endangered	Dispersed	Habitat importance map	0.0024
Black-tailed Godwit	*Limosa limosa*	528553	Vulnerable	Dispersed	Habitat importance map	0.0023
Coast Twin-leaf	*Zygophyllum billardierei*	503615	Rare	Dispersed	Habitat importance map	0.0021
Grey Mangrove	*Avicennia marina subsp. australasica*	500345	Rare	Dispersed	Habitat importance map	0.0021

Blue-billed Duck	*Oxyura australis*	10216	Endangered	Dispersed	Habitat importance map	0.0019
Growling Grass Frog	*Litoria raniformis*	13207	Endangered	Dispersed	Habitat importance map	0.0018
Freckled Duck	*Stictonetta naevosa*	10214	Endangered	Dispersed	Habitat importance map	0.0018
Eastern Great Egret	*Ardea modesta*	10187	Vulnerable	Dispersed	Habitat importance map ; special site	0.0017
Red Knot	*Calidris canutus*	10164	Endangered	Dispersed	Habitat importance map	0.0016
Intermediate Egret	*Ardea intermedia*	10186	Endangered	Dispersed	Habitat importance map	0.0016
Musk Duck	*Biziura lobata*	10217	Vulnerable	Dispersed	Habitat importance map	0.0015
Australian Little Bittern	*Ixobrychus dubius*	10195	Endangered	Dispersed	Habitat importance map	0.0014
Tough Scurf-pea	*Cullen tenax*	502776	Endangered	Dispersed	Habitat importance map	0.0013
Spiny Rice-flower	*Pimelea spinescens subsp. spinescens*	504823	Endangered	Dispersed	Habitat importance map	0.0013
Grey Plover	*Pluvialis squatarola*	10136	Endangered	Dispersed	Habitat importance map	0.0013
Australian Painted Snipe	*Rostratula australis*	10170	Critically endangered	Dispersed	Habitat importance map	0.0012
Hardhead	*Aythya australis*	10215	Vulnerable	Dispersed	Habitat importance map	0.0012
Australasian Shoveler	*Anas rhynchotis*	10212	Vulnerable	Dispersed	Habitat importance map	0.0012
Whimbrel	*Numenius phaeopus*	10150	Vulnerable	Dispersed	Habitat importance map	0.0011
Lewin's Rail	*Lewinia pectoralis pectoralis*	10045	Vulnerable	Dispersed	Habitat importance map	0.0010
Plump Swamp Wallaby-grass	*Amphibromus pithogastrus*	503624	Endangered	Dispersed	Habitat importance map	0.0009
Brackish Plains Buttercup	*Ranunculus diminutus*	504314	Rare	Dispersed	Habitat importance map	0.0009
Marsh Sandpiper	*Tringa stagnatilis*	10159	Vulnerable	Dispersed	Habitat importance map	0.0008
Basalt Podolepis	*Podolepis linearifolia*	504658	Endangered	Dispersed	Habitat importance map	0.0008
Lesser Sand Plover	*Charadrius mongolus*	10139	Critically endangered	Dispersed	Habitat importance map	0.0007
Snowy Mint-bush	*Prostanthera nivea var. nivea*	502746	Rare	Dispersed	Habitat importance map	0.0006
Rye Beetle-grass	*Tripogon loliiformis*	503455	Rare	Dispersed	Habitat importance map	0.0006

Eastern Curlew	*Numenius madagascariensis*	10149	Vulnerable	Dispersed	Habitat importance map	0.0006
Purple Blown-grass	*Lachnagrostis punicea subsp. punicea*	504206	Rare	Dispersed	Habitat importance map	0.0006
Pale Swamp Everlasting	*Coronidium gunnianum*	504655	Vulnerable	Dispersed	Habitat importance map	0.0005
Large-headed Fireweed	*Senecio macrocarpus*	503116	Endangered	Dispersed	Habitat importance map	0.0004
Grassland Earless Dragon	*Tympanocryptis pinguicolla*	12922	Critically endangered	Dispersed	Habitat importance map	0.0004
Elegant Parrot	*Neophema elegans*	10307	Vulnerable	Dispersed	Habitat importance map	0.0004
Arching Flax-lily	*Dianella sp. aff. longifolia (Benambra)*	505560	Vulnerable	Dispersed	Habitat importance map	0.0004
Striped Legless Lizard	*Delma impar*	12159	Endangered	Dispersed	Habitat importance map	0.0004
Branching Groundsel	*Senecio cunninghamii var. cunninghamii*	503104	Rare	Dispersed	Habitat importance map	0.0004
Small Scurf-pea	*Cullen parvum*	502773	Endangered	Dispersed	Habitat importance map	0.0004
Greater Sand Plover	*Charadrius leschenaultii*	10141	Critically endangered	Dispersed	Habitat importance map	0.0003
Waterbush	*Myoporum montanum*	502240	Rare	Dispersed	Habitat importance map	0.0002
Small Milkwort	*Comesperma polygaloides*	500798	Vulnerable	Dispersed	Habitat importance map	0.0002
Grey Goshawk	*Accipiter novaehollandiae novaehollandiae*	10220	Vulnerable	Dispersed	Habitat importance map	0.0002
Dwarf Brooklime	*Gratiola pumilo*	503753	Rare	Dispersed	Habitat importance map	0.0002
Black Falcon	*Falco subniger*	10238	Vulnerable	Dispersed	Habitat importance map	0.0002
Hairy Tails	*Ptilotus erubescens*	502825	Vulnerable	Dispersed	Habitat importance map	0.0002
Pale-flower Crane's-bill	*Geranium sp. 3*	505344	Rare	Dispersed	Habitat importance map	0.0001
Brolga	*Grus rubicunda*	10177	Vulnerable	Dispersed	Habitat importance map	0.0001
Pacific Golden Plover	*Pluvialis fulva*	10137	Vulnerable	Dispersed	Habitat importance map	0.0001
Terek Sandpiper	*Xenus cinereus*	10160	Endangered	Dispersed	Habitat importance map	0.0001
Melbourne Yellow-gum	*Eucalyptus leucoxylon subsp. connata*	504484	Vulnerable	Dispersed	Habitat importance map	0.0001

Large-flower Crane's-bill	*Geranium sp. 1*	505342	Endangered	Dispersed	Habitat importance map	0.0001
Floodplain Fireweed	*Senecio campylocarpus*	507136	Rare	Dispersed	Habitat importance map	0.0001
Buloke Mistletoe	*Amyema linophylla subsp. orientalis*	500217	Vulnerable	Dispersed	Habitat importance map	0.0000
Great Knot	*Calidris tenuirostris*	10165	Endangered	Dispersed	Habitat importance map	0.0000
Port Lincoln Snake	*Parasuta spectabilis*	12813	Vulnerable	Dispersed	Habitat importance map	0.0000
Buloke	*Allocasuarina luehmannii*	500678	Endangered	Dispersed	Habitat importance map	0.0000
Button Wrinklewort	*Rutidosis leptorhynchoides*	502982	Endangered	Dispersed	Habitat importance map	0.0000
Swamp Diuris	*Diuris palustris*	501082	Vulnerable	Dispersed	Habitat importance map	0.0000
Brittle Greenhood	*Pterostylis truncata*	502821	Endangered	Dispersed	Habitat importance map	0.0000
Clover Glycine	*Glycine latrobeana*	501456	Vulnerable	Dispersed	Habitat importance map	0.0000
Golden Cowslips	*Diuris behrii*	501061	Vulnerable	Dispersed	Habitat importance map	0.0000
Golden Sun Moth	*Synemon plana*	15021	Critically endangered	Dispersed	Habitat importance map	0.0000
Matted Flax-lily	*Dianella amoena*	505084	Endangered	Dispersed	Habitat importance map	0.0000
Fragrant Saltbush	*Rhagodia parabolica*	502929	Rare	Dispersed	Habitat importance map	0.0000
Chestnut-rumped Heathwren	*Calamanthus pyrrhopygius*	10498	Vulnerable	Dispersed	Habitat importance map	0.0000
White-throated Needletail	*Hirundapus caudacutus*	10334	Vulnerable	Dispersed	Habitat importance map	0.0000
Cane Spear-grass	*Austrostipa breviglumis*	503268	Rare	Dispersed	Habitat importance map	0.0000

Habitat group

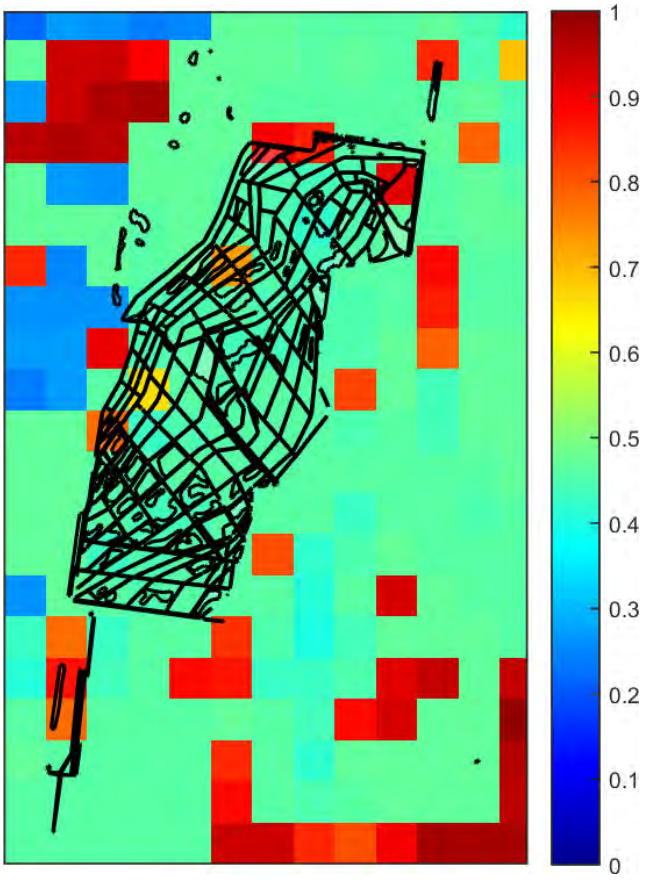
- Highly localised habitat means there is 2000 hectares or less mapped habitat for the species
- Dispersed habitat means there is more than 2000 hectares of mapped habitat for the species

Habitat impacted

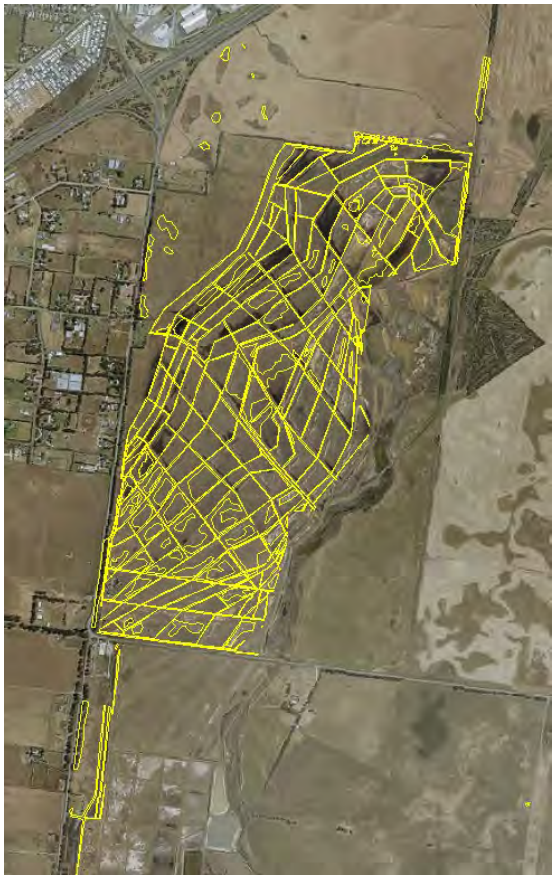
- Habitat importance maps are the maps defined in the Guidelines that include all the mapped habitat for a rare or threatened species
- Top ranking maps are the maps defined in the Guidelines that depict the important areas of a dispersed species habitat, developed from the highest habitat importance scores in dispersed species habitat maps and selected VBA records
- Selected VBA record is an area in Victoria that represents a large population, roosting or breeding site etc.

Appendix 3 – Images of mapped native vegetation

2. Strategic biodiversity values map



3. Aerial photograph showing mapped native vegetation

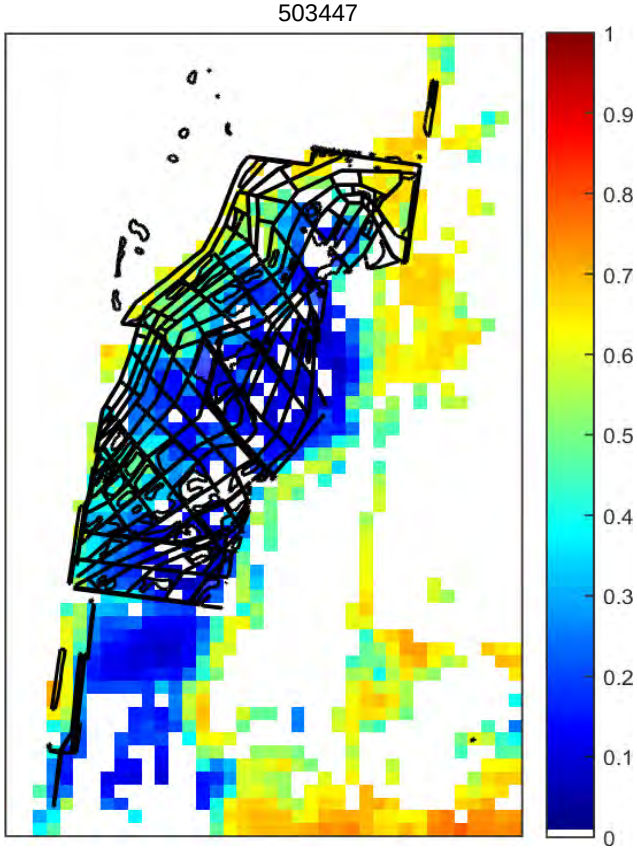


4. Map of the property in context

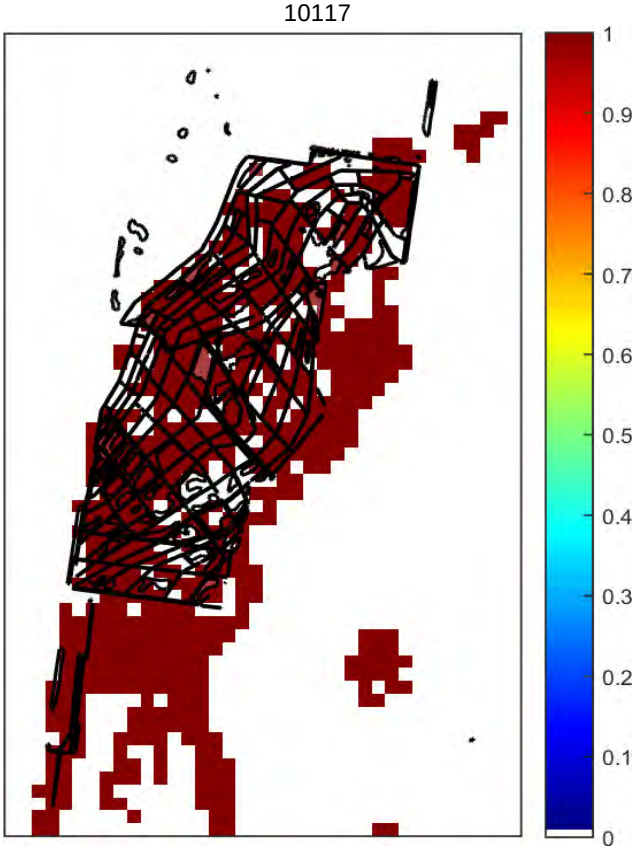
Yellow boundaries denote areas of proposed native vegetation removal.

4. Habitat importance maps

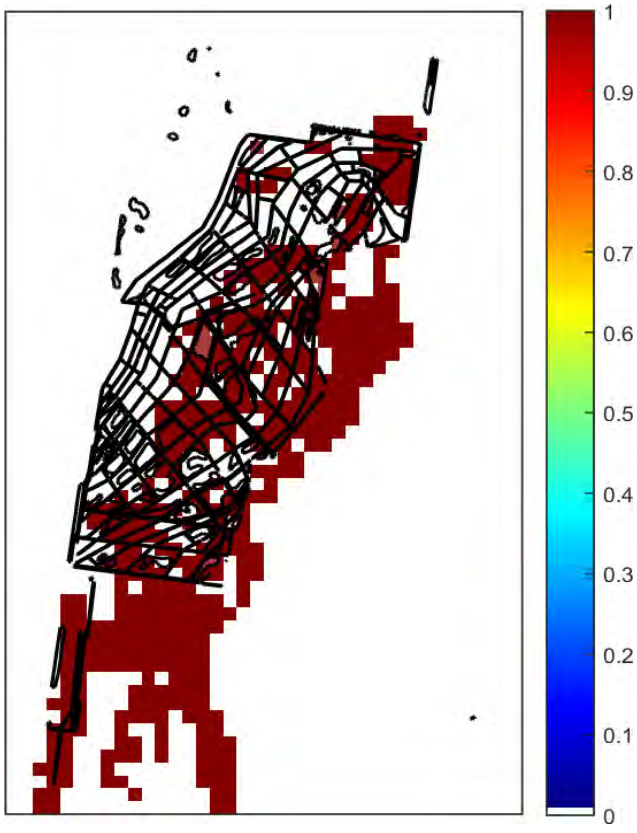
Prickly Arrowgrass
Triglochin mucronata
503447



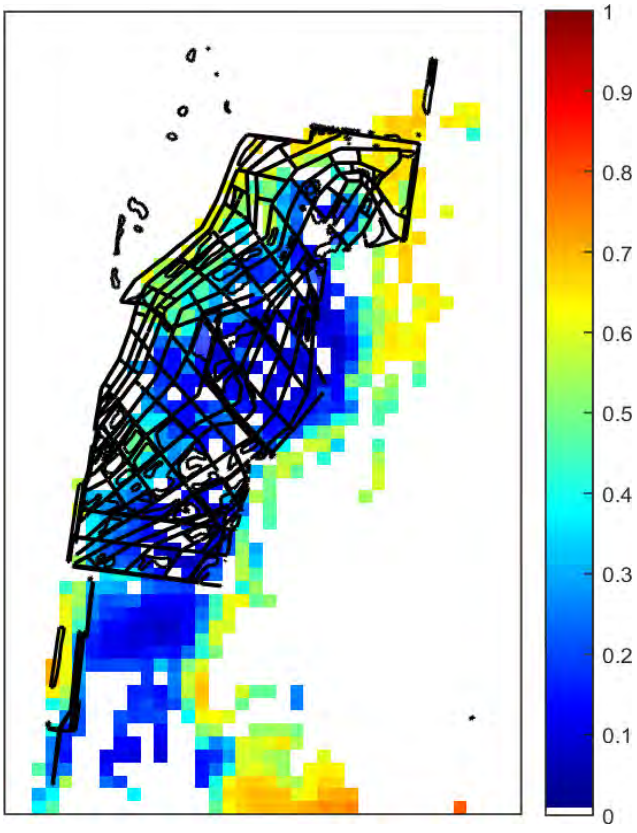
Little Tern
Sterna albifrons sinensis
10117



Fairy Tern
Sterna nereis nereis
10118



Creeping Rush
Juncus revolutus
501839



Appendix B

Report of available native vegetation credits – 12/11/2025

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: 12/11/2025 10:57 **Report ID: 32697**

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
5.076	0.377	0	CMA	Corangamite
			or LGA	Greater Geelong City

Details of available native vegetation credits on 12 November 2025 10:57

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-2252	163.424	0	Corangamite	Colac Otway Shire	No	Yes	No	Bio Offsets
VC_CFL-3697_01	18.297	0	Corangamite	Golden Plains Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3718_01	6.298	867	Corangamite	Corangamite Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3787_01	9.579	895	Corangamite	Colac Otway Shire	Yes	Yes	No	VegLink
VC_CFL-3812_01	17.739	4710	Corangamite	Colac Otway Shire	Yes	Yes	No	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	ID Ecological Management	(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

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: 12/11/2025 10:59 **Report ID: 32698**

What was searched for?

Species offset

Common Name (*Scientific name*)	Species habitat units
Prickly Arrowgrass *(Triglochin mucronata)*	20.113
Little Tern *(Sterna albifrons sinensis)*	28.015
Fairy Tern *(Sterna nereis nereis)*	26.504
Creeping Rush *(Juncus revolutus)*	19.6
with number of large trees	0

Details of available native vegetation credits on 12 November 2025 10:59

These sites meet all your requirements for species offsets.

Credit Site ID	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.

These sites meet some of your requirements for species offsets, you may be able to meet all your requirements across multiple sites.

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

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

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

Credit Site ID	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	ID Ecological Management	(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