



Native Vegetation Precinct Plan – Ballarat West Growth Area

(Ballarat West Native Vegetation Precinct Plan)

Sub-precincts 1, 2 and 4

For: The City of Ballarat

8 MARCH 2012

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1 INTRODUCTION

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

1.1 Area to which the plan applies

The NVPP relates to the Ballarat West Growth Area sub-precincts 1, 2 and 4, as shown in **Figure 1**. These sub-precincts cover an area of 1287 ha on the western edge of the current urban area of Ballarat. This combined area is hereafter referred to as 'the precinct'.

The precinct includes a large number of land titles and currently supports rural (mostly grazing) and rural residential development. A creek system consisting of three named creeks (Winter, Kensington and Bonshaw) drains the precinct. The precinct is intended to provide consolidated urban development, including the provision of housing, roads, utilities, recreational opportunities and other facilities, to cater for the future urban expansion of the City of Ballarat.

1.2 Purpose of the plan

In accordance with Clause 52.16 of the Ballarat Planning Scheme, the purpose of this NVPP is to:

- Specify the native vegetation that will be retained and the native vegetation that can be removed, destroyed or lopped.
- Ensure that areas set aside to protect native vegetation are managed to conserve ecological values in accordance with the Ballarat West Precinct Structure Plan.
- Ensure that the removal, destruction or lopping of native vegetation is consistent with conserving the ecological values of these areas and is in accordance with the three-step approach to net gain as set out in the document *Native Vegetation Management – a Framework for Action* (Department of Sustainability and Environment (DSE) 2002).
- Set out the works or other necessary actions to offset the removal, destruction or lopping of native vegetation.
- Streamline the planning approvals process through a landscape approach to native vegetation protection and management.

1.3 Vegetation protection objective / policy rationale

The NVPP proposes the creation of conservation area that can provide habitat and be sustained for the long term. Surveys recorded 57 remnant native trees scattered widely over the 1287 ha precinct area. The scattered nature of the trees presents challenges for establishing meaningful conservation areas.

The three step approach has been implemented as follows:

Steps 1 & 2 – The principles of avoidance and minimisation have been adopted to conserve the precinct's most intact native vegetation, a 13 hectare area in the west of sub-precincts 2 and 4. These principles have also been adopted to conserve scattered trees in the southeastern portions of sub-precinct 2; the trees being placed in proposed environmental offset areas either directly or closely adjoining the Winter Creek floodplain (encumbered lands to be excluded from the development area). By these means, 20 native trees (35% of the total native trees within the overall precinct) will be retained.

Step 3 – The remaining 37 widely scattered trees fall within proposed development areas and are likely to be removed to facilitate development. It is proposed that these trees be offset. Offsets will be positioned to consolidate other areas of retained native vegetation, or to buffer creeklines (**Figure 3**).

Offsets proposed for Kensington and Winter Creeks will also assist with Growling Grass Frog protection. The Growling Grass Frog is listed as Vulnerable under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. These creeks, and their floodplains, are currently highly degraded, with little native vegetation. Proposed native vegetation offsets located in the creek lines and floodplains will complement the revegetation efforts to be undertaken in these areas for the Growling Grass Frog (refer *Growling Grass Frog Conservation Management Plan* provided under separate cover) and improve landscape connectivity.

2 DESCRIPTION OF THE EXISTING VEGETATION

57 native trees were recorded by the Ecology Partners assessment (2012). The most common tree species are Swamp Gum (*Eucalyptus ovata* - 34 individuals) and Candlebark (*Eucalyptus rubida* - 16 individuals) (see **Table 1**). The majority of trees (55) are very large old trees (VLOT) and large old trees (LOT).

This NVPP occurs entirely within the Victorian Volcanic Plain Bioregion (Bioregion 6.2), characterised by vast open areas of fertile plain covered with grasslands, grassy woodlands, and small patches of open woodland. The bioregion is interspersed with stony rises and numerous extinct volcanic eruption points, denoting old lava flows and numerous scattered large shallow lakes and wetlands (DSE 2003). The extant trees were assigned to the endangered EVCs Plains Grassy Woodland (EVC 55) and Creekline Herb-rich Woodland (EVC 164) (Ecology Partners 2012).

Table 1 Tree species present in the precinct

Species	Common Name	Number
<i>Eucalyptus ovata</i>	Swamp Gum	34
<i>Eucalyptus rubida</i>	Candlebark	16
(unable to determine)	Dead	7
TOTAL		57

Several areas of Degraded Treeless Vegetation were identified by the Ecology Partners survey. These areas are detailed in **Table 2** below.

Table 2 Degraded treeless vegetation within the precinct

Property No.	Property Address	EVC Name & No.	Bioregion	EPBC Act listed community	Habitat hectares	Loss of VLOTs / LOTs
2035434	132 Cherry Flat Road, Smythes Creek Vic 3351	N/A ^	Victorian Volcanic Plain	None	N/A *	N/A (no trees present)
2012293	Lot A Glenelg Highway, Smythes Creek 3351					
2001993	Lot 1, Ballarat-Carngham Road, Delacombe 3356					
					TOTAL AREA	6.8 ha

^ DTV therefore no EVC present; pre-1750 mapped as Plains Grassy Woodland EVC 55.

* A formal habitat hectare assessment was not undertaken in areas mapped as DTV, as native vegetation cover did not meet the threshold (25% cover) to be considered a remnant patch (Ecology Partners 2012).

3 NATIVE VEGETATION TO BE RETAINED

Under the current development scenario a total of 20 scattered native trees are to be retained. These are summarised in **Table 3** and shown in **Figure 2**. **Figures 2a** and **2b** are a larger scale of the same, and show tree identification numbers for the northern and southern portions of the precinct. It is possible that future development may allow additional native trees to be conserved. Should this be the case, the offset requirements discussed in the following sections will also be correspondingly reduced.

Table 3 Scattered trees to be retained

Property Number	Property Address	Tree ID No	Species	Size of Tree*	EVC Name & No.	Bioregion	Conservation Status	Conservation Significance	Eastings	Northings
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	1	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745638	5837549
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	2	Candlebark	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745747	5837606
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	7	Candlebark	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745864	5837483
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	8	Candlebark	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745920	5837537
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	9	Candlebark	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745903	5837599
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	10	Candlebark	VLOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745802	5837616

Property Number	Property Address	Tree ID No	Species	Size of Tree*	EVC Name & No.	Bioregion	Conservation Status	Conservation Significance	Eastings	Northings
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	11	Candlebark	VLOT	Creeklane Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745774	5837740
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	12	Candlebark	LOT	Creeklane Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745837	5837715
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	13	Candlebark	LOT	Creeklane Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745841	5837730
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	18	Swamp Gum	LOT	Creeklane Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745606	5836790
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	19	Swamp Gum	LOT	Creeklane Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745548	5836753
2012289	316 Glenelg Hwy, Delacombe Vic 3356	33	Swamp Gum	VLOT	Creeklane Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747060	5836177
2012289	316 Glenelg Hwy, Delacombe Vic 3356	34	Swamp Gum	VLOT	Creeklane Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747604	5836275
2001994	235 Ballarat - Carngham Rd, Delacombe Vic 3356	35	Candlebark	VLOT	Creeklane Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745794	5838116
2001994	235 Ballarat - Carngham Rd, Delacombe Vic 3356	36	Candlebark	LOT	Creeklane Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745780	5838051

Property Number	Property Address	Tree ID No	Species	Size of Tree*	EVC Name & No.	Bioregion	Conservation Status	Conservation Significance	Eastings	Northings
2001994	235 Ballarat - Carngham Rd, Delacombe Vic 3356	37	Dead	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745721	5837889
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	54	Dead	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745896	5837491
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	55	Dead	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745867	5837588
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	56	Dead	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745905	5837639
2012289	316 Glenelg Hwy, Delacombe Vic 3356	60	Dead	VLOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747106	5836128

* VLOT = Very large old tree; LOT = Large old tree; MOT = Medium tree; ST = Small tree.

4 NATIVE VEGETATION THAT CAN BE REMOVED

The native vegetation that can be removed is described in **Table 4** and shown on **Figures 2** and **2a/2b** (larger scale of the same, showing tree identification numbers for the northern and southern portions of the precinct). The removal of these 37 native trees (along with 4 planted trees not counted towards number of trees removed) is subject to the requirements and conditions specified in **Sections 5** of this NVPP. It is possible that future development may allow additional native trees to be conserved. Should this be the case, the offset requirements discussed in the following sections will also be correspondingly reduced.

Table 4 Scattered trees that may be removed

Property Number	Property Address	Tree ID No	Species	Size of Tree*	EVC Name & No.	Bioregion	Conservation Status	Conservation Significance	Eastings	Northings
2001990	Lot 2 Ballarat - Carngam Rd , Delacombe Vic 3356	3	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	746609	5837692
2012998	Ca 21 Greenhalghs Rd , Bunkers Hill Vic 3352	4	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	746482	5837597
2012998	Ca 21 Greenhalghs Road , Bunkers Hill Vic 3352	5	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	746269	5837633
2012998	Ca 21 Greenhalghs Rd , Bunkers Hill Vic 3352	6	Swamp Gum	VLOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	746086	5837453
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	15	Candlebark	VLOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745601	5837299
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	16	Candlebark	VLOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745705	5837236

Property Number	Property Address	Tree ID No	Species	Size of Tree*	EVC Name & No.	Bioregion	Conservation Status	Conservation Significance	Eastings	Northings
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	17	Southern Blue Gum #	LOT	Plains Grassy Woodland (EVC 55)	Victorian Volcanic Plain	-	-	745679	5837021
2012306	520 Glenelg Hwy, Smythes Creek Vic 3351	20	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745704	5836587
2012998	Ca 21 Greenhalghs Rd, Bunkers Hill Vic 3352	21	Candlebark	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745957	5837211
2012998	Ca 21 Greenhalghs Rd, Bunkers Hill Vic 3352	22	Swamp Gum	VLOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	746020	5837271
2012998	Ca 21 Greenhalghs Rd, Bunkers Hill Vic 3352	23	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	746426	5837261
2012998	Ca 21 Greenhalghs Rd, Bunkers Hill Vic 3352	24	Dead	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	746306	5837217
2012998	Ca 21 Greenhalghs Rd, Bunkers Hill Vic 3352	26	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	746571	5836860
2012289	316 Glenelg Hwy, Delacombe Vic 3356	28	River Red Gum #	VLOT	Plains Grassy Woodland (EVC 55)	Victorian Volcanic Plain	-	-	747694	5836539
2012289	316 Glenelg Hwy, Delacombe Vic 3356	29	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747212	5836671

Property Number	Property Address	Tree ID No	Species	Size of Tree*	EVC Name & No.	Bioregion	Conservation Status	Conservation Significance	Eastings	Northings
2046231	15 Masada Bvd, Smythes Creek Vic 3351	30	Candlebark	VLOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745918	5836181
2046231	15 Masada Bvd, Smythes Creek Vic 3351	31	Candlebark	VLOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745969	5836173
2012289	316 Glenelg Hwy, Delacombe Vic 3356	32	Swamp Gum	VLOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	746747	5836277
2001989	Lot 5 Ballarat - Carngham Rd, Delacombe Vic 3356	38	Swamp Gum	MOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747023	5838193
2012293	Lot A Glenelg Hwy, Smythes Creek Vic 3351	39	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747281	5835648
2029913	303 Smythes Rd, Delacombe Vic 3356	40	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	748129	5835561
2029910	201 Smythes Rd, Delacombe Vic 3356	41	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	748271	5835478
2029915	307 Smythes Rd, Delacombe Vic 3356	42	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	748007	5835489
2029915	307 Smythes Rd, Delacombe Vic 3356	43	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	748068	5835476

Property Number	Property Address	Tree ID No	Species	Size of Tree*	EVC Name & No.	Bioregion	Conservation Status	Conservation Significance	Eastings	Northings
2029915	307 Smythes Rd, Delacombe Vic 3356	44	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	748082	5835383
2035436	315 Glenelg Hwy, Smythes Creek Vic 3351	45	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747668	5835736
2035436	315 Glenelg Hwy, Smythes Creek Vic 3351	46	Swamp Gum	VLOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747604	5835680
2035436	315 Glenelg Hwy, Smythes Creek Vic 3351	47	Swamp Gum	ST	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	Low	747576	5835727
2035436	315 Glenelg Hwy, Smythes Creek Vic 3351	48	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747634	5835598
2035436	315 Glenelg Hwy, Smythes Creek Vic 3351	49	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747560	5835591
2012291	331 Glenelg Hwy, Smythes Creek Vic 3351	50	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747503	5835622
2012291	331 Glenelg Hwy, Smythes Creek Vic 3351	51	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747438	5835602
2002748	Lot 2 Bells Rd, Smythes Creek Vic 3351	52	Dead	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747187	5835096

Property Number	Property Address	Tree ID No	Species	Size of Tree*	EVC Name & No.	Bioregion	Conservation Status	Conservation Significance	Eastings	Northings
2035446	88 Cherry Flat Rd, Smythes Creek Vic 3351	53	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747608	5835059
2046231	15 Masada Blvd, Smythes Creek Vic 3351	57	Candlebark	VLOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	745938	5836220
2012289	316 Glenelg Hwy, Delacombe Vic 3356	58	River Red Gum #	LOT	Plains Grassy Woodland (EVC 55)	Victorian Volcanic Plain	-	-	747721	5836558
2012289	316 Glenelg Hwy, Delacombe Vic 3356	59	River Red Gum #	ST	Plains Grassy Woodland (EVC 55)	Victorian Volcanic Plain	-	-	747699	5836571
2012291	331 Glenelg Hwy, Smythes Creek Vic 3351	61	Swamp Gum	VLOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747361	5835680
2012293	Lot A Glenelg Hwy, Smythes Creek Vic 3351	62	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747169	5835543
2001990	Lot 2 Ballarat - Carngham Rd, Delacombe Vic 3356	63	Swamp Gum	LOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	746683	5837960
2035439	77 Cherry Flat Rd, Bonshaw Vic 3352	67	Swamp Gum	VLOT	Creekline Herb-rich Woodland (EVC 164)	Victorian Volcanic Plain	Endangered	High	747875	5835138

* VLOT = Very large old tree; LOT = Large old tree; MOT = Medium tree; ST = Small tree.

The 3x River Red Gums (trees 28, 58, 59) and 1x Southern Blue Gum (tree 17) identified on site are planted trees and therefore are not protected under the Framework and do not count towards trees removed.

5 CONDITIONS

The offset requirements for scattered tree removal are identified in **Table 6**. The following requirements must be met:

- Prior to the removal, destruction or lopping of any native vegetation (including dead native vegetation) an Offset Plan concerning the land must be prepared in accordance with **Table 6** of the incorporated Ballarat West NVPP to the satisfaction of DSE and the Responsible Authority. Offsets will be established in the offset areas identified by **Figure 3**.
- Offset calculations in accordance with the Corangamite Native Vegetation Plan (2005) determined that for each tree of high conservation significance to be removed, offsets are required as per **Table 5** below.

Table 5 Offset requirements by size of tree removed

Tree size category	Number of trees	
	to protect	to recruit
VLOT	4	20
LOT	2	10
MOT	1	5

- Based on the above, to offset for the 37 native trees proposed to be removed in accordance with this NVPP, a total of 93 trees are required to be protected, with a further 465 trees to be recruited (see **Table 6**):
 - Within the precinct there are 20 trees proposed to be retained (**Section 3**).
 - The remaining 73 trees required to be protected as part of the offset will need to be off site. As the benchmark tree cover for the applicable EVC (Creekline Herbrich Woodland, EVC 164) is 10 canopy trees per hectare, the protection of 73 canopy trees offsite will require a minimum of 7.3 ha.
 - The proposed offset areas within the precinct total 25ha, with an additional 22.7ha with the potential to be used as future offset areas.
 - The required 465 trees to be recruited within these offset areas equate to approximately 18.6 trees per hectare; this requirement can be met on site.
- Dead Very Large and Large scattered trees may be translocated to secure locations within the precinct subject to the identification of suitable areas to the responsible authority. Any translocated dead tree that remains standing for a minimum of 2 years after translocation, will not require offsetting.
- Offset management prescriptions shall be detailed in the Offset Plan.
- The landowner must enter into a legal, on-title agreement prior to subdivision or building and works that provides for the management and ongoing protection of the offset in accordance with the approved Offset Plan and must include, as appropriate:
 - The Offset Plan;
 - The on-going land use commitments to manage the offset primarily for protection of the native vegetation values in perpetuity;

- Specification of the identity of the responsible monitoring authority and the reporting responsibilities of the land owner; and
- Specification of the terms in which the Responsible Authority can visit and monitor the site.
- If the Offset Plan varies from the offset identified in the NVPP, proposed changes will need to be to the satisfaction of DSE.
- Offsets must commence within one year of the approval of the Offset Plan. Implementation must be completed according to the schedule of works in the Offset Plan, to the satisfaction of the Responsible Authority.
- Any permit granted for subdivision; the construction of a building or the carrying out of works on lands where vegetation is to be retained (as identified by this NVPP) must contain the conditions set out in the Ballarat West NVPP. These conditions are as follows:
 - The works, payments and other actions necessary to offset the removal, destruction or lopping of native vegetation as set out in the Ballarat West NVPP must be provided to the satisfaction of the Responsible Authority.
 - All offsets are to be located within the area to which this Plan applies, within the areas indicated in **Figure 3** and be consistent with the principles set out in Victoria's *Native Vegetation Management – a Framework for Action* (DNRE 2002).
 - It is possible that future development may allow additional native trees to be conserved. Should this be the case, the offset requirements discussed above will also be reduced accordingly.
 - Where offsets are required, an Offset Plan must be prepared to the satisfaction of DSE and those offsets shall be protected through measures such as conservation covenants, Section 173 agreements or gifts to the Crown (where such gifts are accepted) to the satisfaction of the Responsible Authority.
 - No grazing may occur on native vegetation to be retained (unless it is permitted by a management plan approved by the Responsible Authority).
 - Soil must not be stockpiled on any native vegetation.
 - Only indigenous plants of local provenance may be used in revegetation works.
 - Any native vegetation to be removed in accordance with this NVPP must be clearly marked on site prior to removal.
 - Prior to the commencement of any works during the construction phase, a highly visible vegetation protection fence must be erected around twice the canopy distance of each scattered tree in the construction area that has been identified to be retained.
 - The placement of fill must be designed to ensure that it does not compromise the native vegetation to be retained or any area designated for revegetation.
 - Water run-off must be designed to ensure that native vegetation to be retained or any revegetation area is not compromised.
 - Prior to felling any tree which may be removed, the tree must be examined by a suitably qualified zoologist for the presence of fauna in hollows or external nests.

If native fauna are located, they must be salvaged and relocated to the closest suitable vegetation in consultation with the DSE.

- The removal of native vegetation which is identified as permitted to be removed within this NVPP does not require a further permit.
- Offsets must commence within one year of the approval of the Offset Plan.
- Implementation of the offset must be completed in accordance with the schedule of works in the Offset Plan to the satisfaction of the Responsible Authority and DSE.
- The specific controls specified in this Plan do not expire.

Table 6 Offsets required for scattered trees that may be removed

Property Number	Property Address	Tree ID No	Species	Size of Tree *	EVC Name & No.	Bio-region	EVC Conserv. Status	Conserv. Signif.	Eastings	Northings	Protect and Recruit Offsets	Protect (trees) ~	Recruit (trees) ~
2001990	Lot 2 Ballarat - Carngham Rd, Delacombe 3356	3	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	746609	5837692	2+10	2	10
2012998	Ca 21 Greenhalghs Rd, Bunkers Hill 3352	4	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	746482	5837597	2+10	2	10
2012998	Ca 21 Greenhalghs Rd, Bunkers Hill 3352	5	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	746269	5837633	2+10	2	10
2012998	Ca 21 Greenhalghs Rd, Bunkers Hill 3352	6	Swamp Gum	VLOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	746086	5837453	4+20	4	20
2012306	520 Glenelg Hwy, Smythes Creek 3351	15	Candle bark	VLOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	745601	5837299	4+20	4	20
2012306	520 Glenelg Hwy, Smythes Creek 3351	16	Candle bark	VLOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	745705	5837236	4+20	4	20
2012306	520 Glenelg Hwy, Smythes Creek 3351	17	<i>Southern Blue Gum</i> #	LOT	PGW (55)	Victorian Volcanic Plain	-	-	745679	5837021	-	-	-

Property Number	Property Address	Tree ID No	Species	Size of Tree *	EVC Name & No.	Bio-region	EVC Conserv. Status	Conserv. Signif.	Eastings	Northings	Protect and Recruit Offsets	Protect (trees) ~	Recruit (trees) ~
2012306	520 Glenelg Hwy, Smythes Creek 3351	20	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	745704	5836587	2+10	2	10
2012998	Ca21 Greenhalghs Rd, Bunkers Hill 3352	21	Candlebark	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	745957	5837211	2+10	2	10
2012998	Ca21 Greenhalghs Rd, Bunkers Hill 3352	22	Swamp Gum	VLOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	746020	5837271	4+20	4	20
2012998	Ca21 Greenhalghs Rd, Bunkers Hill 3352	23	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	746426	5837261	2+10	2	10
2012998	Ca21 Greenhalghs Rd, Bunkers Hill 3352	24	Dead	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	746306	5837217	2+10	2	10
2012998	Ca 21 Greenhalghs Rd, Bunkers Hill 3352	26	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	746571	5836860	2+10	2	10
2012289	316 Glenelg Hwy, Delcombe 3356	28	River Red Gum #	VLOT	PGW (55)	Victorian Volcanic Plain	-	-	747694	5836539	-	-	-

Property Number	Property Address	Tree ID No	Species	Size of Tree *	EVC Name & No.	Bio-region	EVC Conserv. Status	Conserv. Signif.	Eastings	Northings	Protect and Recruit Offsets	Protect (trees) ~	Recruit (trees) ~
2012289	316 Glenelg Hwy, Delcombe 3356	29	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	747212	5836671	2+10	2	10
2046231	15 Masada Bvd, Smythes Creek 3351	30	Candle bark	VLOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	745918	5836181	4+20	4	20
2046231	15 Masada Bvd, Smythes Creek 3351	31	Candle bark	VLOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	745969	5836173	4+20	4	20
2012289	316 Glenelg Hwy, Delacombe 3356	32	Swamp Gum	VLOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	746747	5836277	4+20	4	20
2001989	Lot 5, Ballarat-Carngham Rd, Delacombe, 3356	38	Swamp Gum	MOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	747023	5838193	1+5	1	5
2012293	Lot A, Glenelg Hwy, Smythes Creek, 3351	39	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	747281	5835648	2+10	2	10
2029913	303 Smythes Rd, Delacombe Vic 3356	40	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	748129	5835561	2+10	2	10

Property Number	Property Address	Tree ID No	Species	Size of Tree *	EVC Name & No.	Bio-region	EVC Conserv. Status	Conserv. Signif.	Eastings	Northings	Protect and Recruit Offsets	Protect (trees) ~	Recruit (trees) ~
2029910	201 Smythes Rd, Delacombe Vic 3356	41	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	748271	5835478	2+10	2	10
2029915	307 Smythes Rd, Delacombe Vic 3356	42	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	748007	5835489	2+10	2	10
2029915	307 Smythes Rd, Delacombe Vic 3356	43	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	748068	5835476	2+10	2	10
2029915	307 Smythes Rd, Delacombe Vic 3356	44	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	748082	5835383	2+10	2	10
2035436	315 Glenelg Hwy, Smythes Creek Vic 3351	45	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	747668	5835736	2+10	2	10
2035436	315 Glenelg Hwy, Smythes Creek Vic 3351	46	Swamp Gum	VLOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	747604	5835680	4+20	4	20

Property Number	Property Address	Tree ID No	Species	Size of Tree *	EVC Name & No.	Bio-region	EVC Conserv. Status	Conserv. Signif.	Eastings	Northings	Protect and Recruit Offsets	Protect (trees) ~	Recruit (trees) ~
2035436	315 Glenelg Hwy, Smythes Creek Vic 3351	47	Swamp Gum	ST	CHW (164)	Victorian Volcanic Plain	Endangered	Low	747576	5835727	-	-	-
2035436	315 Glenelg Hwy, Smythes Creek Vic 3351	48	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	747634	5835598	2+10	2	10
2035436	315 Glenelg Hwy, Smythes Creek Vic 3351	49	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	747560	5835591	2+10	2	10
2012291	331 Glenelg Hwy, Smythes Creek Vic 3351	50	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	747503	5835622	2+10	2	10
2012291	331 Glenelg Hwy, Smythes Creek Vic 3351	51	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	747438	5835602	2+10	2	10

Property Number	Property Address	Tree ID No	Species	Size of Tree *	EVC Name & No.	Bio-region	EVC Conserv. Status	Conserv. Signif.	Eastings	Northings	Protect and Recruit Offsets	Protect (trees) ~	Recruit (trees) ~
2002748	Lot 2 Bells Rd, Smythes Creek Vic 3351	52	Dead	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	747187	5835096	2+10	2	10
2035446	88 Cherry Flat Rd, Smythes Creek Vic 3351	53	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	747608	5835059	2+10	2	10
2046231	15 Masada Bvd, Smythes Creek Vic 3351	57	Candle bark	VLOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	745938	5836220	4+20	4	20
2012289	316 Glenelg Hwy, Delacombe 3351	58	River Red Gum #	LOT	PGW (55)	Victorian Volcanic Plain	-	-	747721	5836558	-	-	-
2012289	316 Glenelg Hwy, Delacombe 3351	59	River Red Gum #	ST	PGW (55)	Victorian Volcanic Plain	-	-	747699	5836571	-	-	-
2012291	331 Glenelg Hwy, Smythes Creek Vic 3351	61	Swamp Gum	VLOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	747361	5835680	4+20	4	20

Property Number	Property Address	Tree ID No	Species	Size of Tree *	EVC Name & No.	Bio-region	EVC Conserv. Status	Conserv. Signif.	Eastings	Northings	Protect and Recruit Offsets	Protect (trees) ~	Recruit (trees) ~
2012293	Lot A Glenelg Hwy, Smythes Creek Vic 3351	62	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	747169	5835543	2+10	2	10
2001990	Lot 2 Ballarat -Carngham Rd, Delacombe Vic 3356	63	Swamp Gum	LOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	746683	5837960	2+10	2	10
2035439	77 Cherry Flat Rd, Bonshaw Vic 3352	67	Swamp Gum	VLOT	CHW (164)	Victorian Volcanic Plain	Endangered	High	747875	5835138	4+20	4	20
											TOTAL	93	465

* Size of Tree: ST = small tree; MOT = medium old tree; LOT = large old tree; VLOT = very large old tree.

The 3x River Red Gums (trees 28, 58, 59) and 1x Southern Blue Gum (tree 17) identified on site are planted trees and therefore not protected under the Framework and do not count towards trees to be removed.

EVCs: CHW = Creekline Herb-rich Woodland (EVC 164); PGW = Plains Grassy Woodland (EVC 55).

~ Protect/recruit numbers per loss of tree of high conservation significance = VLOTs 4/20; LOTs 2/10; MOTs 1/5 (source: Corangamite NVP 2005)

6 PROCEDURES FOR THE COLLECTION OF PAYMENTS

No payments to the Responsible Authority are required or specified.

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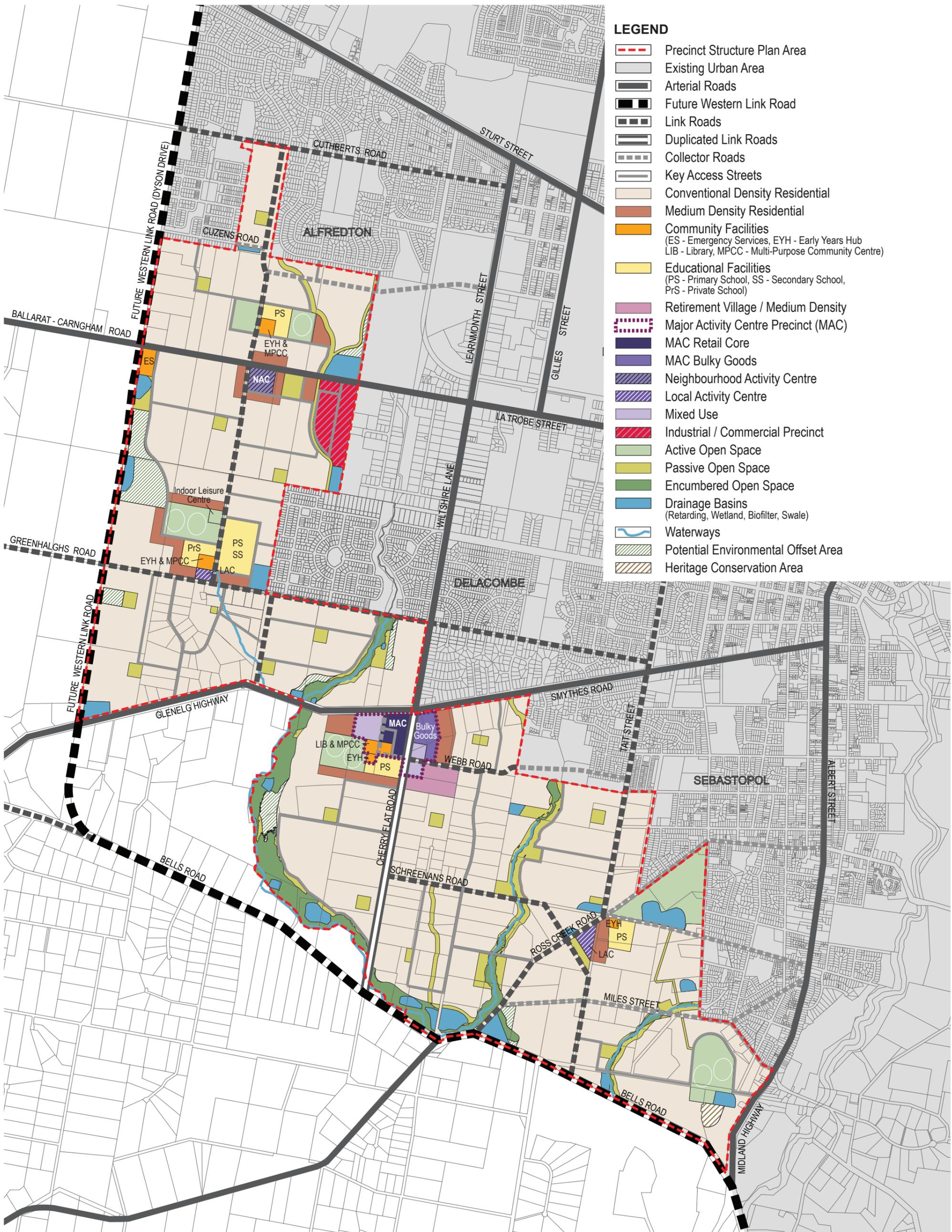
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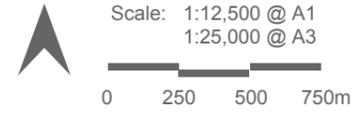
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- LEGEND**
- Precinct Structure Plan Area
 - Existing Urban Area
 - Arterial Roads
 - Future Western Link Road
 - Link Roads
 - Duplicated Link Roads
 - Collector Roads
 - Key Access Streets
 - Conventional Density Residential
 - Medium Density Residential
 - Community Facilities
(ES - Emergency Services, EYH - Early Years Hub
LIB - Library, MPCC - Multi-Purpose Community Centre)
 - Educational Facilities
(PS - Primary School, SS - Secondary School,
PrS - Private School)
 - Retirement Village / Medium Density
 - Major Activity Centre Precinct (MAC)
 - MAC Retail Core
 - MAC Bulky Goods
 - Neighbourhood Activity Centre
 - Local Activity Centre
 - Mixed Use
 - Industrial / Commercial Precinct
 - Active Open Space
 - Passive Open Space
 - Encumbered Open Space
 - Drainage Basins
(Retarding, Wetland, Biofilter, Swale)
 - Waterways
 - Potential Environmental Offset Area
 - Heritage Conservation Area

Plan 8: Future Urban Structure Plan
Ballarat West Precinct Structure Plan

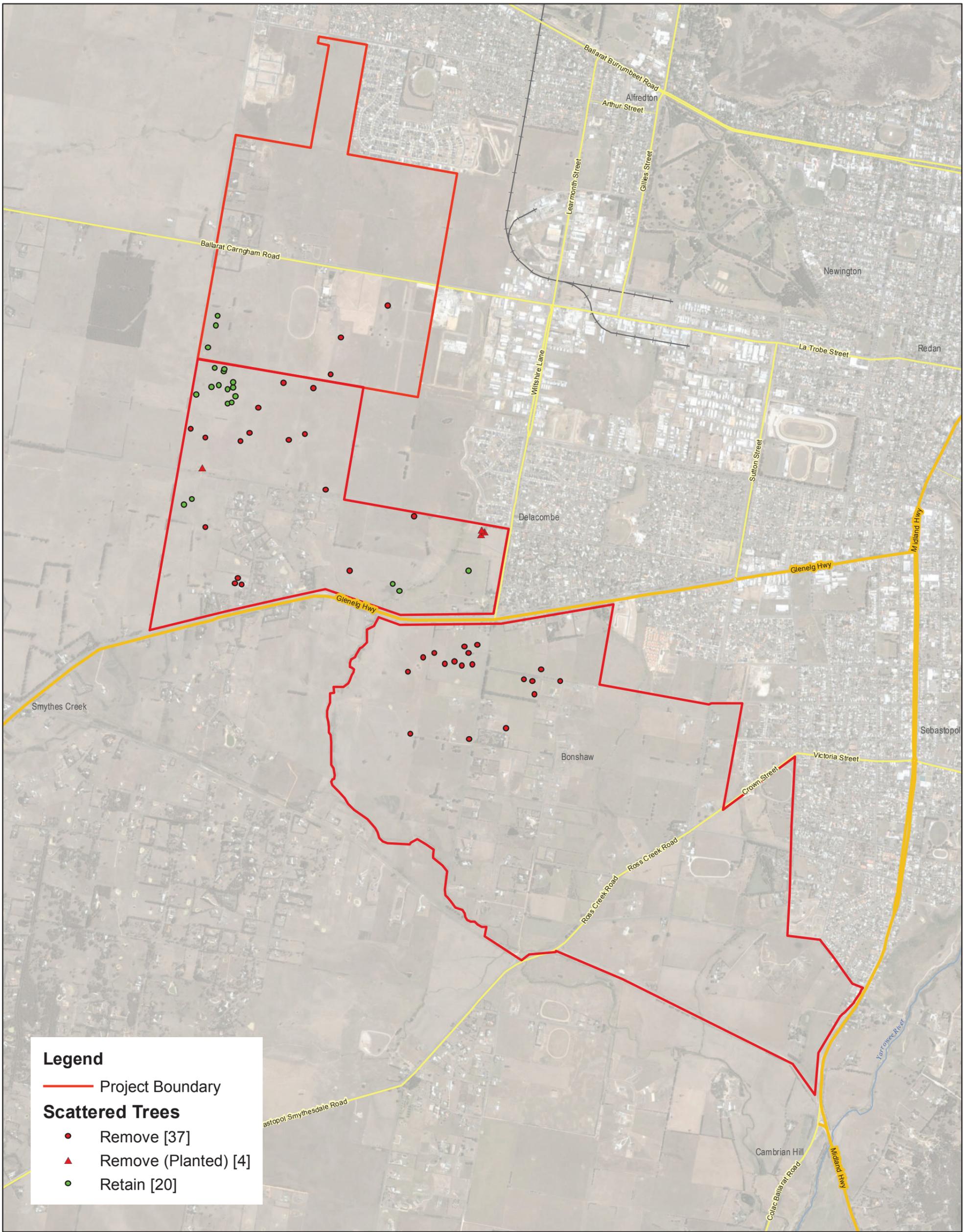


please note:
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drawn: RL
checked: JJ

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Legend

- Project Boundary

Scattered Trees

- Remove [37]
- ▲ Remove (Planted) [4]
- Retain [20]



Figure 2 - Trees to be retained / removed



Scale 1:25,000 @A3

projection: GDA94 datum: MGA Zone 55

please note:
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date: 8 Mar 2012
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checked: MK
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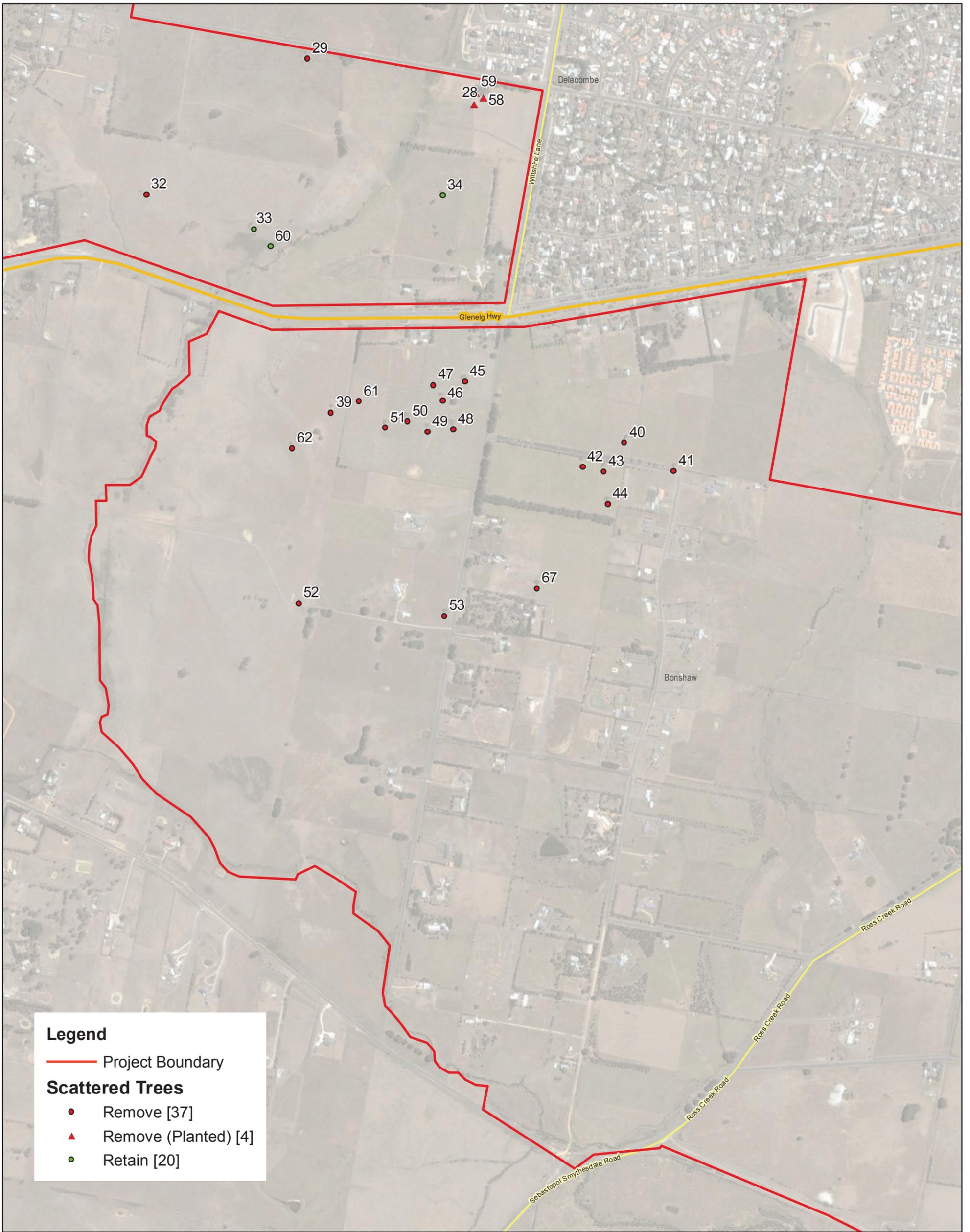


Figure 2a - Trees to be retained / removed
Sub-Precinct 1 and 2



Scale 1:10,000 @A3

projection: GDA94
datum: MGA Zone 55

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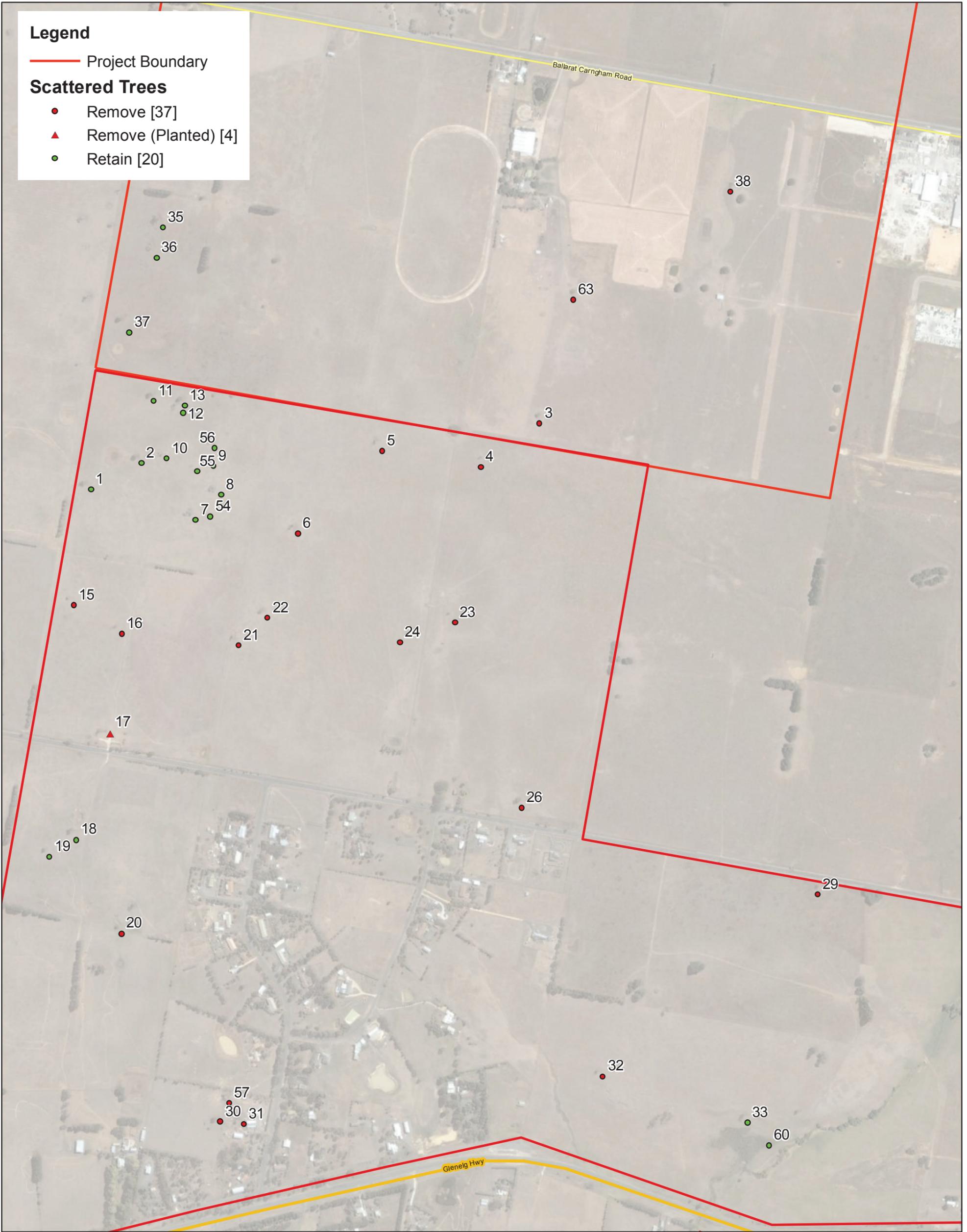


Figure 2b - Trees to be retained / removed
Sub-Precinct 2 and 4



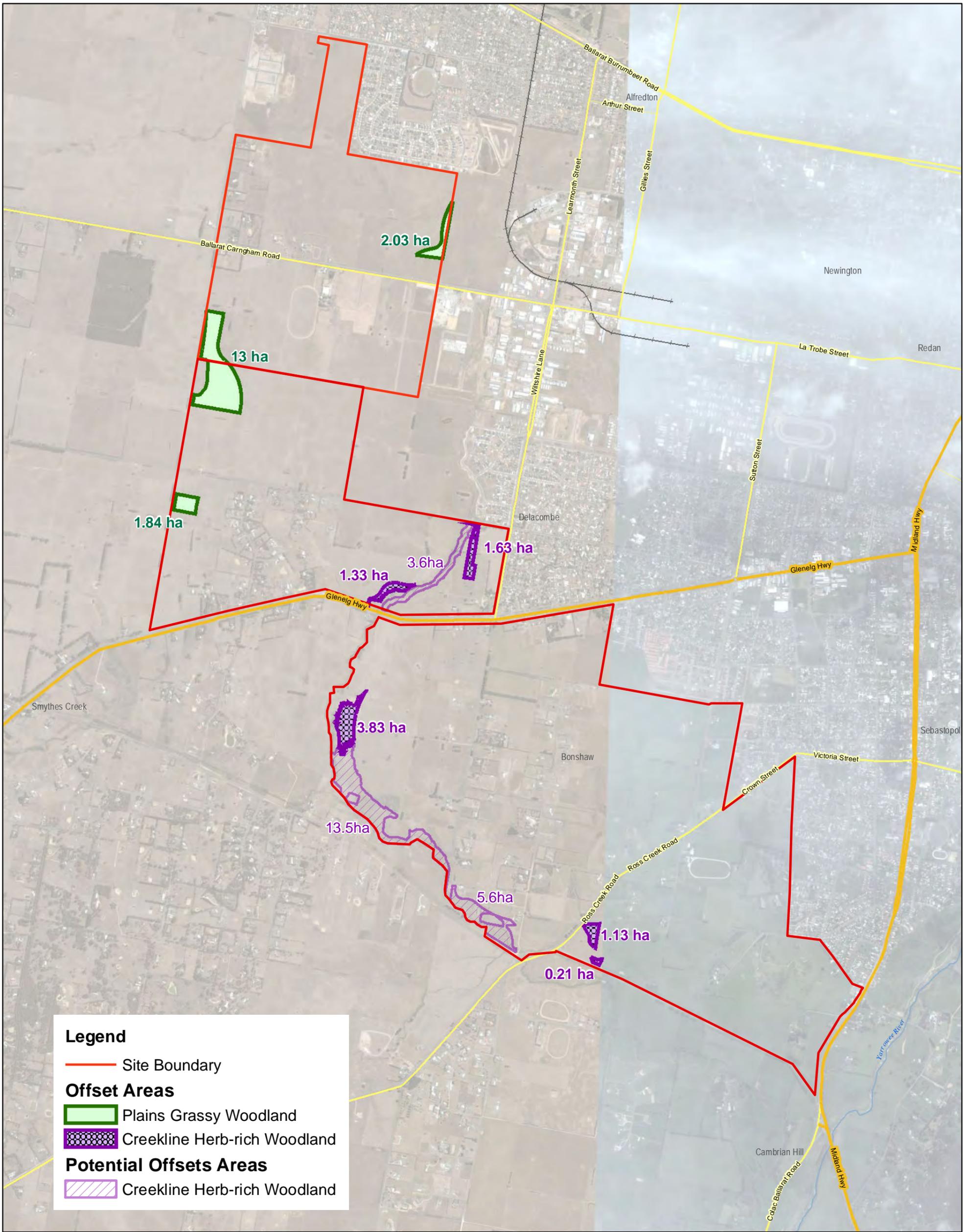
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Legend

- Site Boundary
- Offset Areas**
- Plains Grassy Woodland
- Creekline Herb-rich Woodland
- Potential Offsets Areas**
- Creekline Herb-rich Woodland



Figure 3 - Offset Areas



Scale 1:25,000 @A3

Imagery source: Microsoft Bing (c) 2012
 Projection: GDA94
 Datum: MGA Zone 55

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