

Spring Creek Native Vegetation Precinct Plan

April 2016



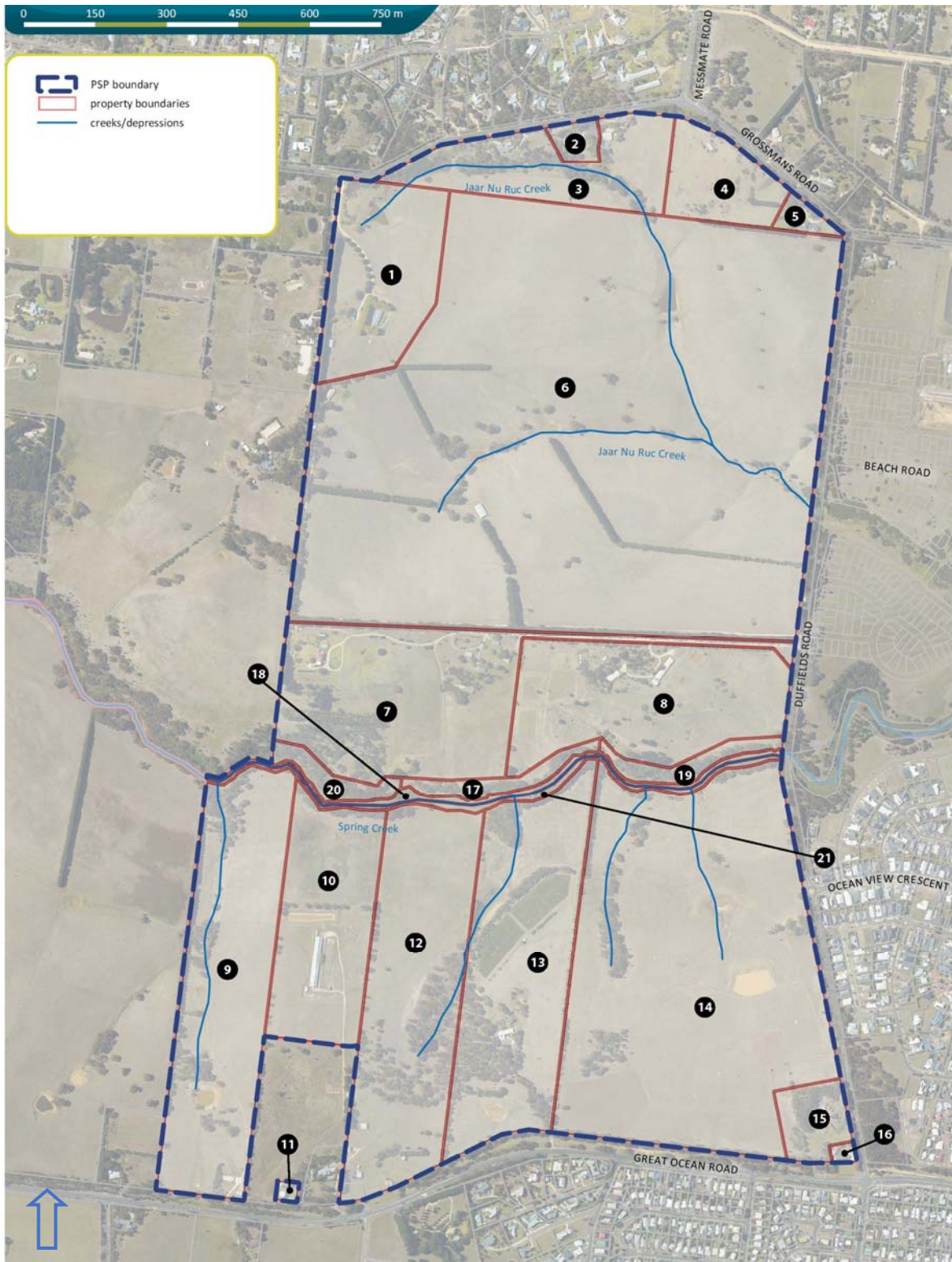
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1 Spring Creek Native Vegetation Precinct Plan

The Spring Creek Native Vegetation Precinct Plan (NVPP) listed under the Schedule to Clause 52.16 of the Surf Coast Planning Scheme. The removal, destruction or lopping of native vegetation in accordance with the NVPP does not require a planning permit provided the conditions and requirements specified in the NVPP are met.

The Spring Creek NVPP applies to all land shown in Map 1. Property address and formal land descriptions are listed in Appendix A.



2 Purpose

The purpose of the Spring Creek NVPP is to:

- Summarise the biodiversity values of the site
- Apply a holistic, landscape wide approach to retention and removal of native vegetation within the Spring Creek PSP area
- Specify the native vegetation to be retained and the native vegetation that can be removed, destroyed or lopped without a planning permit
- Ensure that any removal, destruction or lopping of native vegetation identified in this plan meets the no net loss objective as set out in *Biodiversity assessment handbook: Permitted clearing of native vegetation* (Department of Environment, Land, Water & Planning 2015) (Guidelines)
- Ensure that areas set aside to protect native vegetation are managed to conserve ecological values in accordance with the Spring Creek Precinct Structure Plan (PSP) (or other relevant management plan or strategy)
- Streamline the planning approvals process through a landscape approach to native vegetation protection and management
- Describe the offset requirements for any permitted removal, destruction or lopping native vegetation as identified in this plan
- Manage native vegetation to minimise land and water degradation.

2.1 Native vegetation objectives

The objectives of the NVPP are:

- Retain, protect and manage high biodiversity value native vegetation areas, including threatened species and habitats listed under the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act) and the Flora and Fauna Guarantee Act 1988 (FFG Act)
- Retain, protect and, where appropriate and possible, enhance vegetation along Spring Creek and its tributaries
- Include appropriate areas for passive recreation within the precinct enhanced by the conservation of significant ecological values
- Retain scattered trees in public open space and the private realm
- Encourage the practical retention of scattered trees.

3 Strategic biodiversity context

The biodiversity significance of the Spring Creek PSP area has been assessed by ecology & heritage partners in the following documents:

- Biodiversity Assessment of the Spring Creek Urban Growth Area, January 2016
- Biodiversity Assessment, 248 Great Ocean Road, Jan Juc, Victoria, October 2015

These reports identifies the key biodiversity assets and includes mapping and modelling information.

3.1 Biodiversity importance

The biodiversity importance of the Spring Creek precinct can be summarised as:

- Strategic biodiversity score of all marked native vegetation of 0.729
- Risk-based pathway – high
- Total extent – 18.165 hectares
 - Remnant patches 12.329 ha
 - 83 scattered trees
- Location risk C

3.2 Biodiversity assets

The key biodiversity assets of the precinct are:

- Two flora of state significance
- Two fauna of national, seven fauna of state and one fauna of regional significance
- One community of state significance

All the flora and fauna within the precinct are listed below and classified thereafter.

3.2.1 Flora

- 70 species
 - 48 indigenous
 - 22 non-indigenous
- 0 nationally significant
- 2 state significant
 - Bellarine Yellow Gum
 - Coast Wirilda

3.2.2 Fauna

- 30 fauna species
 - 27 birds (26 native, 1 introduced)
 - 3 mammals (1 native, 2 introduced)
- 2 nationally significant:
 - Grey-headed Flying-fox
 - Swift Parrot

3.2.2.1 Targeted Surveys

Targeted surveys concluded the following species were unlikely to occur:

- Nationally significant:
 - Growling Grass Frog
 - Western Plains Galaxiella
 - Yarra Pygmy Perch

Targeted surveys also concluded the following species had potential to occur:

- 7 state significant
 - Baillon's Crake
 - Eastern Great
 - Lewin's Rail
 - White-throated Needletail
 - White-footed
 - Southern Toadlet
 - Brown Toadlet
- 1 regionally significant
 - Long-necked turtle

3.2.3 Communities

- 1 state significant
 - Coastal Moonah Woodland Community

3.2.4 Native vegetation

The majority of the site is cleared areas dominated by introduced pastures. However, within the site there are areas supporting native vegetation from four Ecological Vegetation Classes (EVCs):

1 Grassy Woodland EVC 175

This is the dominant EVC throughout the precinct and found predominantly along roadsides and within fragmented patches south of Spring Creek. This EVC was dominated by Bellarine Yellow Gum (BYG). The BYG is a threatened state significant species protected by the FFG Act.

2 Swampy Riparian Woodland EVC 83

This EVC was found in areas prone to flooding along the waterway. It is dominated by by Swamp Gum, Manna Gum and BYG, with occasional Drooping Sheoak.

3 Heathy Woodland EVC 892

This EVC was found on elevated landscaped areas and along and around Grossmans Road, dominated by Swamp Gum and Messmate.

4 Coastal Alkaline Scrub EVC 858

This EVC was located at the corner of Great Ocean Road and Duffields Road. It is dominated by Coastal Moonah, which is a state significant community protected by the FFG act.

- As well, there are 93 scattered trees across the Precinct.

4 Native vegetation to be retained

The native vegetation to be retained is described in Tables 1 and 2 and illustrated in Map 2.

A landscape approach has been adopted in the preparation of this plan to identify and protect the most significant biodiversity and ecological values and habitat linkages. This holistic approach provides surety around future development within the precinct.

Any vegetation identified as being retained for native vegetation offsets must meet the eligibility requirements of the *Native Vegetation gain scoring manual* and be managed in accordance with the offset site management plan.

4.1 Remnant patches to be retained

Table 1 Remnant patches to be retained

PSP prop. no.	Property address	Habitat zones	Extent (hectares)	Condition score	Habitat hectares
6	260 Great Ocean Road	GW5n	<0.000	0.38	<0.000
3	195 Grossmans Road	HW3k	0.001	0.2	<0.000
6	260 Great Ocean Road	SRW2k	0.001	0.29	<0.000
12	220 Great Ocean Road	GW1z	0.001	0.26	<0.000
3	195 Grossmans Road	HW3h	0.004	0.2	0.001
14	140 Duffields Road	GW2k	0.003	0.49	0.002
14	140 Duffields Road	GW2l	0.002	0.49	0.001
1	225 Grossmans Road	HW5d	<0.000	0.61	<0.000
3	195 Grossmans Road	HW1i	0.005	0.33	0.002

Table 1 Remnant patches to be retained

PSP prop. no.	Property address	Habitat zones	Extent (hectares)	Condition score	Habitat hectares
14	140 Duffields Road	SRW2i	0.007	0.29	0.002
14	140 Duffields Road	SRW2h	0.015	0.29	0.004
13	200 Great Ocean Road	GW1k	0.015	0.26	0.004
13	200 Great Ocean Road	GW1y	0.012	0.26	0.003
3	195 Grossmans Road	HW5a	0.011	0.61	0.007
12	220 Great Ocean Road	GW1j	0.014	0.26	0.004
14	140 Duffields Road	SRW2e	0.008	0.29	0.002
13	200 Great Ocean Road	GW5dd	0.023	0.38	0.009
12	220 Great Ocean Road	SRW1g	0.010	0.26	0.003
6	80 Duffields Road	GW5i	0.027	0.38	0.010
6	80 Duffields Road	GW3c	0.061	0.22	0.013
6	80 Duffields Road	HW2i	0.066	0.24	0.016
6	80 Duffields Road	GW3a	0.066	0.22	0.014
21	Spring Creek	GW5hh	0.022	0.38	0.008
3	195 Grossmans Road	HW3i	0.028	0.2	0.006
21	Spring Creek	SRW1e	0.012	0.26	0.003
12	220 Great Ocean Road	SRW3m	0.111	0.4	0.045
12	220 Great Ocean Road	GW5d	0.073	0.38	0.028
1	225 Grossmans Road	HW5d	0.070	0.61	0.043
1	225 Grossmans Road	HW3o	0.083	0.2	0.017
8	100 Duffields Road	SRW1f	0.034	0.26	0.009
14	140 Duffields Road	GW5g	0.179	0.38	0.068
10	248 Great Ocean Road	SRW3m	0.097	0.4	0.039
6	80 Duffields Road	GW5j	0.117	0.38	0.044
3	195 Grossmans Road	HW2c	0.095	0.24	0.023
6	80 Duffields Road	GW5h	0.176	0.38	0.067
10	248 Great Ocean Road	SRW3m	0.140	0.4	0.056
14	140 Duffields Road	GW2g	0.133	0.49	0.065
3	195 Grossmans Road	HW5e	0.061	0.61	0.037
6	260 Great Ocean Road	GW5n	0.461	0.38	0.175
7	90 Duffields Road	GW2a	0.382	0.49	0.187
18	Spring Creek	SRW2d	0.177	0.29	0.051

Table 1 Remnant patches to be retained

PSP prop. no.	Property address	Habitat zones	Extent (hectares)	Condition score	Habitat hectares
14	140 Duffields Road	SRW2f	0.141	0.29	0.041
14	140 Duffields Road	SRW1d	0.168	0.26	0.044
7	90 Duffields Road	SRW3o	0.218	0.4	0.087
14	140 Duffields Road	GW5c	0.375	0.38	0.142
3	195 Grossmans Road	HW4a	0.264	0.49	0.130
21	Spring Creek	SRW1h	0.211	0.26	0.055
13	200 Great Ocean Road	SRW1c	0.757	0.26	0.197
19	Spring Creek	SRW1b	0.855	0.26	0.222
18	Spring Creek	SRW3l	1.547	0.4	0.619
3	195 Grossmans Road	HW5a	1.059	0.61	0.646
13	200 Great Ocean Road	GW5dd	1.679	0.38	0.638
6	260 Great Ocean Road	GW5o	0.984	0.38	0.374
18	Spring Creek	SRW1a	0.864	0.26	0.225
12	220 Great Ocean Road	GW5d	3.322	0.38	1.262
18	Spring Creek	SRW2a	1.691	0.29	0.490

4.2 Scattered trees to be retained

Table 2 Scattered trees to be retained

PSP prop. no.	Property address	Tree ID no.	Species	Co-ordinates	
				X (latitude)	Y (longitude)
13	200 Great Ocean Road	10	Bellarine Yellow Gum	-38.33674	144.29511
6	80 Duffields Road	35	Bellarine Yellow Gum	-38.32589	144.29557
6	80 Duffields Road	36	Bellarine Yellow Gum	-38.32592	144.29549
6	80 Duffields Road	49	Bellarine Yellow Gum	-38.32422	144.29616
6	80 Duffields Road	53	Red Ironbark	-38.32391	144.29725
6	80 Duffields Road	55	Red Ironbark	-38.32405	144.29813

4.3 Practical retention (additional native vegetation for retention)

Scattered trees identified as retained do not require offsets; however, a scattered tree can only be used as an offset if it meets the definition of a protected tree and is secured in perpetuity.

Protection of a tree is defined as an area with twice the canopy diameter fenced and protected from adverse impacts: grazing, burning and soil disturbance not permitted, fallen timber retained, weeds controlled and intervention/management if necessary to ensure adequate natural regeneration or planting can occur.

Scattered trees located in an area not deemed protected can be considered 'retained' if they are considered likely to survive in the long term and do not pose a threat to public safety.

A scattered tree is deemed to be lost if one or more of the following occurs:

- Construction activities encroach on more than 10 per cent of the Tree Protection Zone
- Lopping removes more than one third of the crown
- The tree trunk is damaged.

Remnant patches and scattered trees identified for 'practical retention' are considered removed in this plan. While every effort will be made to retain scattered trees, it is acknowledged that these trees are likely to be retained for their landscape/aesthetic value, rather than as a true conservation outcome.

The process undertaken for 'practical retention', was based on the principles of 'avoid and minimise' for losses of remnant vegetation (including remnant patches and scattered trees), as well as state listed significant flora species (i.e. BYG) within the study area.

5 Native vegetation that can be removed, destroyed or lopped without a planning permit

The native vegetation described in Tables 3 and 4 and illustrated in Map 2 can be removed, destroyed or lopped without a planning permit, subject to the requirements and conditions set out in section 8 and as allowed under Clause 52.16 of the Surf Coast Planning Scheme.

5.1 Remnant patches which can be removed

Table 3 Remnant patches which can be removed

PSP prop. no.	Property address	Habitat zone	Habitat hectares	Condition score	Size (ha)
8	100 Duffields Road	GW1a	0.007	0.260	0.0272
8	100 Duffields Road	GW1a	0.007	0.260	0.027
8	100 Duffields Road	GW1b	0.096	0.260	0.369
8	100 Duffields Road	GW1c	0.009	0.260	0.036
8	100 Duffields Road	GW1d	0.002	0.260	0.010
8	100 Duffields Road	GW1e	0.578	0.260	2.223
8	100 Duffields Road	GW1f	0.004	0.260	0.016
8	100 Duffields Road	GW1g	0.008	0.260	0.029
8	100 Duffields Road	GW1h	0.001	0.260	0.002
8	100 Duffields Road	GW1i	0.006	0.260	0.023
14	140 Duffields Road	SRW2b	0.011	0.290	0.038
14	140 Duffields Road	GW4a	0.023	0.310	0.075
14	140 Duffields Road	GW5a	0.074	0.380	0.196
14	140 Duffields Road	GW5b	0.012	0.380	0.032
13	200 Great Ocean Road	GW4b	0.080	0.310	0.257
12	220 Great Ocean Road	GW5e	0.008	0.380	0.022
2	165 Grossmans Road	HW1h	0.014	0.330	0.042

Table 3 Remnant patches which can be removed

PSP prop. no.	Property address	Habitat zone	Habitat hectares	Condition score	Size (ha)
2	165 Grossmans Road	HW2a	0.008	0.240	0.034
2	165 Grossmans Road	HW1a	0.042	0.330	0.128
15	170 Great Ocean Road	CAS1a	0.015	0.320	0.047
14	140 Duffields Road	GW5f	0.245	0.380	0.645
6	80 Duffields Road	GW5h	0.029	0.380	0.076
6	80 Duffields Road	GW5i	0.097	0.380	0.255
6	80 Duffields Road	GW5k	0.019	0.380	0.049
6	80 Duffields Road	GW3a	0.006	0.220	0.025
6	80 Duffields Road	GW3b	0.014	0.220	0.064
6	80 Duffields Road	GW5l	0.038	0.380	0.100
6	80 Duffields Road	GW3d	0.042	0.220	0.189
6	80 Duffields Road	GW3e	0.003	0.220	0.013
6	80 Duffields Road	GW6a	0.009	0.180	0.048
6	80 Duffields Road	GW6b	0.013	0.180	0.072
6	80 Duffields Road	GW6c	0.025	0.180	0.136
6	80 Duffields Road	GW6d	0.010	0.180	0.053
6	80 Duffields Road	GW6e	0.060	0.180	0.334
9	260 Great Ocean Road	GW5m	0.197	0.380	0.519
9	260 Great Ocean Road	GW1l	0.003	0.260	0.012
9	260 Great Ocean Road	GW1m	0.007	0.260	0.027
9	260 Great Ocean Road	GW5p	0.052	0.380	0.136
9	260 Great Ocean Road	GW5q	0.014	0.380	0.036
10	248 Great Ocean Road	HW3a	0.003	0.200	0.015
10	248 Great Ocean Road	HW3b	0.003	0.200	0.013
10	248 Great Ocean Road	HW3c	0.001	0.200	0.003
10	248 Great Ocean Road	HW3d	0.002	0.200	0.010
10	248 Great Ocean Road	HW2b	0.021	0.240	0.086
3	195 Grossmans Road	HW3e	0.001	0.200	0.005
3	195 Grossmans Road	HW3f	0.023	0.200	0.115
3	195 Grossmans Road	HW3g	0.005	0.200	0.025
3	195 Grossmans Road	HW3i	0.007	0.200	0.034
3	195 Grossmans Road	HW3j	0.001	0.200	0.005

Table 3 Remnant patches which can be removed

PSP prop. no.	Property address	Habitat zone	Habitat hectares	Condition score	Size (ha)
3	195 Grossmans Road	HW3k	0.000	0.200	0.001
3	195 Grossmans Road	HW3l	0.000	0.200	0.002
3	195 Grossmans Road	HW3m	0.004	0.200	0.021
3	195 Grossmans Road	HW2d	0.003	0.240	0.014
3	195 Grossmans Road	HW3n	0.004	0.200	0.020
1	225 Grossmans Road	HW2e	0.003	0.240	0.013
7	90 Duffields Road	GW1n	0.006	0.260	0.025
7	90 Duffields Road	GW2a	0.345	0.490	0.703
7	90 Duffields Road	GW1o	0.040	0.260	0.154
7	90 Duffields Road	GW1p	0.117	0.260	0.450
7	90 Duffields Road	GW1q	0.044	0.260	0.168
7	90 Duffields Road	GW3f	0.018	0.220	0.082
3	195 Grossmans Road	HW5b	0.047	0.610	0.077
10	248 Great Ocean Road	HW6b	0.111	0.470	0.236
5	135 Grossmans Road	HW1b	0.012	0.330	0.037
15	170 Great Ocean Road	GW1r	0.005	0.260	0.019
15	170 Great Ocean Road	GW1s	0.005	0.260	0.020
15	170 Great Ocean Road	CAS1c	0.002	0.320	0.007
15	170 Great Ocean Road	CAS1d	0.029	0.320	0.090
15	170 Great Ocean Road	CAS1e	0.004	0.320	0.013
15	170 Great Ocean Road	CAS1f	0.006	0.320	0.018
15	170 Great Ocean Road	CAS1g	0.016	0.320	0.050
8	100 Duffields Road	GW1t	0.012	0.260	0.047
8	100 Duffields Road	GW2h	0.031	0.490	0.063
18	Spring Creek	SRW2d	0.007	0.290	0.024
14	140 Duffields Road	GW4h	0.002	0.310	0.008
14	140 Duffields Road	GW2k	0.011	0.490	0.022
14	140 Duffields Road	GW2m	0.021	0.490	0.043
14	140 Duffields Road	CAS1i	0.048	0.490	0.097
15	170 Great Ocean Road	CAS1j	0.006	0.320	0.020
15	170 Great Ocean Road	GW5cc	0.012	0.320	0.036
15	170 Great Ocean Road	CAS1m	0.012	0.380	0.031

Table 3 Remnant patches which can be removed

PSP prop. no.	Property address	Habitat zone	Habitat hectares	Condition score	Size (ha)
15	170 Great Ocean Road	CAS1n	0.000	0.320	0.000
16	190 Great Ocean Road	CAS1o	0.002	0.320	0.007
16	190 Great Ocean Road	CAS1q	0.010	0.320	0.030
14	140 Duffields Road	GW6g	0.002	0.320	0.005
14	140 Duffields Road	GW4i	0.002	0.180	0.010
21	Spring Creek	SRW2g	0.002	0.310	0.008
21	Spring Creek	GW2n	0.001	0.290	0.004
19	Spring Creek	GW1v	0.036	0.490	0.074
19	Spring Creek	GW1w	0.008	0.260	0.030
19	Spring Creek	GW1x	0.004	0.260	0.017
8	100 Duffields Road	SRW1f	0.022	0.260	0.085
10	248 Great Ocean Road	GW5gg	0.000	0.260	0.000
7	90 Duffields Road	SRW3n	0.003	0.380	0.007
9	260 Great Ocean Road	GW5jj	0.005	0.400	0.013
9	260 Great Ocean Road	HW1e	0.004	0.380	0.010
9	260 Great Ocean Road	HW1f	0.002	0.330	0.007
9	260 Great Ocean Road	HW1g	0.000	0.330	0.000
3	195 Grossmans Road	HW5h	0.018	0.330	0.054
2	165 Grossmans Road	HW5i	0.008	0.610	0.013
3	195 Grossmans Road	HW5j	0.030	0.610	0.050
3	195 Grossmans Road	HW1h	0.022	0.610	0.035
3	195 Grossmans Road	HW1i	0.001	0.330	0.004
3	195 Grossmans Road	HW2j	0.020	0.330	0.062
3	195 Grossmans Road	HW2k	0.000	0.240	0.001
10	248 Great Ocean Road	HW6c	0.001	0.240	0.003
5	135 Grossmans Road	HW6e	0.006	0.470	0.014
5	135 Grossmans Road	HW2l	0.004	0.470	0.008
6	80 Duffields Road	GW5ll	0.006	0.240	0.025
6	80 Duffields Road	GW5mm	0.017	0.380	0.046
7	90 Duffields Road	GW5nn	0.058	0.380	0.152
6	80 Duffields Road	GW5oo	0.006	0.380	0.016
6	80 Duffields Road	GW5pp	0.001	0.380	0.003

Table 3 Remnant patches which can be removed

PSP prop. no.	Property address	Habitat zone	Habitat hectares	Condition score	Size (ha)
6	80 Duffields Road	GW5qq	0.008	0.380	0.021
8	100 Duffields Road	GW5rr	0.033	0.380	0.087
20	Spring Creek	SRW1a	0.002	0.380	0.004
20	Spring Creek	SRW1a	0.008	0.260	0.033
14	140 Duffields Road	SRW1d	0.000	0.260	0.000
14	140 Duffields Road	SRW1d	0.002	0.260	0.007
14	140 Duffields Road	GW5c	0.009	0.260	0.036
14	140 Duffields Road	GW5c	0.002	0.380	0.005
14	140 Duffields Road	GW5c	0.001	0.380	0.003
14	140 Duffields Road	GW5c	0.011	0.380	0.029
12	220 Great Ocean Road	GW5d	0.215	0.380	0.565
12	220 Great Ocean Road	GW5d	0.011	0.380	0.030
12	220 Great Ocean Road	GW5d	0.000	0.380	0.001
12	220 Great Ocean Road	GW5d	0.006	0.380	0.016
12	220 Great Ocean Road	GW5d	0.032	0.380	0.084
12	220 Great Ocean Road	GW5d	0.009	0.380	0.023
12	220 Great Ocean Road	GW5d	0.066	0.380	0.174
12	220 Great Ocean Road	SRW3l	0.004	0.380	0.010
17	Spring Creek	SRW3l	0.013	0.400	0.032
14	140 Duffields Road	GW5g	0.047	0.400	0.118
14	140 Duffields Road	GW5g	0.006	0.380	0.015
9	260 Great Ocean Road	GW5o	0.026	0.380	0.067
3	195 Grossmans Road	HW2c	0.003	0.380	0.007
3	195 Grossmans Road	HW2c	0.001	0.240	0.004
3	195 Grossmans Road	HW4	0.030	0.240	0.126
3	195 Grossmans Road	HW4	0.062	0.490	0.127
3	195 Grossmans Road	HW5a	0.037	0.490	0.075
3	195 Grossmans Road	HW5a	0.065	0.610	0.106
3	195 Grossmans Road	HW5a	0.009	0.610	0.014
3	195 Grossmans Road	HW5a	0.000	0.610	0.001
3	195 Grossmans Road	HW5a	0.002	0.610	0.003
3	195 Grossmans Road	HW5a	0.001	0.610	0.001

Table 3 Remnant patches which can be removed

PSP prop. no.	Property address	Habitat zone	Habitat hectares	Condition score	Size (ha)
14	140 Duffields Road	GW2g	0.090	0.610	0.148
13	200 Great Ocean Road	GW5dd	0.003	0.490	0.006
13	200 Great Ocean Road	GW5dd	0.005	0.380	0.014
13	200 Great Ocean Road	GW5dd	0.003	0.380	0.009
13	200 Great Ocean Road	GW5dd	0.015	0.380	0.039
12	220 Great Ocean Road	SRW3m	0.036	0.380	0.094
10	248 Great Ocean Road	SRW3m	0.001	0.400	0.003
10	248 Great Ocean Road	SRW3m	0.001	0.400	0.003
14	140 Duffields Road	GW2l	0.032	0.400	0.079
8	100 Duffields Road	GW1a	0.007	0.260	0.027
8	100 Duffields Road	GW1b	0.096	0.260	0.369
8	100 Duffields Road	GW1c	0.009	0.260	0.036
8	100 Duffields Road	GW1d	0.002	0.260	0.010
8	100 Duffields Road	GW1e	0.578	0.260	2.223
8	100 Duffields Road	GW1f	0.004	0.260	0.016
8	100 Duffields Road	GW1g	0.008	0.260	0.029
8	100 Duffields Road	GW1h	0.001	0.260	0.002
8	100 Duffields Road	GW1i	0.006	0.260	0.023
14	140 Duffields Road	SRW2b	0.011	0.290	0.038
14	140 Duffields Road	GW4a	0.023	0.310	0.075
14	140 Duffields Road	GW5a	0.074	0.380	0.196
14	140 Duffields Road	GW5b	0.012	0.380	0.032
13	200 Great Ocean Road	GW4b	0.080	0.310	0.257
12	220 Great Ocean Road	GW5e	0.008	0.380	0.022
2	165 Grossmans Road	HW1h	0.014	0.330	0.042
2	165 Grossmans Road	HW2a	0.008	0.240	0.034
2	165 Grossmans Road	HW1a	0.042	0.330	0.128
15	170 Great Ocean Road	CAS1a	0.015	0.320	0.047
14	140 Duffields Road	GW5f	0.245	0.380	0.645
6	80 Duffields Road	GW5h	0.029	0.380	0.076
6	80 Duffields Road	GW5i	0.097	0.380	0.255
6	80 Duffields Road	GW5k	0.019	0.380	0.049

Table 3 Remnant patches which can be removed

PSP prop. no.	Property address	Habitat zone	Habitat hectares	Condition score	Size (ha)
6	80 Duffields Road	GW3a	0.006	0.220	0.025
6	80 Duffields Road	GW3b	0.014	0.220	0.064
6	80 Duffields Road	GW5l	0.038	0.380	0.100
6	80 Duffields Road	GW3d	0.042	0.220	0.189
6	80 Duffields Road	GW3e	0.003	0.220	0.013
6	80 Duffields Road	GW6a	0.009	0.180	0.048
6	80 Duffields Road	GW6b	0.013	0.180	0.072
6	80 Duffields Road	GW6c	0.025	0.180	0.136
6	80 Duffields Road	GW6d	0.010	0.180	0.053
6	80 Duffields Road	GW6e	0.060	0.180	0.334
9	260 Great Ocean Road	GW5m	0.197	0.380	0.519
9	260 Great Ocean Road	GW1l	0.003	0.260	0.012
9	260 Great Ocean Road	GW1m	0.007	0.260	0.027
9	260 Great Ocean Road	GW5p	0.052	0.380	0.136
9	260 Great Ocean Road	GW5q	0.014	0.380	0.036
10	248 Great Ocean Road	HW3a	0.003	0.200	0.015
10	248 Great Ocean Road	HW3b	0.003	0.200	0.013
10	248 Great Ocean Road	HW3c	0.001	0.200	0.003
10	248 Great Ocean Road	HW3d	0.002	0.200	0.010
10	248 Great Ocean Road	HW2b	0.021	0.240	0.086
3	195 Grossmans Road	HW3e	0.001	0.200	0.005
3	195 Grossmans Road	HW3f	0.023	0.200	0.115
3	195 Grossmans Road	HW3g	0.005	0.200	0.025
3	195 Grossmans Road	HW3i	0.007	0.200	0.034
3	195 Grossmans Road	HW3j	0.001	0.200	0.005
3	195 Grossmans Road	HW3k	0.000	0.200	0.001
3	195 Grossmans Road	HW3l	0.000	0.200	0.002
3	195 Grossmans Road	HW3m	0.004	0.200	0.021
3	195 Grossmans Road	HW2d	0.003	0.240	0.014
3	195 Grossmans Road	HW3n	0.004	0.200	0.020
1	225 Grossmans Road	HW2e	0.003	0.240	0.013
7	90 Duffields Road	GW1n	0.006	0.260	0.025

Table 3 Remnant patches which can be removed

PSP prop. no.	Property address	Habitat zone	Habitat hectares	Condition score	Size (ha)
7	90 Duffields Road	GW2a	0.345	0.490	0.703
7	90 Duffields Road	GW1o	0.040	0.260	0.154
7	90 Duffields Road	GW1p	0.117	0.260	0.450
7	90 Duffields Road	GW1q	0.044	0.260	0.168
7	90 Duffields Road	GW3f	0.018	0.220	0.082
3	195 Grossmans Road	HW5b	0.047	0.610	0.077
10	248 Great Ocean Road	HW6b	0.111	0.470	0.236
5	135 Grossmans Road	HW1b	0.012	0.330	0.037
15	170 Great Ocean Road	GW1r	0.005	0.260	0.019
15	170 Great Ocean Road	GW1s	0.005	0.260	0.020
15	170 Great Ocean Road	CAS1c	0.002	0.320	0.007
15	170 Great Ocean Road	CAS1d	0.029	0.320	0.090
15	170 Great Ocean Road	CAS1e	0.004	0.320	0.013
15	170 Great Ocean Road	CAS1f	0.006	0.320	0.018
15	170 Great Ocean Road	CAS1g	0.016	0.320	0.050
8	100 Duffields Road	GW1t	0.012	0.260	0.047
8	100 Duffields Road	GW2h	0.031	0.490	0.063
18	Spring Creek	SRW2d	0.007	0.290	0.024
14	140 Duffields Road	GW4h	0.002	0.310	0.008
14	140 Duffields Road	GW2k	0.011	0.490	0.022
14	140 Duffields Road	GW2m	0.021	0.490	0.043
14	140 Duffields Road	CAS1i	0.048	0.490	0.097
15	170 Great Ocean Road	CAS1j	0.006	0.320	0.020
15	170 Great Ocean Road	GW5cc	0.012	0.320	0.036
15	170 Great Ocean Road	CAS1m	0.012	0.380	0.031
15	170 Great Ocean Road	CAS1n	0.000	0.320	0.000
16	190 Great Ocean Road	CAS1o	0.002	0.320	0.007
16	190 Great Ocean Road	CAS1q	0.010	0.320	0.030
14	140 Duffields Road	GW6g	0.002	0.320	0.005
14	140 Duffields Road	GW4i	0.002	0.180	0.010
21	Spring Creek	SRW2g	0.002	0.310	0.008
21	Spring Creek	GW2n	0.001	0.290	0.004

Table 3 Remnant patches which can be removed

PSP prop. no.	Property address	Habitat zone	Habitat hectares	Condition score	Size (ha)
19	Spring Creek	GW1v	0.036	0.490	0.074
19	Spring Creek	GW1w	0.008	0.260	0.030
19	Spring Creek	GW1x	0.004	0.260	0.017
8	100 Duffields Road	SRW1f	0.022	0.260	0.085
10	248 Great Ocean Road	GW5gg	0.000	0.260	0.000
7	90 Duffields Road	SRW3n	0.003	0.380	0.007
9	260 Great Ocean Road	GW5jj	0.005	0.400	0.013
9	260 Great Ocean Road	HW1e	0.004	0.380	0.010
9	260 Great Ocean Road	HW1f	0.002	0.330	0.007
9	260 Great Ocean Road	HW1g	0.000	0.330	0.000
3	195 Grossmans Road	HW5h	0.018	0.330	0.054
2	165 Grossmans Road	HW5i	0.008	0.610	0.013
3	195 Grossmans Road	HW5j	0.030	0.610	0.050
3	195 Grossmans Road	HW1h	0.022	0.610	0.035
3	195 Grossmans Road	HW1i	0.001	0.330	0.004
3	195 Grossmans Road	HW2j	0.020	0.330	0.062
3	195 Grossmans Road	HW2k	0.000	0.240	0.001
10	248 Great Ocean Road	HW6c	0.001	0.240	0.003
5	135 Grossmans Road	HW6e	0.006	0.470	0.014
5	135 Grossmans Road	HW2l	0.004	0.470	0.008
6	80 Duffields Road	GW5ll	0.006	0.240	0.025
6	80 Duffields Road	GW5mm	0.017	0.380	0.046
7	90 Duffields Road	GW5nn	0.058	0.380	0.152
6	80 Duffields Road	GW5oo	0.006	0.380	0.016
6	80 Duffields Road	GW5pp	0.001	0.380	0.003
6	80 Duffields Road	GW5qq	0.008	0.380	0.021
8	100 Duffields Road	GW5rr	0.033	0.380	0.087
20	Spring Creek	SRW1a	0.002	0.380	0.004
20	Spring Creek	SRW1a	0.008	0.260	0.033
14	140 Duffields Road	SRW1d	0.000	0.260	0.000
14	140 Duffields Road	SRW1d	0.002	0.260	0.007
14	140 Duffields Road	GW5c	0.009	0.260	0.036

Table 3 Remnant patches which can be removed

PSP prop. no.	Property address	Habitat zone	Habitat hectares	Condition score	Size (ha)
14	140 Duffields Road	GW5c	0.002	0.380	0.005
14	140 Duffields Road	GW5c	0.001	0.380	0.003
14	140 Duffields Road	GW5c	0.011	0.380	0.029
12	220 Great Ocean Road	GW5d	0.215	0.380	0.565
12	220 Great Ocean Road	GW5d	0.011	0.380	0.030
12	220 Great Ocean Road	GW5d	0.000	0.380	0.001
12	220 Great Ocean Road	GW5d	0.006	0.380	0.016
12	220 Great Ocean Road	GW5d	0.032	0.380	0.084
12	220 Great Ocean Road	GW5d	0.009	0.380	0.023
12	220 Great Ocean Road	GW5d	0.066	0.380	0.174
12	220 Great Ocean Road	SRW3l	0.004	0.380	0.010
17	Spring Creek	SRW3l	0.013	0.400	0.032
14	140 Duffields Road	GW5g	0.047	0.400	0.118
14	140 Duffields Road	GW5g	0.006	0.380	0.015
9	260 Great Ocean Road	GW5o	0.026	0.380	0.067
3	195 Grossmans Road	HW2c	0.003	0.380	0.007
3	195 Grossmans Road	HW2c	0.001	0.240	0.004
3	195 Grossmans Road	HW4	0.030	0.240	0.126
3	195 Grossmans Road	HW4	0.062	0.490	0.127
3	195 Grossmans Road	HW5a	0.037	0.490	0.075
3	195 Grossmans Road	HW5a	0.065	0.610	0.106
3	195 Grossmans Road	HW5a	0.009	0.610	0.014
3	195 Grossmans Road	HW5a	0.000	0.610	0.001
3	195 Grossmans Road	HW5a	0.002	0.610	0.003
3	195 Grossmans Road	HW5a	0.001	0.610	0.001
14	140 Duffields Road	GW2g	0.090	0.610	0.148
13	200 Great Ocean Road	GW5dd	0.003	0.490	0.006
13	200 Great Ocean Road	GW5dd	0.005	0.380	0.014
13	200 Great Ocean Road	GW5dd	0.003	0.380	0.009
13	200 Great Ocean Road	GW5dd	0.015	0.380	0.039
12	220 Great Ocean Road	SRW3m	0.036	0.380	0.094
10	248 Great Ocean Road	SRW3m	0.001	0.400	0.003

Table 3 Remnant patches which can be removed

PSP prop. no.	Property address	Habitat zone	Habitat hectares	Condition score	Size (ha)
10	248 Great Ocean Road	SRW3m	0.001	0.400	0.003
14	140 Duffields Road	GW2I	0.032	0.400	0.079

5.2 Scattered trees which can be removed

Table 4 Scattered trees which can be removed

PSP prop. no.	Property address	Tree ID	Species	Co-ordinates	
				X (latitude)	Y (longitude)
13	200 Great Ocean Road	1	Bellarine Yellow Gum	-38.33113392	144.2977776
14	140 Duffields Road	2	Bellarine Yellow Gum	-38.33265618	144.301491
14	140 Duffields Road	3	Drooping Sheoak	-38.33230508	144.2991286
14	140 Duffields Road	4	Bellarine Yellow Gum	-38.3347304	144.2989649
14	140 Duffields Road	5	Drooping Sheoak	-38.33452026	144.3002837
14	140 Duffields Road	6	Drooping Sheoak	-38.33464361	144.3003053
13	200 Great Ocean Road	7	Bellarine Yellow Gum	-38.33660189	144.2961171
13	200 Great Ocean Road	8	Bellarine Yellow Gum	-38.33668535	144.2958013
13	200 Great Ocean Road	9	Bellarine Yellow Gum	-38.33672332	144.2957615
13	200 Great Ocean Road	11	Bellarine Yellow Gum	-38.33678438	144.2959731
13	200 Great Ocean Road	12	Bellarine Yellow Gum	-38.33696583	144.2949655
13	200 Great Ocean Road	13	River Red-gum	-38.33529516	144.2965438
13	200 Great Ocean Road	14	River Red-gum	-38.33525375	144.2965486
13	200 Great Ocean Road	15	River Red-gum	-38.33510936	144.2965903
13	200 Great Ocean Road	16	Bellarine Yellow Gum	-38.33699526	144.2965583
14	140 Duffields Road	17	Bellarine Yellow Gum	-38.33714777	144.297459
12	220 Great Ocean Road	18	Manna Gum	-38.33577699	144.2927803
12	220 Great Ocean Road	19	Red Ironbark	-38.33544892	144.2930301
12	220 Great Ocean Road	20	Bellarine Yellow Gum	-38.33444385	144.2932747
12	220 Great Ocean Road	21	Scentgum	-38.33755926	144.2941281
12	220 Great Ocean Road	22	Manna Gum	-38.3376184	144.2941108
12	220 Great Ocean Road	23	Manna Gum	-38.3376129	144.2943882
12	220 Great Ocean Road	24	Drooping Sheoak	-38.33837722	144.2923598
12	220 Great Ocean Road	25	Manna Gum	-38.33884415	144.2921327
14	140 Duffields Road	26	Bellarine Yellow Gum	-38.33550719	144.3036942

Table 4 Scattered trees which can be removed

PSP prop. no.	Property address	Tree ID	Species	Co-ordinates	
				X (latitude)	Y (longitude)
14	140 Duffields Road	27	Bellarine Yellow Gum	-38.33616425	144.2990525
14	140 Duffields Road	28	Bellarine Yellow Gum	-38.33409747	144.3027431
14	140 Duffields Road	29	Bellarine Yellow Gum	-38.33328751	144.3032864
14	140 Duffields Road	30	Bellarine Yellow Gum	-38.33291093	144.3032776
6	80 Duffields Road	31	Bellarine Yellow Gum	-38.3280905	144.3023124
6	80 Duffields Road	32	Bellarine Yellow Gum	-38.32676001	144.2980634
6	80 Duffields Road	33	Bellarine Yellow Gum	-38.32684995	144.2978759
6	80 Duffields Road	34	Bellarine Yellow Gum	-38.3258768	144.2969473
6	80 Duffields Road	37	Bellarine Yellow Gum	-38.32586887	144.2952149
6	80 Duffields Road	38	Bellarine Yellow Gum	-38.32577112	144.295109
6	80 Duffields Road	39	Bellarine Yellow Gum	-38.32571172	144.2942067
6	80 Duffields Road	40	Bellarine Yellow Gum	-38.32518266	144.2928955
6	80 Duffields Road	41	Bellarine Yellow Gum	-38.32507186	144.2921813
6	80 Duffields Road	42	Manna Gum	-38.32495271	144.2920129
6	80 Duffields Road	42	Manna Gum	-38.32495271	144.2920129
6	80 Duffields Road	43	Bellarine Yellow Gum	-38.32453721	144.2921131
6	80 Duffields Road	44	Bellarine Yellow Gum	-38.32436314	144.2922892
6	80 Duffields Road	45	Bellarine Yellow Gum	-38.32418764	144.292176
6	80 Duffields Road	46	Bellarine Yellow Gum	-38.32419063	144.2923056
6	80 Duffields Road	47	Bellarine Yellow Gum	-38.32462223	144.2927318
6	80 Duffields Road	47	Bellarine Yellow Gum	-38.32462223	144.2927318
6	80 Duffields Road	48	Bellarine Yellow Gum	-38.32413308	144.2958673
6	80 Duffields Road	50	Red Ironbark	-38.3241958	144.2969098
6	80 Duffields Road	51	Red Ironbark	-38.32417582	144.2970017
6	80 Duffields Road	52	Red Ironbark	-38.32384678	144.2968667
6	80 Duffields Road	54	Red Ironbark	-38.32388802	144.297557
6	80 Duffields Road	56	Red Ironbark	-38.32385131	144.2995039
6	80 Duffields Road	57	Red Ironbark	-38.32389687	144.2994114
6	80 Duffields Road	58	Red Ironbark	-38.32410369	144.2993691
6	80 Duffields Road	59	Red Ironbark	-38.32407775	144.2994263
6	80 Duffields Road	60	Red Ironbark	-38.32451153	144.3010295
6	80 Duffields Road	61	Swamp Gum	-38.32039235	144.3012011

Table 4 Scattered trees which can be removed

PSP prop. no.	Property address	Tree ID	Species	Co-ordinates	
				X (latitude)	Y (longitude)
6	80 Duffields Road	62	Bellarine Yellow Gum	-38.32095494	144.3041226
6	80 Duffields Road	63	Manna Gum	-38.32592933	144.3015677
6	80 Duffields Road	64	Manna Gum	-38.32602761	144.3014645
9	260 Great Ocean Road	65	Bellarine Yellow Gum	-38.33765226	144.287795
9	260 Great Ocean Road	66	Bellarine Yellow Gum	-38.33778597	144.2877687
9	260 Great Ocean Road	67	Bellarine Yellow Gum	-38.33694216	144.2879441
9	260 Great Ocean Road	68	Manna Gum	-38.33665988	144.2879893
9	260 Great Ocean Road	69	Manna Gum	-38.33652679	144.2880422
9	260 Great Ocean Road	70	Bellarine Yellow Gum	-38.33657575	144.2883943
9	260 Great Ocean Road	71	Bellarine Yellow Gum	-38.33618653	144.2893011
9	260 Great Ocean Road	72	Bellarine Yellow Gum	-38.33444225	144.288862
9	260 Great Ocean Road	73	Bellarine Yellow Gum	-38.33450605	144.2889479
9	260 Great Ocean Road	74	Bellarine Yellow Gum	-38.33318152	144.2892204
9	260 Great Ocean Road	75	Bellarine Yellow Gum	-38.33313883	144.2892122
9	260 Great Ocean Road	76	Bellarine Yellow Gum	-38.33069232	144.2904142
9	260 Great Ocean Road	77	Bellarine Yellow Gum	-38.33585016	144.2901901
9	260 Great Ocean Road	78	Bellarine Yellow Gum	-38.33695514	144.2899454
9	260 Great Ocean Road	79	Bellarine Yellow Gum	-38.33701634	144.2894183
9	260 Great Ocean Road	80	Bellarine Yellow Gum	-38.33703985	144.2892654
9	260 Great Ocean Road	81	Bellarine Yellow Gum	-38.33697696	144.2890519
4	151 Grossmans Road	82	Swamp Gum	-38.32032091	144.3013971
7	90 Duffields Road	83	Swamp Gum	-38.3282423	144.2954347
7	90 Duffields Road	84	Swamp Gum	-38.32824149	144.2953997
7	90 Duffields Road	93	Bellarine Yellow Gum	-38.32885132	144.3031497
13	200 Great Ocean Road	94	Bellarine Yellow Gum	-38.3369966	144.2970535
13	200 Great Ocean Road	95	Bellarine Yellow Gum	-38.33694456	144.2970431
13	200 Great Ocean Road	96	Bellarine Yellow Gum	-38.33691647	144.2971022
13	200 Great Ocean Road	97	Bellarine Yellow Gum	-38.33693975	144.2971858

5.4 Other statutory considerations and approvals

The native vegetation permitted to be cleared under the NVPP may be subject to statutory approvals other than the *Planning and Environment Act 1987*.

Proponents should ensure that there are no other statutory approvals required for protected species and communities under the EPBC Act (all land tenures), or the FFG Act (land owned or managed by a public authority, including roadsides and Crown land).

Further information about protected species and communities can be found on the following websites:

<http://www.environment.gov.au/topics/environment-protection/environmentassessments/assessment-and-approval-process>

<http://www.depi.vic.gov.au/environment-and-wildlife/threatened-species-andcommunities/flora-and-fauna-guarantee-act-1988/protected-flora-controls>

5.5 Exemptions and particular considerations

5.5.1 Relevant exemptions of the Surf Coast Planning Scheme

Pursuant to Clause 52.16-4 of the Surf Coast Planning Scheme, no permit is required to remove, destroy or lop native vegetation to the minimum extent necessary if any of the following apply:

- **Vehicle access from public roads.** To enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road, subject to authorisation from the relevant public land manager. This exemption only applies to properties which share a common boundary with the road reserve. The maximum total width of native vegetation permitted to be removed, destroyed or lopped under this exemption is 6 metres. This exemption does not apply where there is a practical opportunity to site the accessway to avoid the removal, destruction or lopping of native vegetation.
- **Assumed loss.** Construction projects involving earthworks can cause indirect losses of native vegetation due to compaction and excavation in close proximity to tree roots. The Australian standard AS 4970-2009 – Protection of trees on development sites is helpful. This standard specifies Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) that should be protected. Unless an arborist report indicates otherwise, the tree, or trees within a remnant patch of treed native vegetation to be retained, will be assumed lost if the encroachment into the TPZ is greater than 10 per cent, or is inside the SRZ.
- **Assumed loss.** Lopping of canopy trees in excess of what is provided for in the ‘lopping and pruning for maintenance exemption in Clause 52.17’ is treated as assumed loss, unless an arborist report concludes that the tree will survive.
- **Lopping and pruning for maintenance.** No more than one third of the foliage is to be removed without a permit to ensure the survival of the plant. The type of maintenance activities that this covers includes maintaining private accessways and keeping overhanging branches clear of buildings.
- **Tree size.** Several exemptions include specific conditions related to the size of a tree measured at breast height. This is a measure of trunk diameter at a height of 1.3 metres above ground level. Measuring diameter can be done using a diameter tape. Alternatively the circumference can be measured around the tree, this is then divided by 3.14 to determine the diameter.
- **Dead trees.** Clause 52.17 exempts the need for a permit if the vegetation is dead, except for standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above the ground. For a dead tree to be considered protected, a radius of 15 metres from the base of the dead tree must be fenced and protected from any development or use impact Under Clause 52.17, any dead tree that has a trunk diameter of 40 centimetres or more at a height of 1.3 metres above the ground must be treated as a scattered tree, offsets will be required as per the Guidelines. Under Clause 52.16, dead native vegetation must be treated as per living native vegetation – it may be a patch of native vegetation or scattered trees.

5.5.2 Water Sensitive Urban Design basins within the Spring Creek corridor

If a Water Sensitive Urban Design wetland needs to be re-sized or relocated based on detailed designs, and this requires the removal of native vegetation identified as 'retained' in the NVPP, then the need for a Planning Permit may be waived if the following parameters are met to the satisfaction of the responsible authority:

- Vegetation removal associated with the new design footprint is equal to or less than what was approved in the NVPP for that item of infrastructure
- New design must be entirely located within the same vegetation type (EVC), which is of same or less quality than what was originally proposed to be removed
- New design is contiguous or overlapping with the initial design (i.e. cannot be relocated to another location 150 metres away)
- Be in line with the intentions of the PSP
- Appropriately demonstrate avoidance and minimisation of vegetation
- Any changes to the NVPP under this process should be updated using a GIS tracking system or equivalent to ensure areas that were identified as 'removed' under the original NVPP are noted as 'retained' and vice versa. This will need to be undertaken to ensure that additional vegetation is not lost in the future, as it will be identified as 'removed' in the NVPP.

If a WSUD wetland needs to be re-sized or relocated based on detailed designs, but requires additional vegetation removal than what was originally approved in the NVPP, then a planning permit will be required.

6 Offset calculations and requirements

6.1 Offsets – overview

Table 5 Summary of offset requirements for the removal of specified native vegetation

General Offset Requirements

Offset type	Minimum strategic biodiversity score	Risk multiplier	General biodiversity equivalence score	Offset Amount (general biodiversity equivalence units)	Vicinity
General	0.605	1.5	2.012	3.018	Corangamite Catchment Management Authority or Surf Coast Shire Council

Specific Offset Requirements

Offset type	Area of mapped habitat (hectares)	Risk multiplier	Species number	Common species name (scientific species name)	Specific biodiversity equivalence score	Offset amount (SBES)
Specific	7.884	2	502746	Snowy Mint-bush, <i>Prostanthera nivea</i> var. <i>nivea</i>	1.451	2.903
Specific	1.275	2	502800	Sharp Greenhood, <i>Pterostylis X ingens</i>	0.172	0.344
Specific	0.939	2	503392	Paper Flower, <i>Thomasia petalocalyx</i>	0.335	0.670
Specific	0.394	2	504891	Bellarine Yellow-gum, <i>Eucalyptus leucoxylon</i> subsp. <i>bellarinensis</i>	0.137	0.275

6.2 Offsets – detailed requirements

Table 6 Detailed offset requirements for general offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone or tree ID	EVC	Loss (habitat hectares)	General biodiversity equivalence score	Offset requirements (GBEU)
8	100 Duffields Road	GW1a	Grassy Woodland	0.007	0.005	0.008
8	100 Duffields Road	GW1b	Grassy Woodland	0.096	0.073	0.110
8	100 Duffields Road	GW1c	Grassy Woodland	0.009	0.007	0.011
8	100 Duffields Road	GW1d	Grassy Woodland	0.002	0.002	0.003
8	100 Duffields Road	GW1e	Grassy Woodland	0.578	0.450	0.675
8	100 Duffields Road	GW1f	Grassy Woodland	0.004	0.003	0.005
8	100 Duffields Road	SRW2b	Swampy Riparian Woodland	0.011	0.008	0.012
8	100 Duffields Road	GW4a	Grassy Woodland	0.023	0.017	0.026
8	100 Duffields Road	GW5a	Grassy Woodland	0.074	0.053	0.080
14	140 Duffields Road	GW5b	Grassy Woodland	0.012	0.009	0.014
14	140 Duffields Road	GW4b	Grassy Woodland	0.080	0.003	0.005
14	140 Duffields Road	CAS1a	Coastal Alkaline Scrub	0.015	0.014	0.021
14	140 Duffields Road	GW5f	Grassy Woodland	0.245	0.098	0.147
13	200 Great Ocean Road	GW5h	Grassy Woodland	0.029	0.020	0.030
12	220 Great Ocean Road	GW5i	Grassy Woodland	0.097	0.001	0.002
2	165 Grossmans Road	GW5k	Grassy Woodland	0.019	0.013	0.020
2	165 Grossmans Road	GW3a	Grassy Woodland	0.006	0.004	0.006
2	165 Grossmans Road	GW3b	Grassy Woodland	0.014	0.009	0.014
15	170 Great Ocean Road	GW5l	Grassy Woodland	0.038	0.025	0.038
15	170 Great Ocean Road	GW3d	Grassy Woodland	0.042	0.006	0.009
6	80 Duffields Road	GW3e	Grassy Woodland	0.003	0.002	0.003
6	80 Duffields Road	GW6a	Grassy Woodland	0.009	0.001	0.002
6	80 Duffields Road	GW6c	Grassy Woodland	0.025	0.018	0.027
6	80 Duffields Road	GW6d	Grassy Woodland	0.010	0.004	0.006
6	80 Duffields Road	GW6e	Grassy Woodland	0.060	0.012	0.018
6	80 Duffields Road	GW5m	Grassy Woodland	0.197	0.004	0.006
6	80 Duffields Road	GW1m	Grassy Woodland	0.007	0.005	0.008
6	80 Duffields Road	HW3c	Heathy Woodland	0.001	0.000	0.000
6	80 Duffields Road	HW3d	Heathy Woodland	0.002	0.001	0.002

Table 6 Detailed offset requirements for general offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone or tree ID	EVC	Loss (habitat hectares)	General biodiversity equivalence score	Offset requirements (GBEU)
6	80 Duffields Road	HW2b	Heathy Woodland	0.021	0.002	0.003
6	80 Duffields Road	HW3e	Heathy Woodland	0.001	0.001	0.002
6	80 Duffields Road	HW3f	Heathy Woodland	0.023	0.015	0.023
6	80 Duffields Road	HW3g	Heathy Woodland	0.005	0.003	0.005
9	260 Great Ocean Road	HW3i	Heathy Woodland	0.007	0.004	0.006
9	260 Great Ocean Road	HW3j	Heathy Woodland	0.001	0.000	0.000
9	260 Great Ocean Road	HW3k	Heathy Woodland	0.000	0.000	0.000
9	260 Great Ocean Road	HW3l	Heathy Woodland	0.000	0.000	0.000
9	260 Great Ocean Road	HW3m	Heathy Woodland	0.004	0.001	0.002
4	151 Grossmans Road	HW2e	Heathy Woodland	0.003	0.001	0.002
4	151 Grossmans Road	GW1n	Grassy Woodland	0.006	0.005	0.008
4	151 Grossmans Road	GW2a	Grassy Woodland	0.345	0.277	0.416
4	151 Grossmans Road	GW1o	Grassy Woodland	0.040	0.032	0.048
4	151 Grossmans Road	GW1p	Grassy Woodland	0.117	0.019	0.029
3	195 Grossmans Road	GW1q	Grassy Woodland	0.044	0.000	0.000
3	195 Grossmans Road	HW5b	Heathy Woodland	0.047	0.011	0.017
3	195 Grossmans Road	HW6b	Heathy Woodland	0.111	0.015	0.023
3	195 Grossmans Road	HW1b	Heathy Woodland	0.012	0.011	0.017
3	195 Grossmans Road	GW1t	Grassy Woodland	0.012	0.004	0.006
3	195 Grossmans Road	GW2h	Grassy Woodland	0.031	0.023	0.035
3	195 Grossmans Road	SRW2d	Swampy Riparian Woodland	0.007	0.006	0.009
3	195 Grossmans Road	GW4h	Grassy Woodland	0.002	0.002	0.003
3	195 Grossmans Road	GW2k	Grassy Woodland	0.011	0.008	0.012
3	195 Grossmans Road	GW2l	Grassy Woodland	0.021	0.015	0.023
1	225 Grossmans Road	CAS1i	Coastal Alkaline Scrub	0.006	0.006	0.009
7	90 Duffields Road	SRW2g	Swampy Riparian Woodland	0.001	0.001	0.002
7	90 Duffields Road	GW2n	Grassy Woodland	0.036	0.026	0.039
7	90 Duffields Road	GW1v	Grassy Woodland	0.008	0.006	0.009
7	90 Duffields Road	GW1w	Grassy Woodland	0.004	0.003	0.005
7	90 Duffields Road	GW1x	Grassy Woodland	0.022	0.016	0.024

Table 6 Detailed offset requirements for general offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone or tree ID	EVC	Loss (habitat hectares)	General biodiversity equivalence score	Offset requirements (GBEU)
7	90 Duffields Road	SRW1f	Swampy Riparian Woodland	0.000	0.000	0.000
3	195 Grossmans Road	SRW3n	Swampy Riparian Woodland	0.005	0.004	0.006
4	151 Grossmans Road	HW1f	Heathy Woodland	0.000	0.000	0.000
5	135 Grossmans Road	HW1g	Heathy Woodland	0.018	0.007	0.011
15	170 Great Ocean Road	HW5h	Heathy Woodland	0.008	0.005	0.008
15	170 Great Ocean Road	HW6e	Heathy Woodland	0.004	0.002	0.003
15	170 Great Ocean Road	HW2l	Heathy Woodland	0.006	0.005	0.008
15	170 Great Ocean Road	GW5mm	Grassy Woodland	0.058	0.006	0.009
15	170 Great Ocean Road	GW5qq	Grassy Woodland	0.033	0.015	0.023
15	170 Great Ocean Road	SRW1a	Swampy Riparian Woodland	0.008	0.007	0.011
15	170 Great Ocean Road	SRW1a	Swampy Riparian Woodland	0.000	0.000	0.000
8	100 Duffields Road	SRW1d	Swampy Riparian Woodland	0.002	0.001	0.002
8	100 Duffields Road	SRW1d	Swampy Riparian Woodland	0.009	0.007	0.011
18	Spring Creek	GW5c	Grassy Woodland	0.215	0.097	0.146
14	140 Duffields Road	GW5d	Grassy Woodland	0.004	0.001	0.002
14	140 Duffields Road	SRW3l	Swampy Riparian Woodland	0.013	0.010	0.015
14	140 Duffields Road	SRW3l	Swampy Riparian Woodland	0.047	0.038	0.057
14	140 Duffields Road	GW5g	Grassy Woodland	0.006	0.000	0.000
15	170 Great Ocean Road	GW5o	Grassy Woodland	0.003	0.002	0.003
15	170 Great Ocean Road	HW2c	Heathy Woodland	0.001	0.001	0.002
16	190 Great Ocean Road	HW2c	Heathy Woodland	0.030	0.021	0.032
16	190 Great Ocean Road	HW4	Heathy Woodland	0.062	0.004	0.006
16	190 Great Ocean Road	HW5a	Heathy Woodland	0.065	0.027	0.041
16	190 Great Ocean Road	GW2g	Grassy Woodland	0.003	0.002	0.003
14	140 Duffields Road	GW5dd	Grassy Woodland	0.036	0.011	0.017
14	140 Duffields Road	SRW3m	Swampy Riparian Woodland	0.001	0.001	0.002
21	Spring Creek	SRW3m	Swampy Riparian Woodland	0.001	0.001	0.002
19	Spring Creek	SRW3m	Swampy Riparian Woodland	0.032	0.018	0.027
19	Spring Creek	1	Bellarine Yellow Gum	0.014	0.010	0.015
19	Spring Creek	2	Bellarine Yellow Gum	0.014	0.011	0.017

Table 6 Detailed offset requirements for general offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone or tree ID	EVC	Loss (habitat hectares)	General biodiversity equivalence score	Offset requirements (GBEU)
19	Spring Creek	3	Drooping Sheoak	0.014	0.010	0.015
8	100 Duffields	24	Bellarine Yellow Gum	0.014	0.006	0.009
10	248 Great Ocean Road	25	Drooping Sheoak	0.014	0.006	0.009
7	90 Duffields Road	27	Drooping Sheoak	0.014	0.012	0.018
9	260 Great Ocean Road	29	Bellarine Yellow Gum	0.014	0.012	0.018
9	260 Great Ocean Road	30	Bellarine Yellow Gum	0.014	0.011	0.017
9	260 Great Ocean Road	32	Bellarine Yellow Gum	0.014	0.013	0.020
9	260 Great Ocean Road	33	Bellarine Yellow Gum	0.014	0.013	0.020
3	195 Grossmans Road	34	Bellarine Yellow Gum	0.014	0.012	0.018
2	165 Grossmans Road	37	River Red-gum	0.014	0.010	0.015
3	195 Grossmans Road	38	River Red-gum	0.014	0.010	0.015
3	195 Grossmans Road	39	River Red-gum	0.014	0.009	0.014
3	195 Grossmans Road	40	Bellarine Yellow Gum	0.014	0.008	0.012
3	195 Grossmans Road	45	Bellarine Yellow Gum	0.014	0.000	0.000
3	195 Grossmans Road	46	Manna Gum	0.014	0.000	0.000
4	151 Grossmans Road	47	Red Ironbark	0.014	0.000	0.000
5	135 Grossmans Road	48	Bellarine Yellow Gum	0.014	0.003	0.005
5	135 Grossmans Road	50	Scentgum	0.014	0.009	0.014
6	80 Duffields Road	51	Manna Gum	0.014	0.009	0.014
6	80 Duffields Road	52	Manna Gum	0.014	0.007	0.011
7	90 Duffields Road	54	Drooping Sheoak	0.014	0.007	0.011
6	80 Duffields Road	56	Manna Gum	0.014	0.012	0.018
6	80 Duffields Road	57	Bellarine Yellow Gum	0.014	0.012	0.018
6	80 Duffields Road	58	Bellarine Yellow Gum	0.014	0.012	0.018
8	100 Duffields Road	59	Bellarine Yellow Gum	0.014	0.012	0.018
20	Spring Creek	60	Bellarine Yellow Gum	0.014	0.012	0.018
20	Spring Creek	62	Bellarine Yellow Gum	0.014	0.013	0.020
14	140 Duffields Road	72	Bellarine Yellow Gum	0.014	0.010	0.015
14	140 Duffields Road	73	Bellarine Yellow Gum	0.014	0.010	0.015
14	140 Duffields Road	74	Bellarine Yellow Gum	0.014	0.011	0.017

Table 6 Detailed offset requirements for general offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone or tree ID	EVC	Loss (habitat hectares)	General biodiversity equivalence score	Offset requirements (GBEU)
14	140 Duffields Road	75	Bellarine Yellow Gum	0.014	0.011	0.017
14	140 Duffields Road	76	Bellarine Yellow Gum	0.014	0.011	0.017
14	140 Duffields Road	83	Bellarine Yellow Gum	0.014	0.012	0.018
12	220 Great Ocean Road	84	Bellarine Yellow Gum	0.014	0.012	0.018

Table 7 Detailed offset requirements for specific offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone/tree ID	Loss (habitat hectares)	Species	Habitat importance score	Specific biodiversity equivalence score (SBES)	Offset amount (SBES)
8	100 Duffields Road	GW1e	1.156	Snowy Mint-bush	0.608	0.002	0.004
				Sharp Greenhood	0.560	0.002	0.004
8	100 Duffields Road	GW1g	0.016	Snowy Mint-bush	0.600	0.005	0.010
				Sharp Greenhood	0.560	0.004	0.008
8	100 Duffields Road	GW1h	0.002	Snowy Mint-bush	0.600	0.000	0.000
				Sharp Greenhood	0.560	0.000	0.000
8	100 Duffields Road	GW1i	0.012	Snowy Mint-bush	0.600	0.004	0.008
				Sharp Greenhood	0.560	0.003	0.006
13	200 Great Ocean Road	GW4b	0.080	Snowy Mint-bush	0.730	0.055	0.110
12	220 Great Ocean Road	GW5e	0.008	Snowy Mint-bush	0.720	0.006	0.012
2	165 Grossmans Road	HW1h	0.014	Paper Flower	0.790	0.011	0.022
2	165 Grossmans Road	HW2a	0.008	Paper Flower	0.750	0.006	0.012
2	165 Grossmans Road	HW1a	0.042	Paper Flower	0.770	0.033	0.066
14	140 Duffields Road	GW5f	0.245	Snowy Mint-bush	0.745	0.093	0.186
6	80 Duffields Road	GW5h	0.029	Snowy Mint-bush	0.640	0.000	0.000
6	80 Duffields Road	GW5i	0.097	Snowy Mint-bush	0.633	0.060	0.120
6	80 Duffields Road	GW3d	0.042	Snowy Mint-bush	0.730	0.024	0.048
6	80 Duffields Road	GW6a	0.009	Snowy Mint-bush	0.658	0.004	0.008
6	80 Duffields Road	GW6a	0.009	Sharp Greenhood	0.618	0.004	0.008

Table 7 Detailed offset requirements for specific offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone/tree ID	Loss (habitat hectares)	Species	Habitat importance score	Specific biodiversity equivalence score (SBES)	Offset amount (SBES)
6	80 Duffields Road	GW6b	0.026	Snowy Mint-bush	0.610	0.008	0.016
				Sharp Greenhood	0.567	0.007	0.014
6	80 Duffields Road	GW6d	0.020	Snowy Mint-bush	0.590	0.003	0.006
				Sharp Greenhood	0.550	0.003	0.006
6	80 Duffields Road	GW6e	0.120	Snowy Mint-bush	0.617	0.028	0.056
				Sharp Greenhood	0.559	0.006	0.012
9	260 Great Ocean Road	GW5m	0.197	Snowy Mint-bush	0.685	0.131	0.262
9	260 Great Ocean Road	GW1l	0.003	Snowy Mint-bush	0.700	0.002	0.004
9	260 Great Ocean Road	GW5p	0.052	Snowy Mint-bush	0.680	0.035	0.070
9	260 Great Ocean Road	GW5q	0.014	Snowy Mint-bush	0.680	0.009	0.018
10	248 Great Ocean Road	HW3a	0.003	Snowy Mint-bush	0.660	0.002	0.004
10	248 Great Ocean Road	HW3b	0.003	Snowy Mint-bush	0.660	0.002	0.004
10	248 Great Ocean Road	HW2b	0.021	Snowy Mint-bush	0.513	0.009	0.018
3	195 Grossmans Road	HW2d	0.003	Paper Flower	0.780	0.003	0.006
3	195 Grossmans Road	HW3n	0.004	Paper Flower	0.770	0.003	0.006
7	90 Duffields Road	GW1p	0.234	Snowy Mint-bush	0.658	0.062	0.124
				Sharp Greenhood	0.598	0.056	0.112
7	90 Duffields Road	GW1q	0.088	Snowy Mint-bush	0.689	0.030	0.060
				Sharp Greenhood	0.629	0.027	0.054

Table 7 Detailed offset requirements for specific offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone/tree ID	Loss (habitat hectares)	Species	Habitat importance score	Specific biodiversity equivalence score (SBES)	Offset amount (SBES)
7	90 Duffields Road	GW3f	0.018	Snowy Mint-bush	0.431	0.008	0.016
3	195 Grossmans Road	HW5b	0.047	Paper Flower	0.747	0.020	0.040
10	248 Great Ocean Road	HW6b	0.222	Snowy Mint-bush	0.706	0.029	0.058
				Paper Flower	0.772	0.038	0.076
15	170 Great Ocean Road	GW1r	0.005	Snowy Mint-bush	0.650	0.003	0.006
15	170 Great Ocean Road	GW1s	0.005	Snowy Mint-bush	0.650	0.003	0.006
15	170 Great Ocean Road	CAS1c	0.004	Snowy Mint-bush	0.619	0.001	0.002
				Bellarine Yellow-gum	1.000	0.002	0.004
15	170 Great Ocean Road	CAS1d	0.058	Snowy Mint-bush	0.635	0.018	0.036
				Bellarine Yellow-gum	1.000	0.029	0.058
15	170 Great Ocean Road	CAS1e	0.004	Snowy Mint-bush	0.650	0.003	0.006
15	170 Great Ocean Road	CAS1f	0.006	Snowy Mint-bush	0.650	0.004	0.008
15	170 Great Ocean Road	CAS1g	0.016	Snowy Mint-bush	0.650	0.008	0.016
15	170 Great Ocean Road	CAS1g	0.016	Bellarine Yellow-gum	1.000	0.016	0.032
8	100 Duffields Road	GW1t	0.012	Snowy Mint-bush	0.690	0.005	0.010
14	140 Duffields Road	GW2k	0.011	Snowy Mint-bush	0.690	0.001	0.002
14	140 Duffields Road	GW2l	0.042	Snowy Mint-bush	0.690	0.001	0.002
				Bellarine Yellow-gum	1.000	0.004	0.008
14	140 Duffields Road	GW2m	0.048	Bellarine Yellow-gum	1.000	0.048	0.096

Table 7 Detailed offset requirements for specific offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone/tree ID	Loss (habitat hectares)	Species	Habitat importance score	Specific biodiversity equivalence score (SBES)	Offset amount (SBES)
15	170 Great Ocean Road	CAS1j	0.012	Snowy Mint-bush	0.628	0.007	0.014
15	170 Great Ocean Road	GW5cc	0.012	Bellarine Yellow-gum	1.000	0.012	0.024
15	170 Great Ocean Road	CAS1m	0.000	Snowy Mint-bush	0.580	0.000	0.000
				Bellarine Yellow-gum	1.000	0.000	0.000
15	170 Great Ocean Road	CAS1n	0.004	Snowy Mint-bush	0.649	0.001	0.002
				Bellarine Yellow-gum	1.000	0.002	0.004
16	190 Great Ocean Road	CAS1o	0.020	Snowy Mint-bush	0.654	0.006	0.012
				Bellarine Yellow-gum	1.000	0.010	0.020
16	190 Great Ocean Road	CAS1q	0.004	Snowy Mint-bush	0.590	0.001	0.002
				Bellarine Yellow-gum	1.000	0.002	0.004
14	140 Duffields Road	GW6g	0.002	Snowy Mint-bush	0.690	0.001	0.002
14	140 Duffields Road	GW4i	0.002	Snowy Mint-bush	0.730	0.002	0.004
10	248 Great Ocean Road	GW5gg	0.003	Snowy Mint-bush	0.720	0.002	0.004
9	260 Great Ocean Road	GW5jj	0.004	Snowy Mint-bush	0.680	0.003	0.006
9	260 Great Ocean Road	HW1e	0.002	Snowy Mint-bush	0.690	0.002	0.004
9	260 Great Ocean Road	HW1g	0.018	Snowy Mint-bush	0.690	0.001	0.002
3	195 Grossmans Road	HW5h	0.008	Paper Flower	0.790	0.000	0.000
2	165 Grossmans Road	HW5i	0.030	Paper Flower	0.790	0.024	0.048
3	195 Grossmans Road	HW5j	0.022	Paper Flower	0.780	0.017	0.034

Table 7 Detailed offset requirements for specific offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone/tree ID	Loss (habitat hectares)	Species	Habitat importance score	Specific biodiversity equivalence score (SBES)	Offset amount (SBES)
3	195 Grossmans Road	HW1h	0.001	Paper Flower	0.770	0.001	0.002
3	195 Grossmans Road	HW1i	0.020	Paper Flower	0.770	0.016	0.032
3	195 Grossmans Road	HW2j	0.000	Paper Flower	0.770	0.000	0.000
3	195 Grossmans Road	HW2k	0.001	Paper Flower	0.770	0.001	0.002
10	248 Great Ocean Road	HW6c	0.006	Paper Flower	0.775	0.005	0.010
5	135 Grossmans Road	HW6e	0.004	Snowy Mint-bush	0.710	0.001	0.002
6	80 Duffields Road	GW5ll	0.017	Snowy Mint-bush	0.739	0.013	0.026
6	80 Duffields Road	GW5mm	0.058	Snowy Mint-bush	0.691	0.036	0.072
7	90 Duffields Road	GW5nn	0.006	Snowy Mint-bush	0.703	0.004	0.008
6	80 Duffields Road	GW5oo	0.001	Snowy Mint-bush	0.702	0.001	0.002
6	80 Duffields Road	GW5pp	0.008	Snowy Mint-bush	0.680	0.006	0.012
6	80 Duffields Road	GW5qq	0.033	Snowy Mint-bush	0.654	0.009	0.018
8	100 Duffields Road	GW5rr	0.002	Snowy Mint-bush	0.690	0.001	0.002
14	140 Duffields Road	GW5c	0.002	Snowy Mint-bush	0.750	0.001	0.002
14	140 Duffields Road	GW5c	0.022	Snowy Mint-bush	0.750	0.001	0.002
				Snowy Mint-bush	0.749	0.008	0.016
14	140 Duffields Road	GW5c	0.215	Snowy Mint-bush	0.729	0.062	0.124
12	220 Great Ocean Road	GW5d	0.011	Snowy Mint-bush	0.691	0.008	0.016
12	220 Great Ocean Road	GW5d	0.000	Snowy Mint-bush	0.700	0.000	0.000

Table 7 Detailed offset requirements for specific offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone/tree ID	Loss (habitat hectares)	Species	Habitat importance score	Specific biodiversity equivalence score (SBES)	Offset amount (SBES)
12	220 Great Ocean Road	GW5d	0.006	Snowy Mint-bush	0.693	0.004	0.008
12	220 Great Ocean Road	GW5d	0.032	Snowy Mint-bush	0.710	0.023	0.046
12	220 Great Ocean Road	GW5d	0.009	Snowy Mint-bush	0.720	0.006	0.012
12	220 Great Ocean Road	GW5d	0.066	Snowy Mint-bush	0.713	0.047	0.094
12	220 Great Ocean Road	GW5d	0.004	Snowy Mint-bush	0.690	0.002	0.004
14	140 Duffields Road	GW5g	0.006	Snowy Mint-bush	0.690	0.004	0.008
14	140 Duffields Road	GW5g	0.026	Snowy Mint-bush	0.655	0.017	0.034
3	195 Grossmans Road	HW4	0.062	Paper Flower	0.746	0.038	0.076
3	195 Grossmans Road	HW4	0.037	Paper Flower	0.740	0.027	0.054
3	195 Grossmans Road	HW5a	0.065	Paper Flower	0.768	0.018	0.036
3	195 Grossmans Road	HW5a	0.009	Paper Flower	0.740	0.006	0.012
3	195 Grossmans Road	HW5a	0.000	Paper Flower	0.748	0.000	0.000
3	195 Grossmans Road	HW5a	0.002	Paper Flower	0.740	0.001	0.002
3	195 Grossmans Road	HW5a	0.001	Paper Flower	0.750	0.001	0.002
3	195 Grossmans Road	HW5a	0.090	Paper Flower	0.747	0.067	0.134
13	200 Great Ocean Road	GW5dd	0.005	Snowy Mint-bush	0.702	0.004	0.008
13	200 Great Ocean Road	GW5dd	0.003	Snowy Mint-bush	0.730	0.002	0.004
13	200 Great Ocean Road	GW5dd	0.015	Snowy Mint-bush	0.716	0.011	0.022
13	200 Great Ocean Road	GW5dd	0.036	Snowy Mint-bush	0.690	0.015	0.030

Table 7 Detailed offset requirements for specific offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone/tree ID	Loss (habitat hectares)	Species	Habitat importance score	Specific biodiversity equivalence score (SBES)	Offset amount (SBES)
10	248 Great Ocean Road	SRW3m	0.001	Snowy Mint-bush	0.640	0.000	0.000
10	248 Great Ocean Road	SRW3m	0.032	Snowy Mint-bush	0.640	0.005	0.010
14	140 Duffields Road	4	0.014	Snowy Mint-bush	0.750	0.011	0.022
14	140 Duffields Road	5	0.014	Snowy Mint-bush	0.730	0.010	0.020
14	140 Duffields Road	6	0.014	Snowy Mint-bush	0.730	0.010	0.020
13	200 Great Ocean Road	7	0.014	Snowy Mint-bush	0.720	0.010	0.020
13	200 Great Ocean Road	8	0.014	Snowy Mint-bush	0.720	0.010	0.020
13	200 Great Ocean Road	9	0.014	Snowy Mint-bush	0.720	0.010	0.020
13	200 Great Ocean Road	11	0.014	Snowy Mint-bush	0.721	0.010	0.020
13	200 Great Ocean Road	12	0.014	Snowy Mint-bush	0.713	0.010	0.020
13	200 Great Ocean Road	13	0.014	Snowy Mint-bush	0.720	0.010	0.020
13	200 Great Ocean Road	14	0.014	Snowy Mint-bush	0.720	0.010	0.020
13	200 Great Ocean Road	15	0.014	Snowy Mint-bush	0.720	0.010	0.020
13	200 Great Ocean Road	16	0.014	Snowy Mint-bush	0.729	0.010	0.020
14	140 Duffields Road	17	0.014	Snowy Mint-bush	0.732	0.010	0.020
12	220 Great Ocean Road	18	0.014	Snowy Mint-bush	0.720	0.010	0.020
12	220 Great Ocean Road	19	0.014	Snowy Mint-bush	0.687	0.010	0.020
12	220 Great Ocean Road	20	0.014	Snowy Mint-bush	0.682	0.010	0.020
12	220 Great Ocean Road	21	0.014	Snowy Mint-bush	0.706	0.010	0.020

Table 7 Detailed offset requirements for specific offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone/tree ID	Loss (habitat hectares)	Species	Habitat importance score	Specific biodiversity equivalence score (SBES)	Offset amount (SBES)
12	220 Great Ocean Road	22	0.014	Snowy Mint-bush	0.710	0.010	0.020
12	220 Great Ocean Road	23	0.014	Snowy Mint-bush	0.713	0.010	0.020
14	140 Duffields Road	26	0.014	Bellarine Yellow-gum	1.000	0.014	0.028
14	140 Duffields Road	28	0.014	Snowy Mint-bush	0.665	0.009	0.018
6	80 Duffields Road	31	0.014	Snowy Mint-bush	0.651	0.009	0.018
6	80 Duffields Road	41	0.014	Snowy Mint-bush	0.640	0.009	0.018
6	80 Duffields Road	41	0.014	Sharp Greenhood	0.600	0.008	0.016
6	80 Duffields Road	42	0.014	Snowy Mint-bush	0.640	0.009	0.018
6	80 Duffields Road	42	0.014	Sharp Greenhood	0.600	0.008	0.016
6	80 Duffields Road	43	0.014	Snowy Mint-bush	0.660	0.009	0.018
6	80 Duffields Road	43	0.014	Sharp Greenhood	0.620	0.009	0.018
6	80 Duffields Road	44	0.014	Snowy Mint-bush	0.660	0.009	0.018
6	80 Duffields Road	44	0.014	Sharp Greenhood	0.620	0.009	0.018
6	80 Duffields Road	45	0.014	Snowy Mint-bush	0.660	0.009	0.018
6	80 Duffields Road	45	0.014	Sharp Greenhood	0.620	0.008	0.016
6	80 Duffields Road	46	0.014	Snowy Mint-bush	0.660	0.009	0.018
6	80 Duffields Road	46	0.014	Sharp Greenhood	0.620	0.009	0.018
6	80 Duffields Road	47	0.014	Snowy Mint-bush	0.610	0.008	0.016
6	80 Duffields Road	47	0.014	Sharp Greenhood	0.570	0.008	0.016

Table 7 Detailed offset requirements for specific offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone/tree ID	Loss (habitat hectares)	Species	Habitat importance score	Specific biodiversity equivalence score (SBES)	Offset amount (SBES)
6	80 Duffields Road	48	0.014	Snowy Mint-bush	0.671	0.007	0.014
6	80 Duffields Road	61	0.014	Snowy Mint-bush	0.510	0.007	0.014
6	80 Duffields Road	63	0.014	Snowy Mint-bush	0.540	0.008	0.016
6	80 Duffields Road	64	0.014	Snowy Mint-bush	0.540	0.008	0.016
9	260 Great Ocean Road	65	0.014	Snowy Mint-bush	0.650	0.009	0.018
9	260 Great Ocean Road	66	0.014	Snowy Mint-bush	0.650	0.009	0.018
9	260 Great Ocean Road	67	0.014	Snowy Mint-bush	0.654	0.009	0.018
9	260 Great Ocean Road	68	0.014	Snowy Mint-bush	0.683	0.010	0.020
9	260 Great Ocean Road	69	0.014	Snowy Mint-bush	0.687	0.010	0.020
9	260 Great Ocean Road	70	0.014	Snowy Mint-bush	0.700	0.010	0.020
9	260 Great Ocean Road	71	0.014	Snowy Mint-bush	0.683	0.010	0.020
9	260 Great Ocean Road	77	0.014	Snowy Mint-bush	0.650	0.009	0.018
9	260 Great Ocean Road	78	0.014	Snowy Mint-bush	0.680	0.010	0.020
9	260 Great Ocean Road	79	0.014	Snowy Mint-bush	0.680	0.010	0.020
9	260 Great Ocean Road	80	0.014	Snowy Mint-bush	0.680	0.010	0.020
9	260 Great Ocean Road	81	0.014	Snowy Mint-bush	0.680	0.010	0.020
4	151 Grossmans Road	82	0.014	Snowy Mint-bush	0.510	0.007	0.014
7	90 Duffields Road	93	0.014	Snowy Mint-bush	0.697	0.010	0.020
13	200 Great Ocean Road	94	0.014	Snowy Mint-bush	0.730	0.010	0.020

Table 7 Detailed offset requirements for specific offsets (remnant patches and scattered trees)

PSP prop. no.	Property address	Habitat zone/tree ID	Loss (habitat hectares)	Species	Habitat importance score	Specific biodiversity equivalence score (SBES)	Offset amount (SBES)
13	200 Great Ocean Road	95	0.014	Snowy Mint-bush	0.730	0.010	0.020
13	200 Great Ocean Road	96	0.014	Snowy Mint-bush	0.730	0.010	0.020
13	200 Great Ocean Road	97	0.014	Snowy Mint-bush	0.730	0.010	0.020

7 How the required offset will be secured

The person wanting to remove, lop or destroy the native vegetation identified for removal as part of the NVPP is responsible for ensuring that the required general and specific offsets have been secured before any permitted clearing starts. The provision of offsets must accord with the conditions and any permit notes specified on any permit granted, and the conditions listed in the NVPP.

8 Conditions

The following conditions apply from the gazettal of the NVPP:

- All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to Construction Techniques for Sediment Pollution Control, EPA, 1991
- Water run-off must be designed to ensure that native vegetation to be retained is not compromised
- Any native vegetation to be removed (in accordance with the NVPP) must be clearly marked on site to the satisfaction of the responsible authority whilst works are being undertaken within the vicinity
- Native vegetation identified for 'practical retention' is considered removed in this plan. It is acknowledged that the developer(s) will aim to retain this vegetation throughout the detailed design process. However, if native vegetation identified for practical retention is retained and protected in the future, offset requirements will be recalculated accordingly
- Prior to the issuing of a statement of compliance by the responsible authority, evidence that an offset for any native vegetation that will be removed in accordance with Section 4 of the NVPP has been secured must be provided to the satisfaction of the responsible authority. This offset must meet the offset requirements set out in the NVPP and be in accordance with the requirements of *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual*. Offset evidence can be either:
 - A security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan signed by both parties
 - A credit extract from the Native Vegetation Credit Register
- 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. If native fauna species are located, they must be salvaged and relocated to the closest suitable vegetation, in consultation with the DELWP
- Before works start, high visibility vegetation protection fencing must be erected around each scattered tree (or group of trees) identified in the NVPP to be retained. This fence will protect the tree by demarcating the tree retention zone and must be erected in accordance to AS 4970-2009 *Protection of trees on development sites* or succeeding Australian Standard. Except with the written consent of the responsible authority, within the tree retention zone
 - a) No vehicular or pedestrian access, trenching or soil excavation is to occur
 - b) No storage or dumping of tools, equipment or waste is to occur
 - c) No entry and exit pits for underground services are to be constructed.
- Before works start, high visibility vegetation protection fencing must be erected around all remnant patches of native vegetation identified in the NVPP to be retained on site. This fence must be erected around the patch at a distance of 2 metres from the retained native vegetation. Except with the written consent of the responsible authority, within the tree retention zone,
 - a) No vehicular or pedestrian access, trenching or soil excavation is to occur
 - b) No storage or dumping of tools, equipment or waste is to occur
 - c) No entry and exit pits for underground services are to be constructed.
- And other conditions as may be relevant.

9 Reference documents

Biodiversity assessment handbook: Permitted clearing of native vegetation, 2015, DELWP

Native Vegetation Gain Scoring Manual, 2013, DEPI

Biodiversity impacts and offsets report: Spring Creek (DELWP Ref EHP_0422), 2016, DELWP

Biodiversity Assessment of the Spring Creek Urban Growth Area, 2016 and *Biodiversity Assessment, 248 Great Ocean Road, Jan Juc*, 2015, ecology & heritage partners

10 Glossary

Condition Score: A measure between 0-1, determined by a habitat hectare assessment. It is an indication of how close the native vegetation is to its mature natural state, as represented by a benchmark reflecting pre-settlement circumstances.

General Offset: An offset that is required when a proposal to remove native vegetation is not deemed, by application of the specific-general offset test, to have a significant impact on habitat for any rare or threatened species.

Habitat Zone: A discrete area of native vegetation consisting of a single vegetation type of similar value. There may be multiple habitat zones within a remnant patch, based upon property boundaries, changes in vegetation type or quality.

Native canopy tree: A native canopy tree is a mature tree that is greater than 3 metres in height and is normally found in the upper layer of a vegetation type i.e. Ecological Vegetation Class (EVC). Canopy trees that are less than 3m or have not yet reached maturity i.e. are unable to flower, are considered part of the understory. EVC descriptions provide a list of typical canopy species but a native vegetation assessor should determine using site based information, EVC descriptions and other published data whether a particular species is a native canopy tree in a particular location. If there is doubt, then it is assumed that the tree is a native canopy tree.

Native vegetation: Native vegetation is defined in the Victoria Planning Provisions as 'plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses'.

Other native vegetation: Native Vegetation that is neither a remnant patch nor a scattered tree. This vegetation would normally require a planning permit to remove under the Victorian Planning Provisions.

Remnant Patch: an area of vegetation where; at least 25 per cent of the total perennial understory plant cover is native, or any area with three or more native canopy trees where the canopy foliage cover is at least 20 per cent of the area.

Scattered Tree: A native canopy tree that does not form part of a remnant patch of native vegetation.

Specific Offset: An offset that is targeted to a particular species (or multiple species) impacted by the removal of native vegetation.

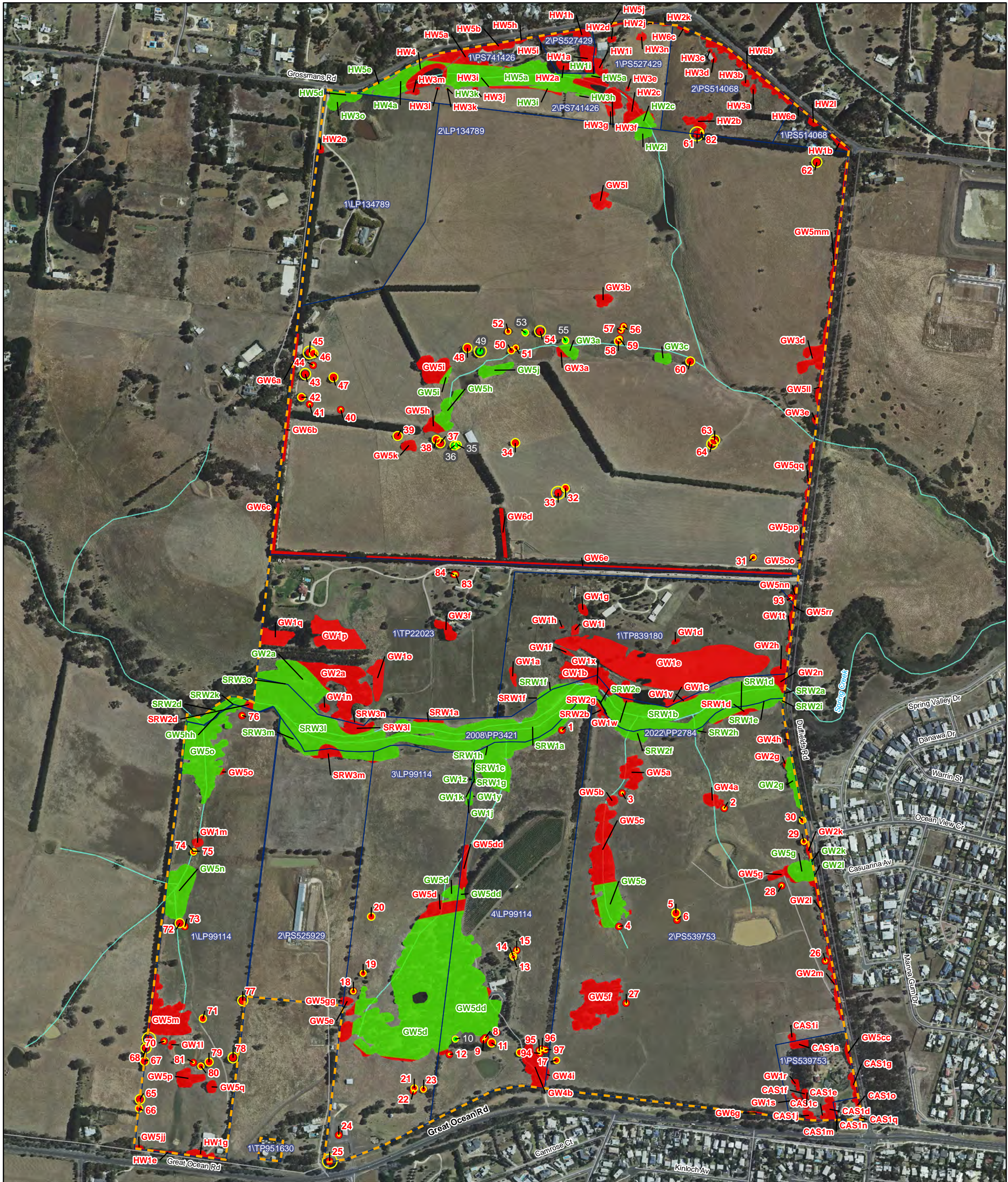
Specific-general offset test: A test used to determine whether a general or specific offset is required based on the impact of native vegetation removal on the habitat for rare or threatened species.

Strategic Biodiversity Score: A score that quantifies the relative value of a location in the landscape with regard to its condition, extent, connectivity and the support function it plays for species.

A Appendix – Property Details

PSP prop. no	Address	Formal land description
1	225 Grossmans Road	Lot 1 LP134789
2	165 Grossmans Road	Lot 2 PS527429
3	195 Grossmans Road	Lot 1 PS527429
4	151 Grossmans Road	Lot 2 PS514068
5	135 Grossmans Road	Lot 1 PS514068
6	80 Duffields Road	Lot 2 LP134789
7	90 Duffields Road	Lot 1 TP22023
8	100 Duffields Road	Lot 1 TP839180
9	260 Great Ocean Road	Lot 1 LP99114
10	248 Great Ocean Road (excised)	Lot 2 PS525929 (before s/d)
11	250 Great Ocean Road	Lot 1 TP951630
12	220 Great Ocean Road	Lot 3 LP99114
13	200 Great Ocean Road	Lot 4 LP99114
14	140 Great Ocean Road	Lot 2 PS539753
15	170 Great Ocean Road	Lot 1 PS539753
16	190 Great Ocean Road	Por. 3 (pt) Parish of Jan Juc
17	Spring Creek Reserve (allot. 76 (pt) parish of puebla)	Allot. 76 (pt) Parish of Puebla
18	Spring Creek Reserve (allot. 2008 parish of puebla)	Allot. 2008 (pt) Parish of Puebla
19	Spring Creek Reserve (allot. 70 (pt) parish of puebla)	Allot. 70 (pt) Parish of Puebla
20	Spring Creek Reserve (allot. 75 (pt) parish of puebla)	Allot. 75 (pt) Parish of Puebla
21	Spring Creek Reserve (allot. 2022 parish of jan juc)	Allot. 2022 (pt) Parish of Puebla

B Appendix – Map 2 (large scale)



Map 2
Native Vegetation to be Retained and Removed
Spring Creek PSP

Legend

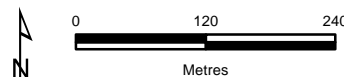
- NVPP Boundary
- Property Boundaries
- Minor Watercourse
- Tree Retention Zones

Native Vegetation to be retained

- Scattered Trees
- Remnant Patch

Native Vegetation that can be removed

- Scattered Trees
- Remnant Patch



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