City of Greater Geelong, Statutory Planning - Date Received 27/04/2026

20 Bath Street Lara

Vegetation Assessment
and
Native Vegetation Removal Report

A report to
L. Bisinella Developments

Prepared by
Mark Trengove **Ecological Services**

March 2026

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1 INTRODUCTION

1.1 Project Background

An area of land located at 20 Bath Street Lara, is proposed to be developed for a new residential sub-division. This report was commissioned by L. Bisinella Developments to assess the quantity and significance of any native vegetation that might be present in the subject site.

Under Clause 52.17 of the Planning Scheme, the State has gazetted the Native Vegetation Removal Regulations. The Regulations 'introduce a risk based approach to assessing applications to remove native vegetation'. (DEECA website i).

Refer to Section 4.2 for further discussion.

1.2 Objectives

The objectives of this investigation are to:

- Describe the flora values of the land.
- Evaluate the conservation significance of the land.
- Assess any potential impacts of the proposed development.
- Assess the implications of relevant government policy and legislation (Commonwealth EPBC Act, State Clause 52.17).

1.3 Study Area

The study area is comprised of approximately 0.81 ha of land at 20 Bath Street Lara, located within the City of Greater Geelong. The entire study area was assessed. The adjacent area of Bath Street roadside reserve and the Elcho drainage reserve was also assessed. Adjoining land was assessed for existing trees within 4m of the property boundaries.

The site is within the Victorian Volcanic Plains bioregion and is located within the Corangamite Catchment Management Authority region (DEECA website ii). The land is zoned General Residential Zone under the City of Greater Geelong Planning Scheme (DEECA website v).

The site appears to have a history of significant disturbance including rock removal/disturbance. The Elcho drainage reserve is located to the immediate north of the study area. The vegetation of the study area is substantially exotic with the recorded native vegetation consisting of mature River Red Gum trees.

The location of the study area is shown on Figure 1.

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Figure 1. Study area, 20 Bath Street Lara, in blue outline.

1.4 Proposed Development

The proposed use is to create a residential sub-division. Refer to Figure 2 for the proposed sub-division layout.

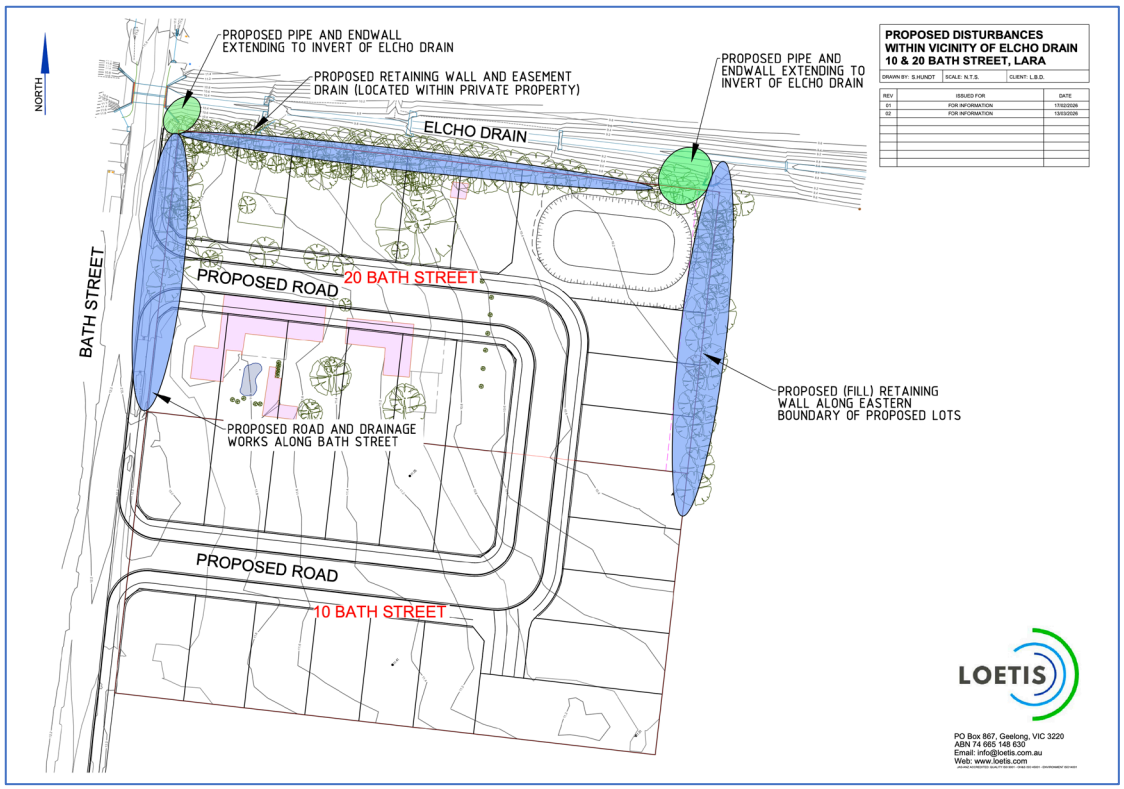


Figure 2. 20 Bath Street Lara, proposed sub-division.

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2 METHODS

2.1 Taxonomy

Scientific names for plants follow the Vicflora (RBG website i). Common names for plants follow the Flora of Victoria Vols 2-4 (Walsh and Entwisle 1994-1999).

2.2 Literature and Database Review

Relevant literature and databases, including data from the NVR tool (DEECA website ii), the Victorian Biodiversity Atlas (DEECA Website iii) and the Commonwealth Department of Sustainability, Environment, Water, Populations and Communities (EPBC websites i and ii) were reviewed.

2.3 Field Survey

The site was inspected on foot on the 8th of October 2025 and 26 February 2026 (drainage reserve only). The entire site was traversed. Records were taken of all indigenous vascular plant species and dominant exotic vascular plant species. Native vegetation communities were mapped. Observations were made of the existing habitat values.

EVCs were determined by reference to the relevant bioregion mapping and benchmarks descriptions and review of remnant vegetation in the local area.

2.4 Limitations

The assessment was conducted during spring and summer, times of year that are suitable for the detection of most flora species likely to occur on site. The site was unslashed and ungrazed at the time of survey.

Due to the overwhelmingly degraded condition of the majority of the study area vegetation, the site inspection is considered sufficient to assess the ecological values of the site. The survey includes only vascular flora. Vertebrate fauna survey was not undertaken.

There are not considered to be any significant limitations to the findings of this study.

Mark Trengove is a suitably qualified and experienced ecologist and a Vegetation Quality Assessment DEECA accredited practitioner.

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2.5 Defining Significance

A number of criteria are applied in order to assess the significance of flora species and vegetation communities. The definition of the criteria is detailed in Appendix 1.

2.6 Defining and Assessing Vegetation

Native vegetation in Victoria has been defined by DEECA as belonging to two categories. These are:

Patch native vegetation

Patch native vegetation is either:

- any area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native.
- any area with three or more native canopy trees where the canopy foliage cover is overlapping.
- Areas of current wetlands as mapped by DEECA.

Scattered Tree native vegetation

Scattered tree native vegetation is:

- a native canopy tree that does not form part of a patch.

Habitat Hectares

Habitat hectare (Vegetation Quality Assessment v1.3) is a site-based measure that combines extent and condition of native vegetation. The current condition of native vegetation is assessed against a benchmark for its Ecological Vegetation Class (EVC). EVCs are classifications of native vegetation types. The benchmark for an EVC describes the attributes of the vegetation type in its mature natural state, which reflects the pre-settlement circumstances. The condition score of native vegetation at a site can be determined through undertaking a habitat hectare assessment.
The habitat hectares of native vegetation is calculated by multiplying the current condition of the vegetation (condition score) by the extent of native vegetation. (DEECA website ii).

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3 RESULTS

3.1 Ecological Vegetation Class

Ecological Vegetation Classes (EVCs) are the primary level of classification of vegetation communities within Victoria. An EVC contains one or more plant (floristic) community and represents a grouping of vegetation communities with broadly similar ecological attributes. Classification of EVCs in this report follows Oates and Taranto (2001).

The pre-1750 EVC mapping of the study area undertaken by DEECA (DEECA Website i) indicates that the study area was comprised of EVC 132 Plains Grassland.

The current study records native vegetation that accords with either EVC 132 Plains Grassland or EVC 55 Plains Grassy Woodland within the study area.

EVC 132 Plains Grassland and EVC 55 Plains Grassy Woodland both have a bioregional conservation status of 'Endangered' in the Victorian Volcanic Plain bioregion (DEECA website ii).

Refer to Figure 3 for DEECA pre-1750 EVC mapping.

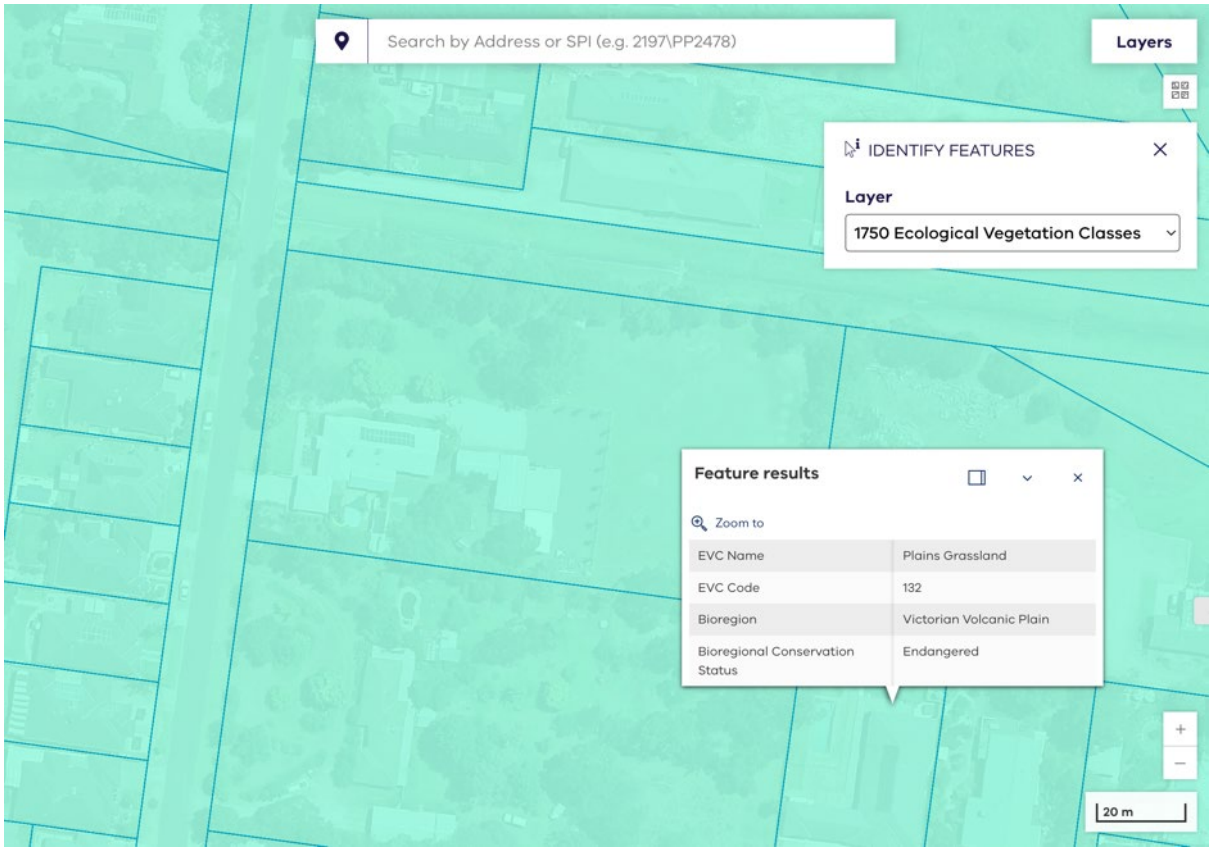


Figure 3. Distribution of EVCs pre-1750 (DEECA Website ii).

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3.2 Flora

One native vascular plant species, River Red Gum, was recorded from the study area. This species is comprised of 4 specimens. Given the large size of Tree B and the location of the trees adjacent to what was naturally a drainage line, it is assessed that these trees are native. Refer to Table 1 for a list of naturalised vascular plant species recorded this assessment.

3.3 Vegetation Condition

The vegetation of the proposed impact areas is completely dominated by exotic grasses, ruderal weeds such as Ribwort and established exotic gardens and tree and shrub plantings. One native vascular plant species, River Red Gum, consisting of four mature specimens, was recorded from the study area (Figure 5 and Plates 1-4).

Planted garden and specimens include *Agapanthus praecox*, *Pelargaonium* spp., *Fraxinus* ssp. (Ash), *Shinus molle* (Pepper tree), *Cupressus* spp. (Cypress), *Eucalyptus* cladocalyx (Sugar Gum), *Eucalyptus gomphocephalum* (Tuart), *Corymbia maculata* (Spotted Gum), *Melaleuca ar*millaris (Giant Honey-myrtle), *Melaleuca styphelloides* (Paperbark), *Eucalyptus* ssp., and *Acacia baileyiana* (Cootamundra Wattle) (Plates 6-9). Rabbit grazing was prolific.

The adjacent area of Bath Street roadside reserve was also assessed and found to be comprised of entirely exotic vegetation (Kikuyu- Plate 6).

Refer to Plates 1-11 for photographs of the study area vegetation existing conditions.

Botanical Name	Common Name	Status
Asphodelus fistulosus	Onion Weed	Exotic
Cenchrus clandestinus	Kikuyu	Exotic
Cirsium vulgare	Spear Thistle	Exotic
Cynodon dacylon	Couch Grass	Exotic
Cyperus eragrostis	Drain Flat-sedge	Exotic
Epilobium hirsutum	Hairy (Giant) Willow-herb	Exotic
Erodium botrys	Heron's-bill	Exotic
Eucalyptus camaldulensis	**River Red Gum**	**Native Local**
Galenia pubescens	Blanket Weed	Exotic
Hordeum spp	Barley-grass	Exotic
Lolium spp	Rye-grass	Exotic
Malva parviflora	Small-flower Mallow	Exotic
Marrubium vulgare	Horehound	Exotic
Nassella trichitoma	Serrated Tussock	Exotic
Plantago lanceolata	Ribwort	Exotic
Sonchus asper	Prickly Sow-thistle	Exotic

Table 1 Naturalised Vascular Plant Species recorded this survey and status.

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3.4 Significant Flora

No National, State, Regional plant species were recorded. The one recorded native plant species, River Red Gum, is assessed to be of Local conservation significance. Refer to Appendix 1 for the rational for assessing significance.

3.5 Adjacent Properties

The adjacent property located to the east, 22 Bridge Street, has trees that occur within 4 m of the subject property boundary.

These trees consist of 13 specimens of planted Eucalypts: *Eucalyptus leucoxylon var rosea* (Red-flowered Yellow Gum). *Eucalyptus luehmannii* (Bushy Yate), *Eucalyptus cladocalyx* (Sugar Gum) and *Eucalyptus* spp. The trees are all located in a continuous line that is parallel to the property boundary and are all located 2m from the boundary. The size of the 13 trees is estimated to be between 10-20cm DBH. Refer to Plate 7.

Access to the property was not available at the time of inspection.

No trees were recorded within 4m of the adjacent sections of 10 Bath Street, the Elcho Drain Reserve or Bath Street roadside reserve.

The adjacent area of Elcho drainage reserve at two sites, the western and eastern extent of the study area, was also assessed and found to be comprised of entirely exotic vegetation (Kikuyu, Giant Willow-herb and Drain Flat-sedge). Refer to Plates 5, 10 and 11.

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4 LEGISLATION AND GOVERNMENT POLICY

4.1 Commonwealth

4.1.1 Environment Protection and Biodiversity Conservation Act (1999)

The Environment Protection and Biodiversity Conservation (EPBC) Act (1999) was established to 'promote the conservation of biodiversity by providing strong protection for listed species and communities in the Commonwealth and for protected areas, Ramsar sites, Commonwealth Reserves, conservation zones and World Heritage sites, etc'.

The EPBC Act applies to developments and associated activities that have the potential to significantly impact on matters protected under the Act. Under the Act, unless exempt, actions require approval from the Australian Government Minister for Environment and Heritage if they are likely to significantly impact on a 'matter of national environmental significance'. There are currently seven matters of national environmental significance (NES):

- World Heritage properties;
- National Heritage properties;
- nationally listed threatened species and ecological communities;
- listed migratory species;
  Ramsar wetlands of international significance;
- Commonwealth marine areas; and
- nuclear actions (including uranium mining).

Any person proposing to take an action that may, or will, have a significant impact on a matter of national environmental significance must refer the action to the Australian Government Minister for Environment and Water Resources for determination as to whether the action is a 'controlled action' or is not approved.

Natural Temperate Grassland of the Victorian Volcanic Plain is an ecological community that is listed as 'Critically Endangered' under the EPBC Act (EPBC Website i). The study area carries degraded vegetation that is assessed to not be part of this community.

4.1.2 Implications

Due to the degraded nature of the vegetation of the study area, it is assessed that there are no implications for the current proposal under the EPBC Act for the Natural Temperate Grassland of the Victorian Volcanic Plain ecological community.

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4.2 Native Vegetation Permitted Clearing Regulations

Under Particular Provision (Native Vegetation Clause 52.17) the State has gazetted the Native Vegetation Removal Regulations. The Regulations 'introduce a risk based approach to assessing applications to remove native vegetation' (DEECA website i). Native vegetation is defined in Clause 72 of the Victoria Planning Provisions as plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses. Plants from other states or overseas are not native and the permitted clearing regulations do not apply if they are being removed. The Guidelines considers the biodiversity value of native vegetation by measuring the following two components:

- Site-based information that can be measured or observed at a site.
- Landscape scale information that cannot be measured or observed at the site and is included in maps and models (DELWP 2017).

The purpose of Clause 52.17 is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) the *Guidelines*:

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to re move, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation. (DEECA Website i).
When native vegetation removal is permitted, an offset must be secured which achieves a no net loss outcome for biodiversity. To achieve this the offset makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation that was removed. The type and amount of offset required depends on the native vegetation being removed and the contribution it makes to Victoria's biodiversity.

The three assessment pathways are:

- Basic – limited impacts on biodiversity.
- Intermediate – could impact on large trees, endangered EVCs, and sensitive wetlands and coastal areas.
- Detailed – could impact on large trees, endangered EVCs, sensitive wetlands and coastal areas, and could significantly impact on habitat for rare or threatened species.

The assessment pathway of an application is determined in accordance with the following requirements.

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Extent of native vegetation	Location Category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

Source: DELWP (2017).

Implications for the current proposal are discussed as follows. Refer to Figure 4 for Location mapping (DEECA data).



Figure 4. Distribution of vegetation according to 'Location'. Green equates to 'Location 1' (i.e., lowest risk), (DEECA Website i).

The study area is within Location 1.

No removal of native vegetation within the previous five years has occurred.

The site is not subject to a DEECA current Wetlands Layer.

The proposal requires the removal of 'scattered tree' native vegetation.

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4.2.1 Patch Native Vegetation

Under the Native Vegetation Removal Regulations, any areas of patch native vegetation that are proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

No areas of patch native vegetation were recorded this assessment. No areas of patch native vegetation are proposed to be impacted.

4.2.2 Scattered Tree Native Vegetation

Under the Native Removal Regulations, any scattered tree native vegetation that is proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

Scattered trees, that is, mature native canopy trees that exist outside of a patch, are also assessed under the Regulations. Within the bioregion, EVC 132 and EVC 55 both have Eucalyptus spp. as 'canopy trees'.

For practicality, a standard extent amount has been developed for scattered trees, based on the habitat hectare assessment method.

Four large scattered trees (native vegetation) were recorded (Table 2, Figure 5 and Plates 1-4). It is proposed that these trees are to be impacted (Figure 6).

Tree #	Botanical Name	DBH cm	TPZ m	Age Class	Impact
A	*Eucalyptus camaldulensis*	55	6	Large scattered tree	Yes
B	*Eucalyptus camaldulensis*	110	13.2	Large scattered tree	Yes
C	*Eucalyptus camaldulensis*	48	5.8	Large scattered tree	Yes
D	*Eucalyptus camaldulensis*	72	8.6	Large scattered tree	Yes

Table 2 Native trees recorded this survey and, age class and impact

Determining the Tree Protection Zone (TPZ)
The radium of the TPZ is calculated for each tree by multiplying its DBH x 12. TPZ = DBH x 12 (Australian Standard AS4970-2009 *Protection of trees on development sites)*. Where DBH = trunk diameter measured at 1.4 metres above ground. Radius is measured from the centre of the main stem at ground level. A TPZ should not be less than 2 metres no greater than 15 metres (except where crown protection is required.). (*refer to* Appendix 2).

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4.2.3 Avoid and Minimise

The proposed development at 20 Bath Street requires the removal of existing native vegetation (4 scattered trees) due to unavoidable engineering and environmental constraints. Whilst tree retention is a key consideration for this project, the following factors demonstrate that removal is necessary to ensure the viability, safety, and sustainability of the site:

- **Flood Risk Mitigation**

Large portions of the site are subject to shallow flooding during extreme rainfall events. To protect future dwellings and infrastructure, the entire site must be filled to raise surface levels above the flood threshold. This elevation directly affects the areas where trees are currently located, making retention impractical without compromising flood resilience.

- **Sewer and Stormwater Infrastructure**

Gravity fed sewer connections to the Barwon Water network require elevated surface levels across the site, including near the existing vegetation. Additionally, a stormwater treatment and attenuation basin must be excavated in the south-eastern corner, further impacting tree root zones and surrounding soil profiles.

- **Retaining Wall and Easement Drain**

The required fill introduces significant level changes along the northern and eastern boundaries, necessitating retaining walls and an easement drain along the rear of the proposed lots. Even if the drain were removed, the retaining wall and fill would remain, with increased depth and height to allow lots to fall toward the southern frontage, intensifying the impact on existing trees and the surrounding environment.

- **Design Alternatives Have been Exhausted**

Multiple alternative design scenarios have been explored, including modified grading, infrastructure realignment, and (attempted) partial tree retention. However, none have proven capable of delivering the necessary flood protection, sewer connectivity, and stormwater management without compromising tree health or site functionality.

- **Environmental Considerations**

While tree removal is not taken lightly, it is considered the only practicable option under current site constraints. The development will incorporate compensatory landscaping and replanting strategies to offset vegetation loss and support long-term ecological health.

Consequently, it is not possible to avoid the removal, destruction or lopping of native vegetation.

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Figure 5. Location of recorded native vegetation.



Figure 6. Location of recorded native vegetation proposed to be removed.

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Figure 7. Location of recorded native vegetation proposed to be removed. Summary.

4.2.4 Offset Implications

The results show that the current vegetation condition for the study area is comprised of four large native scattered trees. No understorey vascular flora, basaltic rock or non-vascular flora was recorded. The study area is consequently assessed to be comprised of degraded exotic vegetation and scattered tree native vegetation.

The proposal requires the removal of 'scattered tree' native vegetation.

Consequently, there are implications for the removal of native vegetation under the Regulations.

It is assessed that there are implications under State Clause 52.17 for the proposed removal of 0.263 ha of native vegetation (Figure 6). Assuming a permit is granted for the removal of this vegetation the offset implications would be to achieve 0.046 general habitat units with a minimum strategic biodiversity score of 0.141, plus four large trees, to be achieved in the Corangamite CMA or Geelong Council area. Refer to Appendix 2 NVRR ID:327_20251008_XKV. The application is an intermediate assessment pathway.

Refer to Plates 1-9 for photographs of the study area vegetation existing conditions.

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4.2.5 Achieving offsets

It is intended that the required offsets will be achieved through a third party offset, obtained through a registered vegetation broker.

There is reasonable assurance that offset will be available. Refer to Appendix 3 Report on available native vegetation credits (Report ID: 32602). (https://nvcr.DEECA.vic.gov.au/Search/GHU).

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5 CONCLUSIONS

Description
The land at 20 Bath Street Lara and adjacent areas that is the subject of this report has been subjected to past disturbance and contains vegetation that is degraded and is mostly comprised of exotic plant species. One native plant species, River Red Gum was recorded for the study area.

Implications
Scattered tree native vegetation was recorded for the study area that is proposed to be impacted upon.

A total of four large River Red Gum trees were recorded for the study area. River Red Gum is a locally significant species.

The proposal is assessed to have no implications under the Commonwealth EPBC Act.

A permit to remove native vegetation is required under the Native Vegetation Removal Regulations as scattered tree native vegetation is proposed to be removed.

Assuming a permit is granted for the removal of this vegetation the offset implications would be to achieve 0.046 general habitat units with a minimum strategic biodiversity score of 0.141, plus four large trees, to be achieved in the Corangamite CMA or Geelong Council area. The application is an intermediate assessment pathway.

Limitations
There are not considered to be any significant limitations to the findings of this study.

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Appendix 1 - ASSESSING CONSERVATION SIGNIFICANCE

Conservation significance is assessed at a range of scales, including national, state, regional and local. Criteria used for determining the conservation significance of flora at national to local scales are presented below for botanical conservation significance.

Botanical Significance

National botanical significance applies to an area when it supports one or more of the following attributes:

a population of at least one nationally threatened plant species listed by Briggs and Leigh (1996) or plant species listed on the schedules to the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

A nationally threatened ecological community listed on the schedules of the *Environment Protection and Biodiversity Conservation Act 1999*.

State botanical significance applies to an area when it supports one or more of the following attributes:

A population of at least one plant species threatened in Victoria, as listed by the schedules to the Victorian *Flora and Fauna Guarantee Act 1988*.

An ecological community considered threatened in Victoria through its listing on the schedules of the *Flora and Fauna Guarantee Act 1988*.

Regional botanical significance applies to an area that supports one or more of the following attributes:

Supports a population of one or more regionally depleted species defined in a valid regional assessment of biodiversity (eg. Regional Native Vegetation Plan, Environment Conservation Council Report or Comprehensive Regional Assessment documents).

An ecological vegetation class that is considered endangered or vulnerable in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan).

An ecological vegetation class that is considered depleted in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan).

Local botanical significance applies to all remnant native vegetation that does not meet the above criteria. In much of Victoria native vegetation has been so depleted by past clearing and disturbance that all remaining vegetation must be considered to be of at least local conservation significance.

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Appendix 2 Native Vegetation Removal Report

Native Vegetation Removal Report

NVRR ID: 327_20251008_XKV

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

Report details

Date created: 08/10/2025

Local Government Area: GREATER GEELONG CITY

Registered Aboriginal Party: Wadawurrung

Coordinates: 144.39053, -38.02433

Address: 20 BATH STREET LARA 3212

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	**Intermediate Assessment Pathway**		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) *Includes endangered EVCs (ha): 0.263*	**0.263**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.000*
		Extent of proposed removal - Scattered Trees (ha)	*0.263*
No. Large Trees proposed to be removed	**4**	*No. Large Patch Trees*	*0*
		No. Large Scattered Trees	*4*
No. Small Scattered Trees	0		

VICTORIA State Government | Energy, Environment and Climate Action

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Offset requirements if approval is granted

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

General Offset amount [1]	**0.046 General Habitat Units**
Minimum strategic biodiversity value score [2]	0.141
Large Trees	4
Vicinity	Corangamite CMA or GREATER GEELONG CITY LGA

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

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

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

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Application requirements

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

Application Requirement 1 - Native vegetation removal information

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

Application Requirement 2 - Topographical and land information

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

flat land

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

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

Application Requirement 4 - Past removal

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

Application Requirement 5 - Avoid and minimise statement

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

to be determined

Application Requirement 6 - Property Vegetation Plan

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

No

Application Requirement 7 - Defendable space statement

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

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

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

N/A

Application Requirement 8 - Native Vegetation Precinct Plan

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

No

Application Requirement 9 - Offset statement

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

to be determined

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Next steps

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

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

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

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

Application Requirement 6 - Property Vegetation Plan

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

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Appendix 1: Description of native vegetation to be removed

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

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

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

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	55	VVP_0132	Endangered	1	0.200	0.070	0.070	0.179	0.012
B	Scattered Tree	110	VVP_0132	Endangered	1	0.200	0.070	0.061	0.170	0.011
C	Scattered Tree	48	VVP_0132	Endangered	1	0.200	0.070	0.070	0.181	0.012
D	Scattered Tree	72	VVP_0132	Endangered	1	0.200	0.070	0.061	0.175	0.011

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Appendix 2: Images of mapped native vegetation

1. Property in context



Proposed Removal
Property Boundaries

N

200 m

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2. Aerial photograph showing mapped native vegetation



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3. Location Risk Map



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4. Strategic Biodiversity Value Score Map



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5. Condition Score Map



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6. Endangered EVCs



Proposed Removal

Endangered 1750 Ecological Vegetation Classes

N

45 m

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Appendix 3 Report of available native vegetation credits

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: 03/11/2025 03:26 **Report ID: 32602**

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.046	0.141	4	CMA	Corangamite
			or LGA	Greater Geelong City

Details of available native vegetation credits on 03 November 2025 03:26

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0114	0.536	180	Corangamite	Colac Otway Shire	Yes	Yes	No	VegLink
TFN-C0140	0.292	30	Corangamite	Greater Geelong City	Yes	Yes	No	TFN
VC_CFL-3080_01	4.543	94	Corangamite	Golden Plains Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3718_01	6.298	867	Corangamite	Corangamite Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3739_01	4.236	274	Corangamite	Colac Otway Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3786_01	0.402	528	Corangamite	Corangamite Shire	Yes	Yes	No	VegLink
VC_CFL-3787_01	9.579	895	Corangamite	Colac Otway Shire	Yes	Yes	No	VegLink
VC_CFL-3798_01	1.377	208	Corangamite	Colac Otway Shire	Yes	Yes	No	VegLink
VC_CFL-3812_01	17.763	4711	Corangamite	Colac Otway Shire	Yes	Yes	No	VegLink

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

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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*

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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

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6 REFERENCES

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DEECA Website ii.
https://www.environment.vic.gov.au/native-vegetation/native-vegetation

DEECA Website iii.
http://www.depi.vic.gov.au/environment-and-wildlife/biodiversity/victorian-biodiversity-atlas

DEECA Website iv.
https://mapshare.vic.gov.au/nvr/map/removal

DEECA Website v.
https://mapshare.vic.gov.au/vicplan/

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

EPBC Website i.
http://www.environment.gov.au/cgi-bin/sprat/public/publicshowcommunity.pl?id=42&status=Critically%20Endangered

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http://www.environment.gov.au/epbc/publications/pubs/ecological-communities-listing-approach-factsheet.pdf

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Plates 1-11 Site Photographs



Plate 1. 20 Bath Street. Tree A.



Plate 2. 20 Bath Street. Tree B.

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Plate 3. 20 Bath Street. Tree C.



Plate 4. 20 Bath Street. Tree D.

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Plate 5. Drainage Reserve, typical conditions. Shows degraded vegetation dominated by ruderal weeds.



Plate 6. 10 Bath Street typical conditions.



Plate 7. Planted trees 22 Bridge Street.

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Plate 8. Exotic vegetation typical conditions.



Plate 9. Exotic vegetation typical conditions.



Plate 10. Exotic vegetation, Elcho drainage reserve western site.

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Plate 11. Exotic vegetation, Elcho drainage reserve eastern site.