



# Creamery Road Native Vegetation Precinct Plan

FINAL REPORT

Prepared for City of Greater Geelong

26 June 2024

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- M [redacted] Deaves (quality assurance)

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# 1. Introduction

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This is the Creamery Road Native Vegetation Precinct Plan (NVPP) listed under the Schedule to Clause 52.16 of the Greater Geelong Planning Scheme (Planning Scheme). This NVPP includes the information required under section 10 of *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (Guidelines). The Guidelines state that 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 the Guidelines, for native vegetation that can be removed, destroyed or lopped
- specify management responsibilities and actions for native vegetation to be retained, and
- provide an offset statement that includes evidence that an offset that meets offset requirements for the removal of native vegetation is available and explains how it will be secured in accordance with the Guidelines if the NVPP is incorporated. This statement must also include procedures for how the offset will be secured if the responsibility is divided amongst multiple properties or parties.

The Guidelines also state that an NVPP must include mechanisms for tracking the removal of native vegetation and corresponding securing of offsets, to ensure that this occurs in accordance with the NVPP.

The removal, destruction or lopping of native vegetation *in accordance* with this NVPP, does not require a planning permit provided conditions and requirements specified in this NVPP are met.

If native vegetation is proposed to be removed, destroyed or lopped *not in accordance* with this NVPP, a planning permit to remove native vegetation is required under Clause 52.16 of the Greater Geelong Planning Scheme. In this circumstance, an application for a permit must comply with the application requirements specified in the Guidelines. An application to remove native vegetation not in accordance with this incorporated NVPP must be supported by current site information, as per *Assessor's handbook – applications to remove, destroy or lop native vegetation* (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 Creamery Road NVPP is to:

- Summarise the biodiversity values across the precinct
- Apply a holistic, landscape wide approach to retention and removal of native vegetation across the precinct, considering biodiversity, land and water protection, and cultural values
- Ensure that areas retained for the protection of native vegetation are managed to conserve ecological values in accordance with the Northern and Western Geelong Growth Areas (NWGGA) Strategic Assessment approval made under Part 10 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), the NWGGA Biodiversity Conservation Strategy (BCS), and the Creamery Road Precinct Structure Plan (PSP)

- Ensure that the removal, destruction or lopping of native vegetation, and the management of the native vegetation specified to be retained is consistent with conserving the ecological values of these areas, and is in accordance with no net loss objective of the Guidelines
- Describe the offset requirements for any permitted removal, destruction or lopping of native vegetation as identified in this plan
- Streamline the planning approvals process through a landscape approach to native vegetation protection and management.

## 1.2. Vegetation protection objectives to be achieved

The objectives of the Creamery Road NVPP are to:

- Ensure there is no net loss to biodiversity as a result of the approved removal, destruction or lopping of native vegetation. This is achieved by applying the three-step approach in accordance with Clause 12.01-2 *Native vegetation management*, Clause 52.16 and the Guidelines.
- Apply a landscape approach to the management of native vegetation within the NVPP area, in accordance with Clause 11.02-2L *Northern and Western Geelong Growth Areas*, and Clause 12.01-1 *Protection of biodiversity*.
- Manage native vegetation to be retained in accordance with obligations under the *Catchment and Land Protection Act 1994*.
- Ensure that areas set aside to protect native vegetation are managed to conserve biodiversity and other values in accordance with the NWGGA Strategic Assessment approval made under Part 10 of the EPBC Act, the NWGGA BCS, and the Creamery Road PSP.
- Protect and enhance native vegetation and associated habitats (wildlife corridors) along Cowies Creek.

## 2. Area to which the NVPP applies

The Creamery Road NVPP applies to land within the NVPP Area shown on Map 1.

The NVPP occurs within the jurisdiction of the Corangamite Catchment Management Authority (CMA) and the City of Greater Geelong municipality.

The NVPP is located within the Moorabool River catchment, which subsequently feeds into the Barwon River and into the Lake Connewarre Ramsar complex.

The NVPP largely adheres to the boundaries of the Creamery Road PSP within the suburbs of Bell Post Hill, Moorabool and Batesford. The NVPP is within the Western Geelong Growth Area (WGGA), positioned north-west of the Geelong Ring Road and intended for accommodating the medium, and longer-term growth of Geelong. Existing land use within the Creamery Road PSP includes agriculture, recreation reserves, conservation reserves, rural and medium density housing, and educational facilities.

The NVPP diverges from the Creamery Road PSP boundaries in the below areas:

- The two below properties are excluded from the NVPP due to access constraints at the time of on-ground assessments for the WGGA:
  - 20 Avonlea Road (SPI: 1\TP102451)
  - 341-345 Ballarat Road (SPI: 1\PS402455)<sup>1</sup>
- The NVPP has been extended on the PSP’s southern boundary to incorporate the Ballarat Road reserve from Ballan Road intersection to the Geelong Ring Road.

Table 1 identifies the properties included within the area to which this NVPP applies. Property ID numbers in Map 1 correspond to those listed in Table 1.<sup>2</sup>

**Table 1 Land included within the area to which this NVPP applies**

Property ID no.	Property Address	Property SPI no.
1	200 Ballan Road, MOORABOOL VIC 3213	1\TP240293
2	35 Evans Road, MOORABOOL VIC 3213	2\TP668613
3	35 Evans Road, MOORABOOL VIC 3213	1\TP668613
4	Road Reserve (Evans Road)	

<sup>1</sup> Native Vegetation removal on these sites should be managed in accordance with Clause 52.17 of the Greater Geelong Planning Scheme and the Native Vegetation Removal Guidelines.

<sup>2</sup> Note that property address details may change as development occurs, Map 1 inclusion boundaries remain unchanged. For resolution of doubt contact City of Greater Geelong.

Property ID no.	Property Address	Property SPI no.
5	20 Evans Road, BELL POST HILL VIC 3215	2\LP203190
6	10 Evans Road, BELL POST HILL VIC 3215	1\LP203190
7	2 Evans Road, BELL POST HILL VIC 3215	1\TP754469
8	20 Evans Road, BELL POST HILL VIC 3215	1\TP81151
9	30 Avonlea Road, BELL POST HILL VIC 3215	103A\PP3179
10	30 Avonlea Road, BELL POST HILL VIC 3215	103B\PP3179
11	30 Avonlea Road, BELL POST HILL VIC 3215	103C\PP3179
12	100 Ballan Road, BELL POST HILL VIC 3215	109\PP3179
13	60 Avonlea Road, BELL POST HILL VIC 3215	106\PP3179
14	30 Avonlea Road, BELL POST HILL VIC 3215	PC357077
15	165 Bluestone Bridge Road, BELL POST HILL VIC 3215	1\TP219253
16	50 Avonlea Road, BELL POST HILL VIC 3215	1\TP968692
17	40 Avonlea Road, BELL POST HILL VIC 3215	1\TP959537
18	30 Avonlea Road, BELL POST HILL VIC 3215	1\TP942858
19	85-105 Bluestone Bridge Road, BELL POST HILL VIC 3215	1\PS403299
21	65-75 Bluestone Bridge Road, BELL POST HILL VIC 3215	1\PS518321
22	90-140 Bluestone Bridge Road, BELL POST HILL VIC 3215	1\PS518320
23	90-140 Bluestone Bridge Road, BELL POST HILL VIC 3215	1\PS546494
24	45 Avonlea Road, BELL POST HILL VIC 3215	1\TP833391
25	35 Avonlea Road, BELL POST HILL VIC 3215	1\TP956760
26	25 Avonlea Road, BELL POST HILL VIC 3215	1\TP837595
27	15 Avonlea Road, BELL POST HILL VIC 3215	3\PS518321

Property ID no.	Property Address	Property SPI no.
28	5 Avonlea Road, BELL POST HILL VIC 3215	2\PS518321
29	60 Ballan Road, BELL POST HILL VIC 3215	1\TP18620
30	35-55 Ballan Road, BATESFORD VIC 3213	2\LP75190
31	65 Creamery Road, BELL POST HILL VIC 3215	1\PS802308
32	125 Creamery Road, BELL POST HILL VIC 3215	1\TP957449
33	125 Creamery Road, BELL POST HILL VIC 3215	4\PS518321
34	125 Creamery Road, BELL POST HILL VIC 3215	7\PS518321
35	5 Creamery Road, BELL POST HILL VIC 3215	1\TP749472
36	15 Creamery Road, BELL POST HILL VIC 3215	2\LP97953
37	25 Creamery Road, BELL POST HILL VIC 3215	1\LP75190
38	55 Creamery Road, BELL POST HILL VIC 3215	1\TP82285
39	105 Creamery Road, BELL POST HILL VIC 3215	2\PS802308
40	85 Creamery Road, BELL POST HILL VIC 3215	2\PS515816
41	110 Creamery Road, BELL POST HILL VIC 3215	9\PS518321
42	120 Creamery Road, BELL POST HILL VIC 3215	8\PS518321
43	375 Ballarat Road, BATESFORD VIC 3213	1\TP18622
44	375 Ballarat Road, BATESFORD VIC 3213	1\TP751529
45	305 Ballarat Road, BATESFORD VIC 3213	1\PS713968
47	335-339 Ballarat Road, BATESFORD VIC 3213	2\PS402455
48	Road Reserve (Creamery/Avonlea Road)	
49	Road Reserve (Ballarat Road)	

### 3. Native vegetation to be removed

#### 3.1. Assessment pathway

The assessment pathway for native vegetation that can be removed (including the reason for the assessment pathway) is described in the *Native vegetation removal report* (BIO\_2024\_051) (Appendix A) and Table 2.

**Table 2 Assessment pathway and reason for the assessment pathway**

Assessment pathway	Detailed Assessment Pathway
Extent including past and proposed	20.430 hectares
Extent of past removal	0.000 hectares
Extent of proposed removal	20.430 hectares
No. Large trees proposed to be removed	0 large trees
Location category	Location 2

#### 3.2. Description of native vegetation to be removed

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 Table 3 and Table 4 and shown in Map 2 to this NVPP.
- Native vegetation that does not qualify as a patch of native vegetation or a scattered tree.

For native vegetation that appears following approval of this NVPP, and all other native vegetation in the NVPP area that is not identified as 'to be retained', advice should be sought from the relevant responsible authority as to whether a permit is required for its removal, destruction or lopping.

Habitat zone and tree labels in Table 3 and Table 4 correspond to habitat zone and tree labels in Map 2.

**Table 3 Native vegetation to be removed**

Habitat zone	Type	BioEVC code	BioEVC conservation status	Large tree(s)	Condition score	Extent	SBV score
CR1	Patch	wp_0132	Endangered	0	0.190	1.227	0.400
CR2	Patch	wp_0132	Endangered	0	0.190	1.185	0.720
CR3	Patch	wp_0132	Endangered	0	0.190	0.211	0.720
CR4	Patch	wp_0132	Endangered	0	0.190	0.420	0.423
CR7	Patch	wp_0132	Endangered	0	0.190	0.809	0.400
CR8	Patch	wp_0132	Endangered	0	0.190	0.305	0.371
CR9	Patch	wp_0132	Endangered	0	0.190	0.134	0.370
CR10	Patch	wp_0132	Endangered	0	0.190	7.941	0.390
CR11	Patch	wp_0132	Endangered	0	0.190	1.359	0.390
CR14	Patch	wp_0132	Endangered	0	0.190	3.675	0.403
CR15	Patch	wp_0132	Endangered	0	0.190	2.347	0.404
CR16	Patch	wp_0132	Endangered	0	0.190	0.463	0.400
CR18 (Part)	Patch	wp_0068	Endangered	0	0.170	0.064	0.420
CR19 (Part)	Patch	wp_0068	Endangered	0	0.170	0.052	0.440
CR20	Patch	wp_0821	Depleted	0	0.260	0.019	0.640

**Note:** SBV score = Strategic Biodiversity Value score. HI score = Habitat importance score.

**Table 4 Information about trees to be removed**

Tree no.	Type and size	Scientific name	Common name	Circumference (cm)
1	SST	<i>Eucalyptus melliodora</i>	Yellow Box	20
2	SST	<i>Eucalyptus melliodora</i>	Yellow Box	22
3	SST	<i>Eucalyptus melliodora</i>	Yellow Box	24
4	SST	<i>Eucalyptus melliodora</i>	Yellow Box	31
5	SST	<i>Eucalyptus melliodora</i>	Yellow Box	19
6	SST	<i>Eucalyptus melliodora</i>	Yellow Box	22
7	SST	<i>Eucalyptus melliodora</i>	Yellow Box	24

**Note:** SST = Small scattered tree.

## 4. Native vegetation offsets

### 4.1. Offset requirement for native vegetation to be removed

The offset requirements for native vegetation that can be removed are described in the *Native vegetation removal report* (BIO\_2024\_051) (Appendix A) and Table 5.

The offset requirements divided amongst multiple properties or parties are described in the *Native vegetation removal report* (BIO\_2024\_051) (Appendix A) and Table 6.

**Table 5 Total offset requirements for NVPP area**

<b>General offset amount</b>	<b>4,142 general habitat units</b>
<b>Vicinity</b>	Greater Geelong City Council (GGCC) or Corangamite Catchment Management Authority (CMA)
<b>Minimum strategic biodiversity value score</b>	0.338
<b>Large trees*</b>	0 large trees

**Table 6 Offset requirements divided amongst multiple properties or parties**

<b>Property ID no.</b>	<b>General offset amount</b> (general habitat units)	<b>Vicinity</b>	<b>Minimum SBV score</b>	<b>Species offset amount</b> (species habitat units)	<b>Large trees</b>
1	0.012	GGCC or CCMA	0.420	0	0
4	0.001	GGCC or CCMA	0.440	0	0
5	0.009	GGCC or CCMA	0.440	0	0
13	3.222	GGCC or CCMA	0.316	0	0
27	0.161	GGCC or CCMA	0.400	0	0
30	0.245	GGCC or CCMA	0.300	0	0
31	0.003	GGCC or CCMA	0.370	0	0
41	0.229	GGCC or CCMA	0.494	0	0
42	0.192	GGCC or CCMA	0.720	0	0
48	0.007	GGCC or CCMA	0.140	0	0
49	0.062	GGCC or CCMA	0.565	0	0

**Note:** SBV = strategic biodiversity value score. The number of large trees that the offset must protect can be protected in either the general, species or combination across all habitat units protected. CCMA = Corangamite Catchment Management Authority, GGCC = Greater Geelong City Council.

## 4.2. Offset statement

### 4.2.1. Statement

The required offsets must be secured before the native vegetation can be removed, destroyed or lopped. The individual or organisation proposing to remove, lop or destroy native vegetation identified for removal in this NVPP is responsible for ensuring that the required offsets (i.e. General Habitat Units) have been secured prior to any permitted clearing.

The provision of offsets must accord with the permit conditions, and the conditions provided in Section 6 of this NVPP. The individual or organisation may deliver a first party offset or purchase a native vegetation credit from a third party. In both circumstances the offset will need to be, as a priority, located within the City of Greater Geelong municipal boundary, unless otherwise agreed with the responsible authority. If the required offsets are not able to be met within City of Greater Geelong, they must be met within the Corangamite Catchment Management Authority area.

An individual or organisation can meet their offset obligations by:

- Securing a third party offset through the purchase of native vegetation credits from the Native Vegetation Credit Register via an accredited broker;
- Establishing a new offset site, agreed to by a third party; or,
- If eligible, establishing a first-party offset site on their own land which is then registered on the Native Vegetation Offset Register.

### 4.2.2. Collection of payments

Any offset costs are to be paid by the individual or organisation who propose to remove, lop or destroy the native vegetation identified for removal as part of the NVPP.

## 5. Native vegetation to be retained

### 5.1. Description of native vegetation to be retained

The native vegetation to be retained is described in Table 7 and shown in Map 2 of this NVPP.

Habitat zones in Table 7 correspond to habitat zones shown in Map 2.

Native vegetation identified in this NVPP as ‘to be retained’ has been identified following a strategic approach to retaining native vegetation with greater biodiversity or other value.

Native vegetation retention has focussed on areas displaying the following attributes:

- Highest quality and retention value
- Highest persistence potential
- Co-occurrence with matter/s of national environmental significance (MNES) protected under the EPBC Act.

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 7 Native vegetation to be retained**

Habitat zone	Type	BioEVC code	BioEVC		Condition score	Extent (ha)	SBV score
			Conservation status	Large tree(s)			
<b>CR5</b>	Patch	vwp_0132	En	0	0.190	0.155	0.380
<b>CR6</b>	Patch	vwp_0132	En	0	0.190	0.159	0.380
<b>CR12*</b>	Patch	VVP_0132	En	0	0.190	0.138	NA
<b>CR13*</b>	Patch	VVP_0132	En	0	0.190	0.439	NA
<b>CR17*</b>	Patch	VVP_0068	En	0	0.170	1.153	NA
<b>CR18*</b>	Patch	VVP_0068	En	0	0.170	0.325	NA
<b>CR19*</b>	Patch	VVP_0068	En	0	0.170	3.262	NA

**Note:** En = endangered. SBV = Strategic Biodiversity Value score. \* = Located within Cowies Creek Conservation Area

## **5.2. Management responsibilities and actions**

### **5.2.1. Native vegetation to be retained**

The owners of all land containing native vegetation to be retained must meet any existing legal obligations to manage the land.

For native vegetation to be retained located within the Cowies Creek Conservation Area (Noted with an \* in Table 7). This obligation will remain in place until such time as the land is vested in the City of Greater Geelong for conservation purposes.

At such a point as land is vested, the protection and ongoing management becomes the responsibility of the City of Greater Geelong and is to be implemented in accordance with the Cowies Creek Conservation Management Plan.

## 6. Conditions for removal of native vegetation

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The native vegetation identified in Table 3, Table 4 and shown in Map 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:

- 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.
- 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.
  - 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.
    - Other evidence that meets the requirements described in section 5 of this NVPP.
    - An allocated credit extract from the Native Vegetation Credit Register.
- 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 scattered trees and trees within patches of native vegetation must meet the minimum standards for a tree protection zone described in AS 4970-2009 *Protection of trees on development sites* or succeeding Australian Standard.
  - Fencing around patches of native vegetation must be erected at a minimum distance of 2 metres from the retained native vegetation. Fencing must remain in place for the duration of works.

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.
- Prior to felling of 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. Whenever possible tree removal should not occur during spring and early summer to avoid disturbing active nests. If native fauna species are located, they must be salvaged and relocated to the closest

suitable vegetation, in consultation with the Department of Energy, Environment and Climate Action (DEECA) and the Responsible Authority.

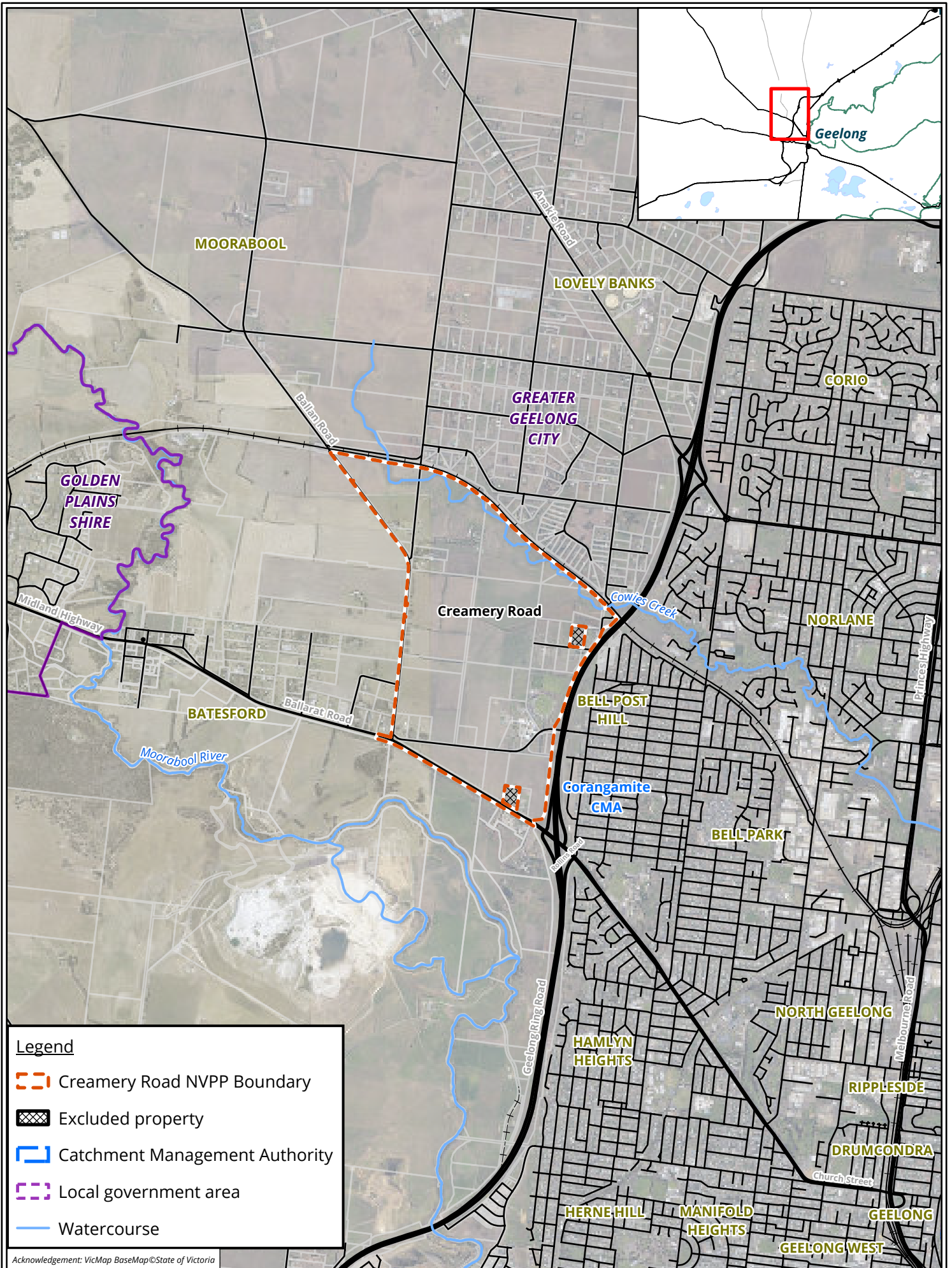
- All indigenous trees permitted to be removed must be relocated into protected conservation areas within the NVPP or a nearby conservation reserve for inclusion as large logs, in consultation with DEECA and the Responsible Authority. These logs must be cut into a minimum of 1.5 metre lengths and placed into the conservation areas under the direction of a suitably qualified ecologist or Council environment officer, with the written consent of the Responsible Authority.
- 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.
- Prior to the removal of vegetation the Responsible Authority and/or DEECA must be given an opportunity to salvage genetic material from flora species for use in nearby Public Reserves.
- All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to relevant EPA Guidelines (<https://www.epa.vic.gov.au/for-business/find-a-topic/construction-industry-guidance>).
- Water run-off must be designed to ensure that native vegetation to be retained is not compromised.

The following condition must be included on any subdivision permit:

- Prior to *[insert appropriate timeframe: the beginning of any works authorised by this permit /, certification of the plan of subdivision / other timeframe as appropriate]* a statement of intention must be provided to the satisfaction of the responsible authority. The statement must include:
  - The purpose of the subdivision.
  - 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.

## 7. Maps

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**Legend**

- - - Creamery Road NVPP Boundary
- Excluded property
- Catchment Management Authority
- Local government area
- Watercourse

Acknowledgement: VicMap BaseMap © State of Victoria

**Map 1: Location of Creamery Road Native Vegetation**

**Precinct**

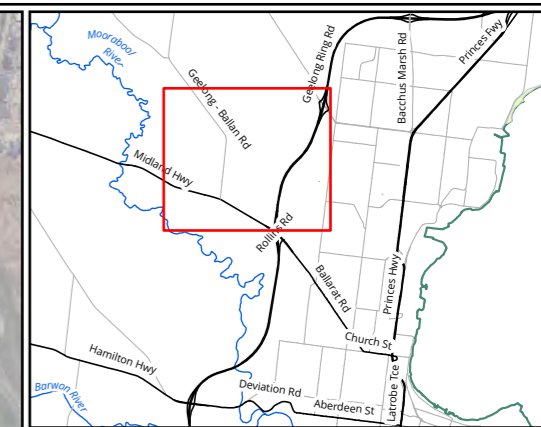
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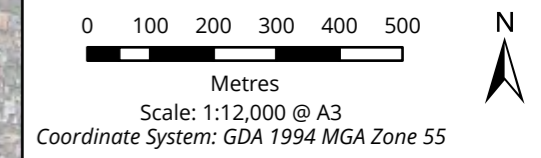


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- Legend**
- Creamery Road NVPP Boundary
  - Small scattered tree - to be removed
  - Vegetation to be retained
  - Vegetation to be removed

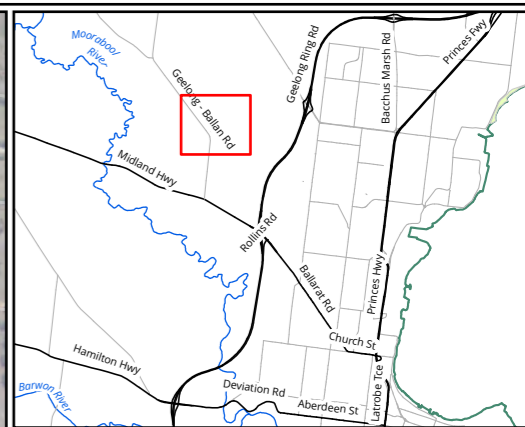
**Map 2. Overview Native vegetation to be removed or retained**



**biosis**

Matter: 34591,  
Date: 24 June 2024,  
Prepared for: CE, Prepared by: MK, Last edited by: mknudsen  
Layout: Figure 2 Veg mapping  
Project: P:\34500s\34591\Mapping\  
34591\_Planning\_Mapping.aprx

Acknowledgements: VicMap BaseMap © State of Victoria



- Legend**
- Creamery Road NVPP Boundary
  - Vegetation to be retained
  - Vegetation to be removed

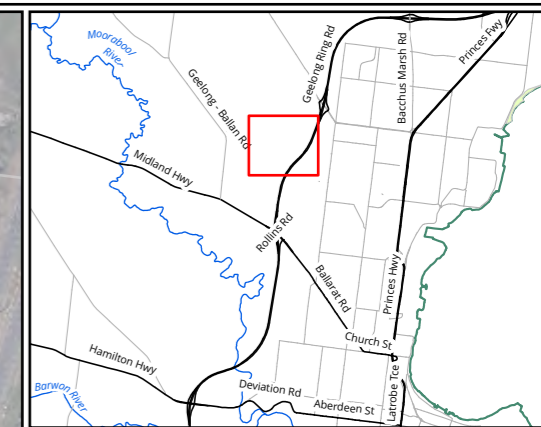
**Map 2.9 Native vegetation to be removed or retained**




0 40 80 120 160 200  
 Metres  
 Scale: 1:5,000 @ A3  
 Coordinate System: GDA 1994 MGA Zone 55



Matter: 34591,  
 Date: 24 June 2024,  
 Prepared for: CE, Prepared by: MK, Last edited by: mknudsen  
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 Project: P:\34500s\34591\Mapping\  
 34591\_Planning\_Mapping.aprx

Acknowledgements: VicMap BaseMap © State of Victoria



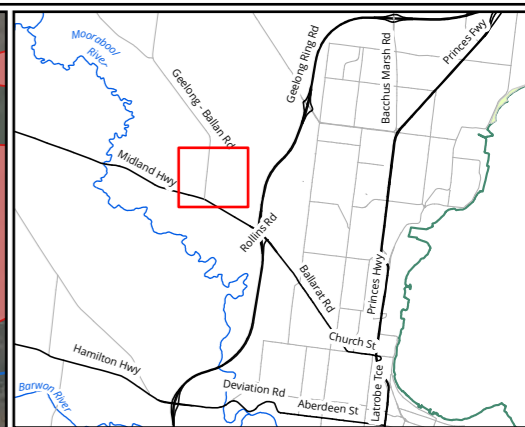
- Legend**
-  Creamery Road NVPP Boundary
  -  Vegetation to be retained
  -  Vegetation to be removed

**Map 2.10 Native vegetation to be removed or retained**

0 40 80 120 160 200  
Metres  
Scale: 1:5,000 @ A3  
Coordinate System: GDA 1994 MGA Zone 55



Matter: 34591,  
Date: 24 June 2024,  
Prepared for: CE, Prepared by: MK, Last edited by: mknudsen  
Layout: Figure 2 Veg mapping  
Project: P:\34500s\34591\Mapping\  
34591\_Planning\_Mapping.aprx



- Legend**
- Creamery Road NVPP Boundary
  - Small scattered tree - to be removed
  - Vegetation to be removed

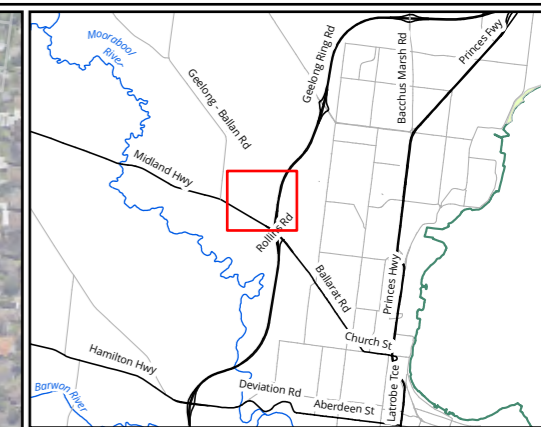
**Map 2.11 Native vegetation to be removed or retained**

0 40 80 120 160 200  
 Metres  
 Scale: 1:5,000 @ A3  
 Coordinate System: GDA 1994 MGA Zone 55



Matter: 34591,  
 Date: 24 June 2024,  
 Prepared for: CE, Prepared by: MK, Last edited by: mknudsen  
 Layout: Figure 2 Veg mapping  
 Project: P:\34500s\34591\Mapping\  
 34591\_Planning\_Mapping.aprx

Acknowledgements: VicMap BaseMap © State of Victoria



- Legend**
- Creamery Road NVPP Boundary
  - Small scattered tree - to be removed
  - Vegetation to be retained
  - Vegetation to be removed

**Map 2.12 Native vegetation to be removed or retained**

0 40 80 120 160 200  
 Metres  
 Scale: 1:5,000 @ A3  
 Coordinate System: GDA 1994 MGA Zone 55



Matter: 34591,  
 Date: 24 June 2024,  
 Prepared for: CE, Prepared by: MK, Last edited by: mknudsen  
 Layout: Figure 2 Veg mapping  
 Project: P:\34500s\34591\Mapping\  
 34591\_Planning\_Mapping.aprx

Acknowledgements: VicMap BaseMap © State of Victoria

## Appendix A. Native vegetation removal report

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

Date of issue: 26/06/2024  
Time of issue: 11:00 am

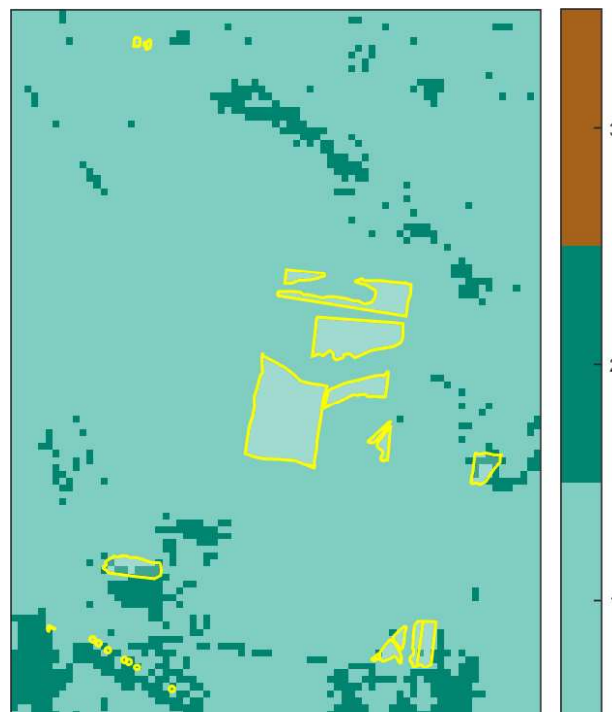
Report ID: BIO\_2024\_051

<b>Project ID</b>	CreameryRD_VL_34591_V3
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## Assessment pathway

Assessment pathway	Detailed Assessment Pathway
Extent including past and proposed	20.430 ha
Extent of past removal	0.000 ha
Extent of proposed removal	20.430 ha
No. Large trees proposed to be removed	0
Location category of proposed removal	Location 2 The native vegetation is in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map). Removal of less than 0.5 hectares of native vegetation in this location will not have a significant impact on any habitat for a rare or threatened species.

### 1. Location map



## Total Offset requirements if a permit is granted

Any approval granted will include a condition to obtain an offset that meets the following requirements:

<b>General offset amount<sup>1</sup></b>	4.142 general habitat units
Vicinity	Corangamite Catchment Management Authority (CMA) or Greater Geelong City Council
Minimum strategic biodiversity value score <sup>2</sup>	0.338
Large trees	0 large trees

## Offset requirements if a permit is granted for Property 1

Any approval granted will include a condition to obtain an offset that meets the following requirements:

<b>General offset amount<sup>3</sup></b>	0.012 general habitat units
Vicinity	Corangamite Catchment Management Authority (CMA) or Greater Geelong City Council
Minimum strategic biodiversity value score <sup>4</sup>	0.420
Large trees	0 large trees

## Offset requirements if a permit is granted for Property 13

Any approval granted will include a condition to obtain an offset that meets the following requirements:

<b>General offset amount<sup>5</sup></b>	3.222 general habitat units
Vicinity	Corangamite Catchment Management Authority (CMA) or Greater Geelong City Council
Minimum strategic biodiversity value score <sup>6</sup>	0.316
Large trees	0 large trees

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

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species mapped at the site.

Appendix 3 includes maps showing native vegetation to be removed and extracts of relevant species habitat importance maps

<sup>1</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>2</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

<sup>3</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>4</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

<sup>5</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>6</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

## Offset requirements if a permit is granted for Property 27

Any approval granted will include a condition to obtain an offset that meets the following requirements:

<b>General offset amount<sup>7</sup></b>	0.161 general habitat units
Vicinity	Corangamite Catchment Management Authority (CMA) or Greater Geelong City Council
Minimum strategic biodiversity value score <sup>8</sup>	0.400
Large trees	0 large trees

## Offset requirements if a permit is granted for Property 30

Any approval granted will include a condition to obtain an offset that meets the following requirements:

<b>General offset amount<sup>9</sup></b>	0.245 general habitat units
Vicinity	Corangamite Catchment Management Authority (CMA) or Greater Geelong City Council
Minimum strategic biodiversity value score <sup>10</sup>	0.400
Large trees	0 large trees

## Offset requirements if a permit is granted for Property 31

Any approval granted will include a condition to obtain an offset that meets the following requirements:

<b>General offset amount<sup>11</sup></b>	0.003 general habitat units
Vicinity	Corangamite Catchment Management Authority (CMA) or Greater Geelong City Council
Minimum strategic biodiversity value score <sup>12</sup>	0.370
Large trees	0 large trees

<sup>7</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>8</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

<sup>9</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>10</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

<sup>11</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>12</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

## Offset requirements if a permit is granted for Property 4

Any approval granted will include a condition to obtain an offset that meets the following requirements:

<b>General offset amount<sup>13</sup></b>	0.001 general habitat units
Vicinity	Corangamite Catchment Management Authority (CMA) or Greater Geelong City Council
Minimum strategic biodiversity value score <sup>14</sup>	0.440
Large trees	0 large trees

## Offset requirements if a permit is granted for Property 41

Any approval granted will include a condition to obtain an offset that meets the following requirements:

<b>General offset amount<sup>15</sup></b>	0.229 general habitat units
Vicinity	Corangamite Catchment Management Authority (CMA) or Greater Geelong City Council
Minimum strategic biodiversity value score <sup>16</sup>	0.494
Large trees	0 large trees

## Offset requirements if a permit is granted for Property 42

Any approval granted will include a condition to obtain an offset that meets the following requirements:

<b>General offset amount<sup>17</sup></b>	0.192 general habitat units
Vicinity	Corangamite Catchment Management Authority (CMA) or Greater Geelong City Council
Minimum strategic biodiversity value score <sup>18</sup>	0.720
Large trees	0 large trees

<sup>13</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>14</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

<sup>15</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>16</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

<sup>17</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>18</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

## Offset requirements if a permit is granted for Property 48

Any approval granted will include a condition to obtain an offset that meets the following requirements:

<b>General offset amount<sup>19</sup></b>	0.007 general habitat units
Vicinity	Corangamite Catchment Management Authority (CMA) or Greater Geelong City Council
Minimum strategic biodiversity value score <sup>20</sup>	0.140
Large trees	0 large trees

## Offset requirements if a permit is granted for Property 49

Any approval granted will include a condition to obtain an offset that meets the following requirements:

<b>General offset amount<sup>21</sup></b>	0.062 general habitat units
Vicinity	Corangamite Catchment Management Authority (CMA) or Greater Geelong City Council
Minimum strategic biodiversity value score <sup>22</sup>	0.565
Large trees	0 large trees

## Offset requirements if a permit is granted for Property 5

Any approval granted will include a condition to obtain an offset that meets the following requirements:

<b>General offset amount<sup>23</sup></b>	0.009 general habitat units
Vicinity	Corangamite Catchment Management Authority (CMA) or Greater Geelong City Council
Minimum strategic biodiversity value score <sup>24</sup>	0.440
Large trees	0 large trees

## Next steps

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

If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. Council will refer your application to DELWP for assessment, as required. **This report is not a referral assessment by DELWP.**

<sup>19</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>20</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

<sup>21</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>22</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

<sup>23</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>24</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

# Native vegetation removal report

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

Refer to the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) for a full list of application requirements. This report provides information that meets the following application requirements:

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

Additional application requirements must be met including:

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

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Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.

For more information contact the DELWP Customer Service Centre 136 186

[www.delwp.vic.gov.au](http://www.delwp.vic.gov.au)

## Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes or that a permit to remove native vegetation will be granted.

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.

## Appendix 1: Description of native vegetation to be removed

The species-general offset test was applied to your proposal. This test determines if the proposed removal of native vegetation has a proportional impact on any rare or threatened species habitats above the species offset threshold. The threshold is set at 0.005 per cent of the mapped habitat value for a species. When the proportional impact is above the species offset threshold a species offset is required. This test is done for all species mapped at the site. Multiple species offsets will be required if the species offset threshold is exceeded for multiple species.

Where a zone requires species offset(s), the species habitat units for each species in that zone is calculated by the following equation in accordance with the Guidelines:

$$\text{Species habitat units} = \text{extent} \times \text{condition} \times \text{species landscape factor} \times 2, \text{ where the species landscape factor} = 0.5 + (\text{habitat importance score}/2)$$

The species offset amount(s) required is the sum of all species habitat units per zone

Where a zone does not require a species offset, the general habitat units in that zone is calculated by the following equation in accordance with the Guidelines:

$$\text{General habitat units} = \text{extent} \times \text{condition} \times \text{general landscape factor} \times 1.5, \text{ where the general landscape factor} = 0.5 + (\text{strategic biodiversity value score}/2)$$

The general offset amount required is the sum of all general habitat units per zone.

### Native vegetation to be removed

Zone	Information provided by or on behalf of the applicant in a GIS file						Information calculated by EnSym					
	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
1-30	Patch	wp_0132	Endangered	0	no	0.190	1.227	1.227	0.400		0.245	General
1-42	Patch	wp_0132	Endangered	0	no	0.190	0.783	0.783	0.720		0.192	General
1-41	Patch	vp_0132	Endangered	0	no	0.190	0.211	0.211	0.720		0.052	General
2-41	Patch	vp_0132	Endangered	0	no	0.190	0.380	0.380	0.453		0.079	General
1-27	Patch	vp_0132	Endangered	0	no	0.190	0.809	0.809	0.400		0.161	General
1-13	Patch	vp_0132	Endangered	0	no	0.190	0.305	0.305	0.371		0.060	General
2-13	Patch	vp_0132	Endangered	0	no	0.190	0.134	0.134	0.370		0.026	General
3-13	Patch	vp_0132	Endangered	0	no	0.190	7.927	7.927	0.391		1.571	General
4-13	Patch	vp_0132	Endangered	0	no	0.190	1.359	1.359	0.390		0.269	General
5-13	Patch	vp_0132	Endangered	0	no	0.190	3.675	3.675	0.403		0.735	General
6-13	Patch	vp_0132	Endangered	0	no	0.190	2.347	2.347	0.404		0.469	General

Information provided by or on behalf of the applicant in a GIS file										Information calculated by EnSym				
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type		
7-13	Patch	wp_0132	Endangered	0	no	0.190	0.463	0.463	0.400		0.092	General		
1-49	Patch	wp_0821	Depleted	0	no	0.260	0.019	0.019	0.640		0.006	General		
2-49	Scattered Tree	wp_0132	Endangered	0	no	0.200	0.031	0.031	0.753		0.008	General		
3-49	Scattered Tree	wp_0132	Endangered	0	no	0.200	0.031	0.030	0.760		0.008	General		
4-49	Scattered Tree	wp_0132	Endangered	0	no	0.200	0.031	0.031	0.760		0.008	General		
5-49	Scattered Tree	wp_0132	Endangered	0	no	0.200	0.031	0.031	0.430		0.007	General		
6-49	Scattered Tree	wp_0132	Endangered	0	no	0.200	0.031	0.031	0.760		0.008	General		
7-49	Scattered Tree	wp_0132	Endangered	0	no	0.200	0.031	0.030	0.760		0.008	General		
8-49	Scattered Tree	wp_0132	Endangered	0	no	0.200	0.031	0.031	0.760		0.008	General		
1-31	Patch	wp_0132	Endangered	0	no	0.190	0.014	0.014	0.370		0.003	General		
3-41	Patch	wp_0132	Endangered	0	no	0.190	0.402	0.402	0.720		0.099	General		
1-48	Patch	wp_0132	Endangered	0	no	0.190	0.040	0.040	0.140		0.007	General		
1-1	Patch	wp_0068	Endangered	0	no	0.170	0.064	0.064	0.420		0.012	General		
1-5	Patch	wp_0068	Endangered	0	no	0.170	0.046	0.046	0.440		0.009	General		
1-4	Patch	wp_0068	Endangered	0	no	0.170	0.006	0.006	0.440		0.001	General		

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

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

Species common name	Species scientific name	Species number	Conservation status	Group	Habitat impacted	% habitat value affected
Melbourne Yellow-gum	<i>Eucalyptus leucoxylon subsp. connata</i>	504484	Vulnerable	Dispersed	Habitat importance map	0.0004
Small Golden Moths	<i>Diuris basaltica</i>	501473	Endangered	Dispersed	Habitat importance map	0.0004
Heath Spear-grass	<i>Austrostipa exilis</i>	503984	Rare	Dispersed	Habitat importance map	0.0003
Spiny Rice-flower	<i>Pimelea spinescens subsp. spinescens</i>	504823	Endangered	Dispersed	Habitat importance map	0.0001
Snowy Mint-bush	<i>Prostanthera nivea var. nivea</i>	502746	Rare	Dispersed	Habitat importance map	0.0001
Button Wrinklewort	<i>Rutidosis leptorhynchoides</i>	502982	Endangered	Dispersed	Habitat importance map	0.0001
Brackish Plains Buttercup	<i>Ranunculus diminitus</i>	504314	Rare	Dispersed	Habitat importance map	0.0001
Large-headed Fireweed	<i>Senecio macrocarpus</i>	503116	Endangered	Dispersed	Habitat importance map	0.0001
Velvet Daisy-bush	<i>Olearia pannosa subsp. cardiophylla</i>	502317	Vulnerable	Dispersed	Habitat importance map	0.0001
Plump Swamp Wallaby-grass	<i>Amphibromus pithogastrus</i>	503624	Endangered	Dispersed	Habitat importance map	0.0001
Arching Flax-lily	<i>Dianella sp. aff. longifolia (Benambra)</i>	505560	Vulnerable	Dispersed	Habitat importance map	0.0001
Purple Diuris	<i>Diuris punctata</i>	501084	Vulnerable	Dispersed	Habitat importance map	0.0001
Pale Swamp Everlasting	<i>Coronidium gunnianum</i>	504655	Vulnerable	Dispersed	Habitat importance map	0.0001
Rye Beetle-grass	<i>Tripogon loliiformis</i>	503455	Rare	Dispersed	Habitat importance map	0.0001
Small Scurf-pea	<i>Cullen parvum</i>	502773	Endangered	Dispersed	Habitat importance map	0.0001
Clumping Golden Moths	<i>Diuris gregaria</i>	504887	Endangered	Dispersed	Habitat importance map	0.0001
Large-flower Crane's-bill	<i>Geranium sp. 1</i>	505342	Endangered	Dispersed	Habitat importance map	0.0001

Purple Blown-grass	<i>Lachnagrostis punicea</i> subsp. <i>punicea</i>	504206	Rare	Dispersed	Habitat importance map	0.0000
Tough Scurf-pea	<i>Cullen tenax</i>	502776	Endangered	Dispersed	Habitat importance map	0.0000
Matted Flax-lily	<i>Dianella amoena</i>	505084	Endangered	Dispersed	Habitat importance map	0.0000
Pale-flower Crane's-bill	<i>Geranium</i> sp. 3	505344	Rare	Dispersed	Habitat importance map	0.0000
Dark Wire-grass	<i>Aristida calycina</i> var. <i>calycina</i>	503630	Rare	Dispersed	Habitat importance map	0.0000
Wavy Swamp Wallaby-grass	<i>Amphibromus sinuatus</i>	503625	Vulnerable	Dispersed	Habitat importance map	0.0000
Hairy Tails	<i>Ptilotus erubescens</i>	502825	Vulnerable	Dispersed	Habitat importance map	0.0000
Rosemary Grevillea	<i>Grevillea rosmarinifolia</i> subsp. <i>rosmarinifolia</i>	504066	Rare	Dispersed	Habitat importance map	0.0000
Clover Glycine	<i>Glycine latrobeana</i>	501456	Vulnerable	Dispersed	Habitat importance map	0.0000
Woodland Leek-orchid	<i>Prasophyllum</i> sp. aff. <i>validum</i> A	505904	Endangered	Dispersed	Habitat importance map	0.0000
Branching Groundsel	<i>Senecio cunninghamii</i> var. <i>cunninghamii</i>	503104	Rare	Dispersed	Habitat importance map	0.0000
Swamp Everlasting	<i>Xerochrysum palustre</i>	503763	Vulnerable	Dispersed	Habitat importance map	0.0000
Small Milkwort	<i>Comesperma polygaloides</i>	500798	Vulnerable	Dispersed	Habitat importance map	0.0000
Golden Cowslips	<i>Diuris behrii</i>	501061	Vulnerable	Dispersed	Habitat importance map	0.0000
Dwarf Brooklime	<i>Gratiola pumilo</i>	503753	Rare	Dispersed	Habitat importance map	0.0000
Leafy Twig-sedge	<i>Cladium procerum</i>	500786	Rare	Dispersed	Habitat importance map	0.0000
Buloke	<i>Allocasuarina luehmannii</i>	500678	Endangered	Dispersed	Habitat importance map	0.0000
Austral Tobacco	<i>Nicotiana suaveolens</i>	502275	Rare	Dispersed	Habitat importance map	0.0000
Tufted Grass-tree	<i>Xanthorrhoea caespitosa</i>	505088	Rare	Dispersed	Habitat importance map	0.0000
Cane Spear-grass	<i>Austrostipa breviglumis</i>	503268	Rare	Dispersed	Habitat importance map	0.0000
Late-flower Flax-lily	<i>Dianella tarda</i>	505085	Vulnerable	Dispersed	Habitat importance map	0.0000
Annual Fireweed	<i>Senecio glomeratus</i> subsp. <i>longifructus</i>	507144	Rare	Dispersed	Habitat importance map	0.0000
Black Falcon	<i>Falco subniger</i>	10238	Vulnerable	Dispersed	Habitat importance map	0.0000

Buloke Mistletoe	<i>Amyema linophylla subsp. orientalis</i>	500217	Vulnerable	Dispersed	Habitat importance map	0.0000
Grey Goshawk	<i>Accipiter novaehollandiae novaehollandiae</i>	10220	Vulnerable	Dispersed	Habitat importance map	0.0000
Brittle Greenhood	<i>Pterostylis truncata</i>	502821	Endangered	Dispersed	Habitat importance map	0.0000
Port Lincoln Snake	<i>Parasuta spectabilis</i>	12813	Vulnerable	Dispersed	Habitat importance map	0.0000
White-throated Needletail	<i>Hirundapus caudacutus</i>	10334	Vulnerable	Dispersed	Habitat importance map	0.0000
Swamp Diuris	<i>Diuris palustris</i>	501082	Vulnerable	Dispersed	Habitat importance map	0.0000
Waterbush	<i>Myoporum montanum</i>	502240	Rare	Dispersed	Habitat importance map	0.0000

#### Habitat group

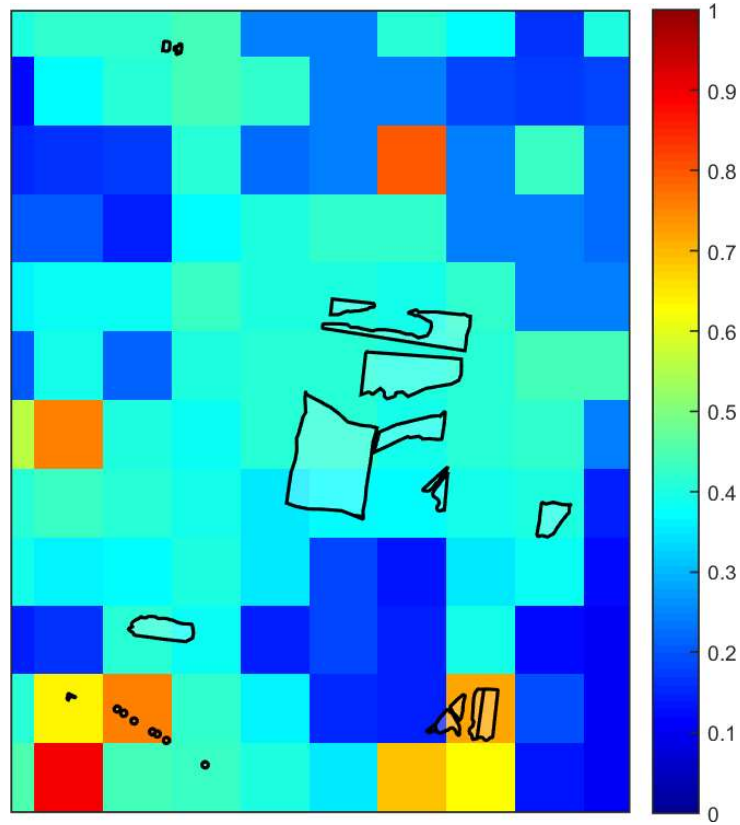
- Highly localised habitat means there is 2000 hectares or less mapped habitat for the species
- Dispersed habitat means there is more than 2000 hectares of mapped habitat for the species

#### Habitat impacted

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

# Appendix 3 – Images of mapped native vegetation

## 2. Strategic biodiversity values map



## 3. Aerial photograph showing mapped native vegetation



**4. Map of the property in context**

Yellow boundaries denote areas of proposed native vegetation removal.



