

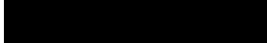
Marshall Sullivan
Context Planning
Via email



26 March 2026

Dear Marshall,

RE: Biodiversity Assessment for a proposed shed development at Ocean Grove Golf Course, Ocean Grove, Victoria.

 was engaged by Context Planning to undertake a Biodiversity Assessment for a proposed shed development at 9 Guthridge Street, Ocean Grove, Victoria. A shed is proposed to be constructed adjacent to the existing clubhouse.

No remnant native vegetation is proposed to be impacted as part of the proposed development. A permit under *Clause 52.17 Native Vegetation* of Victoria's *Planning and Environment Act 1987* is not required. While one planted tree is proposed to be removed, a planning permit is not required under the Significant Landscape Overlay (SLO16 – Rivers of the Barwon: Barwon River (Parwan) Corridor Environs) as it does not meet the permit trigger criteria for this overlay.

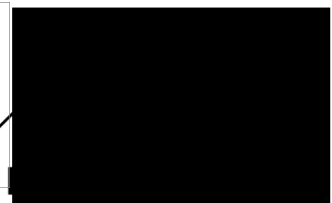
Study area

The study area is located at 9 Guthridge Street, Ocean Grove (Figure 1) and is an irregular shaped block of approximately 18.01 hectares supporting a clubhouse, associated sheds, golf course, dams and a drainage line. The study area is dominated by managed introduced grasses within fairways with planted trees and shrubs between fairways. The study area is adjacent to the Barwon River and areas of saltmarsh native vegetation. High density residential areas within the Ocean Grove township are present to the north and east.

The property is located within Public Park and Recreation Zone (PPRZ) of the City of Greater Geelong planning scheme and is covered partially by a Floodway Overlay (FO1), Land Subject to Inundation Overlay (LSIO1, LSIO2) and Significant Landscape Overlay (SLO16 – Rivers of the Barwon: Barwon River (Parwan) Corridor Environs), (DTP 2026). The property is within the Otway Plain Bioregion and Corangamite Catchment Management Authority Boundaries and mapped as Location 1 and 2 on the DEECA location risk mapping (DEECA 2026a).

Methodology

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A field assessment was undertaken within the study area by qualified botanist, Luke Hynes (Vegetation Quality Assessment Accreditation Number: 077) on 11 February 2026. Flora taxa and habitat types within the study area were noted and areas of native vegetation were mapped and assessed using the Vegetation Quality Assessment where appropriate.

Results

The proposed works will impact on introduced mown pasture grasses including Couch *Cynodon dactylon* and Kikuyu *Cenchrus clandestinus*, with scattered introduced species including Cocksfoot *Dactylis glomerata*, Flatweed *Hypochaeris radicata*, Sweet Melilot *Melilotus indicus*, Ribwort *Plantago lanceolata*, Annual Meadow-grass *Poa annua* and White Clover *Trifolium repens* var. *repens*. One planted Drooping Sheoak *Allocasuarina verticillata* is within the proposed construction footprint (Plate 1).



Plate 1. The proposed shed location. Note that the Drooping Sheoak on the left is proposed to be removed.

Relevant Policy and Legislation

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

Given the modified nature of the proposed works area and small impact, the proposed works are considered unlikely to have a significant impact on any nationally significant species or ecological communities. A referral under the EPBC Act is not required.

The Flora and Fauna Guarantee Act 1988 (FFG Act)

As no FFG Act listed species or communities are proposed to be impacted, nor significant habitat for any species proposed to be impacted, a referral under the FFG Act is not required.

Planning and Environment Act 1987 (PE Act)

Clause 52.17 Native Vegetation

The proposed construction does not impact on any native vegetation. The Drooping Sheoak tree proposed to be removed, while native, have been planted and are subject to the *planted vegetation* exemption from Table 52.12-7 table of exemptions:

The requirement to obtain a permit does not apply to native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.

As such, a planning permit to remove, destroy or lop native vegetation is not required under *Clause 52.17 Native Vegetation* from the City of Greater Geelong. No application information requirements or pathway assessment are required.

Significant Landscape Overlay (SLO16 – Rivers of the Barwon: Barwon River (Parwan) Corridor Environs).

Under this overlay a permit is required to remove, destroy or lop any vegetation specified unless the vegetation has a height of less than 6 metres above ground level, a trunk diameter of less than 0.4 metres measured at 1.4 metres above ground level, and a canopy diameter of less than 4 metres.

The tree proposed to be removed does not meet the above permit trigger criteria and does not require a planning permit under the SLO16 due. See Table 1 and Figure 1 for details.

Table 1. Trees within or adjacent to the proposed development.

Common Name	Scientific Name	Diameter at Breast Height (DBH), (cm)	Height (m)	Width (m)	Impact	Permit required under SLO16
Drooping Sheoak	<i>Allocasuarina verticillata</i>	40	8	5	Retained	No (Not impacted)
Drooping Sheoak	<i>Allocasuarina verticillata</i>	33	6	4	Retained	No (Not impacted)
Drooping Sheoak	<i>Allocasuarina verticillata</i>	33	4	3	Removed	No (Under SLO16 thresholds)

Please do not hesitate to contact me if you have any questions or require further information.

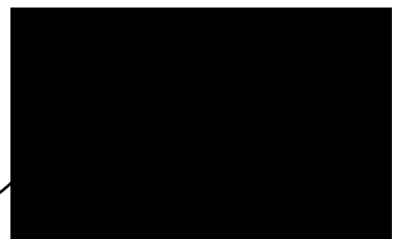
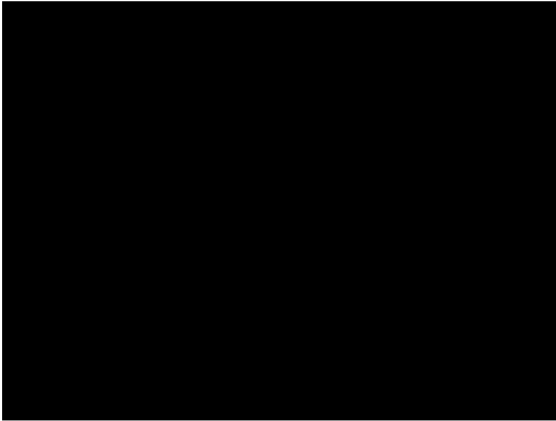
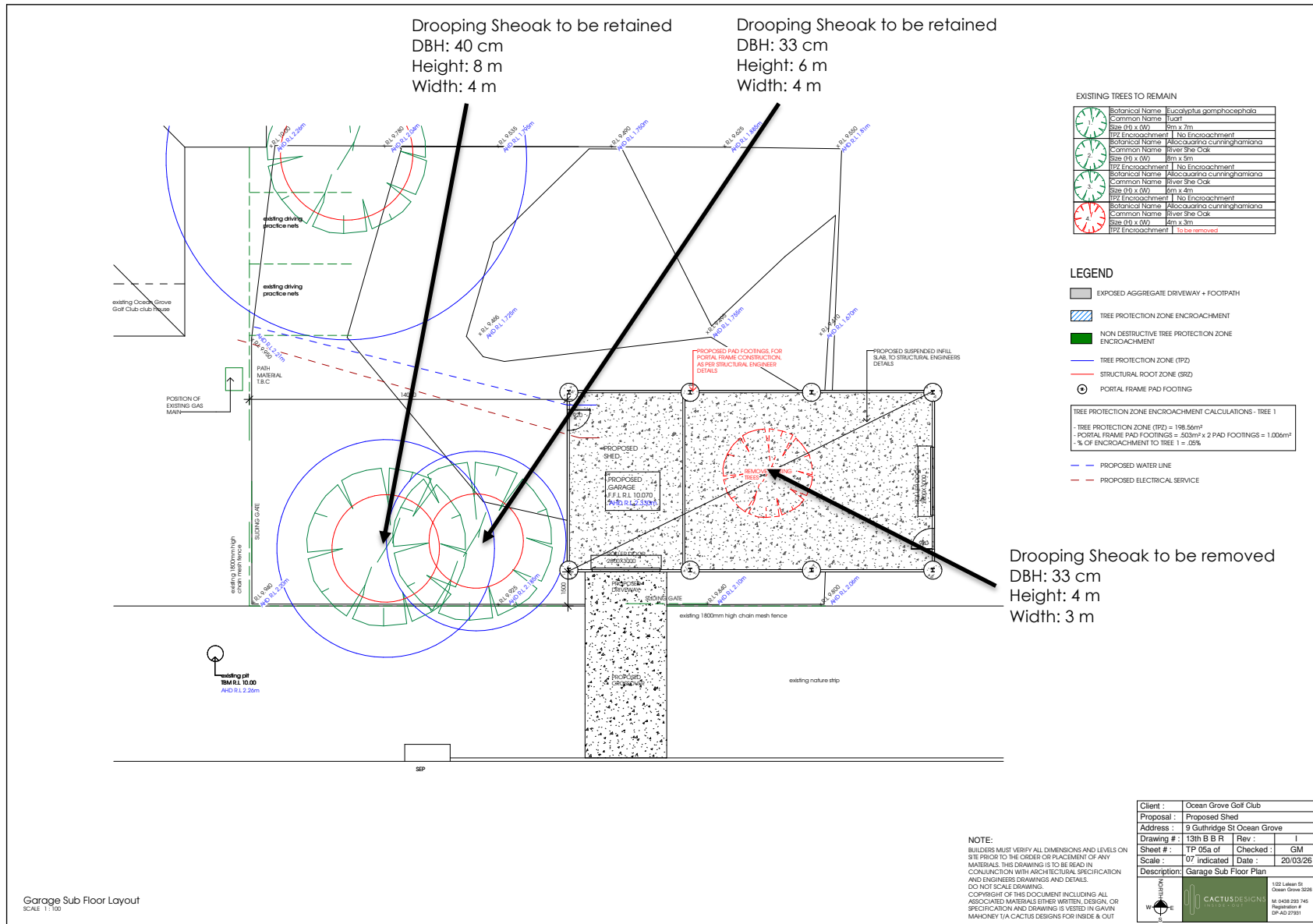


Figure 1. Proposed development



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Client :	Ocean Grove Golf Club
Proposed :	Proposed Shed
Address :	59 Guilford St Ocean Grove
Drawing # :	T31 B B R Rev :
Sheet # :	TP D5a of Checked : GM
Scale :	07 Indicated Date : 20/03/26
Description:	Garage Sub Floor Plan

1/22 Lathan St
Ocean Grove VIC 3226
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CPA42 07001

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