NEW COMMUNITIES;
DEPARTMENT OF TRANSPORT AND PLANNING

AUGUST 2026

PUBLIC

# BALLARAT NORTH PRECINCT

# NATIVE VEGETATION PRECINCT PLAN



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# Ballarat North Precinct
# Native Vegetation Precinct Plan

New Communities;
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WSP acknowledges that every project we work on takes place on First Peoples lands.
We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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# 1 INTRODUCTION

To inform the Ballarat North Precinct Structure Plan (PSP), and subsequent Native Vegetation Precinct Plan (NVPP), WSP Australia Pty Ltd (WSP) was commissioned by the Victorian Planning Authority (VPA) to prepare a Biodiversity Assessment Report (BAR) (WSP, 2026). The Ballarat North PSP will primarily allow for residential development, supplemented by non-residential components to support a new community.

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

This Ballarat North Precinct (BNP) Native Vegetation Precinct Plan is to be listed under the Schedule to Clause 52.16 of the Ballarat Planning Scheme under the *Planning and Environment Act 1987* (P&E Act). This NVPP includes the information required under Section 10 of *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 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 recommended in this NVPP, does not require a planning permit provided conditions and requirements specified herein are met.

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

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

## 1.1 PURPOSE OF THE NVPP

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

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

— Applying a holistic, landscape wide approach to retention and removal of native vegetation, within the BNP NVPP area, as identified on NVPP Map 1 (Section 8.1).

— Specify the native vegetation to be protected and the native vegetation that can be removed, destroyed or lopped.

— Ensure that areas set aside to protect native vegetation are managed to conserve ecological values in accordance with the BNP Precinct Structure Plan.

— Set out the works or other necessary actions required to offset the removal, destruction or lopping of native vegetation.

— Streamline the planning approvals process through a Precinct wide landscape approach to native vegetation protection and management.

### *1.1.1 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999.*

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

### *1.1.2 FIRST PARTY OFFSETS*

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

## 1.2 VEGETATION PROTECTION OBJECTIVES TO BE ACHIEVED

The objectives of the BNP NVPP are to:

— Ensure there is no net loss to biodiversity as a result of the approved removal, destruction or lopping of native vegetation. This is achieved by applying the three-step approach in accordance with the Guidelines (DELWP, 2017a).

— Apply a landscape approach to the management of native vegetation within the NVPP area, in accordance with the Guidelines (DELWP, 2017a) and *Preparing a Native Vegetation Precinct Plan* (DELWP, 2017b) .

— Manage native vegetation to be retained in accordance with obligations under the *Catchment and Land Protection Act 1994*.

— Ensure that areas set aside to protect native vegetation are managed to conserve biodiversity and other values in accordance with the BNP Precinct Structure Plan.

# 2 AREA TO WHICH NVPP APPLIES

The BNP NVPP applies to land within the Ballarat North Precinct as shown on Map 1 (Section 8.1), and as identified in Table 2.1 below.

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

There were 16 properties totalling 84.6 ha for which access was not attained. This 84 ha equates to 18 % of the 68 parcels within the precinct. The 52.16 permit exemption provided by this NVPP does not apply to areas not accessed – as detailed in Table 2.1 below. As such, any removal, destruction or lopping of native vegetation on these properties is not in accordance with this NVPP, and will therefore require a planning permit under Clause 52.16 of the Ballarat Planning Scheme. As some of the supporting background studies were prepared to cover both the core and expanded areas, numbering of lot parcels includes both areas. As such, parcel ID numbers for the Ballarat North PSP begins at 37.

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

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

| # | PARCEL_PFI | PARCEL_SPI | ACCESSED | ADDRESS |
|---|---|---|---|---|
| 61 | 126743557 | 1\TP960919 | No | 613 Midland Highway Mount Rowan 3352 |
| 62 | 45302595 | 1\TP682346 | Yes | Gillies Road Mount Rowan 3352 |
| 63 | 45302596 | 2\TP682346 | Yes | Gillies Road Mount Rowan 3352 |
| 64 | 53077831 | 5\TP682346 | Yes | Gillies Road Mount Rowan 3352 |
| 65 | 53077834 | 4\TP682346 | Yes | Gillies Road Mount Rowan 3352 |
| 66 | 53077835 | 7\TP749301 | Yes | Gillies Road Mount Rowan 3352 |
| 67 | 45302604 | 1\TP749301 | Yes | Gillies Road Mount Rowan 3352 |
| 68 | 45302609 | B~25\PP2046 | No | 103 Olliers Road Mount Rowan 3352 |
| 69 | 45302610 | 25C\PP2046 | No | 18 Noble Court Mount Rowan 3352 |
| 70 | 45302614 | 1\TP551446 | Yes | 45 Olliers Road Mount Rowan 3352 |
| 71 | 100034643 | 5\TP805211 | Yes | 45 Olliers Road Mount Rowan 3352 |
| 72 | 100034646 | 4\TP805211 | Yes | 43 Olliers Road Mount Rowan 3352 |
| 73 | 100034649 | 3\TP805211 | Yes | 43 Olliers Road Mount Rowan 3352 |
| 74 | 100034627 | 2\TP805211 | Yes | 15 Olliers Road Mount Rowan 3352 |
| 75 | 100034635 | 1\TP805211 | Yes | 15 Olliers Road Mount Rowan 3352 |
| 76 | 45302601 | H~26\PP2046 | Yes | Gillies Road Mount Rowan 3352 |
| 77 | 45302600 | G~26\PP2046 | No | 44 Gillies Road Mount Rowan 3352 |
| 78 | 45302599 | 3\TP682346 | Yes | Gillies Road Mount Rowan 3352 |
| 79 | 53077832 | 6\TP682346 | Yes | Gillies Road Mount Rowan 3352 |
| 80 | 53077833 | 5\TP749301 | Yes | Gillies Road Mount Rowan 3352 |
| 81 | 45302605 | 3\TP749301 | Yes | Gillies Road Mount Rowan 3352 |
| 82 | 45302602 | 7\TP682346 | Yes | Gillies Road Mount Rowan 3352 |
| 83 | 45302603 | 6\TP749301 | Yes | Gillies Road Mount Rowan 3352 |
| 84 | 45302606 | 2\TP749301 | Yes | Gillies Road Mount Rowan 3352 |
| 85 | 53077830 | 4\TP749301 | Yes | Gillies Road Mount Rowan 3352 |
| 86 | 5327328 | 1\LP115325 | Yes | 28 Noble Court Mount Rowan 3352 |
| 87 | 5327329 | 2\LP115325 | No | Noble Court Mount Rowan 3352 |
| 88 | 5327327 | 1\TP832150 | No | Gillies Road Mount Rowan 3352 |
| 89 | 5327368 | 1\TP846572 | Yes | Gillies Road Mount Rowan 3352 |
| 90 | 45302590 | 3\TP846568 | Yes | Noble Court Mount Rowan 3352 |
| 91 | 52934449 | 2047\PP2046 | Yes | Noble Court Mount Rowan 3352 |
| 92 | 45302591 | 1\TP846568 | Yes | Noble Court Mount Rowan 3352 |
| 93 | 45302592 | A~18\PP2046 | Yes | Noble Court Mount Rowan 3352 |
| 94 | 45302607 | 4\TP846568 | Yes | Noble Court Mount Rowan 3352 |
| 95 | 45302608 | 5\TP846568 | Yes | Noble Court Mount Rowan 3352 |
| 96 | 5327355 | 1\TP854190 | Yes | Noble Court Mount Rowan 3352 |
| 97 | 52542561 | 1\TP10145 | Yes | 15 Olliers Road Mount Rowan 3352 |
| 98 | 5327366 | 1\TP940287 | Yes | Gillies Road Mount Rowan 3352 |

| # | PARCEL_PFI | PARCEL_SPI | ACCESSED | ADDRESS |
|---|---|---|---|---|
| 99 | 45302612 | F~17\PP2046 | Yes | Noble Court Mount Rowan 3352 |
| 100 | 5327367 | 8\TP846568 | Yes | Noble Court Mount Rowan 3352 |
| 101 | 45302593 | 2\TP846568 | Yes | Noble Court Mount Rowan 3352 |
| 102 | 5327365 | 9\TP846568 | Yes | Noble Court Mount Rowan 3352 |
| 103 | 5327363 | 7\TP846568 | Yes | Noble Court Mount Rowan 3352 |
| 104 | 5327364 | 6\TP846568 | Yes | Noble Court Mount Rowan 3352 |

# 2.1 BACKGROUND

## 2.1.1 ECOLOGICAL VALUES

As detailed in the *Ballarat North Precinct Structure Plan; Biodiversity Assessment Report* (WSP, 2026) - BAR, the study area is, in general, predominantly modified from its likely pre-European settlement condition. Prior to colonial settlement the study area would have been a diverse mosaic of native grassland and grassy woodland. The study area now is predominantly agricultural land being: exotic grassland, small remnant patches of native vegetation along watercourses and roadsides, and the occasional scattered tree along property boundaries.

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

### FLORA

### THREATENED FLORA SPECIES

Target flora species, including Spiny Rice-flower *Pimelea* spinescens ssp. *spinescens,* Button Wrinklewort *Rutidosis leptorhynchoides,* Large-headed Fireweed *Senecio macrocephalus* or Matted Flax-lily *Dianella amoena* were not observed within the study area. Victorian Biodiversity Atlas (VBA) records (DEECA, 2025) of Stiff Groundsel *Senecio behrianus* – EPBC Act Endangered, report the species as present on property, although were not observed in this study. River Swamp Wallaby-grass *Amphibromus fluitans* – EPBC Act Vulnerable, was observed on property 43. No other EPBC Act listed flora species were observed.

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

### THREATENED ECOLOGICAL COMMUNITIES

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

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

### FAUNA

No Golden Sun Moth *Synemon plana*, Growling Grass Frog *Ranoidea raniformis* or Striped Legless Lizard *Delma impar* were recorded during targeted surveys during the BAR.

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

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

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

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

# 3 NATIVE VEGETATION TO BE REMOVED

## 3.1 ASSESSMENT PATHWAY

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

Table 3.1 Assessment pathway – native vegetation removal

| **Assessment Pathway** | **Detailed Assessment Pathway** | | |
|---|---|---|---|
| **Location category** | Location 2<br>The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset. | | |
| **Total extent including past and proposed removal (ha)**<br>*Includes endangered EVCs (ha): 2.976* | 3.757 | *Extent of past removal (ha)* | *0* |
| | | *Extent of proposed removal – Patches (ha)* | *1.978* |
| | | *Extent of proposed removal – Scattered Trees (ha)* | *1.779* |
| **No. Large Trees proposed to be removed** | 36 | *No. Large Patch Trees* | *6* |
| | | *No. Large Scattered Trees* | *30* |
| **No. Small Scattered Trees proposed to be removed** | 7 | | |

*Source: NVR report – NVRR ID: 302_20260807_AJJ – Appendix A*

## 3.2 DESCRIPTION OF NATIVE VEGETATION TO BE REMOVED

All native vegetation outside of retention areas is identified as removed. Native vegetation identified for removal occur in small and fragmented patches of Aquatic Herbland EVC 653, Plains Grassy Wetland EVC 125, Plains Grassy Woodland EVC 55_61 and Plains Swampy Woodland EVC 651, and are primarily associated with Burrumbeet Creek. A total of 1.978 ha is slated for removal over 29 patches. Summaries of native vegetation patches and scattered trees for removal is provided in Table 3.2 and Table 3.3 below, and detailed in Table 3.4 Table 3.5.

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

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

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

Table 3.2 Summary of native vegetation patches identified for removal.

| EVC | Status | Area (Ha) | Patches |
|---|---|---|---|
| Aquatic Herbland EVC 653 | Endangered | *0.151* | 9 |
| Plains Grassy Wetland EVC 125 | Endangered | *0.298* | 7 |
| Plains Grassy Woodland EVC 55_61 | Endangered | *0.170* | 12 |
| Plains Swampy Woodland EVC 651 | Endangered | *0.194* | 3 |
| Tall Marsh EVC 821 | Vulnerable | *0.093* | 5 |
| Creekline Grassy Woodland 68 | Endangered | *0.384* | 1 |
| Current Wetland | Endangered | *0.688* | 1 |
| Totals | | *1.978* | 38 |

*Key:*

*EVC = Ecological Vegetation Class*

*Ha = Hectares*

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

| Species Name | Common Name | Large Scattered Tree | Large Tree Within Patch | Small Scattered Tree | Total |
|---|---|---|---|---|---|
| *Eucalyptus camaldulensis* | River Red-gum | 19 | 6 | 7 | 32 |
| *Eucalyptus leucoxylon* | Yellow Gum | 1 | | | 1 |
| *Eucalyptus ovata* | Swamp Gum | 4 | 1 | | 5 |
| *Eucalyptus radiata* s.l. | Narrow-leaf Peppermint | 1 | | | 1 |
| *Eucalyptus* spp. | Eucalypt | 4 | | | 4 |
| Totals | | 29 | 7 | 7 | 43 |

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

| Property Reference | Site_Id | Zone_Id | VC | BCS | VQA | Large Tree Count | Property Description | Area (ha) |
|---|---|---|---|---|---|---|---|---|
| 40 | 94 | bc | Aquatic Herbland 653 | E | 0.46 | 0 | 299 Cummins Road Miners Rest 3352 | 0.06650 |
| 40 | 95 | cc | Aquatic Herbland 653 | E | 0.46 | 0 | 299 Cummins Road Miners Rest 3352 | 0.07960 |
| 41 | 96 | dc | Creekline Grassy Woodland 68 | E | 0.09 | 0 | 62 Howe Street Miners Rest 3352 | 0.38410 |
| 41 | 117 | uc | Plains Grassy Wetland 125 | E | 0.33 | 0 | 62 Howe Street Miners Rest 3352 | 0.01720 |
| 43 | 100 | fc | Plains Grassy Woodland 55 61 | E | 0.29 | 0 | 171 Gillies Road Miners Rest 3352 | 0.00120 |
| 44 | 100 | gc | Plains Grassy Woodland 55 61 | E | 0.29 | 6 | 171 Gillies Road Miners Rest 3352 | 0.07980 |
| 44 | 110 | oc | Plains Grassy Wetland 125 | E | 0.29 | 0 | 171 Gillies Road Miners Rest 3352 | 0.00010 |
| 44 | 114 | 7d | Current Wetland | E | 0.34 | 0 | 171 Gillies Road Miners Rest 3352 | 0.68780 |
| 50 | 21 | db | Plains Grassy Woodland 55 61 | E | 0.1 | 0 | Unidentified Road | 0.00680 |
| 50 | 65 | zb | Plains Grassy Wetland 125 | E | 0.16 | 0 | Unidentified Road | 0.00790 |
| 51 | 20 | cb | Plains Grassy Woodland 55 61 | E | 0.1 | 0 | 64 Sims Road Mount Rowan 3352 | 0.01810 |
| 60 | 37 | gb | Aquatic Herbland 653 | E | 0.39 | 0 | 88 Olliers Road Mount Rowan 3352 | 0.01550 |
| 60 | 37 | pd | Aquatic Herbland 653 | E | 0.39 | 0 | 88 Olliers Road Mount Rowan 3352 | 0.00400 |
| 60 | 38 | hb | Tall Marsh 821 | E | 0.31 | 0 | 88 Olliers Road Mount Rowan 3352 | 0.01050 |
| 60 | 102 | hc | Aquatic Herbland 653 | E | 0.39 | 0 | 88 Olliers Road Mount Rowan 3352 | 0.00780 |
| 70 | 32 | zb | Plains Grassy Woodland 55 61 | E | 0.1 | 0 | 35 Noble Court Mount Rowan 3352 | 0.00060 |
| 71 | 30 | ub | Plains Grassy Wetland 125 | E | 0.16 | 0 | 45 Olliers Road Mount Rowan 3352 | 0.02020 |
| 71 | 31 | xb | Plains Grassy Wetland 125 | E | 0.39 | 0 | 45 Olliers Road Mount Rowan 3352 | 0.16530 |
| 71 | 31 | ud | Plains Grassy Wetland 125 | E | 0.39 | 0 | 45 Olliers Road Mount Rowan 3352 | 0.07010 |
| 72 | 29 | sb | Plains Grassy Wetland 125 | E | 0.16 | 0 | 43 Olliers Road Mount Rowan 3352 | 0.01720 |
| 74 | 35 | cb | Tall Marsh 821 | E | 0.41 | 0 | 15 Olliers Road Mount Rowan 3352 | 0.02390 |
| 74 | 36 | eb | Aquatic Herbland 653 | E | 0.39 | 0 | 15 Olliers Road Mount Rowan 3352 | 0.00630 |
| 75 | 34 | bb | Aquatic Herbland 653 | E | 0.39 | 0 | 15 Olliers Road Mount Rowan 3352 | 0.05130 |
| 75 | 34 | wd | Aquatic Herbland 653 | E | 0.39 | 0 | 15 Olliers Road Mount Rowan 3352 | 0.00130 |
| 75 | 35 | db | Tall Marsh 821 | E | 0.41 | 0 | 15 Olliers Road Mount Rowan 3352 | 0.00440 |
| 96 | 28 | rb | Plains Grassy Woodland 55 61 | E | 0.1 | 0 | Noble Court Mount Rowan 3352 | 0.01450 |
| 96 | 32 | ab | Plains Grassy Woodland 55 61 | E | 0.1 | 0 | Noble Court Mount Rowan 3352 | 0.00110 |
| 97 | 36 | fb | Aquatic Herbland 653 | E | 0.39 | 0 | Noble Court Mount Rowan 3352 | 0.05960 |
| Burrumbeet Creek | 1 | dd | Plains Swampy Woodland 651 | E | 0.16 | 0 | Burrumbeet Creek | 0.03370 |
| Burrumbeet Creek | 2 | md | Aquatic Herbland 653 | E | 0.31 | 0 | Burrumbeet Creek | 0.00170 |
| Burrumbeet Creek | 3 | nd | Plains Swampy Woodland 651 | E | 0.16 | 0 | Burrumbeet Creek | 0.08230 |
| Burrumbeet Creek | 4 | zd | Plains Swampy Woodland 651 | E | 0.21 | 0 | Burrumbeet Creek | 0.07780 |
| Burrumbeet Creek | 39 | ld | Tall Marsh 821 | V | 0.41 | 0 | Burrumbeet Creek | 0.01140 |
| Gilles Road | 18 | xc | Plains Grassy Woodland 55 61 | E | 0.09 | 0 | Gilles Road | 0.02930 |
| Gilles Road | 128 | qd | Plains Grassy Woodland 55 61 | E | 0.14 | 0 | Gilles Road | 0.00320 |
| Gilles Road | 129 | rd | Plains Grassy Woodland 55 61 | E | 0.14 | 0 | Gilles Road | 0.00210 |

| Property Reference | Site_Id | Zone_Id | VC | BCS | VQA | Large Tree Count | Property Description | Area (ha) |
|---|---|---|---|---|---|---|---|---|
| Gilles Road | 130 | sd | Plains Grassy Woodland 55 61 | E | 0.14 | 0 | Gilles Road | 0.00480 |
| Olliers Road | 33 | td | Plains Grassy Woodland 55 61 | E | 0.1 | 0 | Olliers Road | 0.00870 |
| Olliers Road | 34 | xd | Aquatic Herbland 653 | E | 0.39 | 0 | Olliers Road | 0.00300 |

*Key:*
*EVC = Ecological Vegetation Class*
*Ha = Hectares*
*BCS = Bioregional Conservation Significance*
*VQA = Vegetation Quality Assessment.*

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

| Property reference | Tree number | Site Id | Species name | Common name | DBH | Habitat | Notes | Size Class | Condition Score | Survey date | Property | Type | Status |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 44 | 8 | 8 | *Eucalyptus camaldulensis* | River Red-gum | 84 | | | Large | 0.2 | 20230924 | 171 GILLIES ROAD MINERS REST 3352 | Large tree within patch | Remove |
| 44 | 9 | 9 | *Eucalyptus camaldulensis* | River Red-gum | 98 | | | Large | 0.2 | 20230924 | 171 GILLIES ROAD MINERS REST 3352 | Large tree within patch | Remove |
| 44 | 10 | 10 | *Eucalyptus camaldulensis* | River Red-gum | 76 | | | Large | 0.2 | 20230924 | 171 GILLIES ROAD MINERS REST 3352 | Large tree within patch | Remove |
| 44 | 11 | 11 | *Eucalyptus camaldulensis* | River Red-gum | 97 | | | Large | 0.2 | 20230924 | 171 GILLIES ROAD MINERS REST 3352 | Large tree within patch | Remove |
| 44 | 12 | 12 | *Eucalyptus camaldulensis* | River Red-gum | 101 | | | Large | 0.2 | 20230924 | 171 GILLIES ROAD MINERS REST 3352 | Large tree within patch | Remove |
| 44 | 14 | 14 | *Eucalyptus camaldulensis* | River Red-gum | 77 | | | Large | 0.2 | 20230924 | 171 GILLIES ROAD MINERS REST 3352 | Large tree within patch | Remove |
| 51 | 20 | 20 | *Eucalyptus camaldulensis* | River Red-gum | 105 | | Multi-stemmed, 22,13,7,3,6,105 | Large | 0.2 | 20230924 | 64 SIMS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 51 | 21 | 21 | *Eucalyptus camaldulensis* | River Red-gum | 27 | | Multi-stemmed: 27,16,8,21,20,7,14 | Small | 0.2 | 20230924 | 64 SIMS ROAD MOUNT ROWAN 3352 | Small scattered tree | Remove |
| 94 | 22 | 22 | *Eucalyptus ovata* | Swamp Gum | 92 | | | Large | 0.2 | 20230924 | NOBLE COURT MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 51 | 23 | 23 | *Eucalyptus camaldulensis* | River Red-gum | 149 | Small and medium Hollows | | Large | 0.2 | 20230924 | 64 SIMS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 51 | 24 | 24 | *Eucalyptus camaldulensis* | River Red-gum | 109 | | Multi-stemmed, 13,21,21,14,20,21,109 | Large | 0.2 | 20230924 | 64 SIMS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 51 | 25 | 25 | *Eucalyptus camaldulensis* | River Red-gum | 101 | | Multi-stemmed, 12,8,14,101 | Large | 0.2 | 20230924 | 64 SIMS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 51 | 27 | 27 | *Eucalyptus camaldulensis* | River Red-gum | 118 | | | Large | 0.2 | 20230924 | 64 SIMS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 51 | 28 | 28 | *Eucalyptus camaldulensis* | River Red-gum | 58 | | Multi-stemmed,31,25,58 | Small | 0.2 | 20230924 | 64 SIMS ROAD MOUNT ROWAN 3352 | Small scattered tree | Remove |
| 51 | 29 | 29 | *Eucalyptus camaldulensis* | River Red-gum | 92 | | | Large | 0.2 | 20230924 | 64 SIMS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 51 | 30 | 30 | *Eucalyptus spp.* | Eucalypt | 100 | | Dead | Large | 0.2 | 20230924 | 64 SIMS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 51 | 31 | 31 | *Eucalyptus camaldulensis* | River Red-gum | 133 | | Dead | Large | 0.2 | 20230924 | 64 SIMS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 50 | 33 | 33 | *Eucalyptus leucoxylon* | Yellow Gum | 113 | | | Large | 0.2 | 20230924 | unidentified road | Large scattered tree | Remove |
| 51 | 34 | 34 | *Eucalyptus camaldulensis* | River Red-gum | 89 | | | Large | 0.2 | 20230924 | 64 SIMS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 51 | 35 | 35 | *Eucalyptus spp.* | Eucalypt | 100 | | Dead | Large | 0.2 | 20230924 | 64 SIMS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 51 | 39 | 39 | *Eucalyptus camaldulensis* | River Red-gum | 110 | | | Large | 0.2 | 20230924 | 64 SIMS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 54 | 40 | 40 | *Eucalyptus spp.* | Eucalypt | 113 | | Dead | Large | 0.2 | 20230924 | 120 GILLIES ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 58 | 42 | 42 | *Eucalyptus radiata s.l.* | Narrow-leaf Peppermint | 108 | | | Large | 0.2 | 20230924 | 88 OLLIERS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 51 | 62 | 62 | *Eucalyptus camaldulensis* | River Red-gum | 112 | | | Large | 0.2 | 20230924 | 64 SIMS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 50 | 63 | 63 | *Eucalyptus ovata* | Swamp Gum | 110 | | | Large | 0.2 | 20230924 | unidentified road | Large scattered tree | Remove |
| 50 | 64 | 64 | *Eucalyptus camaldulensis* | River Red-gum | 115 | | | Large | 0.2 | 20230924 | unidentified road | Large scattered tree | Remove |

| Property reference | Tree number | Site Id | Species name | Common name | DBH | Habitat | Notes | Size Class | Condition Score | Survey date | Property | Type | Status |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 50 | 65 | 65 | *Eucalyptus camaldulensis* | River Red-gum | 100 | | | Large | 0.2 | 20230924 | unidentified road | Large scattered tree | Remove |
| 50 | 66 | 66 | *Eucalyptus camaldulensis* | River Red-gum | 120 | Medium Hollows | | Large | 0.2 | 20230924 | unidentified road | Large scattered tree | Remove |
| 50 | 67 | 67 | *Eucalyptus camaldulensis* | River Red-gum | 109 | Medium Hollows | | Large | 0.2 | 20230924 | unidentified road | Large scattered tree | Remove |
| 50 | 68 | 68 | *Eucalyptus camaldulensis* | River Red-gum | 85 | Medium Hollows | | Large | 0.2 | 20230924 | unidentified road | Large scattered tree | Remove |
| 50 | 69 | 69 | *Eucalyptus camaldulensis* | River Red-gum | 70 | | Dead | Large | 0.2 | 20230924 | unidentified road | Large scattered tree | Remove |
| 50 | 70 | 70 | *Eucalyptus camaldulensis* | River Red-gum | 85 | Medium Hollows | | Large | 0.2 | 20230924 | unidentified road | Large scattered tree | Remove |
| 50 | 71 | 71 | *Eucalyptus camaldulensis* | River Red-gum | 105 | | | Large | 0.2 | 20230924 | unidentified road | Large scattered tree | Remove |
| 50 | 72 | 72 | *Eucalyptus camaldulensis* | River Red-gum | 11 | | | Small | 0.2 | 20230924 | unidentified road | Small scattered tree | Remove |
| 50 | 73 | 73 | *Eucalyptus camaldulensis* | River Red-gum | 16 | | | Small | 0.2 | 20230924 | unidentified road | Small scattered tree | Remove |
| 50 | 74 | 74 | *Eucalyptus camaldulensis* | River Red-gum | 12 | | | Small | 0.2 | 20230924 | unidentified road | Small scattered tree | Remove |
| 50 | 75 | 75 | *Eucalyptus camaldulensis* | River Red-gum | 11 | | Multi-stemmed, 11,10 | Small | 0.2 | 20230924 | unidentified road | Small scattered tree | Remove |
| 50 | 76 | 76 | *Eucalyptus camaldulensis* | River Red-gum | 90 | Medium Hollows | | Large | 0.2 | 20230924 | unidentified road | Large scattered tree | Remove |
| 74 | 99 | 99 | *Eucalyptus ovata* | Swamp Gum | 86 | Small Hollows | | Large | 0.2 | 20230924 | 15 OLLIERS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 74 | 100 | 100 | *Eucalyptus ovata* | Swamp Gum | 82 | | | Large | 0.2 | 20230924 | 15 OLLIERS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 74 | 101 | 101 | *Eucalyptus ovata* | Swamp Gum | 72 | Small Hollows | | Large | 0.2 | 20230924 | 15 OLLIERS ROAD MOUNT ROWAN 3352 | Large scattered tree | Remove |
| 43 | 103 | 103 | *Eucalyptus camaldulensis* | River Red-gum | 19 | | | Small | 0.2 | 20230924 | 171 GILLIES ROAD MINERS REST 3352 | Small scattered tree | Remove |
| 70 | 114 | 114 | *Eucalypt spp.* | | 88 | Cracks | Dead | Large | 0.2 | 20251107 | 35 NOBLE COURT MOUNT ROWAN 3352 | Large scattered tree | Remove |

***Key**:*

*DBH = Diameter at Breast Height*

# 4 NATIVE VEGETATION OFFSETS

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

Table 4.1 Total offset requirements for NVPP area

| Offset Detail | Requirements |
|---|---|
| **GENERAL OFFSET AMOUNT** | **0.9250 GENERAL HABITAT UNITS** |
| **Vicinity** | Glenelg Hopkins CMA or<br>Ballarat City LGA |
| **Minimum strategic biodiversity value score** | 0.3057 |
| **Large trees*** | 36 Large Trees to be protected in either the General, Species or combination across all habitat units protected |
| **Species offset amount** | Nil |

*Source: NVR report – NVR Report ID: 302_20260807_AJJ – Appendix A*

## 4.1 OFFSET STATEMENT

### *4.1.1 STATEMENT*

Possible impacts to native vegetation trigger an offset requirement of 0.9250 General Habitat Units (GHU), and 36 large trees, as per *Guidelines for the removal destruction or lopping of native vegetation* (DELWP 2017). The offset required for this project is General Habitat Units, with a minimum Strategic Biodiversity Value (SBV) score of 0.3057. There are no species unit requirements for impacts to over 0.05 % of modelled habitat to FFG Act listed threatened species.

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

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

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

### *4.1.2 COLLECTION OF PAYMENTS*

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

Prior to the removal of any native vegetation, a statement of intention to remove native vegetation must be provided to the satisfaction of the responsible authority. The statement must include the purpose of the native vegetation removal and evidence that an offset has been secured. The offset must meet the offset requirements set out in this NVPP and delivered in accordance with the requirements of the Guidelines. Offset evidence can be:

— A security agreement to the required standard for the offset site or sites, including a 10-year offset management plan signed by both parties.

— A credit extract from the Native Vegetation Credit Register.

— Other evidence that meets the requirements described in Table 4.2 and Table 4.3 of this NVPP. The requirement to provide a statement of intention to remove native vegetation to the satisfaction of the responsible authority prior to the removal of any native vegetation must be specified as a condition to the NVPP.

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

| Zone | Type | EVC code | Bioregional conservation status | Partial Removal | Condition score | Large Tree(s) | Polygon extent (ha) | Extent without overlap (ha) | SBV score | HI Score | Habitat Units | Offset Type |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1-dd | Patch | VVP_0651 | Endangered | no | 0.16 | | 0.034 | 0.034 | 0.58 | | 0.006 | General |
| 100fc | Patch | VVP_0055 | Endangered | no | 0.29 | | 0.001 | 0.001 | 0.38 | | 0 | General |
| 100gc | Patch | VVP_0055 | Endangered | no | 0.29 | 6 | 0.08 | 0.08 | 0.38 | | 0.024 | General |
| 102hc | Patch | VVP_0653 | Endangered | no | 0.39 | | 0.008 | 0.008 | 0.36 | | 0.003 | General |
| 110oc | Patch | VVP_0125 | Endangered | no | 0.29 | | 0 | 0 | 0.34 | | 0 | General |
| 114Xd | Patch | Wetland | not applicable | no | 0.34 | | 0.688 | 0.688 | 0.31 | | 0.23 | General |
| 117uc | Patch | VVP_0125 | Endangered | no | 0.33 | | 0.017 | 0.017 | 0.51 | | 0.006 | General |
| 128qd | Patch | VVP_0055 | Endangered | no | 0.14 | | 0.003 | 0.003 | 0.37 | | 0 | General |
| 129rd | Patch | VVP_0055 | Endangered | no | 0.14 | | 0.002 | 0.002 | 0.37 | | 0 | General |
| 130sd | Patch | VVP_0055 | Endangered | no | 0.14 | | 0.005 | 0.005 | 0.37 | | 0.001 | General |
| 18-xc | Patch | VVP_0055 | Endangered | no | 0.09 | | 0.029 | 0.029 | 0.41 | | 0.003 | General |
| 2-md | Patch | VVP_0653 | Endangered | no | 0.31 | | 0.002 | 0.002 | 0.58 | | 0.001 | General |
| 20-cb | Patch | VVP_0055 | Endangered | no | 0.1 | | 0.018 | 0.018 | 0.34 | | 0.002 | General |
| 21db | Patch | VVP_0055 | Endangered | no | 0.1 | | 0.007 | 0.007 | 0.34 | | 0.001 | General |
| 28-rb | Patch | VVP_0055 | Endangered | no | 0.1 | | 0.014 | 0.014 | 0.5 | | 0.002 | General |
| 29-sb | Patch | VVP_0125 | Endangered | no | 0.16 | | 0.017 | 0.017 | 0.36 | | 0.003 | General |
| 3-nd | Patch | VVP_0651 | Endangered | no | 0.16 | | 0.082 | 0.082 | 0.34 | | 0.013 | General |
| 30ub | Patch | VVP_0125 | Endangered | no | 0.16 | | 0.02 | 0.02 | 0.355 | | 0.003 | General |
| 31ud | Patch | VVP_0125 | Endangered | no | 0.39 | | 0.07 | 0.07 | 0.54 | | 0.032 | General |
| 31xb | Patch | VVP_0125 | Endangered | no | 0.39 | | 0.165 | 0.165 | 0.54 | | 0.074 | General |
| 32ab | Patch | VVP_0055 | Endangered | no | 0.1 | | 0.001 | 0.001 | 0.39 | | 0 | General |
| 32-zb | Patch | VVP_0055 | Endangered | no | 0.1 | | 0.001 | 0.001 | 0.39 | | 0 | General |

| Zone | Type | EVC code | Bioregional conservation status | Partial Removal | Condition score | Large Tree(s) | Polygon extent (ha) | Extent without overlap (ha) | SBV score | HI Score | Habitat Units | Offset Type |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 33-td | Patch | VVP_0055 | Endangered | no | 0.1 | | 0.009 | 0.009 | 0.37 | | 0.001 | General |
| 34bb | Patch | VVP_0653 | Endangered | no | 0.39 | | 0.051 | 0.051 | 0.389 | | 0.021 | General |
| 34wd | Patch | VVP_0653 | Endangered | no | 0.39 | | 0.001 | 0.001 | 0.36 | | 0.001 | General |
| 34xd | Patch | VVP_0653 | Endangered | no | 0.39 | | 0.003 | 0.003 | 0.36 | | 0.001 | General |
| 35-cb | Patch | VVP_0821 | not applicable | no | 0.41 | | 0.024 | 0.024 | 0.39 | | 0.01 | General |
| 35db | Patch | VVP_0821 | not applicable | no | 0.41 | | 0.004 | 0.004 | 0.39 | | 0.002 | General |
| 36eb | Patch | VVP_0653 | Endangered | no | 0.39 | | 0.006 | 0.006 | 0.39 | | 0.003 | General |
| 36-fb | Patch | VVP_0653 | Endangered | no | 0.39 | | 0.06 | 0.06 | 0.364 | | 0.024 | General |
| 37gb | Patch | VVP_0653 | Endangered | no | 0.39 | | 0.015 | 0.015 | 0.36 | | 0.006 | General |
| 37pd | Patch | VVP_0653 | Endangered | no | 0.39 | | 0.004 | 0.004 | 0.36 | | 0.002 | General |
| 38hb | Patch | VVP_0821 | not applicable | no | 0.31 | | 0.01 | 0.01 | 0.36 | | 0.003 | General |
| 39ed | Patch | VVP_0821 | not applicable | no | 0.41 | | 0.043 | 0.043 | 0.58 | | 0.021 | General |
| 39-ld | Patch | VVP_0821 | not applicable | no | 0.41 | | 0.011 | 0.011 | 0.445 | | 0.005 | General |
| 4-zd | Patch | VVP_0651 | Endangered | no | 0.21 | | 0.078 | 0.078 | 0.554 | | 0.019 | General |
| 65-zb | Patch | VVP_0125 | Endangered | no | 0.16 | | 0.008 | 0.008 | 0.32 | | 0.001 | General |
| 96-dc | Patch | VVP_0068 | Endangered | no | 0.09 | | 0.384 | 0.384 | 0.42 | | 0.037 | General |

*Source: NVR report - NVRR ID: 302_20260807_AJJ - Appendix A*

*Key:*

*EVC = Ecological Vegetation Class*

*Ha = Hectares*

*BCS = Bioregional Conservation Significance*

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

| Zone | Type | DBH (Cm) | EVC Code | Bioregional Conservation Status | Partial Removal | Condition Score | Large Tree(S) | Polygon Extent (Ha) | Extent Without Overlap (Ha) | Sbv Score | Hi Score | Habitat Units | Offset Type |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 20-st | Scattered Tree | 105 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.067 | 0.479 | | 0.015 | General |
| 21-st | Scattered Tree | 27 | VVP_0055 | Endangered | no | 0.2 | | 0.031 | 0 | 0.48 | | 0 | General |
| 22-st | Scattered Tree | 92 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.07 | 0.38 | | 0.015 | General |
| 23-st | Scattered Tree | 149 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.07 | 0.478 | | 0.016 | General |
| 24-st | Scattered Tree | 109 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.042 | 0.48 | | 0.009 | General |
| 25-st | Scattered Tree | 101 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.041 | 0.48 | | 0.009 | General |
| 27-st | Scattered Tree | 118 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.066 | 0.48 | | 0.015 | General |
| 28-st | Scattered Tree | 58 | VVP_0055 | Endangered | no | 0.2 | | 0.031 | 0.031 | 0.34 | | 0.006 | General |
| 29-st | Scattered Tree | 92 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.06 | 0.34 | | 0.012 | General |
| 30-st | Scattered Tree | 100 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.06 | 0.34 | | 0.012 | General |
| 31-st | Scattered Tree | 133 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.07 | 0.34 | | 0.014 | General |
| 33-st | Scattered Tree | 113 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.07 | 0.31 | | 0.014 | General |
| 34-st | Scattered Tree | 89 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.035 | 0.34 | | 0.007 | General |
| 35-st | Scattered Tree | 100 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.07 | 0.36 | | 0.014 | General |
| 39-st | Scattered Tree | 110 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.07 | 0.35 | | 0.014 | General |
| 40-st | Scattered Tree | 113 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.07 | 0.35 | | 0.014 | General |
| 42-st | Scattered Tree | 108 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.07 | 0.3 | | 0.014 | General |
| 62-st | Scattered Tree | 112 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.052 | 0.33 | | 0.01 | General |
| 63-st | Scattered Tree | 110 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.037 | 0.33 | | 0.007 | General |
| 64-st | Scattered Tree | 115 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.055 | 0.33 | | 0.011 | General |
| 65-st | Scattered Tree | 100 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.07 | 0.33 | | 0.014 | General |
| 66-st | Scattered Tree | 120 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.057 | 0.33 | | 0.011 | General |

| Zone | Type | DBH (Cm) | EVC Code | Bioregional Conservation Status | Partial Removal | Condition Score | Large Tree(S) | Polygon Extent (Ha) | Extent Without Overlap (Ha) | Sbv Score | Hi Score | Habitat Units | Offset Type |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 67-st | Scattered Tree | 109 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.044 | 0.33 | | 0.009 | General |
| 68-st | Scattered Tree | 85 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.029 | 0.33 | | 0.006 | General |
| 69-st | Scattered Tree | 70 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.026 | 0.33 | | 0.005 | General |
| 70-st | Scattered Tree | 85 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.026 | 0.327 | | 0.005 | General |
| 71-st | Scattered Tree | 105 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.042 | 0.32 | | 0.008 | General |
| 72-st | Scattered Tree | 11 | VVP_0055 | Endangered | no | 0.2 | | 0.031 | 0.024 | 0.32 | | 0.005 | General |
| 73-st | Scattered Tree | 16 | VVP_0055 | Endangered | no | 0.2 | | 0.031 | 0.02 | 0.32 | | 0.004 | General |
| 74-st | Scattered Tree | 12 | VVP_0055 | Endangered | no | 0.2 | | 0.031 | 0.016 | 0.32 | | 0.003 | General |
| 75-st | Scattered Tree | 11 | VVP_0055 | Endangered | no | 0.2 | | 0.031 | 0.027 | 0.32 | | 0.005 | General |
| 76-st | Scattered Tree | 90 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.039 | 0.34 | | 0.008 | General |
| 99-st | Scattered Tree | 86 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.07 | 0.39 | | 0.015 | General |
| 100st | Scattered Tree | 82 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.046 | 0.39 | | 0.01 | General |
| 101st | Scattered Tree | 72 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.045 | 0.39 | | 0.009 | General |
| 103st | Scattered Tree | 19 | VVP_0055 | Endangered | no | 0.2 | | 0.031 | 0.023 | 0.38 | | 0.005 | General |
| 114st | Scattered Tree | 88 | VVP_0055 | Endangered | no | 0.2 | 1 | 0.07 | 0.069 | 0.39 | | 0.014 | General |

*Source: NVR report - NVRR ID: 302_20260807_AJJ – Appendix A*

*Key:*

*EVC = Ecological Vegetation Class*

*Ha = Hectares*

*BCS = Bioregional Conservation Significance*

# 5 NATIVE VEGETATION TO BE RETAINED

## 5.1 DESCRIPTION OF NATIVE VEGETATION TO BE RETAINED

Within retained areas there is a total of 18.878 ha of native vegetation over 88 patches, attributable to 6 EVCs with the majority attributable to Aquatic Herbland EVC 653, Plains Grassy Wetland EVC 125 & Tall Marsh EVC 821. There are 20 scattered trees, with 14 of these being Large trees as per the most appropriate benchmark. Native vegetation patches to be retained are summarised in Table 5.1 below and shown in Map 2 (Section 8.2) of this NVPP. Native vegetation patches for retention are detailed in Table 5.2, and scattered trees for retention are detailed in Table 5.3.

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

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

Table 5.1 Summary of Native vegetation to be retained

| EVC | NUMBER OF PATCHES | MIN VQA SCORE | MAX VQA SCORE | TOTAL AREA (HA) |
|---|---|---|---|---|
| Aquatic Herbland EVC 653 | 7 | 16.96 | 38.72 | 2.164 |
| Creekline Grassy Woodland EVC 68 | 20 | 9 | 17 | 1.075 |
| Current Wetland | 9 | 0 | 0 | 8.512 |
| Plains Grassy Wetland EVC 125 | 8 | 15.6 | 40.08 | 2.335 |
| Plains Grassy Woodland EVC 55_61 | 20 | 9 | 14 | 0.295 |
| Plains Swampy Woodland EVC 651 | 3 | 16 | 34 | 0.210 |
| Tall Marsh EVC 821 | 21 | 15.6 | 44.16 | 4.287 |
| Totals | 88 | - | - | 18.878 |

*Key:*
*EVC = Ecological Vegetation Class*

*VQA = Vegetation Quality Score*

*Ha = Hectares*

Table 5.2 Patches identified for retention within the BNP

| PROPERTY REFERENCE | SITE_ID | ZONE_ID | EVC | BCS | VQA | LARGE TREE COUNT | PROPERTY DESCRIPTION | AREA (HA) |
|---|---|---|---|---|---|---|---|---|
| Burrumbeet Creek | 5 | bd | Tall Marsh 821 | V | 44.16 | 0 | Burrumbeet Creek | 0.1624 |
| Burrumbeet Creek | 5 | cd | Tall Marsh 821 | V | 44.16 | 0 | Burrumbeet Creek | 0.0578 |
| Olliers Road | 34 | xd | Aquatic Herbland 653 | E | 38.72 | 0 | Olliers Road | 0.0031 |
| Unidentified Road | 114 | yc | Current Wetland | E | 0 | 0 | Unidentified Road | 0.3230 |

| PROPERTY REFERENCE | SITE_ID | ZONE_ID | EVC | BCS | VQA | LARGE TREE COUNT | PROPERTY DESCRIPTION | AREA (HA) |
|---|---|---|---|---|---|---|---|---|
| Burrumbeet Creek | 118 | gd | Aquatic Herbland 653 | E | 16.96 | 0 | Burrumbeet Creek | 0.0121 |
| Burrumbeet Creek | 119 | hd | Plains Grassy Woodland 55_61 | E | 9 | 0 | Burrumbeet Creek | 0.0024 |
| Burrumbeet Creek | 121 | od | Plains Grassy Woodland 55_61 | E | 9 | 0 | Burrumbeet Creek | 0.0007 |
| Burrumbeet Creek | 122 | id | Plains Grassy Woodland 55_61 | E | 9 | 0 | Burrumbeet Creek | 0.0081 |
| Burrumbeet Creek | 132 | jd | Tall Marsh 821 | V | 41.44 | 0 | Burrumbeet Creek | 0.0045 |
| Burrumbeet Creek | 133 | kd | Plains Swampy Woodland 651 | E | 16 | 0 | Burrumbeet Creek | 0.0088 |
| Burrumbeet Creek | 141 | fd | Tall Marsh 821 | V | 41.44 | 0 | Burrumbeet Creek | 0.1138 |
| 40 | 93 | ac | Plains Grassy Woodland 55_61 | E | 14 | 0 | 299 Cummins Road Miners Rest 3352 | 0.0013 |
| 41 | 97 | ec | Creekline Grassy Woodland 68 | E | 9 | 0 | 62 Howe Street Miners Rest 3352 | 0.0817 |
| 41 | 114 | rc | Current Wetland | E | 0 | 0 | 62 Howe Street Miners Rest 3352 | 1.9151 |
| 41 | 117 | uc | Current Wetland | E | 0 | 0 | 62 Howe Street Miners Rest 3352 | 0.0173 |
| 43 | 3 | aa | Plains Grassy Wetland 125 | E | 40.08 | 0 | 171 Gillies Road Miners Rest 3352 | 1.5699 |
| 43 | 114 | pc | Current Wetland | E | 0 | 0 | 171 Gillies Road Miners Rest 3352 | 0.9669 |
| 44 | 4 | ba | Plains Grassy Wetland 125 | E | 40.08 | 0 | 171 Gillies Road Miners Rest 3352 | 0.5733 |
| 44 | 5 | ca | Tall Marsh 821 | V | 44.16 | 0 | 171 Gillies Road Miners Rest 3352 | 1.0843 |
| 44 | 110 | oc | Current Wetland | E | 0 | 0 | 171 Gillies Road Miners Rest 3352 | 0.0001 |
| 44 | 114 | yd | Current Wetland | E | 0 | 0 | 171 Gillies Road Miners Rest 3352 | 0.8106 |
| 44 | 117 | tc | Current Wetland | E | 0 | 0 | 171 Gillies Road Miners Rest 3352 | 0.0676 |
| 45 | 5 | da | Tall Marsh 821 | V | 44.16 | 0 | Ballarat Town Common | 2.3795 |
| 45 | 39 | ib | Plains Grassy Woodland 55_61 | E | 10 | 0 | Ballarat Town Common | 0.0043 |
| 45 | 40 | jb | Plains Grassy Woodland 55_61 | E | 10 | 0 | Ballarat Town Common | 0.2369 |
| 45 | 41 | kb | Tall Marsh 821 | V | 19.68 | 0 | Ballarat Town Common | 0.0666 |
| 45 | 42 | lb | Tall Marsh 821 | V | 19.68 | 0 | Ballarat Town Common | 0.0220 |
| 45 | 43 | mb | Plains Grassy Woodland 55_61 | E | 10 | 0 | Ballarat Town Common | 0.0003 |
| 45 | 44 | nb | Aquatic Herbland 653 | E | 37.36 | 0 | Ballarat Town Common | 0.8238 |
| 45 | 45 | ob | Plains Grassy Woodland 55_61 | E | 10 | 0 | Ballarat Town Common | 0.0054 |

| PROPERTY REFERENCE | SITE_ID | ZONE_ID | EVC | BCS | VQA | LARGE TREE COUNT | PROPERTY DESCRIPTION | AREA (HA) |
|---|---|---|---|---|---|---|---|---|
| 45 | 46 | pb | Plains Grassy Woodland 55_61 | E | 10 | 0 | Ballarat Town Common | 0.0013 |
| 45 | 47 | qb | Plains Grassy Woodland 55_61 | E | 10 | 0 | Ballarat Town Common | 0.0003 |
| 45 | 48 | rb | Plains Grassy Woodland 55_61 | E | 10 | 0 | Ballarat Town Common | 0.0025 |
| 45 | 49 | sb | Plains Grassy Woodland 55_61 | E | 10 | 0 | Ballarat Town Common | 0.0004 |
| 45 | 50 | tb | Plains Grassy Woodland 55_61 | E | 10 | 0 | Ballarat Town Common | 0.0004 |
| 45 | 51 | ub | Plains Grassy Woodland 55_61 | E | 10 | 0 | Ballarat Town Common | 0.0007 |
| 45 | 52 | vb | Plains Grassy Woodland 55_61 | E | 10 | 0 | Ballarat Town Common | 0.0000 |
| 45 | 53 | wb | Plains Grassy Woodland 55_61 | E | 10 | 0 | Ballarat Town Common | 0.0004 |
| 45 | 54 | xb | Creekline Grassy Woodland 68 | E | 17 | 0 | Ballarat Town Common | 0.1968 |
| 45 | 54 | zc | Creekline Grassy Woodland 68 | E | 17 | 0 | Ballarat Town Common | 0.0017 |
| 45 | 104 | ic | Tall Marsh 821 | V | 19.68 | 0 | Ballarat Town Common | 0.0486 |
| 45 | 105 | jc | Aquatic Herbland 653 | E | 37.36 | 0 | Ballarat Town Common | 0.1686 |
| 45 | 106 | kc | Aquatic Herbland 653 | E | 37.36 | 0 | Ballarat Town Common | 0.3152 |
| 45 | 107 | lc | Aquatic Herbland 653 | E | 37.36 | 0 | Ballarat Town Common | 0.8408 |
| 45 | 108 | mc | Current Wetland | E | 0 | 0 | Ballarat Town Common | 4.3526 |
| 45 | 109 | nc | Current Wetland | E | 0 | 0 | Ballarat Town Common | 0.0764 |
| 45 | 127 | ad | Plains Swampy Woodland 651 | E | 34 | 0 | Ballarat Town Common | 0.1977 |
| 45 | 127 | vc | Plains Swampy Woodland 651 | E | 34 | 0 | Ballarat Town Common | 0.0037 |
| 51 | 20 | cb | Plains Grassy Woodland 55_61 | E | 10 | 0 | 64 Sims Road Mount Rowan 3352 | 0.0182 |
| 62 | 17 | ya | Plains Grassy Wetland 125 | E | 15.6 | 0 | Gillies Road Mount Rowan 3352 | 0.0758 |
| 62 | 18 | ab | Plains Grassy Woodland 55_61 | E | 9 | 0 | Gillies Road Mount Rowan 3352 | 0.0086 |
| 63 | 19 | bb | Plains Grassy Wetland 125 | E | 15.6 | 0 | Gillies Road Mount Rowan 3352 | 0.0242 |
| 64 | 14 | ra | Tall Marsh 821 | V | 41.44 | 0 | Gillies Road Mount Rowan 3352 | 0.0063 |
| 64 | 27 | pb | Creekline Grassy Woodland 68 | E | 9 | 0 | Gillies Road Mount Rowan 3352 | 0.0702 |

| PROPERTY REFERENCE | SITE_ID | ZONE_ID | EVC | BCS | VQA | LARGE TREE COUNT | PROPERTY DESCRIPTION | AREA (HA) |
|---|---|---|---|---|---|---|---|---|
| 75 | 34 | wd | Aquatic Herbland 653 | E | 38.72 | 0 | 15 Olliers Road Mount Rowan 3352 | 0.0013 |
| 76 | 14 | ta | Tall Marsh 821 | V | 41.44 | 0 | Gillies Road Mount Rowan 3352 | 0.0000 |
| 76 | 17 | za | Plains Grassy Wetland 125 | E | 15.6 | 0 | Gillies Road Mount Rowan 3352 | 0.0107 |
| 78 | 14 | sa | Tall Marsh 821 | V | 41.44 | 0 | Gillies Road Mount Rowan 3352 | 0.0697 |
| 82 | 14 | ua | Tall Marsh 821 | V | 41.44 | 0 | Gillies Road Mount Rowan 3352 | 0.0433 |
| 82 | 15 | wa | Plains Grassy Woodland 55_61 | E | 9 | 0 | Gillies Road Mount Rowan 3352 | 0.0024 |
| 82 | 25 | jb | Creekline Grassy Woodland 68 | E | 9 | 0 | Gillies Road Mount Rowan 3352 | 0.0097 |
| 82 | 26 | kb | Creekline Grassy Woodland 68 | E | 9 | 0 | Gillies Road Mount Rowan 3352 | 0.0082 |
| 82 | 27 | qb | Creekline Grassy Woodland 68 | E | 9 | 0 | Gillies Road Mount Rowan 3352 | 0.0725 |
| 83 | 14 | va | Tall Marsh 821 | V | 41.44 | 0 | Gillies Road Mount Rowan 3352 | 0.0440 |
| 83 | 16 | xa | Plains Grassy Woodland 55_61 | E | 10 | 0 | Gillies Road Mount Rowan 3352 | 0.0008 |
| 85 | 14 | qa | Tall Marsh 821 | V | 41.44 | 0 | Gillies Road Mount Rowan 3352 | 0.0047 |
| 85 | 27 | ob | Creekline Grassy Woodland 68 | E | 9 | 0 | Gillies Road Mount Rowan 3352 | 0.0069 |
| 90 | 22 | eb | Creekline Grassy Woodland 68 | E | 9 | 0 | Noble Court Mount Rowan 3352 | 0.0478 |
| 90 | 27 | mb | Creekline Grassy Woodland 68 | E | 9 | 0 | Noble Court Mount Rowan 3352 | 0.0208 |
| 91 | 27 | nb | Creekline Grassy Woodland 68 | E | 9 | 0 | Unidentified Road | 0.0105 |
| 92 | 11 | na | Creekline Grassy Woodland 68 | E | 9 | 0 | Noble Court Mount Rowan 3352 | 0.0562 |
| 92 | 12 | oa | Tall Marsh 821 | V | 41.44 | 0 | Noble Court Mount Rowan 3352 | 0.0294 |
| 92 | 13 | pa | Creekline Grassy Woodland 68 | E | 9 | 0 | Noble Court Mount Rowan 3352 | 0.0412 |
| 92 | 27 | lb | Creekline Grassy Woodland 68 | E | 9 | 0 | Noble Court Mount Rowan 3352 | 0.1838 |
| 93 | 9 | ja | Tall Marsh 821 | V | 41.44 | 0 | Noble Court Mount Rowan 3352 | 0.0133 |
| 93 | 10 | la | Creekline Grassy Woodland 68 | E | 9 | 0 | Noble Court Mount Rowan 3352 | 0.0157 |
| 93 | 11 | ma | Creekline Grassy Woodland 68 | E | 9 | 0 | Noble Court Mount Rowan 3352 | 0.0028 |
| 94 | 8 | ha | Plains Grassy Wetland 125 | E | 15.6 | 0 | Noble Court Mount Rowan 3352 | 0.0203 |
| 94 | 9 | ia | Tall Marsh 821 | V | 41.44 | 0 | Noble Court Mount Rowan 3352 | 0.0621 |

| PROPERTY REFERENCE | SITE_ID | ZONE_ID | EVC | BCS | VQA | LARGE TREE COUNT | PROPERTY DESCRIPTION | AREA (HA) |
|---|---|---|---|---|---|---|---|---|
| 95 | 7 | ga | Plains Grassy Wetland 125 | E | 15.6 | 0 | Noble Court Mount Rowan 3352 | 0.0606 |
| 100 | 23 | gb | Creekline Grassy Woodland 68 | E | 9 | 0 | Noble Court Mount Rowan 3352 | 0.0021 |
| 101 | 9 | ka | Tall Marsh 821 | V | 41.44 | 0 | Noble Court Mount Rowan 3352 | 0.0695 |
| 101 | 23 | fb | Creekline Grassy Woodland 68 | E | 9 | 0 | Noble Court Mount Rowan 3352 | 0.1267 |
| 101 | 24 | hb | Creekline Grassy Woodland 68 | E | 9 | 0 | Noble Court Mount Rowan 3352 | 0.1017 |
| 102 | 24 | ib | Creekline Grassy Woodland 68 | E | 9 | 0 | Noble Court Mount Rowan 3352 | 0.0181 |
| 104 | 6 | ea | Tall Marsh 821 | V | 15.6 | 0 | Noble Court Mount Rowan 3352 | 0.0048 |
| 104 | 7 | fa | Plains Grassy Wetland 125 | E | 15.6 | 0 | Noble Court Mount Rowan 3352 | 0.0000 |
| 104 | 132 | wc | Tall Marsh 821 | V | 41.44 | 0 | Noble Court Mount Rowan 3352 | 0.0001 |

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

- *E – Endangered*
- *V – Vulnerable*

*VQA = Vegetation Quality Score*

*Ha = Hectares.*

Table 5.3 Scattered trees identified for retention within the BNP

| VPA_LOTNO | TREE NUMBER | SPECIES NAME | COMMON NAME | DBH | SIZE CLASS | HABITAT | NOTES | PROPERTY DESCRIPITON | STATUS | SITUATION |
|---|---|---|---|---|---|---|---|---|---|---|
| 44 | 7 | *Eucalyptus ovata* | Swamp Gum | 130 | Large | Cracks | | 171 Gillies Road Miners Rest 3352 | Retain | Large scattered tree |
| 53 | 13 | *Eucalyptus melliodora* | Yellow Box | 49 | Small | | | 158 Olliers Road Mount Rowan 3352 | Retain | Small scattered tree |
| 53 | 15 | *Eucalyptus viminalis subsp. viminalis* | Manna Gum | 94 | Large | | | 158 Olliers Road Mount Rowan 3352 | Retain | Large scattered tree |
| 83 | 26 | *Eucalyptus ovata* | Swamp Gum | 108 | Large | Small Hollows | | Gillies Road Mount Rowan 3352 | Retain | Large scattered tree |
| 51 | 32 | *Eucalyptus camaldulensis* | River Red-gum | 104 | Large | | | 64 Sims Road Mount Rowan 3352 | Retain | Large scattered tree |
| 52 | 36 | *Eucalyptus viminalis subsp. viminalis* | Manna Gum | 135 | Large | | | 134 Gillies Road Mount Rowan 3352 | Retain | Large scattered tree |
| 52 | 37 | *Eucalyptus camaldulensis* | River Red-gum | 95 | Large | | | 134 Gillies Road Mount Rowan 3352 | Retain | Large scattered tree |
| 52 | 38 | *Eucalyptus camaldulensis* | River Red-gum | 80 | Large | | | 134 Gillies Road Mount Rowan 3352 | Retain | Large scattered tree |
| 45 | 43 | *Eucalyptus ovata var. ovata* | Swamp Gum | 74 | Large | | | Gillies Road Miners Rest 3352 | Retain | Large scattered tree |
| 45 | 44 | *Eucalyptus ovata var. ovata* | Swamp Gum | 135 | Large | Medium Hollows | | Gillies Road Miners Rest 3352 | Retain | Large scattered tree |
| 45 | 45 | *Eucalyptus ovata var. ovata* | Swamp Gum | 130 | Large | Medium Hollows | | Gillies Road Miners Rest 3352 | Retain | Large scattered tree |
| 45 | 46 | *Eucalyptus ovata* | Swamp Gum | 140 | Large | | | Gillies Road Miners Rest 3352 | Retain | Large scattered tree |
| 45 | 47 | *Eucalyptus ovata* | Swamp Gum | 95 | Large | | | Gillies Road Miners Rest 3352 | Retain | Large scattered tree |
| 45 | 48 | *Eucalyptus ovata var. ovata* | Swamp Gum | 105 | Large | Large Hollows | | Gillies Road Miners Rest 3352 | Retain | Large scattered tree |
| 40 | 98 | *Eucalyptus rubida subsp. rubida* | Candlebark | 65 | Small | | | 299 Cummins Road Miners Rest 3352 | Retain | Small scattered tree |
| 88 | 102 | *Eucalyptus camaldulensis* | River Red-gum | 45 | Small | | | Gillies Road Mount Rowan 3352 | Retain | Small scattered tree |

| VPA_LOTNO | TREE NUMBER | SPECIES NAME | COMMON NAME | DBH | SIZE CLASS | HABITAT | NOTES | PROPERTY DESCRIPITON | STATUS | SITUATION |
|---|---|---|---|---|---|---|---|---|---|---|
| 70 | 111 | *Eucalyptus camaldulensis* | River Red-gum | 16 | Small | | | 35 Noble Court Mount Rowan 3352 | Retain | Small scattered tree |
| 70 | 112 | *Eucalyptus camaldulensis* | River Red-gum | 19 | Small | | | 35 Noble Court Mount Rowan 3352 | Retain | Small scattered tree |
| 70 | 113 | *Eucalyptus camaldulensis* | River Red-gum | 88 | Large | | | 35 Noble Court Mount Rowan 3352 | Retain | Large scattered tree |
| 70 | 115 | *Eucalyptus camaldulensis* | River Red-gum | 27 | Small | | | 35 Noble Court Mount Rowan 3352 | Retain | Small scattered tree |

*Key:*

*DBH = Diameter at Breast Height*

# 6 CONDITIONS FOR THE REMOVAL OF NATIVE VEGETATION

All areas unassessed as shown in Map 1 (Section 8.2) to this NVPP are not exempt from 52.16 permit requirements. All areas unassessed will require assessment as per the Guidelines (DEECA, 2025c), and offsets accounted for cumulatively, using all native vegetation identified as removed within the PSP identified as 'Past Clearance' as per *NVR Map - Data Standard: A guide for detailed uploads* (DEECA, 2024b) and the *Assessor's handbook: Applications to remove, destroy or lop native vegetation* (DELWP, 2018) (DEECA, 2025a). Relevant spatial data to support future NVR preparation and 52.16 applications within the precinct is available upon request via: info-vpa@transport.vic.gov.au.

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

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

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

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

i. The purpose of the native vegetation removal.

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

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

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

- Fencing around patches of native vegetation must be erected at a minimum distance of 4 metres from the retained native vegetation. Except with the written consent of the responsible authority, within the native vegetation protection areas,
- No vehicular or pedestrian access, trenching or soil excavation is to occur;
- No storage or dumping of tools, equipment or waste is to occur; and
- No entry and exit pits for underground services are to be constructed.

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

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

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

8 The vegetation removal is done within the period of validity of this report. This Native Vegetation Precinct Plan (NVPP) shall remain valid for a period of 10 years from the date of its incorporation into the Ballarat Planning

scheme under Clause 52.16. After this period, the NVPP will expire unless reviewed and endorsed by the Department of Energy, Environment and Climate Action (DEECA) and the responsible authority. Upon expiry:

- Any proposed removal, destruction or lopping of native vegetation within the precinct will require a new planning permit application under Clause 52.17, supported by current site assessments and offset calculations in accordance with the Guidelines for the removal, destruction or lopping of native vegetation, or its successor.
- Offset obligations identified within this NVPP will no longer be applicable unless secured prior to the sunset date.
- Landowners and developers must provide offset evidence to the responsible authority for all offsets secured under this NVPP.

# 7 RECOMMENDATIONS

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

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

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

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

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

   b During development, pre-clearing survey and clearance monitoring, including salvage and relocation, is recommended for any areas of key habitat which are proposed to be impacted. This should include all large trees, watercourses, and wetland areas. The qualified and experienced ecologist undertaking this work must have a current management authorisation under the *Wildlife Act 1975.*

# REFERENCES

DEECA. 2025. *Victorian Biodiversity Atlas (VBA)* [Online]. East Melbourne: Department of Energy, Environment and Climate Action. Available: https://vba.biodiversity.vic.gov.au/vba/ [Accessed].

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

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

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.

WSP 2026. Ballarat North Precinct Structure Plan; Biodiversity Assessment Report.

# 8 MAPS

## 8.1 MAP 1: AREA TO WHICH NVPP APPLIES

PS205577
Ballarat North Native Vegetation Precinct Plan

**Figure 1**
Study Area

## Legend

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




0 500
Metres

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

1:11,500 Date: 12/02/2026

GDA 2020

Data sources: VIC Government, Metromap (2025)

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## 8.2 MAP 2: NATIVE VEGETATION TO BE REMOVED AND RETAINED

**PS205577**
**Ballarat North**
**Native Vegetation Precinct Plan**

**Figure 8.2**
Native vegetation to be removed and retained



## Legend

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

*Trees Retain*

- Large scattered tree
- Small scattered tree

*Trees Remove*

- Large scattered tree
- Large tree within patch
- Small scattered tree
- Small tree within patch

*Native vegetation retain*

- Native vegetation retain

*Native vegetation remove*

- Native vegetation remove




0 150 300 450
Metres

Coordinate system: GDA2020 MGA Zone 55

Scale ratio correct when printed at A3

1:10,000 Date: 24/08/2026

GDA 2020

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

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**PS205577**
**Ballarat North**
**Native Vegetation Precinct Plan**

**Figure 8.2**
Native vegetation to be removed and retained



## Legend

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

*Trees Retain*

- Large scattered tree
- Small scattered tree

*Trees Remove*

- Large scattered tree
- Large tree within patch
- Small scattered tree
- Small tree within patch

*Native vegetation retain*

- Native vegetation retain

*Native vegetation remove*

- Native vegetation remove




0 150 300 450
Metres

Coordinate system: GDA2020 MGA Zone 55

Scale ratio correct when printed at A3

1:10,000 Date: 24/08/2026

GDA 2020

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

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# APPENDIX A

## NATIVE VEGETATION REMOVAL REPORT

# Native Vegetation Removal Report

NVRR ID: 302_20260807_AJJ

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

## Report details

**Date created:** 07/08/2026

**Local Government Area:** BALLARAT CITY

**Shapefile name:**
Trees_remove.shp
Removal_Patches.shp

**Site assessor name:** Justin Pegg

**Registered Aboriginal Party:** Wadawurrung

**Coordinates:** 143.81565, -37.50195

**Address:**
49A FLEWIN AVENUE MINERS REST 3352
120 GILLIES ROAD MOUNT ROWAN 3352
64 SIMS ROAD MOUNT ROWAN 3352
NOBLE COURT MOUNT ROWAN 3352
15 OLLIERS ROAD MOUNT ROWAN 3352
88 OLLIERS ROAD MOUNT ROWAN 3352
62 HOWE STREET MINERS REST 3352
45 OLLIERS ROAD MOUNT ROWAN 3352
43 OLLIERS ROAD MOUNT ROWAN 3352
171 GILLIES ROAD MINERS REST 3352
(3 additional addresses not listed)

### Regulator Notes

Removal polygons are located:

- Within a DEECA Mapped Wetland area

## Summary of native vegetation to be removed

| | | | |
|---|---|---|---|
| **Assessment pathway** | **Detailed Assessment Pathway** | | |
| **Location category** | Location 2<br>The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset. | | |
| **Total extent including past and proposed removal (ha)**<br>*Includes endangered EVCs (ha): 2.976* | **3.757** | *Extent of past removal (ha)* | *0* |
| | | *Extent of proposed removal - Patches (ha)* | *1.978* |
| | | *Extent of proposed removal - Scattered Trees (ha)* | *1.779* |
| **No. Large Trees proposed to be removed** | **36** | *No. Large Patch Trees* | *6* |
| | | *No. Large Scattered Trees* | *30* |
| **No. Small Scattered Trees** | 7 | | |

## Offset requirements if approval is granted

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

| | |
|---|---|
| **General Offset amount [1]** | **0.9250 General Habitat Units** |
| Vicinity | Glenelg Hopkins CMA<br>or<br>BALLARAT CITY LGA |
| Minimum strategic biodiversity value score [2] | 0.3057 |
| Large Trees* | 36 |
| ***The total number of Large Trees that the offset must protect** | **36** Large Trees to be protected in either the General, Species or combination across all habitat units protected |

NB: values within tables in this document may not add to the totals shown above due to rounding
Appendix 1 includes information about the native vegetation to be removed
Appendix 2 includes information about the rare or threatened species with mapped habitat at the site
Appendix 3 includes the following figures

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

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.
2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.
3. The Species Offset amount(s) required is the sum of all Species Habitat Units in Appendix 1.

## Next steps

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

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

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

Refer to the Guidelines for a full list of application requirements This report provides information that meets the following application requirements:

- The assessment pathway and reason for the assessment pathway.
- A description of the native vegetation to be removed (partly met).
- Maps showing the native vegetation and property (partly met).
- Information about the impacts on rare or threatened species.
- The offset requirements determined in accordance with Section 5 of the Guidelines that apply if approval is granted to remove native vegetation.

Additional application requirements must be met including:

- Topographical and land information
- Recent dated photographs.
- Details of past native vegetation removal.
- An avoid and minimise statement.
- A copy of any Property Vegetation Plan as applicable.
- A defendable space statement as applicable.
- A statement about the Native Vegetation Precinct Plan (NVPP) as applicable.
- A site assessment report including a habitat hectare assessment of any patches of native vegetation and details of trees.
- An offset statement that explains that an offset has been identified and how it will be secured.

# Appendix 1: Description of native vegetation to be removed

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

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

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

Where a zone does not require a Species Offset, the General Habitat Units in that zone are calculated by the following equation in accordance with the Guidelines: ***General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)***

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

## Native vegetation to be removed

| Information provided by or on behalf of the applicant | | | | | | | Information calculated by NVR Map | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Zone** | **Type** | **DBH (cm)** | **EVC code** | **Bioregional conservation status** | **Partial Removal** | **Condition score** | **Large Tree(s)** | **Polygon extent (ha)** | **Extent without overlap (ha)** | **SBV score** | **HI Score** | **Habitat Units** | **Offset Type** |
| 1-dd | Patch | - | VVP_0651 | Endangered | no | 0.160 | - | 0.034 | 0.034 | 0.580 | - | 0.006 | General |
| 100-fc | Patch | - | VVP_0055 | Endangered | no | 0.290 | - | 0.001 | 0.001 | 0.380 | - | 0.000 | General |
| 100-gc | Patch | - | VVP_0055 | Endangered | no | 0.290 | 6 | 0.080 | 0.080 | 0.380 | - | 0.024 | General |

| Information provided by or on behalf of the applicant | | | | | | | Information calculated by NVR Map | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Zone** | **Type** | **DBH (cm)** | **EVC code** | **Bioregional conservation status** | **Partial Removal** | **Condition score** | **Large Tree(s)** | **Polygon extent (ha)** | **Extent without overlap (ha)** | **SBV score** | **HI Score** | **Habitat Units** | **Offset Type** |
| 102-hc | Patch | - | VVP_0653 | Endangered | no | 0.390 | - | 0.008 | 0.008 | 0.360 | - | 0.003 | General |
| 110-oc | Patch | - | VVP_0125 | Endangered | no | 0.290 | - | 0.000 | 0.000 | 0.340 | - | 0.000 | General |
| 114-Xd | Patch | - | Wetland | not applicable | no | 0.340 | - | 0.688 | 0.688 | 0.310 | - | 0.230 | General |
| 117-uc | Patch | - | VVP_0125 | Endangered | no | 0.330 | - | 0.017 | 0.017 | 0.510 | - | 0.006 | General |
| 128-qd | Patch | - | VVP_0055 | Endangered | no | 0.140 | - | 0.003 | 0.003 | 0.370 | - | 0.000 | General |
| 129-rd | Patch | - | VVP_0055 | Endangered | no | 0.140 | - | 0.002 | 0.002 | 0.370 | - | 0.000 | General |
| 130-sd | Patch | - | VVP_0055 | Endangered | no | 0.140 | - | 0.005 | 0.005 | 0.370 | - | 0.001 | General |
| 18-xc | Patch | - | VVP_0055 | Endangered | no | 0.090 | - | 0.029 | 0.029 | 0.410 | - | 0.003 | General |
| 2-md | Patch | - | VVP_0653 | Endangered | no | 0.310 | - | 0.002 | 0.002 | 0.580 | - | 0.001 | General |
| 20-cb | Patch | - | VVP_0055 | Endangered | no | 0.100 | - | 0.018 | 0.018 | 0.340 | - | 0.002 | General |
| 21-db | Patch | - | VVP_0055 | Endangered | no | 0.100 | - | 0.007 | 0.007 | 0.340 | - | 0.001 | General |

| Information provided by or on behalf of the applicant | | | | | | | Information calculated by NVR Map | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Zone** | **Type** | **DBH (cm)** | **EVC code** | **Bioregional conservation status** | **Partial Removal** | **Condition score** | **Large Tree(s)** | **Polygon extent (ha)** | **Extent without overlap (ha)** | **SBV score** | **HI Score** | **Habitat Units** | **Offset Type** |
| 28-rb | Patch | - | VVP_0055 | Endangered | no | 0.100 | - | 0.014 | 0.014 | 0.500 | - | 0.002 | General |
| 29-sb | Patch | - | VVP_0125 | Endangered | no | 0.160 | - | 0.017 | 0.017 | 0.360 | - | 0.003 | General |
| 3-nd | Patch | - | VVP_0651 | Endangered | no | 0.160 | - | 0.082 | 0.082 | 0.340 | - | 0.013 | General |
| 30-ub | Patch | - | VVP_0125 | Endangered | no | 0.160 | - | 0.020 | 0.020 | 0.355 | - | 0.003 | General |
| 31-ud | Patch | - | VVP_0125 | Endangered | no | 0.390 | - | 0.070 | 0.070 | 0.540 | - | 0.032 | General |
| 31-xb | Patch | - | VVP_0125 | Endangered | no | 0.390 | - | 0.165 | 0.165 | 0.540 | - | 0.074 | General |
| 32-ab | Patch | - | VVP_0055 | Endangered | no | 0.100 | - | 0.001 | 0.001 | 0.390 | - | 0.000 | General |
| 32-zb | Patch | - | VVP_0055 | Endangered | no | 0.100 | - | 0.001 | 0.001 | 0.390 | - | 0.000 | General |
| 33-td | Patch | - | VVP_0055 | Endangered | no | 0.100 | - | 0.009 | 0.009 | 0.370 | - | 0.001 | General |
| 34-bb | Patch | - | VVP_0653 | Endangered | no | 0.390 | - | 0.051 | 0.051 | 0.389 | - | 0.021 | General |
| 34-wd | Patch | - | VVP_0653 | Endangered | no | 0.390 | - | 0.001 | 0.001 | 0.360 | - | 0.001 | General |
| 34-xd | Patch | - | VVP_0653 | Endangered | no | 0.390 | - | 0.003 | 0.003 | 0.360 | - | 0.001 | General |

| Information provided by or on behalf of the applicant | | | | | | | Information calculated by NVR Map | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Zone** | **Type** | **DBH (cm)** | **EVC code** | **Bioregional conservation status** | **Partial Removal** | **Condition score** | **Large Tree(s)** | **Polygon extent (ha)** | **Extent without overlap (ha)** | **SBV score** | **HI Score** | **Habitat Units** | **Offset Type** |
| 35-cb | Patch | - | VVP_0821 | not applicable | no | 0.410 | - | 0.024 | 0.024 | 0.390 | - | 0.010 | General |
| 35-db | Patch | - | VVP_0821 | not applicable | no | 0.410 | - | 0.004 | 0.004 | 0.390 | - | 0.002 | General |
| 36-eb | Patch | - | VVP_0653 | Endangered | no | 0.390 | - | 0.006 | 0.006 | 0.390 | - | 0.003 | General |
| 36-fb | Patch | - | VVP_0653 | Endangered | no | 0.390 | - | 0.060 | 0.060 | 0.364 | - | 0.024 | General |
| 37-gb | Patch | - | VVP_0653 | Endangered | no | 0.390 | - | 0.015 | 0.015 | 0.360 | - | 0.006 | General |
| 37-pd | Patch | - | VVP_0653 | Endangered | no | 0.390 | - | 0.004 | 0.004 | 0.360 | - | 0.002 | General |
| 38-hb | Patch | - | VVP_0821 | not applicable | no | 0.310 | - | 0.010 | 0.010 | 0.360 | - | 0.003 | General |
| 39-ed | Patch | - | VVP_0821 | not applicable | no | 0.410 | - | 0.043 | 0.043 | 0.580 | - | 0.021 | General |
| 39-ld | Patch | - | VVP_0821 | not applicable | no | 0.410 | - | 0.011 | 0.011 | 0.445 | - | 0.005 | General |
| 4-zd | Patch | - | VVP_0651 | Endangered | no | 0.210 | - | 0.078 | 0.078 | 0.554 | - | 0.019 | General |
| 65-zb | Patch | - | VVP_0125 | Endangered | no | 0.160 | - | 0.008 | 0.008 | 0.320 | - | 0.001 | General |
| 96-dc | Patch | - | VVP_0068 | Endangered | no | 0.090 | - | 0.384 | 0.384 | 0.420 | - | 0.037 | General |

| Information provided by or on behalf of the applicant | | | | | | | Information calculated by NVR Map | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Zone** | **Type** | **DBH (cm)** | **EVC code** | **Bioregional conservation status** | **Partial Removal** | **Condition score** | **Large Tree(s)** | **Polygon extent (ha)** | **Extent without overlap (ha)** | **SBV score** | **HI Score** | **Habitat Units** | **Offset Type** |
| 100-st | Scattered Tree | 82 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.046 | 0.390 | - | 0.010 | General |
| 101-st | Scattered Tree | 72 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.045 | 0.390 | - | 0.009 | General |
| 103-st | Scattered Tree | 19 | VVP_0055 | Endangered | no | 0.200 | - | 0.031 | 0.023 | 0.380 | - | 0.005 | General |
| 114-st | Scattered Tree | 88 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.069 | 0.390 | - | 0.014 | General |
| 20-st | Scattered Tree | 105 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.067 | 0.479 | - | 0.015 | General |
| 21-st | Scattered Tree | 27 | VVP_0055 | Endangered | no | 0.200 | - | 0.031 | 0.000 | 0.480 | - | 0.000 | General |
| 22-st | Scattered Tree | 92 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.070 | 0.380 | - | 0.015 | General |
| 23-st | Scattered Tree | 149 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.070 | 0.478 | - | 0.016 | General |
| 24-st | Scattered Tree | 109 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.042 | 0.480 | - | 0.009 | General |
| 25-st | Scattered Tree | 101 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.041 | 0.480 | - | 0.009 | General |

| Information provided by or on behalf of the applicant | | | | | | | Information calculated by NVR Map | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Zone** | **Type** | **DBH (cm)** | **EVC code** | **Bioregional conservation status** | **Partial Removal** | **Condition score** | **Large Tree(s)** | **Polygon extent (ha)** | **Extent without overlap (ha)** | **SBV score** | **HI Score** | **Habitat Units** | **Offset Type** |
| 27-st | Scattered Tree | 118 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.066 | 0.480 | - | 0.015 | General |
| 28-st | Scattered Tree | 58 | VVP_0055 | Endangered | no | 0.200 | - | 0.031 | 0.031 | 0.340 | - | 0.006 | General |
| 29-st | Scattered Tree | 92 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.060 | 0.340 | - | 0.012 | General |
| 30-st | Scattered Tree | 100 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.060 | 0.340 | - | 0.012 | General |
| 31-st | Scattered Tree | 133 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.070 | 0.340 | - | 0.014 | General |
| 33-st | Scattered Tree | 113 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.070 | 0.310 | - | 0.014 | General |
| 34-st | Scattered Tree | 89 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.035 | 0.340 | - | 0.007 | General |
| 35-st | Scattered Tree | 100 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.070 | 0.360 | - | 0.014 | General |
| 39-st | Scattered Tree | 110 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.070 | 0.350 | - | 0.014 | General |
| 40-st | Scattered Tree | 113 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.070 | 0.350 | - | 0.014 | General |

| Information provided by or on behalf of the applicant | | | | | | | Information calculated by NVR Map | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Zone** | **Type** | **DBH (cm)** | **EVC code** | **Bioregional conservation status** | **Partial Removal** | **Condition score** | **Large Tree(s)** | **Polygon extent (ha)** | **Extent without overlap (ha)** | **SBV score** | **HI Score** | **Habitat Units** | **Offset Type** |
| 42-st | Scattered Tree | 108 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.070 | 0.300 | - | 0.014 | General |
| 62-st | Scattered Tree | 112 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.052 | 0.330 | - | 0.010 | General |
| 63-st | Scattered Tree | 110 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.037 | 0.330 | - | 0.007 | General |
| 64-st | Scattered Tree | 115 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.055 | 0.330 | - | 0.011 | General |
| 65-st | Scattered Tree | 100 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.070 | 0.330 | - | 0.014 | General |
| 66-st | Scattered Tree | 120 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.057 | 0.330 | - | 0.011 | General |
| 67-st | Scattered Tree | 109 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.044 | 0.330 | - | 0.009 | General |
| 68-st | Scattered Tree | 85 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.029 | 0.330 | - | 0.006 | General |
| 69-st | Scattered Tree | 70 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.026 | 0.330 | - | 0.005 | General |
| 70-st | Scattered Tree | 85 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.026 | 0.327 | - | 0.005 | General |

| Information provided by or on behalf of the applicant | | | | | | | Information calculated by NVR Map | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Zone** | **Type** | **DBH (cm)** | **EVC code** | **Bioregional conservation status** | **Partial Removal** | **Condition score** | **Large Tree(s)** | **Polygon extent (ha)** | **Extent without overlap (ha)** | **SBV score** | **HI Score** | **Habitat Units** | **Offset Type** |
| 71-st | Scattered Tree | 105 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.042 | 0.320 | - | 0.008 | General |
| 72-st | Scattered Tree | 11 | VVP_0055 | Endangered | no | 0.200 | - | 0.031 | 0.024 | 0.320 | - | 0.005 | General |
| 73-st | Scattered Tree | 16 | VVP_0055 | Endangered | no | 0.200 | - | 0.031 | 0.020 | 0.320 | - | 0.004 | General |
| 74-st | Scattered Tree | 12 | VVP_0055 | Endangered | no | 0.200 | - | 0.031 | 0.016 | 0.320 | - | 0.003 | General |
| 75-st | Scattered Tree | 11 | VVP_0055 | Endangered | no | 0.200 | - | 0.031 | 0.027 | 0.320 | - | 0.005 | General |
| 76-st | Scattered Tree | 90 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.039 | 0.340 | - | 0.008 | General |
| 99-st | Scattered Tree | 86 | VVP_0055 | Endangered | no | 0.200 | 1 | 0.070 | 0.070 | 0.390 | - | 0.015 | General |

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

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

| Species common name | Species scientific name | Taxon ID | Conservation status | Group | Habitat impacted | Proportional impact (%) |
|---|---|---|---|---|---|---|
| Plump Swamp Wallaby-grass | Amphibromus pithogastrus | 503624 | Critically Endangered | Dispersed | Habitat importance map | 0.0001 |
| Enfield Grevillea | Grevillea bedggoodiana | 503743 | Endangered | Dispersed | Habitat importance map | 0.0001 |
| Lewin's Rail | Lewinia pectoralis pectoralis | 10045 | Vulnerable | Dispersed | Habitat importance map | 0.0000 |
| Brolga | Grus rubicunda | 10177 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Australasian Shoveler | Anas rhynchotis | 10212 | Vulnerable | Dispersed | Habitat importance map | 0.0000 |
| Black Falcon | Falco subniger | 10238 | Critically Endangered | Dispersed | Habitat importance map | 0.0000 |
| White-throated Needletail | Hirundapus caudacutus | 10334 | Vulnerable | Dispersed | Habitat importance map | 0.0000 |
| Painted Honeyeater | Grantiella picta | 10598 | Vulnerable | Dispersed | Habitat importance map | 0.0000 |
| Striped Legless Lizard | Delma impar | 12159 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Brown Toadlet | Pseudophryne bibronii | 13117 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Growling Grass Frog | Litoria raniformis | 13207 | Vulnerable | Dispersed | Habitat importance map | 0.0000 |
| Golden Sun Moth | Synemon plana | 15021 | Vulnerable | Dispersed | Habitat importance map | 0.0000 |
| Small Milkwort | Comesperma polygaloides | 500798 | Critically Endangered | Dispersed | Habitat importance map | 0.0000 |
| Golden Cowslips | Diuris behrii | 501061 | Endangered | Dispersed | Habitat importance map | 0.0000 |

| Species common name | Species scientific name | Taxon ID | Conservation status | Group | Habitat impacted | Proportional impact (%) |
|---|---|---|---|---|---|---|
| Purple Diuris | Diuris punctata | 501084 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Common Pipewort | Eriocaulon scariosum | 501218 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Yarra Gum | Eucalyptus yarraensis | 501326 | Critically Endangered | Dispersed | Habitat importance map | 0.0000 |
| Clover Glycine | Glycine latrobeana | 501456 | Vulnerable | Dispersed | Habitat importance map | 0.0000 |
| Ben Major Grevillea | Grevillea floripendula | 501535 | Critically Endangered | Dispersed | Habitat importance map | 0.0000 |
| Snowy Mint-bush | Prostanthera nivea var. nivea | 502746 | Vulnerable | Dispersed | Habitat importance map | 0.0000 |
| Small Scurf-pea | Cullen parvum | 502773 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Tough Scurf-pea | Cullen tenax | 502776 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Hairy Tails | Ptilotus erubescens | 502825 | Critically Endangered | Dispersed | Habitat importance map | 0.0000 |
| Button Wrinklewort | Rutidosis leptorhynchoides | 502982 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Large-headed Fireweed | Senecio macrocarpus | 503116 | Critically Endangered | Dispersed | Habitat importance map | 0.0000 |
| Wavy Swamp Wallaby-grass | Amphibromus sinuatus | 503625 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Swamp Everlasting | Xerochrysum palustre | 503763 | Critically Endangered | Dispersed | Habitat importance map | 0.0000 |
| Flat Bluebell | Wahlenbergia planiflora subsp. planiflora | 504064 | Vulnerable | Dispersed | Habitat importance map | 0.0000 |
| Purple Blown-grass | Lachnagrostis punicea subsp. punicea | 504206 | Endangered | Dispersed | Habitat importance map | 0.0000 |

| Species common name | Species scientific name | Taxon ID | Conservation status | Group | Habitat impacted | Proportional impact (%) |
|---|---|---|---|---|---|---|
| Purple Blown-grass | Lachnagrostis punicea subsp. filifolia | 504222 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Salt Blown-grass | Lachnagrostis robusta | 504223 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Dwarf Boronia | Boronia nana var. pubescens | 504278 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Brackish Plains Buttercup | Ranunculus diminutus | 504314 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Fragrant Leek-orchid | Prasophyllum suaveolens | 504567 | Critically Endangered | Dispersed | Habitat importance map | 0.0000 |
| White Sunray | Leucochrysum albicans subsp. tricolor | 504581 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Grey Billy-buttons | Craspedia canens | 504643 | Critically Endangered | Dispersed | Habitat importance map | 0.0000 |
| Pale Swamp Everlasting | Coronidium gunnianum | 504655 | Critically Endangered | Dispersed | Habitat importance map | 0.0000 |
| Plains Yam-daisy | Microseris scapigera s.s. | 504657 | Critically Endangered | Dispersed | Habitat importance map | 0.0000 |
| Small-flower Mat-rush | Lomandra micrantha subsp. tuberculata | 504711 | Vulnerable | Dispersed | Habitat importance map | 0.0000 |
| Clumping Golden Moths | Diuris gregaria | 504887 | Critically Endangered | Dispersed | Habitat importance map | 0.0000 |
| Matted Flax-lily | Dianella amoena | 505084 | Critically Endangered | Dispersed | Habitat importance map | 0.0000 |
| Swamp Flax-lily | Dianella callicarpa | 505086 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Pale-flower Crane's-bill | Geranium sp. 3 | 505344 | Endangered | Dispersed | Habitat importance map | 0.0000 |
| Western Peppermint | Eucalyptus falciformis | 505358 | Vulnerable | Dispersed | Habitat importance map | 0.0000 |

| Species common name | Species scientific name | Taxon ID | Conservation status | Group | Habitat impacted | Proportional impact (%) |
|---|---|---|---|---|---|---|
| Arching Flax-lily | Dianella sp. aff. longifolia (Benambra) | 505560 | Critically Endangered | Dispersed | Habitat importance map | 0.0000 |

**Habitat Group**

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

**Habitat Impacted**

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

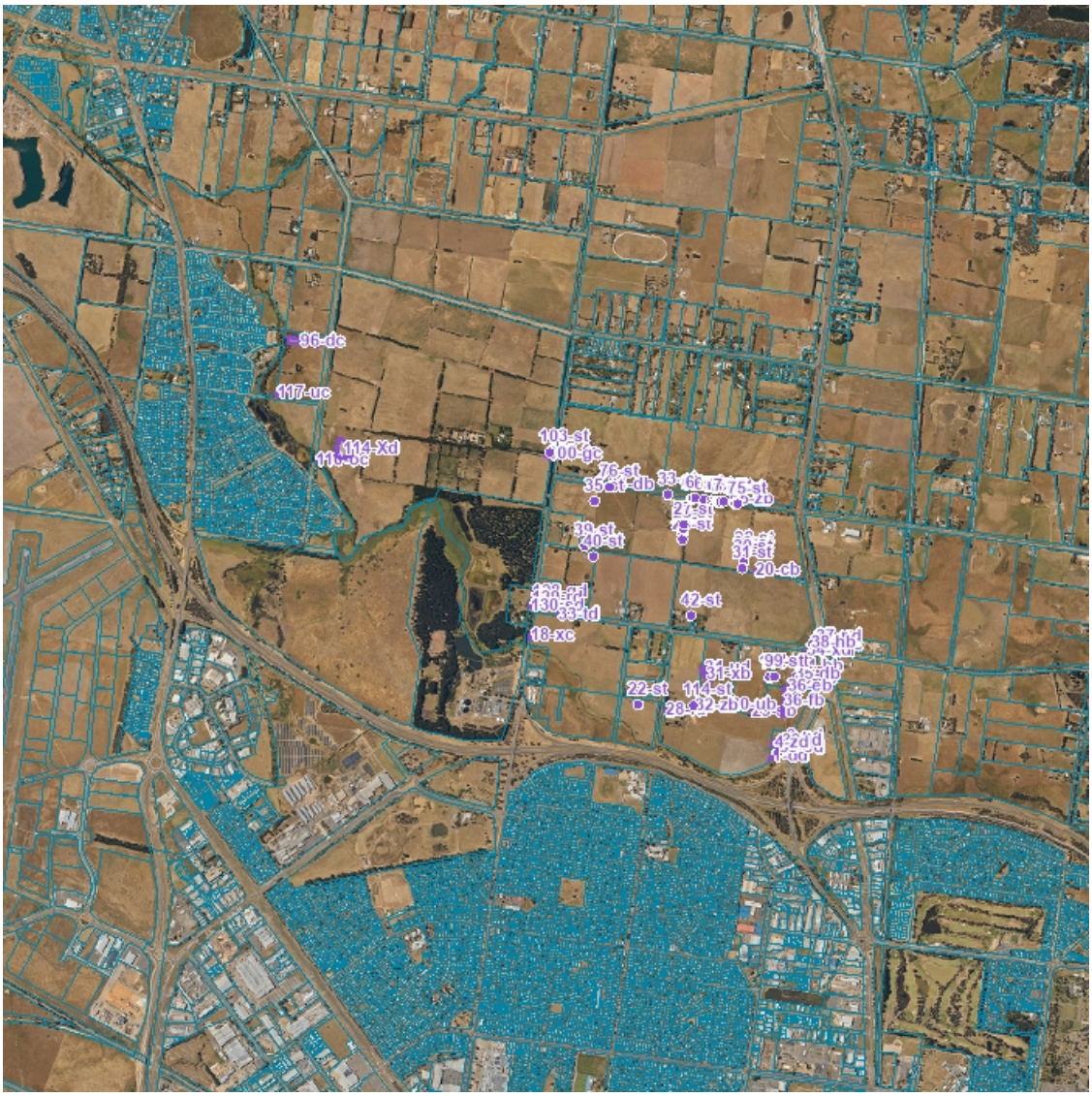
- Intersects the Habitat Importance Map for a rare or threatened species; or
- Intersects the 'top ranking' modelled habitat for a rare or threatened species with dispersed habitat, as identified in its Top Ranking Habitat Importance Map.

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

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

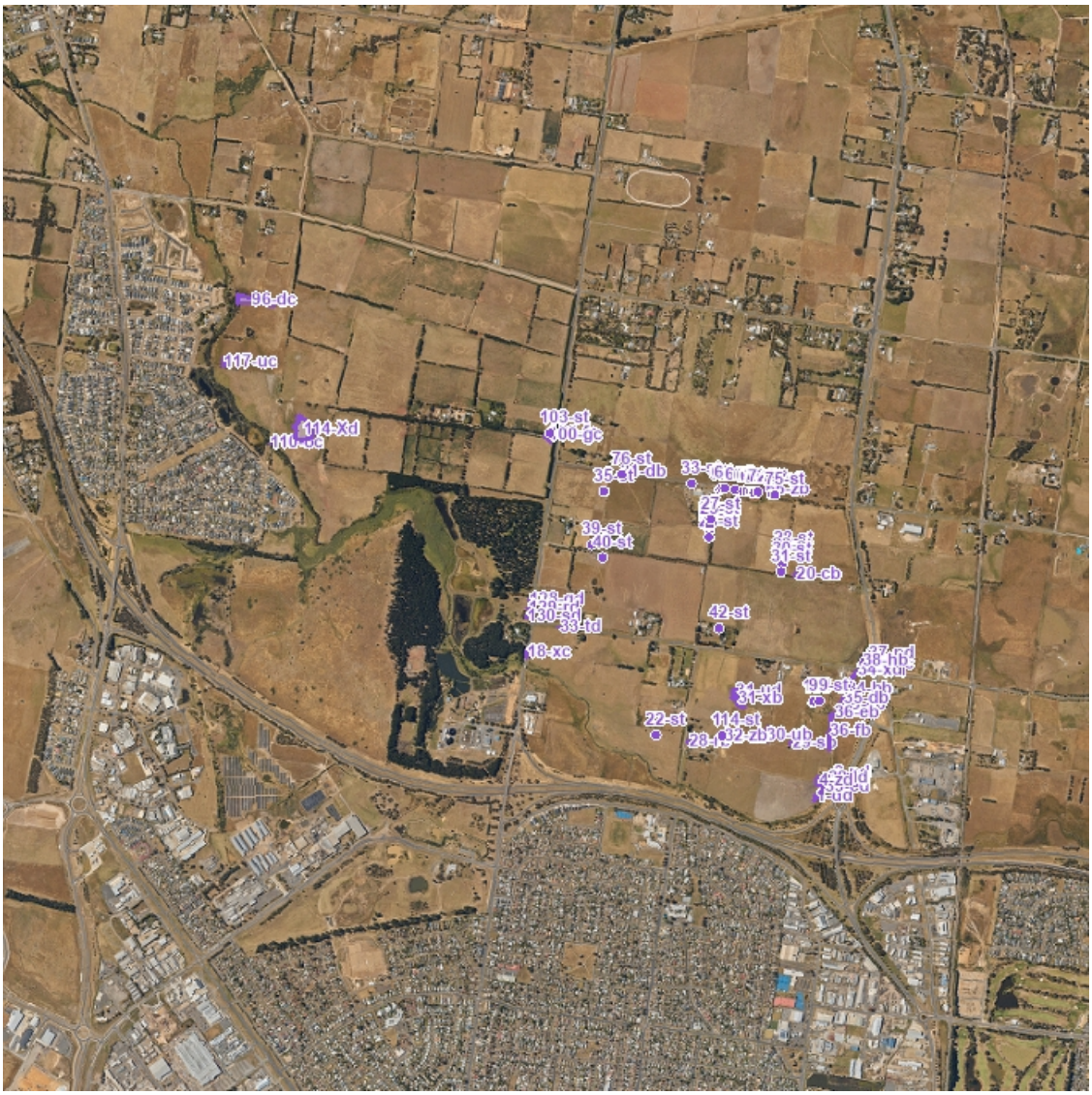
# Appendix 3: Images of mapped native vegetation

## 1. Property in context

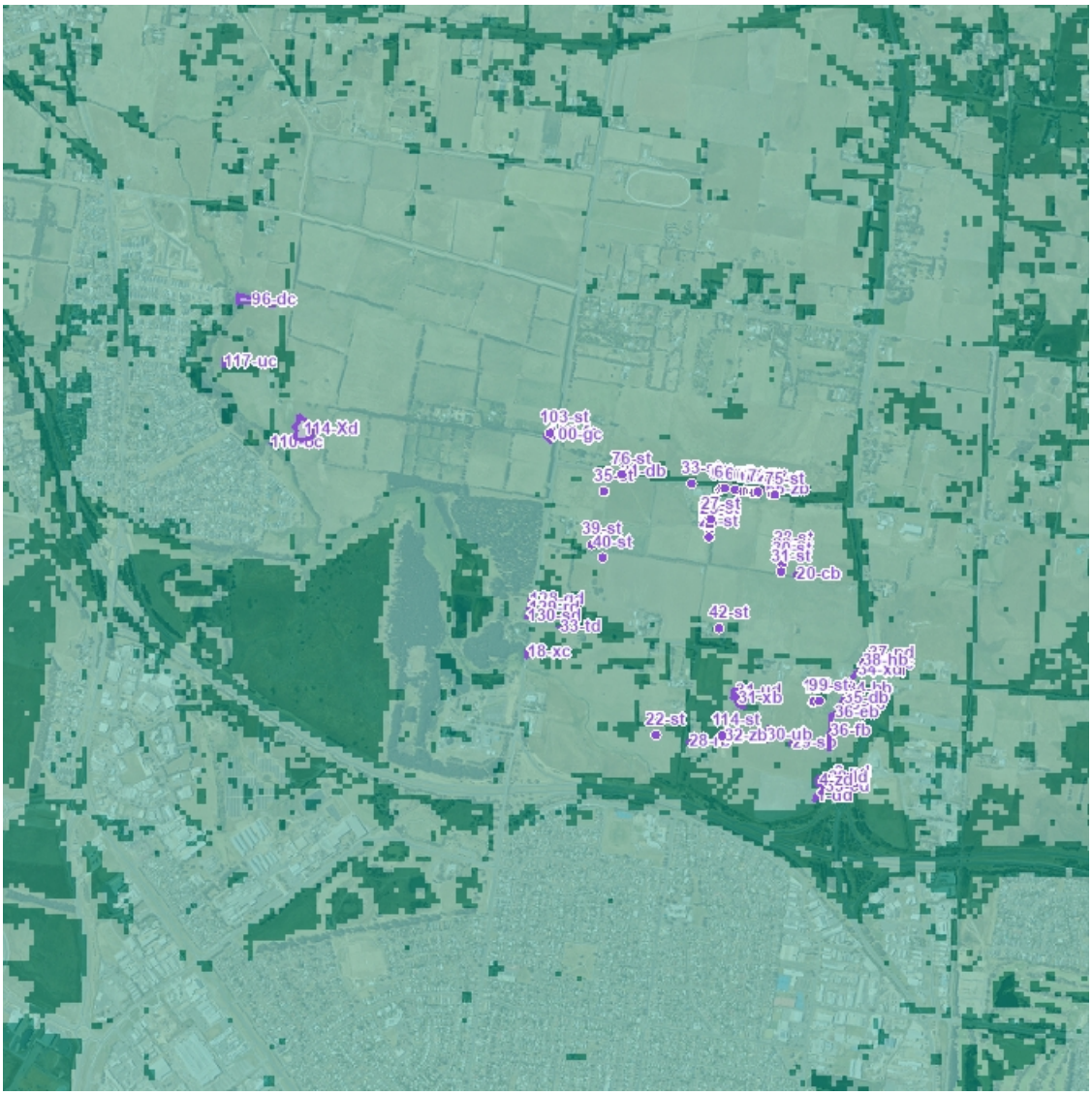



- Proposed Removal
- Past Removal
- Partial Removal
- Property Boundaries

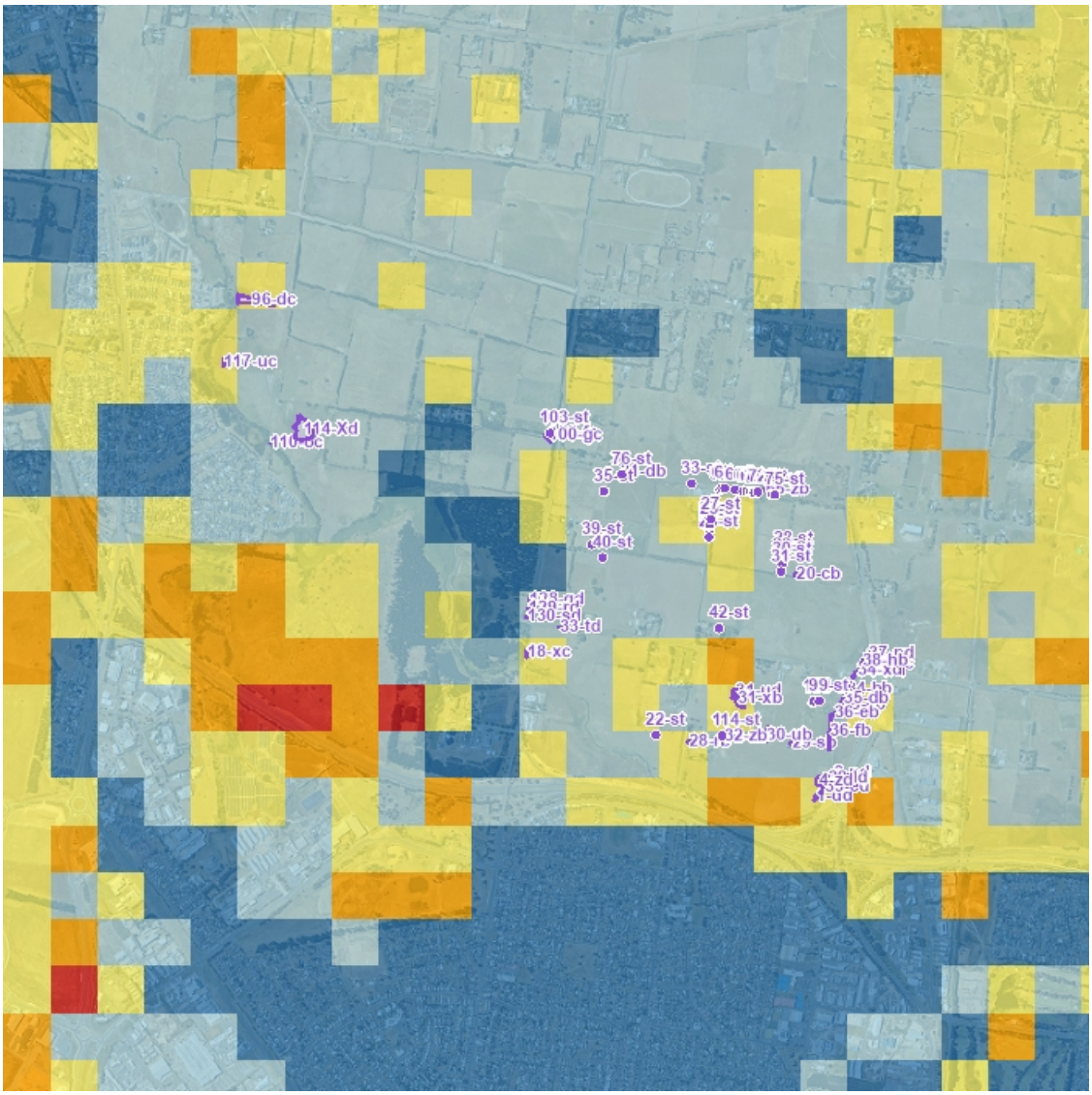
## 2. Aerial photograph showing mapped native vegetation



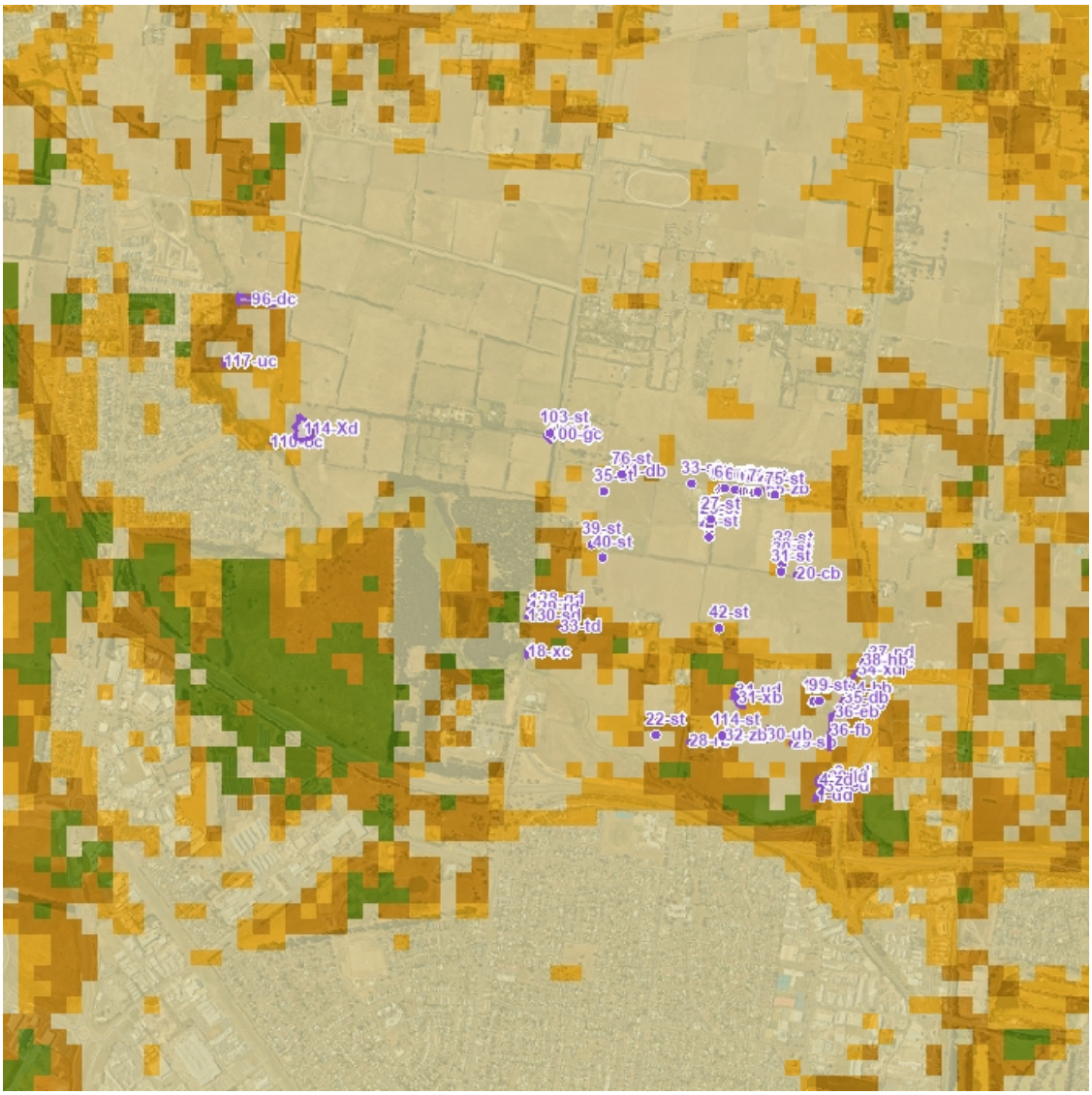
## 3. Location Risk Map



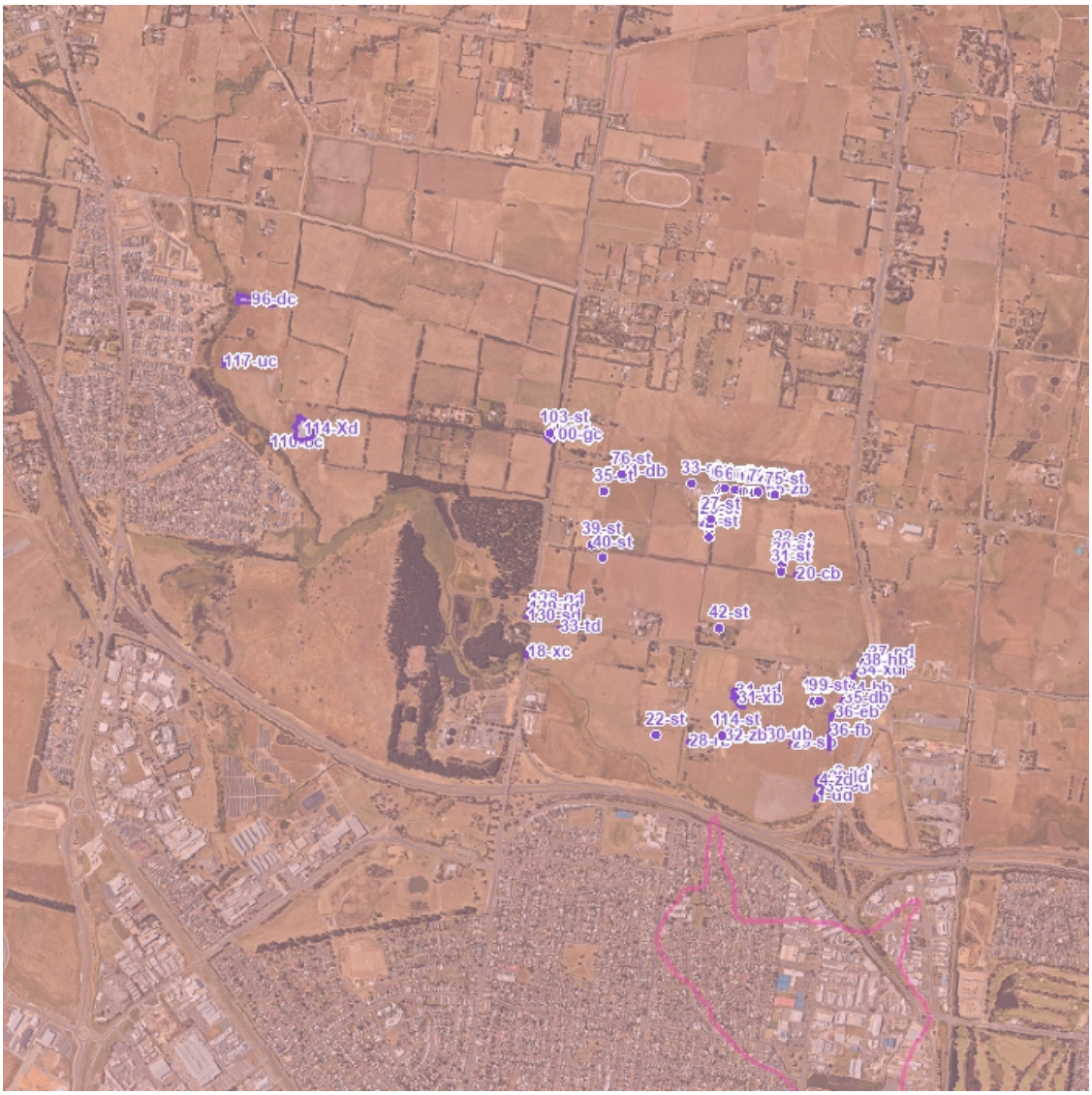
## 4. Strategic Biodiversity Value Score Map



## 5. Modelled Condition Score Map



## 6. Modelled Endangered EVCs



## 7. Habitat Importance maps

Not Applicable

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# APPENDIX B

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

# Report of available native vegetation credits

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

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

**Date and time: 24/08/2026 01:46** **Report ID: 37718**

## What was searched for?

### General offset

| General habitat units | Strategic biodiversity value | Large trees | Vicinity (Catchment Management Authority or Municipal district) | |
|---|---|---|---|---|
| 0.925 | 0.3057 | 36 | CMA | Glenelg Hopkins |
| | | | or LGA | Ballarat City |

## Details of available native vegetation credits on 24 August 2026 01:46

### These sites meet your requirements for general offsets.

| Credit Site ID | GHU | LT | CMA | LGA | Land owner | Trader | Fixed price | Broker(s) |
|---|---|---|---|---|---|---|---|---|
| BBA-3027 | 1.028 | 267 | Glenelg Hopkins | Pyrenees Shire | Yes | Yes | No | VegLink |
| VC_CFL-3693_01 | 2.179 | 582 | Glenelg Hopkins | Ararat Rural City | Yes | Yes | No | VegLink |
| VC_CFL-3763_01 | 3.246 | 266 | Glenelg Hopkins | Glenelg Shire | Yes | Yes | No | VegLink |
| VC_CFL-3814_01 | 11.825 | 514 | Glenelg Hopkins | Southern Grampians Shire | Yes | Yes | No | VegLink |
| VC_CFL-3826_01 | 20.148 | 1073 | Glenelg Hopkins | Ararat Rural City | Yes | Yes | No | VegLink |
| VC_TFN-C2046_01 | 6.536 | 1436 | Glenelg Hopkins | Southern Grampians Shire | Yes | Yes | No | Ecocentric, Ethos, VegLink |

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

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

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

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

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

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

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

# Next steps

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

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

# Broker contact details

| Broker Abbreviation | Broker Name | Phone | Email | Website |
|---|---|---|---|---|
| | Fully traded | | | |
| Abezco | Abzeco Pty. Ltd. | (03) 9431 5444 | offsets@abzeco.com.au | www.abzeco.com.au |
| Baw Baw SC | Baw Baw Shire Council | (03) 5624 2411 | bawbaw@bawbawshire.vic.gov.au | www.bawbawshire.vic.gov.au |
| Bio Offsets | Biodiversity Offsets Victoria | 0452 161 013 | info@offsetsvictoria.com.au | www.offsetsvictoria.com.au |
| Contact NVOR | Native Vegetation Offset Register | 136 186 | nativevegetation.offsetregister@deeca.vic.gov.au | www.environment.vic.gov.au/native-vegetation |
| Ecocentric | Ecocentric Environmental Consulting | 0410 564 139 | ecocentric@me.com | Not avaliable |
| Ethos | Ethos NRM Pty Ltd | (03) 5153 0037 | offsets@ethosnrm.com.au | www.ethosnrm.com.au |
| IDES | 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 |

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

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Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

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