

**LARA WEST GROWTH AREA, LARA  
NATIVE VEGETATION PRECINCT PLAN**

**Lara Lakes Project Management Pty. Ltd.**  
C/- ABC Project Management



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## 1. INTRODUCTION

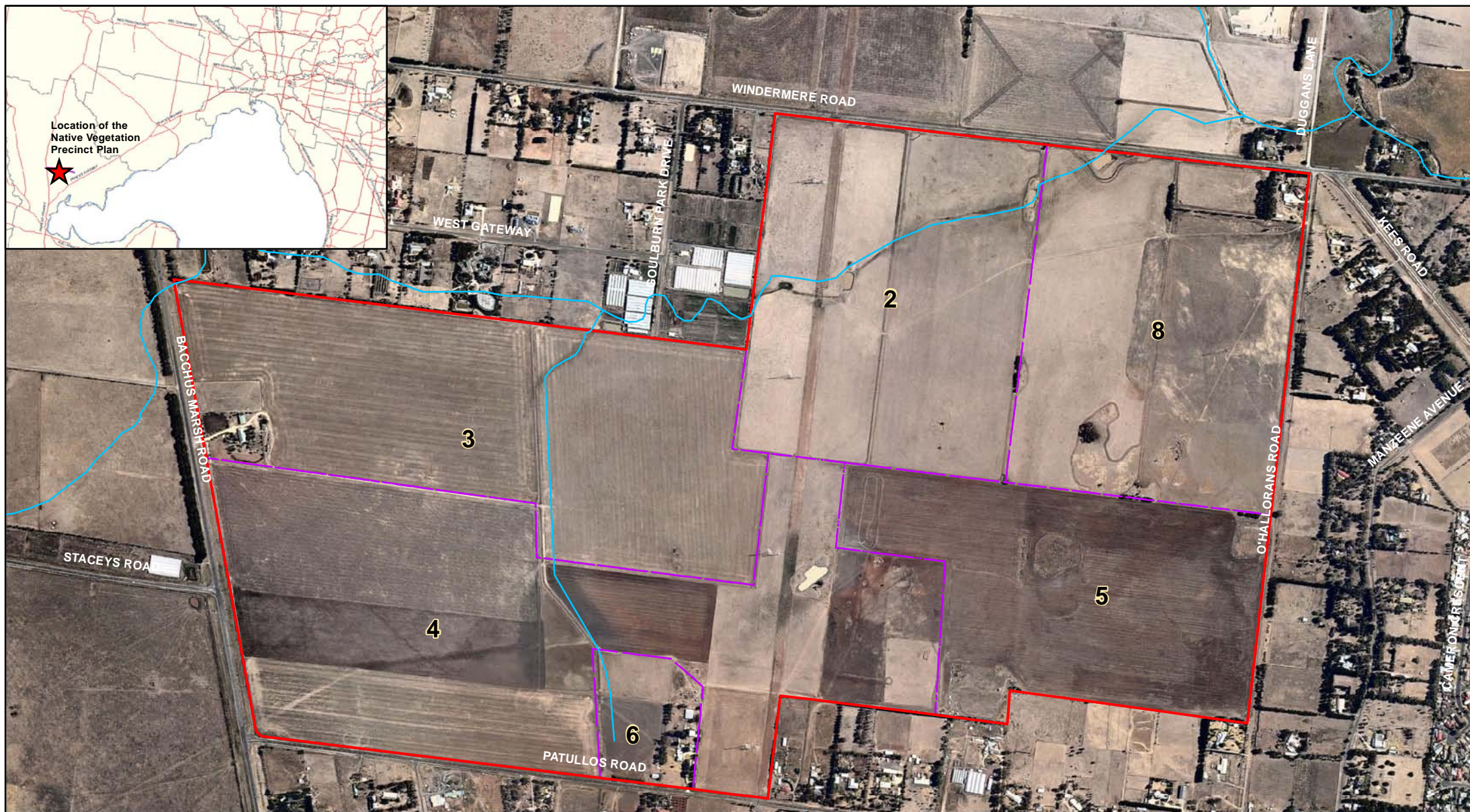
This is the Lara West Growth Area Native Vegetation Precinct Plan (NVPP) listed under the Schedule to Clause 52.16 of the Greater Geelong City Council Planning Scheme. The removal, destruction or lopping of native vegetation in accordance with this Native Vegetation Precinct Plan, does not require a permit provided conditions and requirements specified in this Native Vegetation Precinct Plan are met.

This plan has been prepared in accordance with the Biodiversity Precinct Structure Planning Kit (DSE 2010).

The Lara West Growth Area Native Vegetation Precinct Plan applies to all land shown in Figure 1, which includes an area between Bacchus Marsh Road, Windermere Road, O'Hallorans Road and Patullos Road in Lara. The NVPP excludes properties 1 and 7 of the Lara West Precinct Structure Plan (PSP), which are mostly used as hobby farms for the following reasons:

- Access to some of these properties has been denied and vegetation surveys could not be completed.
- Some of the vegetation has been inaccessable during the vegetation surveys due to heavy grazing or slashing.

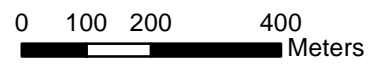
Figure 3 details the vegetation assessment on all properties including areas that could not be accessed or were inaccessable due to grazing or slashing (see also BL&A 2012).



**Legend**

- Boundary of the Native Vegetation Precinct Plan
- Property Boundaries
- Creek & Drainage Lines
- 3 Property Numbers

<b>Figure 1: Location of the Native Vegetation Precinct Plan</b>		
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Client: Lara Lakes Project Management Pty Ltd		
Project No.: 8207	Date: 12/06/2012	Created By: R. Omodei / M. Ghasemi
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## 2. PURPOSE

The purpose of the Lara West Growth Area Native Vegetation Precinct Plan is to:

- 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 Greater Geelong City Council Precinct Structure Plan.
- Ensure that the removal, destruction or lopping of native vegetation specified to be protected is consistent with conserving the ecological values of these areas and is in accordance with the Permitted Clearing of Native Vegetation - Biodiversity Assessment Guidelines (DEPI 2013). 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 landscape approach to native vegetation protection and management.

### 2.1. Vegetation protection objectives to be achieved

The objectives of protecting native vegetation are:

- to prevent a decline in the extent, continuity and quality of native vegetation and native fauna habitat;
- to protect and enhance the native vegetation of the Victorian Volcanic Plain; and
- to reduce disturbance to, and erosion of, surface soils and rocks.

The overall objective is to enhance the environmental and landscape values of the protected areas.

### 3. NATIVE VEGETATION TO BE PROTECTED

The native vegetation to be protected is described in Table 1 and illustrated in Figure 2 of this Plan.

No scattered indigenous trees exist within the area proposed in this Native Vegetation Precinct Plan.

The native vegetation to be retained as shown in Table 1 and Figure 2 should not be removed. The vegetation should be protected because a landscape wide approach to retention and removal of native vegetation has been adopted in the preparation of this Native Vegetation Precinct Plan rather than a site by site approach. Decisions relating to removal of certain individual trees and/or areas of native vegetation have been made in a holistic manner taking into account areas of native vegetation that should be protected. The *ad hoc* removal of native vegetation which should be protected may undermine the holistic and landscape wide approach of this Native Vegetation Precinct Plan.

**Table 1: Habitat Zones to be protected**

Property Number	Property Address (including Title Number)	Habitat Zone	EVC No. and initials	Size (ha)	Conservation Status	Conservation Significance
adjacent to 3 and 4	Bacchus Marsh Road Reserve	1/AVa	<i>Low-rainfall</i> Plains Grassland (132_63)	0.54	Endangered	High
		2/AX		0.36		
		3/AN		0.22		
adjacent to 8	O'Hallorans Road Reserve	4/ B		0.20		
4	185 Patullos Road (Lot 2)	5/ G		0.58		
		6/AF		0.06		
		7/ F		Plains Grassy Wetland (125)		
		8/AE	<i>Low-rainfall</i> Plains Grassland (132_63)	0.18		
6	295 Patullos Road (Lot 1)	9/ E		0.85		

#### **4. NATIVE VEGETATION THAT CAN BE REMOVED, DESTROYED OR LOPPED**

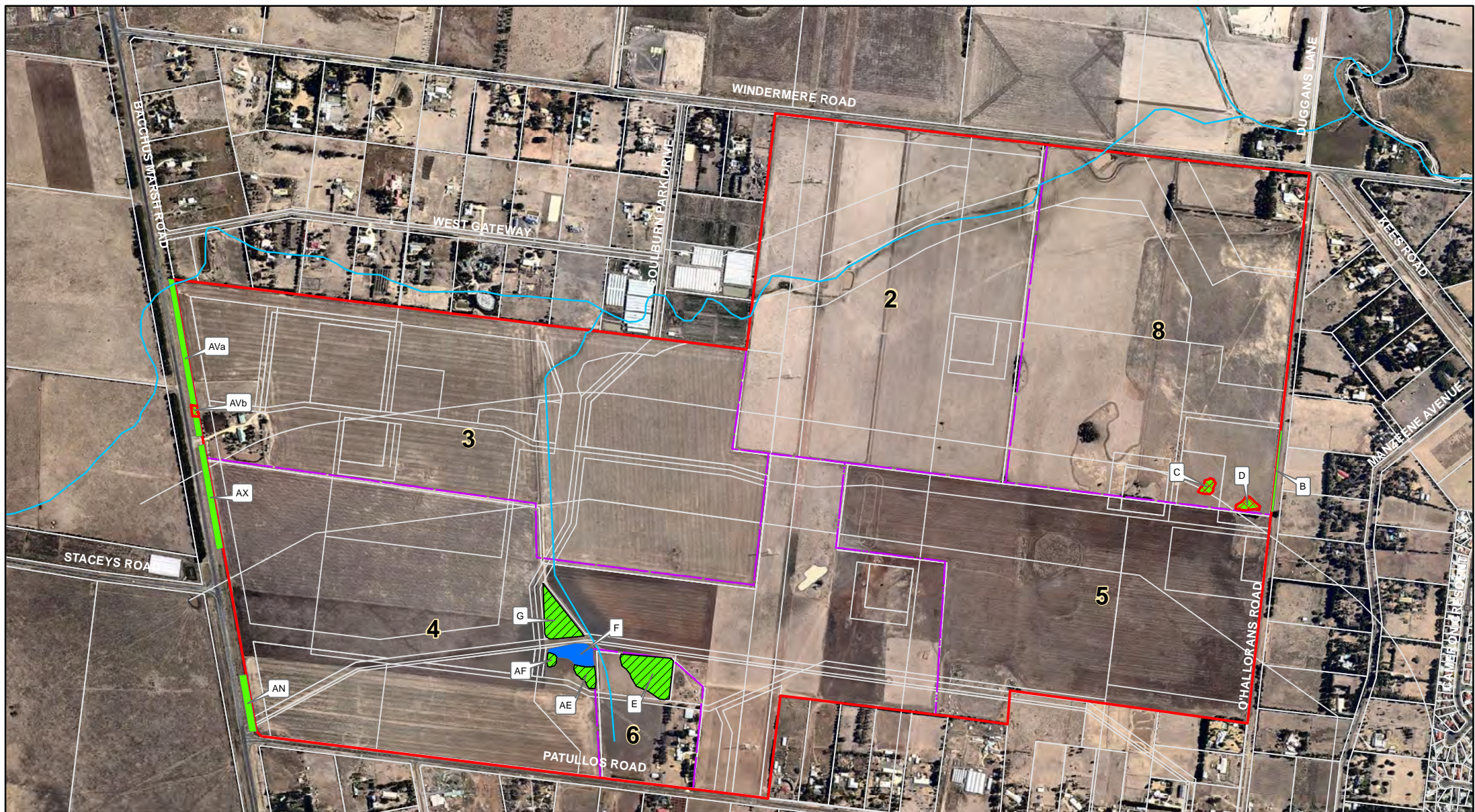
The native vegetation described in Table 2 and shown as native vegetation that can be removed in Figure 2 can be removed, destroyed or lopped, subject to the requirements and conditions set out below as allowed under Clause 52.16. Habitat Zone C is very small patch of isolated native vegetation (0.09 hectares). It does constitute an EPBC Act listed community (Natural Temperate Grassland of the Victorian Volcanic Plains) and can be removed subject to the submission of an EPBC Act Referral and the action being approved by the Department of Sustainability, Environment, Water, Population and Communities. It is considered unlikely that the removal would be deemed as a controlled action.

Table 2: Habitat zones that can be removed

Property Number	Property Address (including Title Number)	Habitat Zone (unique number and link to Figure 2)	EVC No. and initials	Size (ha)
adjacent to 3	Bacchus Marsh Road Reserve	11/AVb	Low-rainfall Plains Grassland (132_63)	0.07
8	385 Windermere Road (Lot 1)	10/C*		0.09
8	385 Windermere Road (Lot 1)	13/D		0.11
Total				0.27

*“Note: in the case where part of the habitat zone is to be retained and part is to be removed, the habitat zone has been split into two separate areas (a and b) in this Plan to allow retention of required part.”*

*\*Habitat Zone C constitutes an EPBC Act listed community (Natural Temperate Grassland of the Victorian Volcanic Plains) and can be removed subject to an EPBC Referral being submitted and the action being approved.*



**Legend**

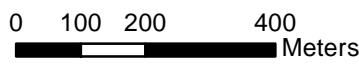
**Native Vegetation to be retained**

- Low-rainfall Plains Grassland (EVC 132\_63)
- Plains Grassy Wetland ( EVC 125)
- Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP)

**Native Vegetation to be removed**

- Low-rainfall Plains Grassland (EVC 132\_63)
- Plains Grassy Wetland ( EVC 125)

- Boundary of the Native Vegetation Precinct Plan
- Property Boundaries
- Development Footprint
- Creek & Drainage Lines
- 3 Property Numbers
- F Habitat Zones



**Figure 2: Native Vegetation to be retained and removed**

<b>Project: Lara West Growth Area</b>		
<b>Client: Lara Lakes Project Management Pty Ltd</b>		
Project No.: 8207	Date: 9/09/2013	Created By: R. Omodei / M. Ghasemi
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## **5. WORKS, PAYMENTS OR OTHER ACTIONS NECESSARY TO OFFSET VEGETATION SPECIFIED TO BE REMOVED, DESTROYED OR LOPPED**

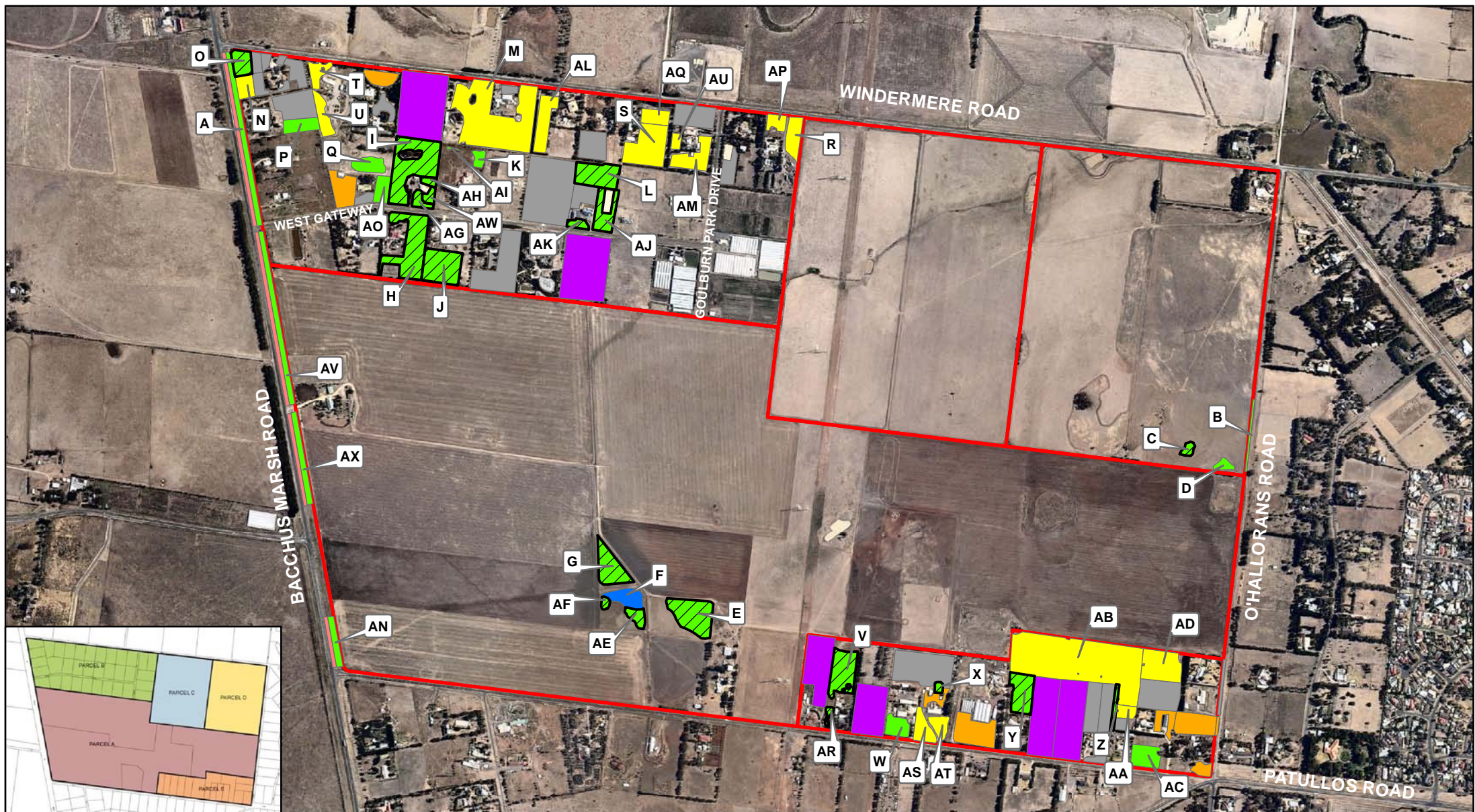
Vegetation offsets specified in Table 3 of this Plan are to be located on an appropriate third party offset site. This site is to be identified through the Department of Environments and Primary Industries' (DEPI) Bushbroker or the City of Greater Geelong.

### **General requirements for removal destruction or lopping of native vegetation**

- Any vegetation removal and disposal must not cause damage to vegetation stands to be retained and to drainage lines and/or watercourses; and
- The vegetation to be removed in accordance with this Plan must be marked on the site to the satisfaction of the Responsible Authority.

Table 3: Offset requirements for Habitat Zones for native vegetation that can be removed

Property Number	Property Address (including title number)	Habitat Zone	EVC No. & Name	Conservation Significance	Loss (Habitat Hectares)	Net Gain Multiplier	Gain Target (Hha) Offset to be achieved
adjacent to 3	Bacchus Marsh Road Reserve	11/AVb	<i>Low-rainfall</i> Plains Grassland (132_63)	High	0.02	1.5	0.03
8	385 Windermere Road (Lot 1)	10/C			0.03	1.5	0.05
8	385 Windermere Road (Lot 1)	13/ D			0.03	1.5	0.05
Totals					0.08		0.13



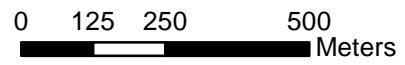
**Legend**

Study Area / Development Parcel

**Native Vegetation**

- Low-rainfall Plains Grassland (EVC 132\_63)
- Plains Grassy Wetland ( EVC 125)
- Minor Treeless Vegetation
- Modified Treeless Vegetation

- No Access
- Unassessable
- Regrowth
- Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP)



**Figure 3: Study Area and Native Vegetation**

**Project:** Lara Lakes, Lara

**Client:** ABC Project Management Pty Ltd.

**Project No.:** 8207      **Date:** 23/04/2012      **Created By:** R. Omodei / M. Ghasemi

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## **6. REQUIREMENTS**

No specific requirements apply regarding biodiversity issues within the Native Vegetation Precinct Plan.

## 7. CONDITIONS

The following conditions apply from the gazettal of the Native Vegetation Precinct Plan.

- This Native Vegetation Precinct Plan ceases to authorise any removal, destruction or lopping of any native vegetation after 1 July 2018. However, this Native Vegetation Precinct Plan will continue to protect vegetation identified in the plan to be retained.
- All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to *Construction Techniques for Sediment Pollution Control*, EPA, 1991.
- Only indigenous plants of local provenance may be used in revegetation works of conservation areas.
- Water run-off must be designed to ensure that native vegetation to be protected is not compromised.
- Any native vegetation to be removed (in accordance with this Native Vegetation Precinct Plan) must be clearly marked on site to the satisfaction of the Responsible Authority whilst works are being undertaken within the vicinity.
- Prior to the removal, destruction or lopping of any native vegetation within any given property (based on the property number in Figure 1 of this Plan) offsets must be provided, and a legal agreement entered into, in relation to all of the native vegetation within that property which this Native Vegetation Precinct Plan allows to be removed, destroyed or lopped, to the satisfaction of the Secretary to the Department of Environment and Primary Industries.
- In determining the offset to be required in relation to any property, the Secretary to the Department of Environment and Primary Industries will seek to give effect to the Permitted Clearing of Native Vegetation - Biodiversity Assessment Guidelines (DEPI 2013) and will be guided by the offsets identified in Table 5, in relation to the relevant vegetation authorised to be removed
- Prior to felling any tree which may be removed, the tree must be examined by a suitably qualified zoologist for the presence of fauna in hollows or external nests. If native fauna species are located, they must be salvaged and relocated to the closest suitable vegetation, in consultation with the Department of Environment and Primary Industries.
- Prior to the commencement of any works including vegetation removal a highly visible vegetation protection fence must be erected around twice the canopy distance of each scattered tree and more than 2 metres from areas of all other native vegetation which have been identified to be protected unless otherwise agreed to in writing by the Secretary to the Department of Environment and Primary Industries and to the satisfaction of the Responsible Authority.

- Any construction stockpiles, fill and machinery must be placed away from areas supporting native vegetation and drainage lines to the satisfaction of the responsible authority.

## **8. PROCEDURES FOR THE COLLECTION OF ANY PAYMENTS**

No payments are necessary or specified.

## 9. REFERENCE DOCUMENTS

Brett Lane & Associates Pty. Ltd. 2010, *Lara West Growth Area: Flora, Fauna and Net Gain Assessment*, Brett Lane & Associates Pty. Ltd., Hawthorn, Victoria.

Department of Environment and Primary Industries (DEPI) 2013: *Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines*, Melbourne, Victoria.

Department of Sustainability and Environment (DSE) 2010: *Biodiversity Precinct Structure Planning Kit*, Melbourne, Victoria.