

Final Report

Biodiversity Assessment: Retail Development in Strathfieldsaye, Victoria

Prepared for
Woolworths Group

May 2026

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SUMMARY OF CLAUSE 52.17 APPLICATION REQUIREMENTS

Clause 52.17 Native Vegetation outlines the requirements for a permit to remove, destroy or lop native vegetation, including dead vegetation, under the Victoria Planning Provisions. There are nine application requirements that must be met in order to satisfy this clause (Table S1).

Table S1. Application requirements for a permit to remove native vegetation (Table 6 in Department of Energy, Environment and Climate Action [DEECA] 2025a).

No.	Application Requirement	Response
Application requirements under the Basic Assessment Pathway		
1	Information about the native vegetation to be removed, including: <ul style="list-style-type: none"> The assessment pathway and reason for the assessment pathway; A description of the native vegetation to be removed; Maps showing the native vegetation and property in context; and The offset requirement that will apply if the native vegetation is approved to be removed. 	Refer to Section 3.1, Section 0, Figure 2, Appendix 2 (NVR Report) and Appendix 3
2	Topographic and land information relating to the native vegetation to be removed, showing ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate.	Refer to Section 1.2 and Figure 1
3	Recent dated photographs of the native vegetation to be removed.	Refer to Section 3.1
4	Details of any other native vegetation that was permitted to be removed on the same property with the same ownership as the native vegetation to be removed, where the removal occurred in the five-year period before the application to remove native vegetation is lodged.	No native vegetation has been removed by the proponent within the property within the past five years
5	An avoid and minimise statement. The statement describes any efforts to avoid the removal of and minimise the impacts on the biodiversity and other values of native vegetation, and how these efforts focussed on areas of native vegetation that have the most value.	Refer to Section 4.1
6	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the <i>Conservation, Forests and Lands Act 1987</i> that applies to the native vegetation to be removed.	Not applicable
7	Where the removal of native vegetation is to create defensible space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required when the creation of defensible space is in conjunction with an application under the Bushfire Management Overlay.	Not applicable as the vegetation clearance is not for defensible space
8	If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan considerations at decision guideline 8.	Not applicable as the application responds to Clause 52.17
9	An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.	Refer to Section 4.2.3

1 INTRODUCTION

1.1 Background

Ecology and Heritage Partners Pty Ltd was commissioned by Woolworths Group to undertake a Biodiversity Assessment for a retail development in Strathfieldsaye, Victoria.

We understand that Woolworths Group is proposing to submit a town planning application to construct a retail development across three properties within Strathfieldsaye, Victoria. The three properties and the abutting Blucher Street and Apsley Street road reserves form the 'study area' and include;

- 19-23 Apsley Lane, Strathfieldsaye;
- 17-23 Apsley Street, Strathfieldsaye; and,
- 39 Blucher Street, Strathfieldsaye.

It is understood the retail development will include a supermarket, speciality retail, kiosk, loading area and amenities generally in accordance with the provided plan '260504_WWStrathfieldsayePlan' (Nettletontribe 2026).

The purpose of this assessment was to identify the extent and type of native vegetation present within the study area and to determine the likely presence of significant flora and fauna species and/or ecological communities. This report presents the results of the assessment and discusses the potential ecological and legislative implications associated with the proposed action.

1.2 Study Area

The study area is located in Strathfieldsaye and is approximately 124 kilometres north-west of Melbourne's CBD (Figure 1). The study area covers approximately 1.7 hectares and is bound by Apsley Street to the north, Apsley Lane to the south, Blucher Street to the east and dwellings and a childcare centre to the west.

The study area is currently vacant. It is generally flat, with no ridges, crests or waterbodies within or immediately adjacent to the site.

According to the Victorian Department of Energy, Environment and Climate Action (DEECA) NatureKit Map (DEECA 2026a), the study area is located within the Goldfields bioregion, North Central Catchment Management Authority (CMA) and City of Greater Bendigo municipality.

2 METHODS

2.1 Desktop Assessment

Relevant literature, online-resources and databases were reviewed to provide an assessment of flora and fauna values associated with the study area. The following information sources were reviewed:

- The DEECA NatureKit Map (DEECA 2026a) and Native Vegetation Regulation Map (DEECA 2026b) for:
 - Modelled data for location risk, native vegetation patches, scattered trees and habitat for rare or threatened species; and,
 - The extent of historic and current Ecological Vegetation Classes (EVCs).
- EVC benchmarks (DEECA 2026c) for descriptions of EVCs within the relevant bioregion;
- The Victorian Biodiversity Atlas (VBA) for previously documented flora and fauna records within the project locality (DEECA 2026d);
- The Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) Protected Matters Search Tool (PMST) for matters of National Environmental Significance (NES) protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (DCCEEW 2026);
- Relevant listings under the Victorian *Flora and Fauna Guarantee Act 1988* (FFG Act), including the latest Threatened (DEECA 2025b) and Protected (DEECA 2024) Lists;
- The online VicPlan Map (Department of Transport and Planning [DTP] 2026) to ascertain current zoning and environmental overlays in the study area;
- Aerial photography of the study area; and,
- Previous ecological assessments relevant to the study area;
 - Arboricultural Impact Assessment – Apsley St, Strathfieldsaye, Vic, 3551. Chatfield Arborists and Consultants 2026.

2.2 Field Assessment

A field assessment was undertaken by a habitat hectare assessor, who is accredited by DEECA in the habitat hectare assessment methodology, on 15 August 2025 to obtain information on flora and fauna values within the study area. The study area was walked, with all commonly observed vascular flora and fauna species recorded, significant records mapped, and the overall condition of vegetation and habitats noted. EVCs were determined with reference to DEECA pre-1750 and extant EVC mapping (DEECA 2026a) and their published descriptions (DEECA 2026c).

Where native vegetation was identified a habitat hectare assessment was undertaken following the methodology described in the *Vegetation Quality Assessment Manual* (Department of Sustainability and Environment [DSE] 2004).

2.3 Removal, Destruction or Lopping of Native Vegetation (the Guidelines)

Under the *Planning and Environment Act 1987*, Clause 52.17 of the City of Greater Bendigo Planning Scheme requires a planning permit to remove, destroy or lop any native vegetation, including dead vegetation. The assessment process for the clearing of vegetation follows the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (DEECA 2025a).

2.3.1 Regrowth Exemption

The Regrowth Exemption allows for the removal, destruction or lopping of native vegetation that has naturally established or regenerated on land lawfully cleared of naturally established native vegetation and is less than 10 years old. The purpose of the regrowth exemption is to not require a permit for the removal of native vegetation that has regrown in an area that has been lawfully cleared. Land lawfully cleared includes:

- Land cleared with a planning permit;
- Land cleared relying on exemptions from requiring a planning permit; and,
- Clearing that was legal at the time it originally occurred, and the area has been periodically maintained as cleared land since then, including within the last 10 years.

2.4 Assessment Qualifications and Limitations

This report has been written based on the quality and extent of the ecological values and habitat considered to be present or absent at the time of the desktop and/or field assessments being undertaken.

The field assessment was undertaken during a sub-optimal season for the identification of flora and fauna species (i.e. winter). The 'snapshot' nature of a standard biodiversity assessment, along with sub-optimal timing of the survey, meant that migratory, transitory or uncommon fauna species may have been absent from typically occupied habitats at the time of the field assessment. In addition, annual or cryptic flora species such as those that persist via underground tubers may also be absent.

A comprehensive list of all terrestrial flora and fauna present within the study area was not undertaken as this was not the objective of the assessment. Rather a list of commonly observed species was recorded to inform the habitat hectare assessment and assist in determining the broader biodiversity values present within the study area.

Ecological values identified within the study area were recorded using a hand-held GPS or tablet with an accuracy of +/-3 metres. This level of accuracy is considered to provide an accurate assessment of the ecological values present within the study area; however, this data should not be used for detailed surveying purposes.

The terrestrial flora and fauna data collected during the field assessment and information obtained from relevant desktop sources is considered sufficient to inform an accurate assessment of the ecological values present within the study area.

3 RESULTS

3.1 Vegetation Condition

A single patch of native vegetation, three scattered trees and two large trees were recorded within the study area. The remainder of the study area was comprised of introduced and planted vegetation, present as pasture grass, street amenity plantings and managed open paddocks. Several scattered tree saplings were recorded within the study area and along the boundary with the Apsley Street road reserve (Figure 2). However, these saplings were too small to be considered a small tree and these areas did not contain the minimum required 25% projective foliage cover to be considered a 'patch' of native vegetation as defined in *the Guidelines for the Removal, Destruction and Lopping of Native Vegetation* (DEECA 2025a). Given this, the saplings were mapped as regrowth (Figure 2).

Thirty-one flora species were observed within the study area, including 10 indigenous and 21 non-indigenous species. A list of all flora species recorded during the field assessment are provided in Appendix 1.1. Specific details relating to observed EVCs are provided below.

3.1.1 Patches of Native Vegetation

Native vegetation in the study area is representative of one EVC: Grassy Woodland (EVC 175). The presence of this EVC is generally consistent with the modelled extent (2005) native vegetation mapping (DEECA 2026a).

The results of the habitat hectare assessment are provided in Appendix 1.2.

Grassy Woodland EVC

Grassy Woodland (GW) is characterised by a 15-metre-tall variable open eucalypt woodland, over a diverse ground layer of grasses and herbs. The shrub component is usually sparse in cover but diverse in species (DEECA 2026c).

One patch of GW1 occurred to the north of the study area along the roadside and was in poor condition. It comprised a canopy cover of River Red-gum *Eucalyptus camaldulensis* and Grey Box *Eucalyptus microcarpa*. The ground layer contained very little native vegetation with scattered Rush *Juncus* spp. and Tall Sedge *Carex appressa* present, alongside a high organic litter coverage. The ground layer contained a high abundance of introduced weed species such as Toowoomba Canary Grass *Phalaris aquatica*, Sweet Vernal-grass *Anthoxanthum odoratum* and Common Vetch *Vicia sativa* (Plate 1; Plate 2).



Plate 1. Understory in GW1 (Ecology and Heritage Partners Pty Ltd 15/08/2025).



Plate 2. High level of organic litter in GW1 (Ecology and Heritage Partners Pty Ltd 15/08/2025).

3.1.2 Large Patch Trees

Two Large Patch Trees were present in the Grassy Woodland patches of native vegetation (Figure 2). Both specimens were River Red-gum (Plate 3; Appendix 1.3).

3.1.3 Scattered Trees

Three scattered trees (Yellow Box *Eucalyptus melliodora*) were recorded within the study area, which consisted of two small scattered trees and one small stag (Figure 2; Appendix 1.3). These trees would have once formed part of the Grassy Woodland EVC; however, the understorey vegetation contained predominantly introduced species (mainly exotic pasture grasses) and the trees no longer formed a patch of native vegetation (Plate 4).



Plate 3. Large Tree (Grey Box) in GW1 (Tree 13 in Figure 2) (Ecology and Heritage Partners Pty Ltd 15/08/2025).



Plate 4. Scattered Yellow Gum along the Northern boundary of the study area (Tree 14 in Figure 2) (Ecology and Heritage Partners Pty Ltd 15/08/2025).

3.1.4 Introduced and Planted Vegetation

Areas not supporting native vegetation had a high cover of exotic grass species, many of which were likely direct-seeded for use as pasture. No scattered native grasses or native vegetation were present in these areas.

Non-native areas were dominated by environmental weeds such as Toowoomba Canary-grass, Sweet Vernal-grass, Kikuyu *Cenchrus clandestinus*, Capeweed *Arctotheca calendula*, Small-flowered Mallow *Malva parviflora* and Ribwort *Plantago lanceolata* (Plate 5).

Noxious weeds, as defined under the *Catchment and Land Protection Act 1994* (CaLP Act), were present within the study area, with Horehound *Marrubium vulgare* and Soursob *Oxalis pes-caprae* mainly located along the north of the study area in the road reserve (Plate 6). No Weeds of National Significance were observed within the study area (WoNS).



Plate 5. Toowoomba Canary-grass in study area (Ecology and Heritage Partners Pty Ltd 15/08/2025).



Plate 6. Patch of Soursob in study area (Ecology and Heritage Partners Pty Ltd 15/08/2025).

3.2 Fauna Habitat

Most of the study area consisted of modified open space which contained improved exotic pastures, likely to be used as a foraging resource by common generalist bird species which are tolerant of modified open areas. Fauna observed using this habitat included; Australian Magpie *Cracticus tibicen*, Common Blackbird *Turdus merula* and Little Raven *Corvus mellori*.

Woodland occurred in one patch in the north of the study area and provides an important resource for arboreal fauna. Most of the eucalypts were mature and provide bark fissures and crevices, likely to be used for shelter and nesting by a range of fauna including parrots, microbats, possums, gliders and owls. Scattered trees provide habitat for more mobile fauna species, vantage points and nesting areas for diurnal and nocturnal raptors, as well as stepping stones for more mobile fauna moving through the study area, enhancing landscape permeability for native fauna.

Planted vegetation was located throughout the study area as ornamental plantings along roadsides in the east of the study area. These areas provide foraging, roosting and nesting habitat for mobile generalist fauna including locally common birds and microbats.

3.3 Significance Assessment

3.3.1 Flora

Two nationally significant (i.e. under the EPBC Act) and 24 State significant (i.e. under the FFG Act) flora species have previously been recorded within 10 kilometres of the study area (DEECA 2026d) (Figure 3). An additional 15 nationally significant species which have not been previously recorded but have the potential to occur in the locality were also nominated in the PMST (DCCEEW 2026) (Appendix 1.4).

No national or State significant flora were recorded during the site assessment, and based on the modified nature of the study area, landscape context and the proximity of previous records, significant flora species are considered unlikely to occur within the study area due to the and high levels of disturbance and absence of suitable habitat.

One Spotted Gum *Corymbia maculata* was previously recorded approximately 240 metres south-east of the study area (Figure 3); however, this tree is indigenous to East Gippsland and coastal New South Wales. The Spotted Gum is widely planted as an ornamental and amenity tree across Victoria, with the record very likely to be planted.

3.3.2 Fauna

Twenty nationally significant and 33 State significant fauna species have previously been recorded within 10 kilometres of the study area (DEECA 2026d) (Figure 4). An additional nine nationally significant species which have not been previously recorded but have the potential to occur in the locality were also nominated in the PMST (DCCEEW 2026) (Appendix 2.1).

No national or State significant fauna were recorded during the site assessment, and based on the modified nature of the study area, landscape context and the proximity of previous records, significant fauna species are considered unlikely to rely on habitat within the study area for foraging or breeding purposes due to the lack of suitable and/or important habitat features.

There are two records of the FFG Act Listed (Vulnerable) Square-Tailed Kite *Lophoictinia isura* within one kilometre of the study area from 2017 (Figure 4). This species is primarily found in timbered habitats and open forests and shows a preference for timbered watercourses. However, no habitats within the study area (i.e. trees within the Apsley Street road reserve) are considered core or limiting habitat for the species. Further, the removal of these trees within the study is not expected to impact the species, particularly given there is more suitable habitat approximately 180 metres to the north of the study area along Sheepwash Creek.

Two records of Grey-headed Flying-fox *Pteropus poliocephalus* are located approximately 500 metres to the south east of the study area (Figure 4). Grey-headed Flying-fox are typically found near a permanent water source and exist in a range of habitats, including riparian forest, mangroves, urban, or suburban areas. Camps are often in gullies, near water, and in habitats with a dense tree cover and are likely to be found in parks (DAWE 2021). Grey-headed Flying-fox forage on the pollen and nectar of more than 100 species of native plants as well as many exotic tree species (Eby P & Law B 2008). No Grey-headed Flying-fox camps and/or core or limiting foraging habitat was observed within the study area and therefore it is unlikely that this species will rely on habitat within the study area. Further, there is more suitable habitat along Sheepwash Creek which has a greater volume and density of treed vegetation.

3.3.3 *Ecological Communities*

Three nationally listed ecological communities are predicted to occur within 10 kilometres of the study area (DCCEEW 2026):

- Buloke Woodlands of the Riverina and Murray-Darling Depression Bioregions;
- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia; and,
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland.

However, vegetation within the study area did not meet the condition thresholds that define any national or State-significant communities due to the absence of key indicator species, the low diversity of native flora and high cover of exotic vegetation.

4 REMOVAL, DESTRUCTION OR LOPPING OF NATIVE VEGETATION (THE GUIDELINES)

4.1 Avoid and Minimise Statement

The proposal has sought to avoid and minimise impacts to native vegetation during the strategic and site level stages of planning. At the strategic level, the site was selected as it is within the Commercial 1 Zone (C1Z) and the Design and Development Overlay – Schedule 27 (DDO27). Further, the site is not subject to any Planning Zones or Overlays with ecological provisions (e.g. Environmental Significance Overlay [ESO]).

The initially proposed development plan contained three crossovers entering Apsley Street from the north of the study area. This directly impacted the patch of GW1, small scattered trees 7 and 9 and Large Trees 11 and 13 (Figure 2). At the site level of planning and after consultation with Ecology and Heritage Partners and the Arborist (Chatfield Arborists and Consultants) the development plan was altered, allowing for the retention of GW1 and the Large Trees 11 and 13 (Appendix 1.3).

The native vegetation present in the study area forms part of the Grassy Woodland EVC, which has a conservation status of Vulnerable. As per Table 8 of the *Assessors Handbook: Applications to remove, destroy or lop native vegetation* (DEECA 2025c), only a small amount of native vegetation is proposed to be cleared (i.e. less than 0.5 hectares), losses are associated with vegetation containing a Low Strategic Biodiversity Value (i.e. 0.1 - 0.410) and the condition score of the vegetation is in the low range (i.e. 0.2). However, considering the high coverage of weeds both within and surrounding the study area, along with the small amount of native vegetation proposed to be cleared (0.081 hectares) and lack of any significant flora or fauna species or habitat, the loss of native vegetation is not considered to result in a loss to Victoria's biodiversity, and will be offset accordingly.

No feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.

4.2 Residual Impacts to Native Vegetation

The below clearing scenario is based on the development plan provided to Ecology and Heritage Partners on 4 May 2026. Residual impacts to native vegetation are limited to the removal of three small scattered trees (trees 7, 9 and 14) (Appendix 1.3; Figure 2). The clearing scenario excludes the exempt removal of native regrowth vegetation exempt from planning permit requirements under the regrowth exemption.

4.2.1 *Vegetation proposed to be removed*

The study area is within Location 1, with 0.081 hectares of native vegetation proposed to be removed. As such, the permit application falls under the Basic assessment pathway (Table 1).

Condition scores for vegetation proposed to be removed are provided in Appendix 1.2.

Table 1. Removal of Native Vegetation (the Guidelines) (DELWP 2017).

Assessment pathway	Basic
Location category	1
Total extent (including past and proposed) (ha)	0.081
Includes endangered EVCs (ha)	0
Extent of past removal (ha)	0
Extent of proposed removal – Patches (ha)	0.081
Extent of proposed removal – Scattered trees (ha)	0.081
Total Large Trees to be removed (no.)	0
Large patch trees to be removed (no.)	0
Large scattered trees to be removed (no.)	0
Small scattered trees to be removed (no.)	3
EVC Conservation Status of vegetation to be removed	Vulnerable (Grassy Woodland)

4.2.2 Offset Requirements

The offset requirements for native vegetation removal for the proposed development are 0.015 General Habitat Units.

A summary of the offset requirements associated with the proposed vegetation losses is presented in Table 2 and the Native Vegetation Removal (NVR) Report is presented in Appendix 2.

Table 2. Offset Requirements.

General Offsets Required	0.015 General Habitat Units
Large Trees	0
Vicinity (catchment/council)	North Central CMA / City of Greater Bendigo municipality
Minimum Strategic Biodiversity Value*	0.1952

*The minimum Strategic Biodiversity Value is 80% of the weighted average score across habitat zones where a General offset is required.

4.2.3 Offset Strategy

According to DEECAs Native Vegetation Offset Register (DEECA 2026e), there are 21 offset sites within the North Central CMA or City of Greater Bendigo municipality that can be used to satisfy the General Habitat Unit offset requirements.

An offset register search statement identifying the relevant offsite sites is provided in Appendix 3, which provides evidence that the offset obligation can be secured without any difficulty should a permit be provided for the project.

5 LEGISLATIVE AND POLICY IMPLICATIONS

5.1 *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)

The EPBC Act is administered by the DCCEEW and provides a national framework for the protection of heritage and the environment, and the conservation of biodiversity. The EPBC Act establishes a Commonwealth process for the assessment of proposed actions that are likely to have a significant impact on matters of National Environmental Significance (NES), or on Commonwealth land. An action (i.e. project, development, undertaking, activity or series of activities), requires approval from the Commonwealth Environment Minister if it is likely to have a significant impact on any matters of NES

5.1.1 *Implications*

The proposed action is highly unlikely to have a significant impact on any matter of NES. As such, a referral to the Commonwealth Environment Minister is unlikely to be required regarding matters listed under the EPBC Act.

5.2 *Flora and Fauna Guarantee Act 1988 and Flora and Fauna Guarantee Act* (Victoria)

The FFG Act is the primary legislation dealing with biodiversity conservation and sustainable use of native flora and fauna in Victoria. Proponents are required to apply for an FFG Act Permit to 'take' listed and/or protected flora species, listed vegetation communities and listed fish species in areas of public land (i.e. within road reserves, drainage lines and public reserves). An FFG Act permit is generally not required for removal of species or communities on private land, or for the removal of habitat for a listed terrestrial fauna species.

The *Flora and Fauna Guarantee Amendment Act 2019* (the Amendment Act) came into effect on 1 June 2020. The Amendment Act strengthens the framework for the protection of Victoria's biodiversity, with one of the main amendments now obligating all public authorities to have consideration of biodiversity to ensure decisions and policies are made with proper consideration of the potential impacts on biodiversity.

The declared FFG Act Protected Flora list was updated and gazetted on 16 May 2024, which classifies Protected Flora into two categories. These categories are Restricted Use Protected Flora and Generally Protected Flora. The FFG Act uses the term 'protected flora other than restricted use protected flora' instead of 'generally protected flora', however the term 'generally protected flora' is the accepted and commonly used phrase to improve clarity. Flora species listed as threatened under the FFG Act are classified as Generally Protected Flora. A permit is required to destroy, remove or take Generally Protected Flora for any reason, whereas a permit is not required to destroy, remove or take Restricted Use Protected Flora for 'incidental use', including such purposes as development. Flora identified as either Restricted Use Protected Flora or Generally Protected Flora are provided in Appendix 1.1.

5.2.1 *Implications*

There are no confirmed records of species or ecological communities listed as Threatened or Protected under the FFG Act being within the study area.

5.3 **Planning and Environment Act 1987 (Victoria)**

5.3.1 *Local Planning Scheme*

The study area is located within the City of Greater Bendigo. The following zoning and overlays apply (DTP 2026):

- Commercial 1 Zone (C1Z)
- Design and Development Overlay – Schedule 27 (DDO27)

There are no zones or overlays that cover the study area that require a permit for the removal of native vegetation.

5.3.2 *The Guidelines*

The State Planning Policy Framework and the decision guidelines at Clause 12.01 Biodiversity and Clause 52.17 Native Vegetation require Planning and Responsible Authorities to have regard for the Guidelines (DEECA 2025a).

5.3.3 *Implications*

A permit under Clause 52.17 of the City of Greater Bendigo Planning Scheme and securing of offsets is not required for the removal, destruction and lopping of areas of native vegetation mapped as regrowth (Figure 2) as the regrowth exemption applies. Ecology and Heritage Partners understands that the land supporting the areas of regrowth has been previously lawfully cleared and has been periodically maintained as cleared land since then, in accordance with the requirements of the regrowth exemption.

The study area is within Location 1, with 0.081 hectares of native vegetation proposed to be removed from the impact area. As such, the permit application falls under the Basic assessment pathway. The offset requirement for native vegetation removal is 0.015 General Habitat Units.

A planning permit from the City of Greater Bendigo is required to remove, destroy or lop any native vegetation under Clause 52.17 of the City of Greater Bendigo Planning Scheme.

5.4 **Catchment and Land Protection Act 1994 (Victoria)**

The CaLP Act contains provisions relating to catchment planning, land management, noxious weeds and pest animals. Landowners are responsible for the control of any infestation of noxious weeds and pest fauna species to minimise their spread and impact on ecological values.

5.4.1 Implications

Two weeds listed as noxious under the CaLP Act were recorded during the assessment (Horehound and Soursob). Listed noxious weeds should be appropriately controlled throughout the study area.

5.5 **Wildlife Act 1975 and Wildlife Regulations 2013 (Victoria)**

The *Wildlife Act 1975* (and associated *Wildlife Regulations 2013*) is the primary legislation in Victoria providing for protection and management of wildlife. Authorisation for habitat removal may be obtained under the *Wildlife Act 1975* through a licence granted under the *Forests Act 1958*, or under any other Act such as the *Planning and Environment Act 1987*. With the exception of pest animals declared under the CaLP Act or wildlife declared to be unprotected wildlife, the *Wildlife Act 1975* makes it an offence to hunt, take or destroy protected or threatened wildlife without authorisation.

The study area currently contains large and scattered trees, which may hold native arboreal fauna. It is recommended that the large and scattered trees be inspected by an ecologist if it is being removed as part of the planning application process to determine the likely presence of native fauna and ensure that fauna is translocated before the large and scattered trees are removed.

Any persons engaged to remove, salvage, hold or relocate native fauna during construction must hold a current Management Authorisation under the *Wildlife Act 1975* or under any other Act issued by DEECA.

6 MITIGATION MEASURES

Recommended measures to mitigate impacts upon terrestrial values present within the study area include:

- Minimise impacts to native vegetation and habitats through construction and micro-siting techniques, including fencing retained areas of native vegetation during construction. If indeed necessary, trees should be lopped or trimmed rather than removed.;
- All contractors should be aware of ecologically sensitive areas to minimise the likelihood of inadvertent disturbance to areas marked for retention. Native vegetation (areas of sensitivity) should be included as a mapping overlay on any construction plans;
- Tree Protection Zones (TPZs) must be implemented to prevent indirect losses of native vegetation to be retained during construction activities (Standards Australia 2025). A Notional Root Zone (NRZ) applies to a tree and is a specific area below and above the ground that is designed to protect a tree's root system and crown, with a radius of 12 x the Diameter at Standard Height (DSH). The TPZ is the physical protection fencing/barrier that will be installed around a tree during development and is generally the same diameter as the calculated NRZ. As a minimum, the TPZ should consider the following:
 - A TPZ of trees should be a radius no less than two metres or greater than 15 metres;
 - Construction, related activities and NRZ encroachment (i.e. earthworks such as trenching that disturb the root zone, storing machinery and materials) should be excluded from the TPZ;
 - Where encroachment is 10% or more of the total area of the TPZ, the tree should be considered as lost and offset accordingly (unless an arboricultural report specifies otherwise);
 - Directional drilling may be used for works within the TPZ without being considered encroachment. The directional bore should be at least 600 millimetres deep;
 - The above guidelines may be varied if a qualified arborist confirms the works will not significantly damage the tree (including stags / dead trees). In this case the tree would be retained, and no offset would be required; and,
 - Where the minimum standard for a TPZ has not been met an offset may be required.
- Removal of any habitat trees or shrubs (particularly hollow-bearing trees or trees/shrubs with nests) should be undertaken between February and September to avoid the breeding season for most fauna species. If any habitat trees or shrubs are proposed to be removed, this should be undertaken under the supervision of an appropriately qualified zoologist to salvage and translocate any displaced fauna. A Fauna Management Plan may be required to guide the salvage and translocation process;
- Construction stockpiles, machinery, roads, and other infrastructure should be placed away from areas supporting native vegetation and Large Trees;
- Ensure that best practice sedimentation and pollution control measures are undertaken at all times, in accordance with Environment Protection Authority (EPA) guidelines where relevant (e.g. EPA 2020;

EPA 2023; Victorian Stormwater Committee 1999) to prevent offsite impacts to waterways and wetlands; and,

- As indigenous flora provides valuable habitat for indigenous fauna, it is recommended that any landscape plantings that are undertaken as part of the proposed works are conducted using indigenous species sourced from a local provenance that align with the modelled 1750 EVC present on site, rather than exotic deciduous trees and shrubs.

7 SUMMARY OF LEGISLATION IMPLICATIONS

Further requirements associated with development of the study area, as well as additional studies or reporting that may be required, are provided in Table 3.

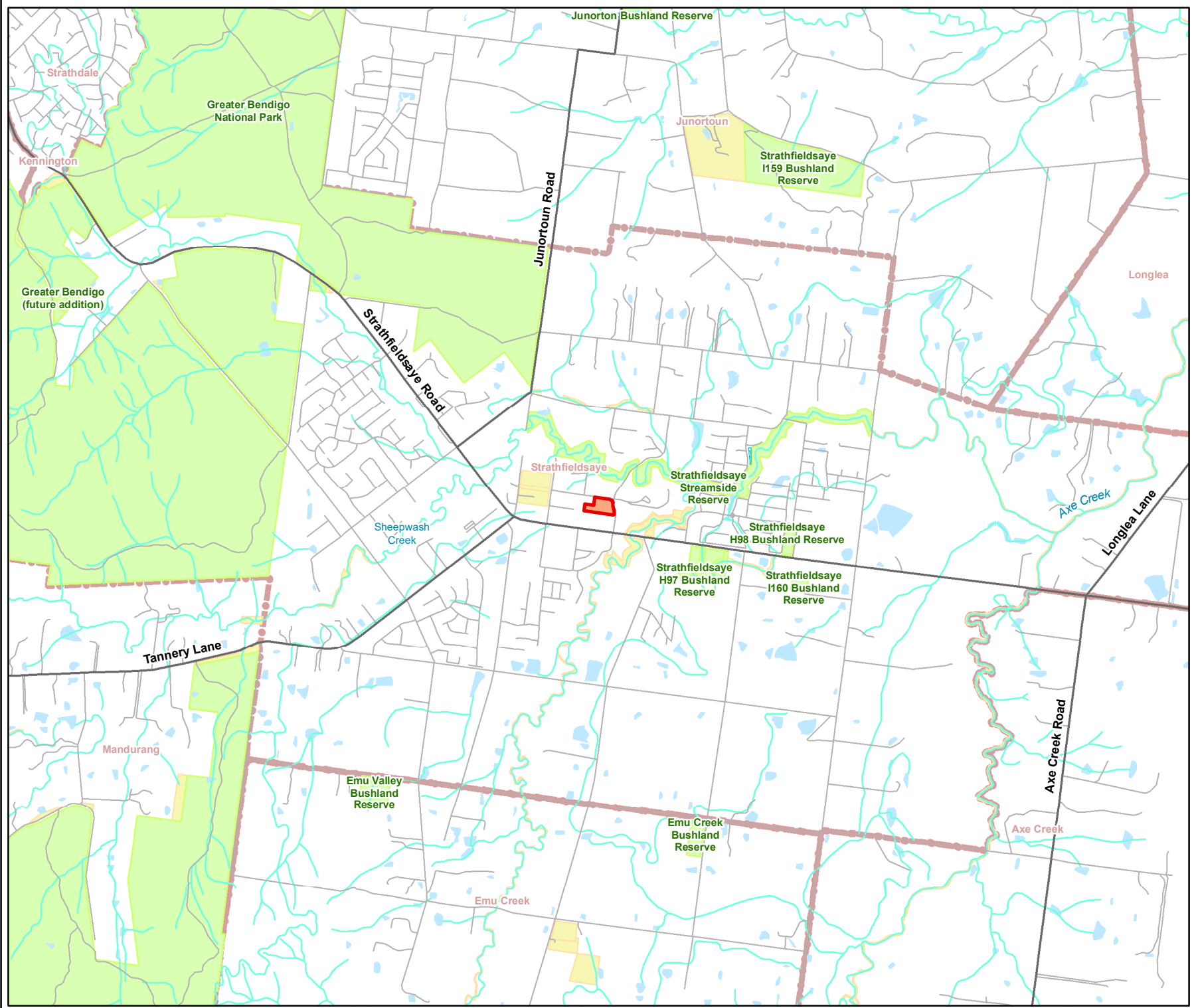
Table 3. Further requirements associated with development of the study area.

Relevant Legislation	Implications	Further Action
<i>Environment Protection and Biodiversity Conservation Act 1999</i>	The proposed action is highly unlikely to have a significant impact on any matter of NES. As such, a referral to the Commonwealth Environment Minister is unlikely to be required regarding matters listed under the EPBC Act.	No further action required.
<i>Flora and Fauna Guarantee Act 1988</i>	There are no confirmed records of species or ecological communities listed as Threatened or Protected under the FFG Act being within the study area.	No further action required.
<i>Planning and Environment Act 1987</i>	The study area is within Location 1, with 0.081 hectares of native vegetation proposed to be removed from the impact area. As such, the permit application falls under the Basic assessment pathway. The offset requirement for native vegetation removal is 0.015 General Habitat Units. A planning permit from the City of Greater Bendigo is required to remove, destroy or lop any native vegetation under Clause 52.17 of the City of Greater Bendigo Planning Scheme	Prepare and submit a Planning Permit application.
<i>Catchment and Land Protection Act 1994</i>	Two weeds listed as noxious under the CaLP Act were recorded during the assessment (Horehound and Soursob). Listed noxious weeds should be appropriately controlled throughout the study area.	Listed noxious weeds and pests should be appropriately controlled throughout the study area
<i>Wildlife Act 1975</i>	Any persons engaged to conduct salvage and relocation or general handling of terrestrial fauna species must hold a current Management Authorisation.	Ensure wildlife specialists hold a current Management Authorisation.

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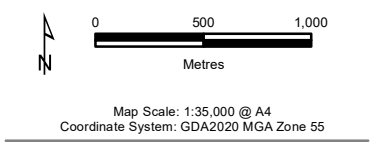
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- Legend**
- Study Area
 - Arterial road
 - Local or minor road
 - Minor watercourse
 - Permanent waterbody
 - Wetland/swamp
 - Parks and reserves
 - Crown land
 - Localities



Figure 1
Location of the study area
Biodiversity Assessment for a Retail Development in Strathfieldsaye



Base data source: Victoria State Government. Disclaimer: the State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

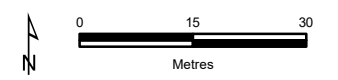


- Legend**
- Study Area
 - Development features
 - ✿ Scattered Small Tree*
 - Large Tree in patch*
 - Tree (Regrowth)*
 - Notional Root Zone
 - ✕ Impacted tree
 - Regrowth
- Ecological Vegetation Class**
- Grassy Woodland (EVC 175)

* The tree ID numbers in this figure align with the numbers provided in the arborist report (Chatfield 2026).



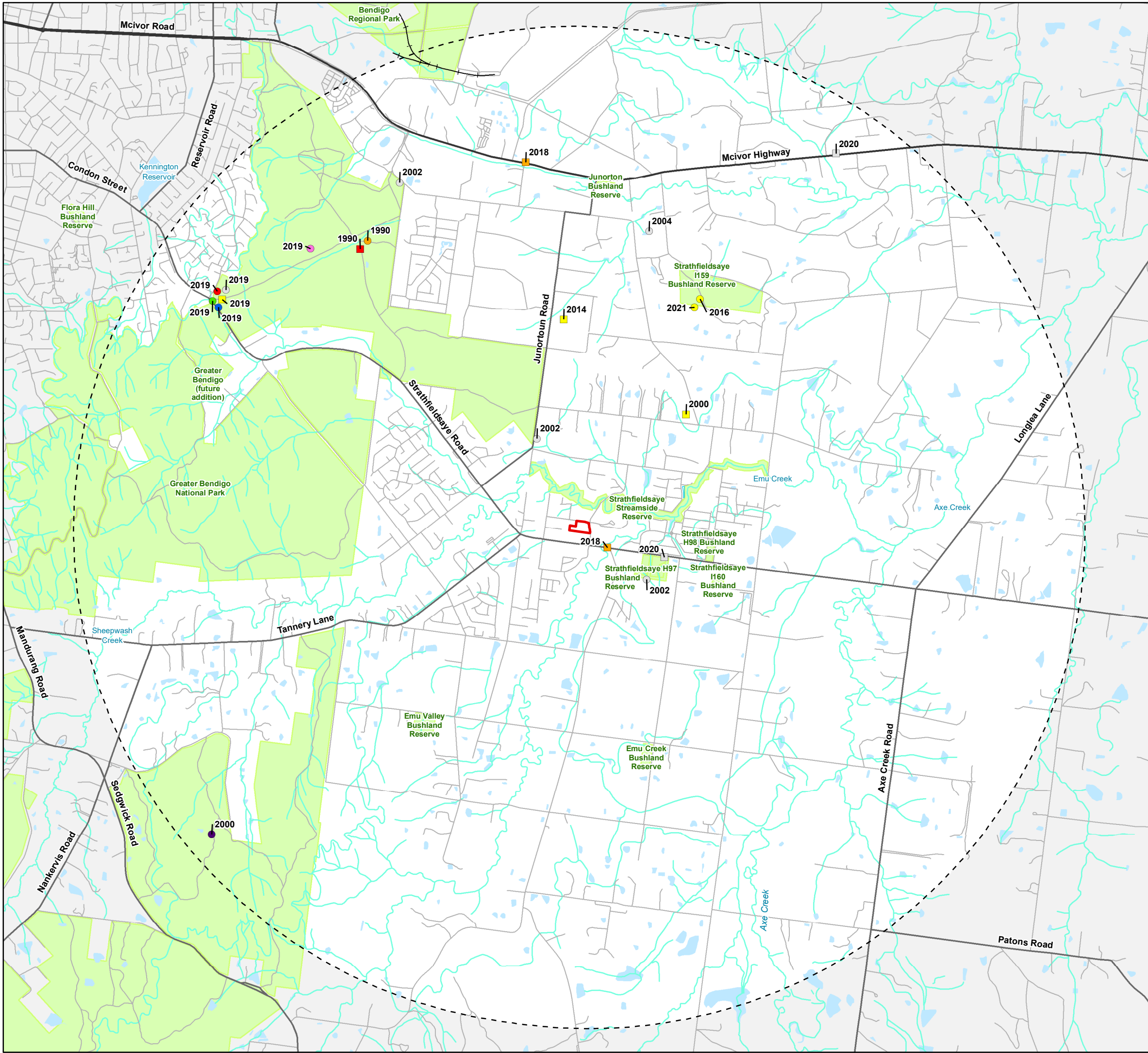
Figure 2
Ecological features
Biodiversity Assessment for a Retail Development in Strathfieldsaye



Map Scale: 1:1,000 @ A4
 Coordinate System: GDA2020 MGA Zone 55



Base data source: Victoria State Government. Disclaimer: the State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



Legend

Study Area

Significant flora

- Ausfeld's Wattle
- Buloke
- Cottony Cassinia
- Crimson Sun-orchid
- Dwarf Cassinia
- Emerald-lip Greenhood
- Giant Honey-myrtle
- Goldfields Grevillea
- Late-flower Flax-lily
- Rayless Daisy-bush
- Spotted Gum
- Whirrakee Wattle

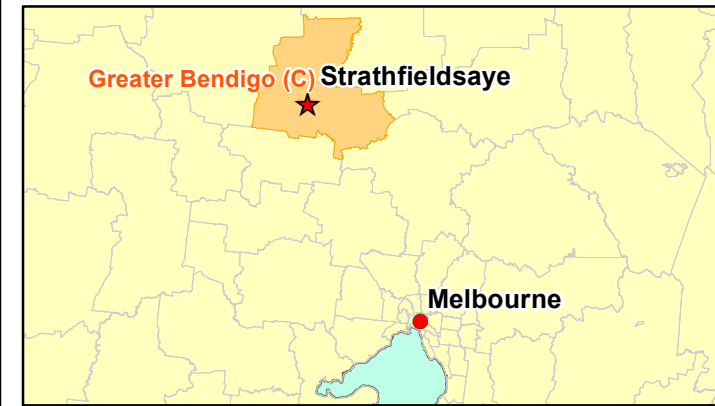
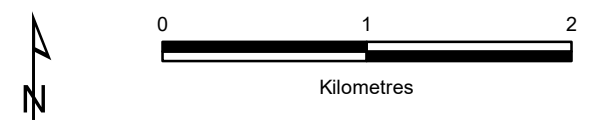


Figure 3
Previously documented significant flora within 5km of the study area
Biodiversity Assessment for a Retail Development in Strathfieldsaye



Map Scale: 1:37,000 @ A3
 Coordinate System: GDA2020 MGA Zone 55



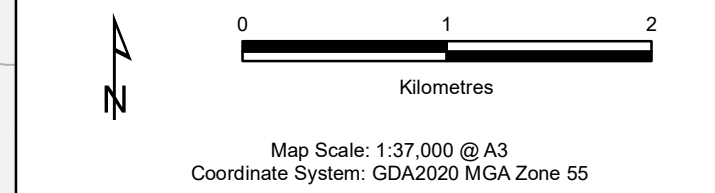
Victorian Biodiversity Atlas (VBA). Sourced from: 'VBA_FLORA25', 'VBA_FLORA100', 'VBA_FAUNA25' and 'VBA_FAUNA100'. Updated April 2026 © The State of Victoria, Department of Energy, Environment and Climate Action. Records prior to 1949 not shown. // Base data source: Victoria State Government. Disclaimer: the State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

Legend

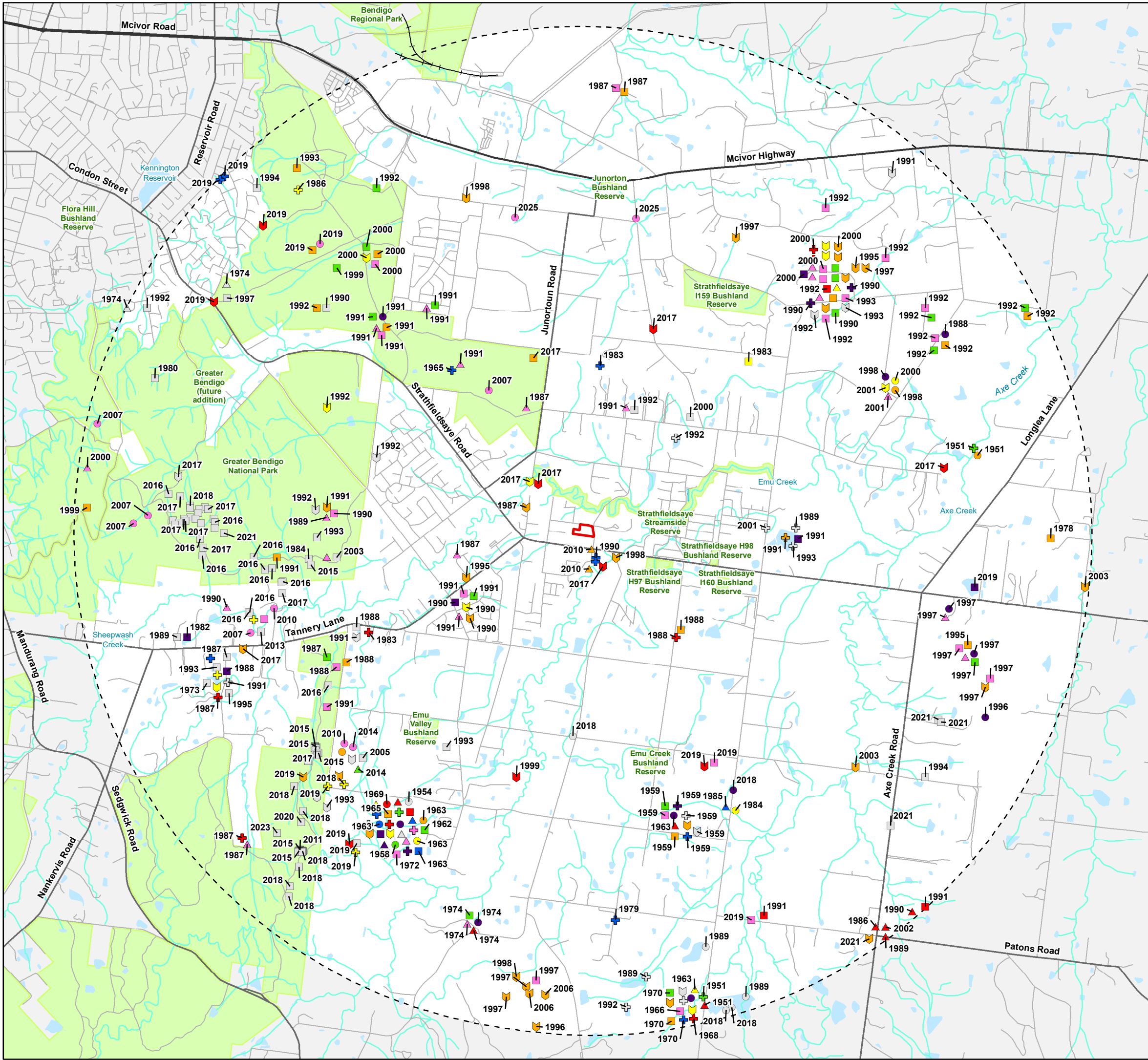
- Study Area
- Significant fauna**
- Australasian Shoveler
- Australian Painted-snipe
- Barking Owl
- Black Falcon
- Blue-billed Duck
- Blue-winged Parrot
- Brown Toadlet
- Brown Treecreeper
- Brush-tailed Phascogale
- Bush Stone-curlew
- Chestnut-rumped Heathwren
- Common Greenshank
- Crested Bellbird
- Diamond Dove
- Diamond Firetail
- Eastern Great Egret
- △ Grey Goshawk
- ▲ Grey-crowned Babbler
- ▲ Grey-headed Flying-fox
- ▲ Hooded Robin
- ▲ Lace Monitor
- ▲ Latham's Snipe
- ▲ Little Eagle
- ▲ Little Egret
- + Musk Duck
- + Painted Honeyeater
- + Plumed Egret
- + Powerful Owl
- + Purple-gaped Honeyeater
- + Regent Honeyeater
- + Sharp-tailed Sandpiper
- + Southern Whiteface
- + Speckled Warbler
- + Square-tailed Kite
- + Swift Parrot
- + White-throated Needletail



Figure 4
Previously documented significant fauna within 5km of the study area
Biodiversity Assessment for a Retail Development in Strathfieldsaye



Victorian Biodiversity Atlas (VBA). Sourced from: 'VBA_FLORA25', 'VBA_FLORA100', 'VBA_FAUNA25' and 'VBA_FAUNA100'. Updated April 2026 © The State of Victoria, Department of Energy, Environment and Climate Action. Records prior to 1949 not shown. // Base data source: Victoria State Government. Disclaimer: the State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



APPENDIX 1 FLORA

Appendix 1.1 Flora Results

Legend:

C Listed as a noxious weed under the CaLP Act

^ Naturally growing (i.e. non-planted) indigenous species to the study area

+ Naturally growing indigenous species that also occurs as planted indigenous vegetation to the study area

Table A1.1. Flora within the study area.

Scientific Name	Common Name	Notes
INDIGENOUS SPECIES		
<i>Carex appressa</i>	Tall Sedge	^
<i>Epilobium billardioreanum</i> subsp. <i>billardioreanum</i>	Smooth Willow-herb	^
<i>Eucalyptus camaldulensis</i>	River Red-gum	^
<i>Eucalyptus melliodora</i>	Yellow Box	+
<i>Eucalyptus microcarpa</i>	Grey Box	^
<i>Juncus</i> spp.	Rush	^
<i>Laphangium luteoalbum</i>	Jersey Cudweed	^
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	^
<i>Poa labillardierei</i>	Common Tussock-grass	^
<i>Rytidosperma</i> spp.	Wallaby Grass	^
NON-INDIGENOUS OR INTRODUCED SPECIES		
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	-
<i>Arctotheca calendula</i>	Cape Weed	-
<i>Bromus</i> spp.	Brome	-
<i>Cenchrus clandestinus</i>	Kikuyu	-
<i>Correa alba</i>	White Correa	-
<i>Cynodon dactylon</i>	Couch	-
<i>Cyperus eragrostis</i>	Drain Flat-sedge	-
<i>Gazania</i> spp.	Gazania	-
<i>Malva parviflora</i>	Small-flower Mallow	-
<i>Marrubium vulgare</i>	Horehound	C
<i>Nandina domestica</i>	Sacred Bamboo	-
<i>Oxalis pes-caprae</i>	Soursob	C
<i>Phalaris aquatica</i>	Toowoomba Canary-grass	-

Scientific Name	Common Name	Notes
<i>Phalaris minor</i>	Lesser Canary-grass	-
<i>Plantago lanceolata</i>	Ribwort	-
<i>Prunus cerasifera</i>	Cherry Plum	-
<i>Rosa</i> spp.	Rose	-
<i>Rumex crispus</i>	Curled Dock	-
<i>Sonchus</i> spp.	Sow Thistle	-
<i>Vicia sativa</i>	Common Vetch	-
<i>Yucca</i> aff. <i>whipplei</i> (Long Forest)	Yucca	-

Appendix 1.2 Habitat Hectare Assessment

Table A1.2. Habitat Hectare Assessment Table.

Vegetation Zone		Grassy Woodland (GW ₁)
Bioregion		Goldfields
EVC		Grassy Woodland
EVC Number		175
EVC Conservation Status		Vulnerable
Site Condition /75	Large Trees /10	9
	Tree Canopy Cover /5	2
	Lack of Weeds /15	0
	Understorey /25	5
	Recruitment /10	0
	Organic Matter /5	3
	Logs /5	0
	Treeless EVC Multiplier	1.00
	Subtotal =	19.00
Landscape Context /25	Patch Size /10	1
	Neighbourhood /10	0
	Distance to Core Area /5	1
	Subtotal =	2
Habitat Points /100		21
Habitat Score		0.21

Appendix 1.3 Scattered Trees and Large Trees in Patches

Table A1.3. Scattered Trees and Large Trees in Patches.

Tree ID as per Figure 2*	Species Name	Common Name	DBH (cm)	Size Class	Scattered / Patch	Status
7	<i>Eucalyptus melliodora</i>	Yellow Box	69	Small Tree	Scattered Small Tree	Removed (Direct impact)
9	<i>Eucalyptus</i> sp.	Stag	32	Small Tree	Scattered Small Tree	Removed (Direct impact)
11	<i>Eucalyptus camaldulensis</i>	River Red-gum	98	Large Tree	Large Tree in patch	Retained
13	<i>Eucalyptus camaldulensis</i>	River Red-gum	74	Large Tree	Large Tree in patch	Retained
14	<i>Eucalyptus melliodora</i>	Yellow Box	63	Small Tree	Scattered Small Tree	Removed (Direct impact)

*Note: The tree ID numbers in this table align with the numbers provided in the arborist report (Chatfield Arborists and Consultants 2026).

NVRR ID: 325_20260511_TFJ

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

Report details

Date created: 11/05/2026

Local Government Area: GREATER BENDIGO CITY

Shapefile name:
EHP19348_Strathfieldsaye_Trees_VG20_08052026.shp

Site assessor name: Charles Geddes

Registered Aboriginal Party: Dja Dja Wurrung

Coordinates: 144.35794, -36.80458

Address:

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	Basic Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.081	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.000
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.081
No. Large Trees proposed to be removed	0	<i>No. Large Patch Trees</i>	0
		<i>No. Large Scattered Trees</i>	0
No. Small Scattered Trees	3		

Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.015 General Habitat Units
Minimum strategic biodiversity value score ²	0.1952
Large Trees	0
Vicinity	North Central CMA or GREATER BENDIGO CITY LGA

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

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.

3. The Species Offset amount(s) required is the sum of all Species Habitat Units in Appendix 1.



Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.


Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and

- 
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defensible space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defensible space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.



Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

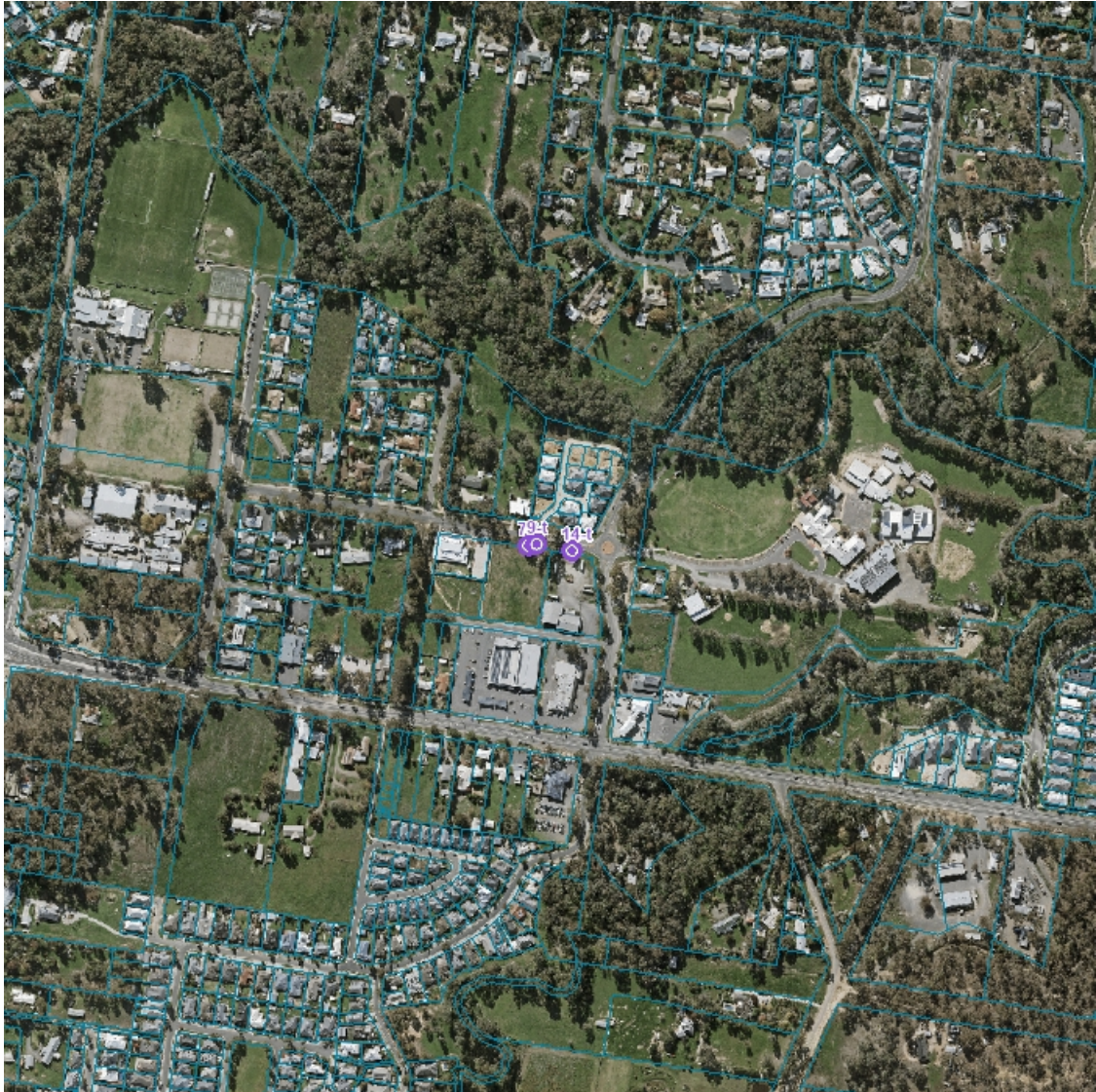
The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant							Information calculated by NVR Map				
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
14-t	Scattered Tree	63	Gold0175	Vulnerable	no	0.200	-	0.031	0.031	0.410	0.007
7-t	Scattered Tree	69	Gold0175	Vulnerable	no	0.200	-	0.031	0.025	0.100	0.004
9-t	Scattered Tree	32	Gold0175	Vulnerable	no	0.200	-	0.031	0.025	0.182	0.004

Appendix 2: Images of mapped native vegetation

1. Property in context



- Proposed Removal
- Past Removal
- Partial Removal
- Property Boundaries



200 m

2. Aerial photograph showing mapped native vegetation









- Proposed Removal
- Past Removal
- Partial Removal

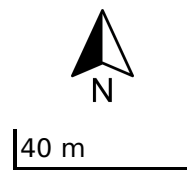


40 m

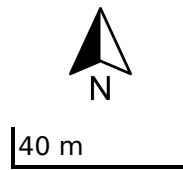
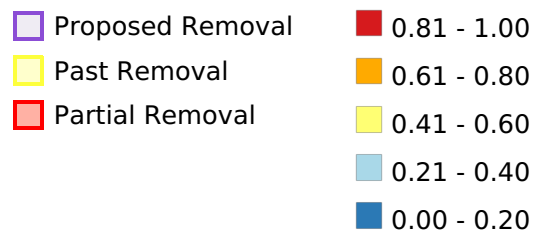
3. Location Risk Map



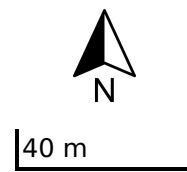
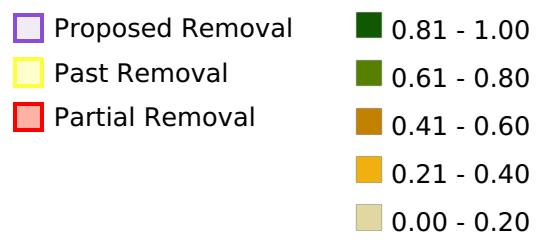
- | | |
|--|--|
|  Proposed Removal |  Location 1 |
|  Past Removal |  Location 2 |
|  Partial Removal |  Location 3 |



4. Strategic Biodiversity Value Score Map



5. Condition Score Map



6. Endangered EVCs

Not Applicable

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Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 11/05/2026 04:01

Report ID: 35677

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.015	0.1952	0	CMA	North Central
			or LGA	Greater Bendigo City

Details of available native vegetation credits on 11 May 2026 04:01

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0074	0.095	2	North Central	Northern Grampians Shire	Yes	Yes	No	VegLink
BBA-0741	1.691	0	North Central	Pyrenees Shire	Yes	Yes	No	Bio Offsets, VegLink
BBA-0765	0.094	0	North Central	Buloke Shire	Yes	Yes	No	Contact NVOR
BBA-0771	0.025	1	North Central	Loddon Shire	Yes	Yes	No	VegLink
BBA-1055	1.509	1	North Central	Gannawarra Shire	Yes	Yes	No	VegLink
BBA-3006	10.075	3	North Central	Greater Bendigo City	No	Yes	No	Ethos
BBA-3031	2.701	92	North Central	Pyrenees Shire	Yes	Yes	No	VegLink
BBA-3052_01	5.356	6	North Central	Northern Grampians Shire	Yes	Yes	No	VegLink
BBA-3052_01	0.985	0	North Central	Northern Grampians Shire	Yes	Yes	Yes	VegLink
TFN_2-C1626	22.893	0	North Central	Gannawarra Shire	No	Yes	No	Contact NVOR
TFN-C1662	0.038	0	North Central	Gannawarra Shire	Yes	Yes	No	VegLink
TFN-C1702	16.952	16	North Central	Gannawarra Shire	Yes	Yes	No	TFN
TFN-C1854	0.251	0	North Central	Macedon Ranges Shire	No	Yes	No	VegLink
TFN-C1970	4.931	0	North Central	Greater Bendigo City	No	Yes	No	Contact NVOR

VC_CFL-3071_01	0.747	15	North Central	Loddon Shire	Yes	Yes	No	VegLink
VC_CFL-3076_01	7.629	42	North Central	Pyrenees Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3785_01	2.907	0	North Central	Mount Alexander Shire	Yes	Yes	No	VegLink
VC_CFL-3815_01	1.999	9	North Central	Central Goldfields Shire	Yes	Yes	No	VegLink
VC_CFL-3829_01	34.041	8	Goulburn Broken	Greater Bendigo City	Yes	Yes	No	VegLink
VC_CLO-2451_01	1.191	4	North Central	Greater Bendigo City	No	Yes	No	Ethos
VC_TFN-09554_01	13.291	382	North Central	Macedon Ranges Shire	Yes	Yes	No	Bio Offsets

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3701_01	10.574	18	Goulburn Broken, North Central	Greater Bendigo City	Yes	Yes	No	Bio Offsets
VC_CFL-3742_01	12.301	410	North Central	Loddon Shire	Yes	Yes	No	Contact NVOR

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

Next steps

If applying for approval to remove native vegetation

Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

If you have approval to remove native vegetation

Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
	Fully traded			
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@deeca.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
IDES	ID Ecological Management	(03) 9437 0555		www.idecological.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

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Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes