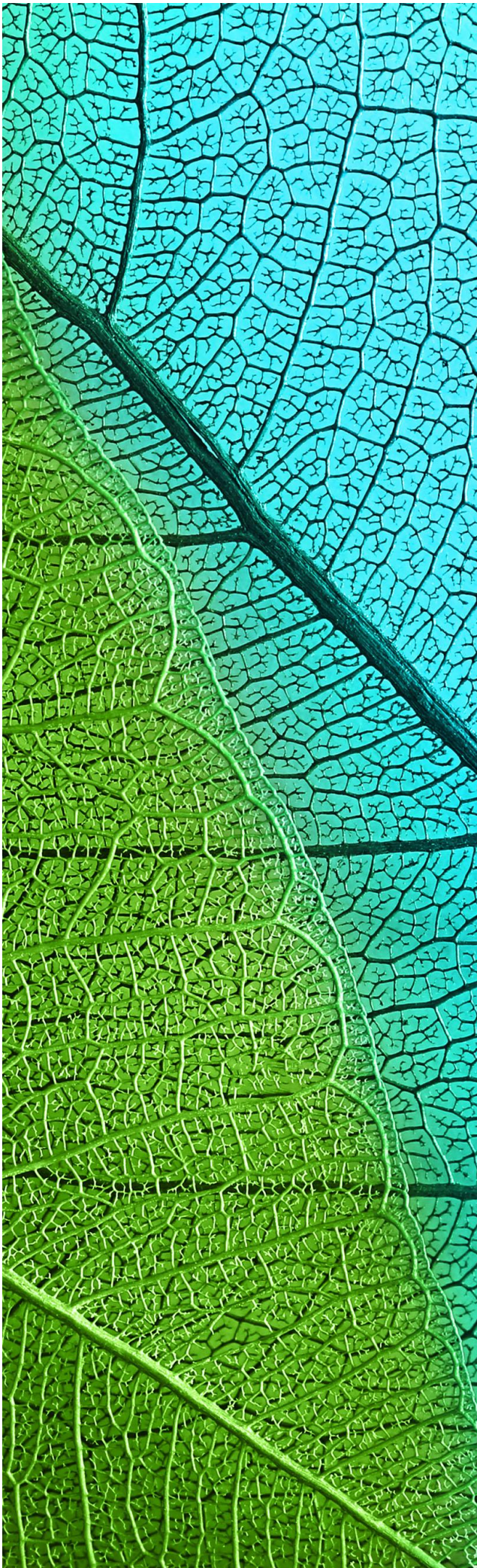




ADVERTISED PLAN

**BAPS Hindu Mahā-
Mandir, Melbourne**

**1390–1450 Western
Port Highway,
Cranbourne South**

Land Management Plan

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Prepared for **BAPS Swaminarayan
Sanstha, Australia Ltd**
C/- URBIS

April 2026
Report No. 24184.06 (1.2)



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Nature Advisory acknowledges the traditional owners and sovereign custodians of the land on which we work from – the Wurundjeri people of the Woi Wurrung language group. We extend our respect to their Ancestors and all First Peoples and Elders past and present.

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1. Introduction

BAPS Swaminarayan Sanstha Australia Ltd engaged Nature Advisory Pty Ltd to produce a Land Management Plan (LMP) for a 17-hectare area of private land in Cranbourne South. The specific area investigated, referred to herein as the 'study area', comprised portions of the properties at 1430, 1438, 1440, 1442, 1444 and 1450 Western Port Highway, Cranbourne South. The area managed by this LMP covers four distinct management zones, hereon referred to as the conservation area:

- Enhancement of existing Glossy Grass Skink (*Pseudemoia rawlinsoni*, GGS) habitat
- Creation of GGS habitat, including the construction of wetlands and waterbodies,
- Enhancement of existing Grassy Woodland; and
- Creation of a habitat corridor.

Nature Advisory have undertaken multiple detailed field assessments of the conservation area. A detailed site assessment specifically to inform the preparation of this Plan was undertaken by an experienced Botanist on the 19/8/2025.

The LMP prescribes management actions to be undertaken over a 7-year period and includes the following:

- A statement of methods used and sources of information consulted for the investigation, including any limitations, where applicable;
- Results of the review of existing information documenting biodiversity, ecological values and management requirements of the site and study area;
- A list of weed/flora species and habitat values identified during the site survey and identification of key threats to ecological values in the study area;
- Maps of the study area showing the ecological values to be conserved, threats and relevant management measures; and
- Detailed management requirements of threats including weeds, pests, habitat decline, fencing, lack of natural regeneration, and fauna management.

The implementation of this LMP must commence immediately upon its approval by the Responsible Authority.

Contributions

This plan was prepared by a team from Nature Advisory comprising Sarah Dunn (Botanist), Michael Sebastian (Zoologist), Emma Wagner (GIS Analyst), Chris Armstrong (Property Development and Conservation Team Lead).

A GGS species expert, Jules Farquhar, was engaged to provide advice and guidance on best practice management approaches to improve outcomes for the GGS population within the conservation area. To provide this advice, the species expert undertook the following:

- Reviewed the initial LMP and associated Wildlife Management Plan (WMP) to identify gaps and opportunities for improvement;
- Provided written and verbal recommendations during meetings and a site visit to tailor management actions to the site's specific context; and

- Conducted a final review of the updated reports to confirm that the advice had been incorporated, and provided an endorsement letter in support of the project's approach.

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2. Environmental values and threats

2.1. Site assessment method

A site assessment of the conservation area was undertaken by Nature Advisory on 19 August 2025. This assessment aimed to document current environmental values and management issues within the conservation area, to inform the preparation of this report. During this assessment, the area was surveyed on foot.

All environmental values and threats encountered in the conservation area were recorded and mapped using ArcGis Field Maps (accurate to approximately five metres).

Photos of the site are provided in Section 2.3. All photos provided in this plan were taken on 19/8/2025 with the aim of demonstrating the status of the environment in the study area at that time.

2.2. Site description

The conservation area for this investigation (Figure 1) comprised private land located at Cranbourne South, located approximately 45 km south-east of the Melbourne CBD. The conservation area was bordered by Western Port Highway to the west, Homewood Road to the north and private property to the south and east.

The conservation area supported sandy loam soils on a gently undulating landscape, which sloped down to the south towards a low-lying drainage line. The areas to be managed by this plan are located in the south and south-east of the broader site.

These properties have been used for equestrian purposes as well as peri-urban residential dwellings and associated uses for at least the last 20 years but historically were likely used for market gardens and other agricultural use. The existing residential dwellings at 1440 and 1444 Westernport Highway will be retained and occupied by the proponent on a permanent basis.

The conservation area lies within the Gippsland Plain bioregion and falls within the Melbourne Water catchment management area and City of Casey local government area. The properties are currently zoned Green Wedge Zone (GWZ2) in the Casey Planning Scheme.

2.3. Environmental values

2.3.1. Native vegetation

Evidence on site, including floristic composition and soil characteristics, suggested that Grassy Woodland (EVC 175) was present throughout the majority of the conservation area (Figure 1). Areas outside of mapped native vegetation were generally dominated by introduced pasture grasses and planted trees.

The canopy layer of the Grassy Woodland comprised Narrow-leaf Peppermint, Silver-leaf Stringybark, and Swamp Gum, with cover ranging from effectively absent to around 15% in some areas. The understorey contained numerous shrubs, particularly in the south-eastern section, including Black Wattle, Hedge Wattle, Burgan, Cherry Ballart, and Blackwood. Invasive species such as Coast Wattle and Sweet Pittosporum were also prevalent in this layer.

Ground cover varied across the conservation area. In the south-eastern section, Thatch Saw-sedge and Austral Bracken were dominant, while the northern section was characterised by non-native pasture grasses. The south-western section largely comprised planted non-native garden species and additional non-native pasture grass, interspersed with some patches of native vegetation.

A diverse range of graminoids occurred at low cover throughout the ground layer, including Weeping Grass, Meadow Grass, Kangaroo Grass, Blown Grass, and various species of Spear Grass, Wallaby Grass, Rush, Spike-sedge, and Mat-rush. Weed species included Bluebell Creeper, Blackberry, Red Inkweed, Spear Thistle, and Prickly Pear.



Photo 1: Habitat Zone AE - Grassy Woodland (EVC 175) – Zone C

2.3.2. Fauna habitat

The conservation area broadly supports the following three fauna habitat types:

- Aquatic and semi-aquatic habitat
- Wooded habitat
- Grassland habitat

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Photo 2: Aquatic habitat – farm dam



Photo 3: Wooded habitat – Habitat Zone AE - Grassy Woodland



Photo 4: Grassland habitat



Photo 5: Seasonally wet grassy drainage line – glossy grass skink habitat

2.4. Management issues and threats

2.4.1. Unauthorised/inappropriate access

Unauthorised access to the conservation area in the south-east poses risks to the conservation values, both during the construction phase of future development (i.e. by construction work personnel, equipment and activities) and while being visited by the public. Unauthorised or inappropriate access may lead or has led to the following:

- Habitat destruction and soil compaction;
- Destruction or degradation of health of environmental values;
- Weed invasion;
- Introduction of pests and diseases; and
- Dumping of rubbish.

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Access to existing residential dwellings that are retained for use will be authorised under this LMP. Section 3.1 discusses fencing requirements.

2.4.2. Weeds

The south-eastern section of the conservation area contained a high density of both mature and recruiting Sallow Wattle and Sweet Pittosporum. This area also supported substantial infestations of Bluebell Creeper and Blackberry. Other high-threat weeds recorded in this section included Spear Thistle, Red Inkweed, Gorse, Agapanthus, Pampas Grass, Radiata Pine, and Palm Lily.

The northern section of the site was dominated by invasive pasture grasses, particularly Kikuyu, Brown-top Bent Grass, and Sweet Vernal Grass. These species were also common across the wider study area.

The south-western section was similarly dominated by non-native pasture grasses, with additional high-threat weeds including Prickly Pear, Blackberry, and Montpellier Broom. This section also contained a range of non-native planted garden species such as New Zealand Flax, Honeysuckle, and Agapanthus.

These species are currently out-competing indigenous species and will continue to do so if left untreated. This threat also applies to established indigenous trees and shrubs which are shaded out by Sallow wattle and being smothered by Bluebell creeper.

39 weed species were recorded during the field study (Appendix 1), of which 22 were woody or high-threat herbaceous weeds and 6 species listed under the CaLP Act. The locations of priority infestation sites are identified in Figure 1.

A high-threat weed is determined as any of the following:

- All woody weeds;
- Declared noxious weeds under the CaLP Act 1994;
- Any other weed deemed to be high-threat due to the potential risk the species poses to the surrounding landscape;

An infestation site comprises the following:

- The location of a woody weed; or
- A defined area or the location of an herbaceous high-threat weed.

Weed control methods are discussed in Section 3.2.

2.4.3. Pest animals

Both rabbits and foxes were directly observed within the conservation area. Rabbit activity was seen across the entire study area. In addition, established warrens of both species were identified in the north-east of the study area (Figure 1).

Rabbits pose a risk to the native vegetation throughout the conservation area through overgrazing and are particularly detrimental to native groundcovers. Furthermore, rabbits can cause soil erosion, establishment of opportunistic weeds and high numbers of foxes. Foxes are attracted to the study area due to preying on the high number of rabbits, and by extension also pose a significant threat to native wildlife in general. Pest animal control methods are discussed in Section 3.3.

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3. Management measures

3.1. Fencing

Prior to the installation of any fencing, all internal fencing is to be removed. The existing fencing may impede management actions such as weed control and revegetation efforts while also posing a risk to wildlife through entanglement.

The boundary of the conservation area is to be identified by a surveyor prior to the installation of the fence. Where fencing lines intersect with the existing dwellings being retained for use, fencing should be installed around the dwellings.

3.1.1. Permanent perimeter fencing

The landowner has an obligation under this plan to install and maintain fencing to exclude threats for the duration of the plan for certain management zones. Fencing helps manage threats to native vegetation from construction personnel as well as assist in preventing public access into the conservation area construction. Fences must be installed within three months of this plan being approved by the responsible authority, and prior to the commencement of construction. The addition of 'CONSERVATION AREA - NO GO ZONE' signage at 30-metre intervals is required, to further limit the potential for unauthorised access by the public.

As one of the primary threats identified to the conservation reserve is rabbits, the upgrading and installation of rabbit-proof fencing, constructed to the fencing management standard detailed within the Management standards for native vegetation offset sites (DEECA 2023), may be effective at limiting the impact of rabbits, particularly within areas subject to revegetation. Rabbit-proof fencing is not a requirement if rabbits can be effectively managed through alternative methods such as baiting and fumigation of warrens (see section 3.3.1). Standards for suitable permanent fencing are provided in Figure 3.

Where rabbit proof fencing is installed, fauna gates must be incorporated. These gates, developed and trialled at the Royal Botanic Gardens Cranbourne (Merritt 2011), allow two-way movement of native fauna while excluding predators such as foxes.

Two gate type are required to be positioned approximately every 20 metres to and support movement of different sized fauna through the fence. The specifications for these fauna gates include:

Large fauna:

- Large, weighted gates (50cm x 50cm) to allow larger fauna such as wombats to move through

Smaller fauna:

- 90 mm wide by 200 mm long PVC pipe
- A small hinge fitted to the pipe
- A weighted flap made from a 100 mm diameter circle of 5 mm thick flat plastic/PVC sheet to keep the gate closed
- An additional flat plastic piece to prevent the flap from remaining open

Construction details for the fencing are presented below, as per Management standards for native vegetation offset sites (DEECA 2023):

- Posts are at least 1.2 metres high and of treated pine or steel, no more than 10 metres apart and with two droppers in between these.

- Strainers are 1.2 -metre-high of either 150 mm wide treated pine, railway iron or large diameter steel.
- Stays are 3 metre treated pine.
- Wires are to be four strand plain wire, with the additional rabbit-proof requirements detailed below.

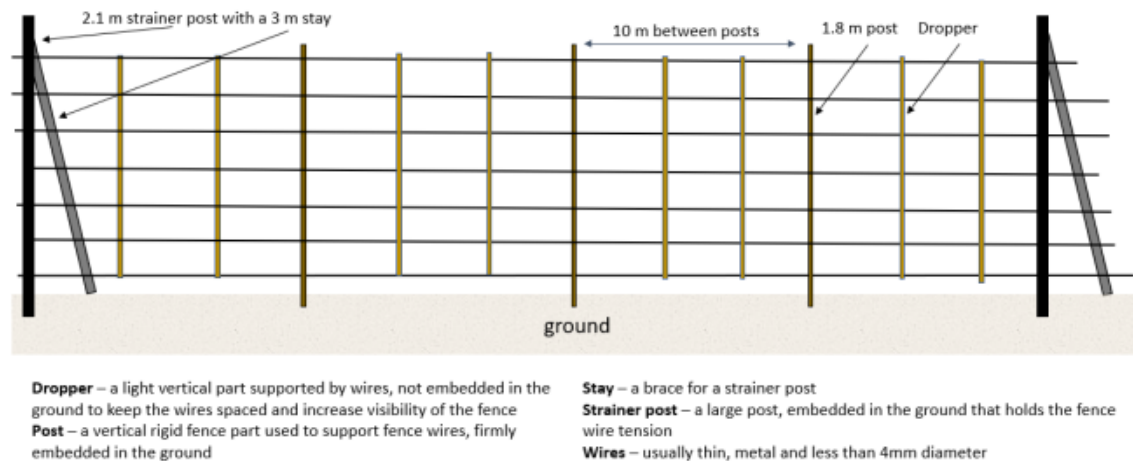


Figure 2: Permanent perimeter fencing

To upgrade the fence to a rabbit-proof standard, the following requirements are to be affixed to the fencing:

- The minimum standard for rabbit-proof fence netting is 1050 mm wide, 30-40 mm mesh diameter and 1.4 mm wire diameter; and
- Fix rabbit netting so that it reaches at least 900 mm above the ground and is either buried (to 150 mm depth) or laid down to a width of 300 mm on the ground and secured with pegs, rocks or timber.

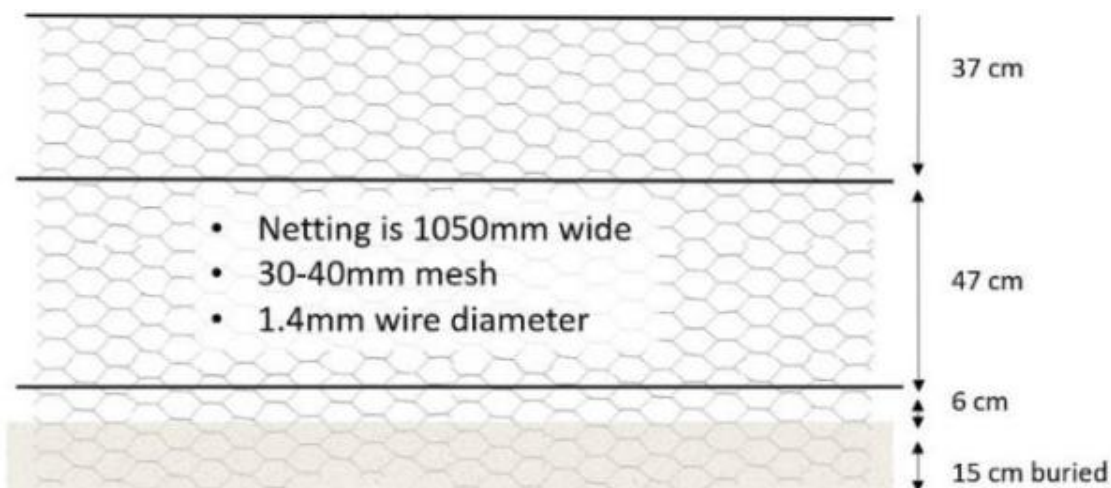


Figure 3: Rabbit-proof fencing standard. Source: Management standards for native vegetation offset sites (DEECA 2023)

3.2. Weed control and monitoring

The aim of weed control is to prevent the spread of high-threat weeds within the conservation area, inhibiting the ecological enhancement objectives of the LMP. Weed species and cover must be monitored continually by the weed control contractor to determine the need for and timing of management actions and managed accordingly. Any new emergent weeds must be communicated appropriately and acted upon accordingly.

3.2.1. Weed control targets

A total of 22 priority weeds to be controlled were identified during the field assessment.

Management targets for priority weeds to be controlled are discussed in the following sections. Recommended methods for their control, optimal timing for control, and current infestation status are detailed in Table 1. The locations of major weed infestations on the site are presented in Figure 1.

Woody weeds

Woody weeds within the conservation area are to be eliminated, i.e. **less than 1% cover with no concentrated populations or mature plants present**. The following woody weed species were recorded within the conservation area:

- | | | |
|----------------------|---------------------|---------------------|
| ▪ Blackberry | ▪ Honeysuckle | ▪ Radiata Pine |
| ▪ Cootamundra Wattle | ▪ Montpellier Broom | ▪ Red-ink Weed |
| ▪ Cypress | ▪ Palm Lily | ▪ Sallow Wattle |
| ▪ Gorse | ▪ Prickly Pear | ▪ Sweet Pittosporum |

The ‘cut-and-paint’ method is the most effective means of controlling the majority of woody weeds on the site. This entails a clean cut to the main stem/s of the plant followed by immediate application of a non-selective herbicide to the entire surface of the cut stem/s. It can be more effective to control some woody weeds such as Blackberry, Gorse, Montpellier Broom and Red-ink Weed with an appropriate herbicide. All emergent seedlings must be sprayed with an appropriate herbicide during their active growth period or removed by hand.

High-threat herbaceous weeds

High-threat non-woody (herbaceous) weeds within the conservation area are to be ‘eliminated’ (reduced to **less than 1% cover with no concentrated populations present**). They currently exist at low cover levels and can realistically be ‘eliminated’. The following high-threat herbaceous weeds were recorded in the conservation area:

- | | | |
|--------------------|--------------------|-----------------|
| ▪ Agapanthus | ▪ Drain Flat-sedge | ▪ Spear Thistle |
| ▪ Bluebell Creeper | ▪ Soursob | |

These species can be treated with an appropriate broadleaf-selective herbicide.

High-threat grassy weeds

The following species are required to be periodically slashed prior to seed-set rather than be controlled, due to the current extensive cover. These species may require isolated spot spraying to reduce the competition for revegetation areas to succeed.

- | | |
|------------------------|----------|
| ▪ Brown-top bent grass | ▪ Couch |
| ▪ Cocksfoot | ▪ Kikuyu |

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Table 1: Weed control management actions for high threat weeds within the conservation area/management area

Recommended treatment method	Common name	Scientific name	Optimal timing	Current infestation status/% cover	Management outcome to be achieved and maintained per species
Cut-and-paint	Cootamundra Wattle	<i>Acacia baileyana</i>	All year round	One in southeastern section	<1% cover no concentrated populations or mature individuals present
	Sallow Wattle#	<i>Acacia longifolia</i>		Throughout southeastern section (5% cover)	
	Cypress	<i>Cupressus</i> spp.		Few individuals next to dam in the northern part of the southern section	
	Honeysuckle	<i>Lonicera</i> spp.		A few individuals in the southwestern section	
	Radiata Pine	<i>Pinus radiata</i>		One individual in the southeastern section	
	Sweet Pittosporum#	<i>Pittosporum undulatum</i>		Throughout southeastern section (3% cover)	
	Palm Lily	<i>Yucca gloriosa</i> var. <i>recurvifolia</i>		A few individuals in the southeastern section	
Spraying with herbicide	Agapanthus	<i>Agapanthus praecox</i> subsp. <i>Orientalis</i>		Across the southern section (<1% cover)	
	Bluebell Creeper	<i>Billardiera fusiformis</i>		Across the southeastern section (5% cover)	
	Pampas Grass	<i>Cortaderia selloana</i>		3 individuals in the southern section	
	Prickly Pear	<i>Opuntia</i> spp.		A few individuals in the southwestern section	
	Montpellier Broom	<i>Genista monspessulana</i>		A few individuals in the southwestern section	
	Red-ink Weed	<i>Phytolacca octandra</i>		A few individuals in the middle of the southeastern section	
	Gorse	<i>Ulex europaeus</i>		One individual in the far east of the southeastern section	
	Black Nightshade	<i>Solanum nigrum</i> s.l.		Only immature individuals observed in southern section (<1% cover)	
	Drain Flat-sedge	<i>Cyperus eragrostis</i>		Few individuals in the northern section	
	Spear Thistle	<i>Cirsium vulgare</i>	Prior to flowering in winter to spring	Southern section (<1% cover)	
	Common Sow-thistle	<i>Sonchus oleraceus</i>		Southern section (<1% cover)	
	Soursob	<i>Oxalis pes-caprae</i>	Winter to spring	Across whole study area (1% cover)	
	Blackberry	<i>Rubus fruticosus</i>	When actively growing from spring to early-autumn	Across the southern section (5% cover)	

Recommended treatment method	Common name	Scientific name	Optimal timing	Current infestation status/% cover	Management outcome to be achieved and maintained per species
Slash and spot spray areas of dense infestations and around revegetation zones	Brown-top Bent	<i>Agrostis capillaris</i>	Prior to seed set in late spring and continually every three months or as required.	25% cover	Maintain at or below current levels
	Kikuyu	<i>Cenchrus clandestinus</i>			
	Couch	<i>Cynodon dactylon</i> var. <i>dactylon</i>			
	Cocksfoot	<i>Dactylis glomerata</i>			

= Victorian native taxa occurring outside the natural range

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3.3. Pest animal control

All pest animals are to be monitored and controlled as required within the reserve for the life of the plan. Regular monitoring will be required throughout the year to inform the control methods used.

3.3.1. Rabbit control

Rabbits occur across the entire conservation area, with warrens found in the northern section. The control of rabbits is particularly important as they could encourage permanent populations of other introduced species including cats and foxes, in addition to promoting erosion and loss of native flora. Appropriate methods of rabbit control are summarised in Table 2.

Table 2: Summary of possible rabbit control methods

Method	Time	Cost	Advantages	Risks
1080 Baiting	Late summer	Most cost-effective method	- Large areas covered quickly. - Foxes killed by eating poisoned rabbit. Most native animals are at low risk of poisoning	Limited
Warren fumigation and ripping	After autumn rains when soil softens	Labor intensive	Removes shelter –effective when undertaken in combination with harbor removal.	Limited
Rabbit-proof fencing	Before planting/seeding.	Very labor-intensive. High initial cost	- Long-term effective, stops reinvasion. - Effective at protecting revegetation from herbivory without needing to install tree guards on individual plants	May limit native fauna dispersal but can be mitigated through the installation of fauna gates

Source: adapted from Farrelly & Merks 2001.

Using the combination of the control methods listed in Table 2 will be most effective in controlling rabbit populations than limiting control to one method. Rabbit control, should focus on harbour removal and warren destruction. Where numbers are high, baiting should be undertaken.

The overall rabbit control strategy for this plan focuses on ensuring that there is no increase in habitat for rabbits. Rabbit carcasses must be removed to prevent poisoning of native predators. Control methods should be approved by the responsible authority and must be independently monitored to determine if these are adequate.

3.3.2. Fox control

Fox activity and foxes were observed within the conservation area. As such they will likely be detected at a significantly lower density if rabbit numbers are controlled.

Regular monitoring (at least quarterly) must be undertaken to control foxes as needed.

Suitable methods of fox control are summarised in Table 3.

Table 3: Summary of possible fox control methods

Method	Time	Cost	Advantages	Risks
1080 Baiting	Late summer	Most cost-effective method	- Large areas covered quickly. - Far less labour intensive than shooting.	Limited
Den fumigation and ripping	August - September	Labor intensive	- Removes shelter. - Potential to target multiple foxes at once.	Limited

Using the combination of the control methods listed in Table 3 will be most effective in controlling fox populations than limiting control to one method. Fox control should focus on controlling their primary food source (rabbits) as well as den destruction. When activity is high, baiting should be undertaken in response.

Control methods should be approved by the responsible authority and must be independently monitored to determine if these are adequate.

3.4. Habitat restoration

The conservation area comprises of four distinct zones, with each zone prescribed different habitat restoration works, based on different conservation priorities. The conservation area and associated zones are outlined in Figure 4.

3.4.1. Management Zones

Zone A – Enhancement of existing Glossy Grass Skink habitat

A portion of the drainage line situated in the south-central portion of the study area constitutes suitable habitat for GGS and the species has been identified in this habitat during targeted surveys. Accordingly, a zone will be established around this drainage line and extend to the east of the study area, to support the ongoing protection and connectivity of the known GGS population. Hydrology in this area will be maintained through measures implemented in the Storm Water Management Plan to ensure that water levels and flow are appropriate in Zone A and Zone B for GGS.

GGS habitat is characterised by the presence of densely vegetated and moist microhabitats, particularly that provided by tall dense vegetation with a high cover of matted vegetation (DCCEEW 2025). Additionally, canopy cover is likely to be detrimental to the species (Farquhar et al. 2024). As GGS is present within this zone it is important to ensure that enhancement does not impact on the population present and changes occur gradually. All actions should be undertaken in a staged mosaic approach, ensuring that only small sections of Zone A are being worked on at any time and must not be commenced until GGS habitat creation (Zone B) works have been established. Management actions recommended are:

- Planting indigenous tussock grasses and sedges.
- Weed management; starting in areas with already established native tussocks ensuring habitat isn't lost.
- Biomass reduction; where exotic grass cover is more than 80%, slashing at a height of roughly 10–20 cm.

- Absence of a canopy, and of woody vegetation in general. Remnant woodland does exist within the east of Zone A which will not be altered. However, additional canopy or woody species will not be planted in the rest of the zone.

Zone B – Creation of Glossy Grass Skink habitat

The primary purpose of this zone is to create artificial habitat which will be suitable for GGS to occupy. This will enable the provision of additional habitat for the species onsite to better support the ongoing conservation of the population present.

GGS habitat is described in the above Zone A – Glossy Grass Skink habitat enhancement. Habitat creation will include wetlands with a mix of areas of seasonal inundation, deeper and shallower sections, and drier well vegetated areas. As such, the key components of GGS habitat that the replacement habitat needs to have are the following:

- Proximity to surface water (ideally <100 m from surface water).
- Be a generally boggy and moist environment. This includes terrestrial vegetation <100 m from aquatic habitat.
- Have tall, dense groundcover vegetation with a high cover of matted vegetation. As such, in the freshwater context of the study area, Mat Grass (*Hemarthria uncinata* var. *uncinata*), supplemented with Weeping Grass (*Microlaena stipoides* var. *stipoides*), would be a suitable mix of native grasses to use as the primary groundcover.
- Absence of a canopy, and of woody vegetation in general. Remnant woodland does exist within the east of Zone B which will not be altered. However, additional canopy or woody species will not be planted in the rest of the zone.

After this additional habitat has been built and planted, it will be monitored every 3 months to ensure it is progressing towards becoming suitable for GGS. It is anticipated that it will take 12 months to complete this process, and the performance indicators have been developed to align with the anticipated 12-month establishment period (see Table 4 below):

Table 4: Habitat Performance Indicators Over Time Since Establishment

Time Since Habitat Establishment	Habitat Characteristic	Performance Indicator
12 months	Proximity to surface water	▪ Wetlands to contain surface water.
	Boggy and moist environment	▪ Soil to be damp or moist in areas under matted grasses <100 m from surface water. ▪ <i>Juncus</i> spp. or similar to have established to form >10% cover.
	Tall, dense groundcover vegetation	▪ Bare ground to consist of <1% groundcover. ▪ Matted grasses to consist of >80% groundcover. ▪ Matted grasses to be >25 cm tall on average.
	Absence of canopy and woody vegetation	▪ Woody vegetation cover remains <10% in areas outside remnant vegetation.

Additionally, during construction, many planted trees will be removed from across the study area, generating an abundance of logs that can be used to enhance GGS habitat by providing basking sites for the species. The ecologist will select a number of suitable logs to be placed in the GGS habitat, and

construction workers will move them to the habitats under the direction of the ecologist. The number and nature of the logs to be selected will be decided based on what is salvaged, as it is difficult to anticipate the number and types of logs that will be appropriate.

When creating and managing any areas of habitat for GGS as a primary objective, the habitat must never be slashed below 10cm, as this destroys the value of the habitat for the species.

Zone C – Enhancement of existing Grassy Woodland

The central and southern sections of the conservation area, currently supporting Grassy Woodland vegetation, will be maintained and enhanced through weedy control and targeted revegetation. An open area on the eastern side of this zone requires revegetated with canopy species characteristic of the existing Grassy Woodland community within the study area, such as Narrow-leaf Peppermint, Silver-leaf Stringybark and/or Swamp Gum. The southern portion, which lacks a native understorey, is to be strengthened by planting species such as Thatch Saw-sedge and Spiny-headed Mat-rush. The remainder of the zone will be managed to encourage natural regeneration to reflect the structure and composition of Grassy Woodland vegetation.

Zone D – Creation of wildlife corridor

The southern boundary of the conservation area is to form a 30 m-wide corridor to provide habitat for native fauna utilising the site.

Native plants appropriate to the original (pre-European) EVC should be used in the revegetation efforts to achieve structure of an understory with 50-80% foliage density in the 0.2-1 m height range (see Table 5 for plant list). Plants that are somewhat prickly are ideal as they provide better protection for native fauna from foxes. The heathy understory needs will be floristically diverse and even, containing a mix of plant species that can produce food (particularly seeds and legumes) throughout the year and over long time periods. This includes species from the Fabaceae family, as detailed in the revegetation guide.

There is substantial distance (approximately 230 metres) between the Wildlife Corridor and the southern edge of the development consisting of proposed roads and overflow car parks. As the fauna is able to move freely across the southern portion of the property wildlife fencing is not required but may be initially beneficial to support the establishment of revegetation efforts.

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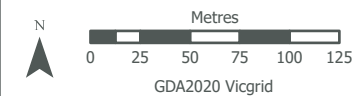
Figure 4: Conservation area and management zones

Project No: 24184_06
Project: 1390-1450 Western
Port Hwy, VIC
Date: 19/03/2026

-  Study area
-  Property boundary
-  Clean-down area

Management Zone

-  Zone A: Enhancement of existing Glossy Grass Skink habitat
-  Zone B: Creation of Glossy Grass Skink habitat
-  Zone C: Enhancement of existing Grassy Woodland
-  Zone D: Creation of wildlife corridor



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3.5. Revegetation

Revegetation will be required for the ongoing preservation and enhancement of remnant native vegetation, predominantly situated in the demarcated conservation area.

3.5.1. Revegetation timing

Revegetation works must be initiated in late-autumn to early-spring. This must occur after and preceding a forecast of a significant rain event to encourage successful establishment of new plants.

3.5.2. Planting preparation

Weed control must commence as soon as possible to ensure that planting can occur without delay.

Weed control must also be conducted at least one month prior to planting to reduce competition from weeds and in turn increase the likelihood of plant establishment and survival.

3.5.3. Planting design

Revegetation design has been informed by the Grassy Woodland EVC benchmark and guidance provided by a GGS species expert.

Plants should be grouped by life form in dense patches to create a mosaic effect throughout the revegetation zones. This enables all life forms to establish without outcompeting each other, while limiting the opportunity for weeds to become established.

A planting schedule is detailed in Table 5 below. This planting schedule is intended as a guide only and local indigenous plant nurseries should be consulted regarding suitable indigenous species for the area and to substitute like-for-like species if others are not available. Given that a large quantity of plants is required, we recommend that a local indigenous nursery be consulted as soon as possible to enable the preparation of tube-stock for planting without delay.

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Table 5: Suggested planting schedule for Revegetation Zones

Common name	Scientific name	Zone A	Zone B	Zone C	Zone D
		1.584 ha	6.512 ha	7.535 ha	1.369 ha
Canopy Trees					
Narrow-leaf Peppermint	<i>Eucalyptus radiata</i> subsp. <i>radiata</i>	NA	NA	400	400
Silver-leaf Stringybark	<i>Eucalyptus cephalocarpa</i>				
Swamp Gum	<i>Eucalyptus ovata</i>				
Shrubs					
Blackwood	<i>Acacia melanoxylon</i>	NA	NA	100	500
Black Wattle	<i>Acacia mearnsii</i>				
Hedge Wattle	<i>Acacia paradoxa</i>				
Prickly Teatree	<i>Leptospermum continentale</i>			1000	6000
Hop Goodenia	<i>Goodenia ovata</i>				
Smooth Parrot-pea	<i>Dillwynia glaberrima</i>				
Gorse Bitter-pea	<i>Daviesia ulicifolia</i> subsp. <i>ulicifolia</i>			200	1000
Common Heath	<i>Epacris impressa</i>				
Gold-dust Wattle	<i>Acacia acinacea</i>				
Graminoids					
Tall Sedge	<i>Carex appressa</i>	400	10,000	400	4000
Thatch Saw Sedge	<i>Gahnia radula</i>				
Red-fruit Saw-sedge	<i>Gahnia sieberiana</i>				
Wattle Mat-rush	<i>Lomandra filiformis</i>				
Spiny-headed Mat-rush	<i>Lomandra longifolia</i>				
Graminoids					
Mat Grass	<i>Hemarthria uncinata</i> var. <i>uncinata</i>	5kg/ha	15kg/ha	NA	NA
Weeping Grass	<i>Microlaena stipoides</i> var. <i>stipoides</i>				

* The numbers shown in the table represent the total quantity of plants required for each plant group or lifeform. The specific mix of individual species within each group may vary depending on stock availability and does not need to be evenly distributed among the listed species.

3.5.4. Plant protection

The installation of rabbit-proof fencing around the perimeter of the conservation reserve will deter herbivores such as rabbits, kangaroos and wallabies. If plants are being browsed, the fence must be upgraded to prevent animals from accessing them or alternatively individual plants may need to be protected with tree guards.

3.5.5. Watering

Plants may require ongoing watering to aid in establishment and survival, particularly through the dry summer months. The frequency and amount of watering will be guided by monitored conditions on the site. It is likely that plants will require regular watering for 12 months after planting, and more frequently and for longer if conditions are particularly harsh and the plants are displaying signs of stress. Plants will not be required to be watered after a significant rainfall event.

3.5.6. Maintenance and adaptive management

Fencing is to be inspected every three months to determine the ongoing integrity of these protective measures. If damage is identified, fencing must be repaired.

Weed control must be conducted post planting to support the establishment of newly-planted tube stock and germinating grasses. This must be in accordance with weed control protocols outlined in Section 3.2. In order to minimise off-target impacts to germinating native grasses, spot-spraying of grassy weeds in revegetation areas should only occur once grasses are readily identifiable roughly 3 months after planting/seeding has occurred.

A monitoring assessment is to be conducted at two months and at six months post-planting to assess the progress/success of rehabilitation and determine the need for supplementary seeding/planting, weed control, or watering. This assessment must be conducted by a qualified ecologist (independent of the weed control contractor).

3.6. Salvaged tree hollows and logs

The removal of both planted and native trees in other parts of the project area may present an opportunity for tree hollows and logs to be salvaged. The salvaged hollows and logs are to be placed in the conservation area under the direction of an ecologist.

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4. Auditing and reporting

From the acceptance of this plan, until the completion of the 7-year period, a brief monitoring report is to be undertaken by the engaged contractor every 6 months. This will broadly inform the ongoing progress of management actions, priority threats and any adaptive changes to management. This will include:

- A summary of works completed since the last report;
- Weed cover estimates to be recorded for each weed species including identification of any new and emerging weeds, including extent of infestation;
- Monitoring results of pest animals to determine the need for pest animal control;
- Monitoring results of revegetation progress;
- Monitoring results of fencing; and
- Monitoring results of rubbish levels.
- Priority work plan for the next 6 months

Auditing of compliance with this plan is to be undertaken by a suitably qualified ecologist at the end of years 1, 3, 5 and 7, in accordance with the schedule in Section 5. The landowner will coordinate this auditing, which will include:

- Extent and quality of retained native vegetation;
- Weed cover estimates to be recorded for each weed species that occurs in the conservation/management area;
- An overall weed cover estimate for the conservation area;
- Monitoring of pest animals to determine the need for pest animal control;
- Monitoring of revegetation progress;
- Monitoring of fencing; and
- Monitoring of rubbish levels.

Findings recorded during this periodic auditing will be documented in a report, which will include:

- A summary of works completed since the last auditing event;
- Assessment of the integrity of the property fencing for plant protection;
- Extent and quality of native vegetation and percentage cover of declared noxious weeds and high-threat weeds within the conservation area;
- Assessment of the status of weed control works;
- Identification of any new and emerging weeds, including extent of infestation;
- Assessment of the status of revegetation works;
- Assessment of the effects of pest animal activity;
- Discussion and evidence of the progress of the management actions listed in Section 3 and whether or not targets have been achieved; and
- Recommendations for future management of the site.

The landowner will provide the periodic reporting to the relevant authority within three months of the survey being undertaken (Section 5).

4.1. Ongoing management

The conservation area will continue to be maintained beyond the nominal 7-year period of this plan by the landowner.

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5. Management actions and timing

The following tables provide the management actions to be undertaken and proposed timelines.

Table 6: Management actions and timing year 1

Year 1						
Management Action	Timing	Target to be achieved	Responsible person	LMP reference	Completed (Yes/No)	Month completed
Establish conservation area	Upon approval of this Plan	Defines the start of the prescribed management period under this Plan	Landowner	N/A		
Demarcate conservation area – establish markers to identify boundary of the conservation area to assist with its management and monitoring	Prior to commencement of civil construction	Boundary of conservation area clearly demarcated onsite	Landowner in consultation with land surveyor	Figure 4		
Erect permanent fencing around the boundary of the conservation area with ‘NO GO ZONE’ signage.	Upon implementation of this Plan	Permanent fencing to be established prior to management actions being undertaken.	Landowner-nominated contractor	Section 3.1.1		
Weed control Herbicide and removal of woody weeds	Quarterly	See Section 3.2 for weed control targets for each species, each weed type and total weed cover.	Landowner-nominated contractor	Section 3.2		
Pest animal control Implement rabbit and/or fox control as required	Autumn (or at commencement)	Pest animals controlled	Landowner-nominated contractor	Section 3.3		
Revegetation Direct seeding and planting of tube-stock	Late-autumn to early spring	Achieve 80% survival rate of planted species.	Landowner nominated contractor	Section 3.5		
Establishment of additional GGS habitat	By the conclusion of Year 1	GGS habitat created as per specifications in Section 3.4.1	Landowner nominated contractor	Section 3.4.1		
Site quality audit	No later than three months after the anniversary of this plan	Report delivered to the Council no later than three months after anniversary of commencement	Qualified ecologist engaged by the landowner	Section 4		
Monitoring to determine fencing integrity and timeliness of management actions	3 monthly	Boundary fencing effective and management actions undertaken on time	Landowner nominated contractor	Section 4		

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Table 7: Management actions and timing years 2–7

Year 2 – 7						
Management Action (see Year 1 for LMP reference)	Timing	Target to be achieved	Responsible person	Year		
				Location in Plan	Completed (Yes/No)	Month completed
Pest animal monitoring and control (if required)	Monitored annually in autumn, control implemented as required	Pest animals controlled	Landowner nominated ecologist for monitoring and a contractor for control (if required)	Section 3.3		
Weed monitoring and control	Quarterly monitoring and control as required	See Section 3.3 for weed control targets for each species, each weed type and total weed cover.	Landowner nominated contractor	Section 3.2		
Monitoring of revegetation efforts to determine if supplementary seeding or planting required	Twice annually	Achieve at least 80% cover of direct seeding and 80% survival rate of planted species.	Landowner nominated contractor	Section 3.5.6		
Supplementary direct seeding, planting and watering (if required)	Late-autumn to winter for the majority of species, early spring for Mat Grass	Achieve at least 80% cover of direct seeding and 80% survival rate of planted species.	Landowner nominated contractor	Section 3.5.6		
Monitoring of GGS habitat	Twice annually	Performance indicators to be maintained as per Table 5.	Landowner nominated contractor	Section3.5, Table 5		
Site quality audit (includes pest control, weed control, revegetation progress, fencing condition and rubbish levels)	No later than three months after anniversary of commencement. Years 3, 5 and 7.	Report delivered to the Council no later than three months after anniversary of commencement	Landowner nominated ecologist	Section 4		

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Appendix 1: Weed Species recorded in study area

Origin	Common name	Scientific name	CaLP Act
*	Cootamundra Wattle	<i>Acacia baileyana</i>	
#	Sallow wattle	<i>Acacia longifolia</i>	
*	Sheep Sorrel	<i>Acetosella vulgaris</i>	
*	Agapanthus	<i>Agapanthus praecox subsp. orientalis</i>	
*	Brown-top Bent	<i>Agrostis capillaris</i>	
*	Sweet Vernal-grass	<i>Anthoxanthum odoratum</i>	
*	Cape Weed	<i>Arctotheca calendula</i>	
*	Bluebell Creeper	<i>Billardiera fusiformis</i>	
*	Quaking Grass	<i>Briza spp.</i>	
*	Common Water-starwort	<i>Callitriche stagnalis</i>	
*	Kikuyu	<i>Cenchrus clandestinus</i>	
*	Common Centaury	<i>Centaureum erythraea</i>	
*	Spear Thistle	<i>Cirsium vulgare</i>	C
*	Pampas Grass	<i>Cortaderia selloana subsp. selloana</i>	
*	Cypress	<i>Cupressus spp.</i>	
*	Couch	<i>Cynodon dactylon var. dactylon</i>	
*	Drain Flat-sedge	<i>Cyperus eragrostis</i>	
*	Cocksfoot	<i>Dactylis glomerata</i>	
*	Panic Veldt-grass	<i>Ehrharta erecta</i>	
*	Montpellier Broom	<i>Genista monspessulana</i>	C
*	Yorkshire Fog	<i>Holcus lanatus</i>	
*	Flatweed	<i>Hypochaeris radicata</i>	
*	Honeysuckle	<i>Lonicera spp.</i>	
*	Narcissus	<i>Narcissus spp.</i>	
*	Prickly Pear	<i>Opuntia spp.</i>	R
*	Soursob	<i>Oxalis pes-caprae</i>	R
*	New Zealand Flax	<i>Phormium tenax</i>	
*	Red-ink Weed	<i>Phytolacca octandra</i>	
*	Radiata Pine	<i>Pinus radiata</i>	
#	Sweet Pittosporum	<i>Pittosporum undulatum</i>	
*	Ribwort	<i>Plantago lanceolata</i>	
*	Annual Meadow-grass	<i>Poa annua s.l.</i>	
*	Onion Grass	<i>Romulea rosea</i>	
*	Blackberry	<i>Rubus fruticosus spp. agg.</i>	C

Origin	Common name	Scientific name	CaLP Act
*	Black Nightshade	<i>Solanum nigrum s.l.</i>	
*	Common Sow-thistle	<i>Sonchus oleraceus</i>	
*	White Clover	<i>Trifolium repens var. repens</i>	
*	Gorse	<i>Ulex europaeus</i>	C
*	Palm Lily	<i>Yucca gloriosa var. recurvifolia</i>	

Notes: DELWP: Department of Environment, Land, Water and Planning (DELWP) advisory list of environmental weeds, **CaLP Act:** declared noxious weeds under the CaLP Act (S = State Prohibited Weeds [any infestations are to be reported to DELWP. DELWP is responsible for control of State Prohibited Weeds]; P = Regionally Prohibited Weeds [Land owners must take all reasonable steps to eradicate regionally prohibited weeds on their land]; C = Regionally Controlled Weeds [Land owners have the responsibility to take all reasonable steps to prevent the growth and spread of Regionally controlled weeds on their land]; R = Restricted Weeds [Trade in these weeds and their propagules, either as plants, seeds or contaminants in other materials is prohibited].

* = introduced to Victoria

= Victorian native taxa occurring outside their natural range

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Appendix 2: Reporting form for weed control

Weed type	Common name	Scientific name	Control method used	Date implemented	No. of infestations treated (%)	Management outcome to be achieved and maintained per species	Name of company/contractor undertaking works	Name of herbicide and rate applied
Woody	Cootamundra Wattle	<i>Acacia baileyana</i>				<1% cover, with no mature individuals present		
	Sallow Wattle#	<i>Acacia longifolia</i>						
	Cypress	<i>Cupressus</i> spp.						
	Montpellier Broom	<i>Genista monspessulana</i>						
	Honeysuckle	<i>Lonicera</i> spp.				<1% cover, with no concentrated populations present		
	Red-ink Weed	<i>Phytolacca octandra</i>						
	Radiata Pine	<i>Pinus radiata</i>				<1% cover, with no mature individuals present		
	Sweet Pittosporum#	<i>Pittosporum undulatum</i>						
	Gorse	<i>Ulex europaeus</i>						

Weed type	Common name	Scientific name	Control method used	Date implemented	No. of infestations treated (%)	Management outcome to be achieved and maintained per species	Name of company/contractor undertaking works	Name of herbicide and rate applied
	Palm Lily	<i>Yucca gloriosa</i> var. <i>recurvifolia</i>						
Herbaceous	Agapanthus	<i>Agapanthus praecox</i> subsp. <i>Orientalis</i>				<1% cover, with no concentrated populations present		
	Bluebell Creeper	<i>Billardiera fusiformis</i>						
	Spear Thistle	<i>Cirsium vulgare</i>						
	Pampas Grass	<i>Cortaderia selloana</i>						
	Drain Flat-sedge	<i>Cyperus eragrostis</i>						
	Prickly Pear	<i>Opuntia</i> spp.						
	Soursob	<i>Oxalis pes-caprae</i>						
	Blackberry	<i>Rubus fruticosus</i>						

Weed type	Common name	Scientific name	Control method used	Date implemented	No. of infestations treated (%)	Management outcome to be achieved and maintained per species	Name of company/contractor undertaking works	Name of herbicide and rate applied
	Black Nightshade	<i>Solanum nigrum</i> s.l.						
	Common Sow-thistle	<i>Sonchus oleraceus</i>						
Grassy	Brown-top Bent	<i>Agrostis capillaris</i>				Maintain at or below current levels		
	Kikuyu	<i>Cenchrus clandestinus</i>						
	Couch	<i>Cynodon dactylon</i> var. <i>dactylon</i>						
	Cocksfoot	<i>Dactylis glomerata</i>						

= Victorian native taxa occurring outside the natural range

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Appendix 3: Species Expert Endorsement Letter

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Jules Farquhar
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10th April 2026

Jenna Barker
Project Manager & Zoologist
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***RE: Review of management documents pertaining to Glossy Grass Skink for 1390–1450
Western Port Highway, Cranbourne South***

Dear Jenna,

I have reviewed the final versions of the Wildlife Management Plan and Land Management Plan prepared for the proposed BAPS development at Cranbourne South, and I confirm that I support and endorse the Glossy Grass Skink (GGS) management approach. The final plans reflect the key recommendations I provided as an independent species expert and, in my view, provide an appropriate and defensible approach for avoiding and minimising impacts to GGS while seeking to achieve positive long-term conservation outcomes for the species on site.

My advice throughout this process has focused on protecting the known GGS habitat associated with the drainage line, maintaining the hydrological and habitat conditions that support that population, and ensuring that management actions are calibrated to the fine-scale ecological requirements of the species. I have also visited the site in collaboration with a hydrologist to assess GGS habitat and the hydrological plans for the site. This provided me with a clearer understanding of the project and the habitat, and allowed me to better assess the opportunities for conservation, as well as the opportunities to maintain and enhance connectivity between the existing GGS habitat and the drainage line further east of the site, where connectivity would currently benefit from improvement. In particular, I have emphasised the importance of retaining habitat integrity, avoiding excessive disturbance within occupied or suspected habitat, maintaining hydrological connectivity, applying a staged and conservative approach to habitat management, and establishing an appropriate protection zone around the habitat to reduce risks from construction and ongoing site activities.

It is encouraging that the project has adopted an avoidance-based approach, with confirmed GGS habitat to be retained and protected, and with the Land Management Plan also aiming to improve habitat condition and create additional suitable habitat for over time. This is a positive outcome, particularly in the context of a site that has a long history of disturbance and modification. The commitment to habitat protection, hydrological management, staged enhancement, monitoring, and adaptive management provides a sound basis for reducing risk to the existing population and supporting its persistence.

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Accordingly, I endorse the management approach set out in the management plans, on the understanding that the measures they specify are implemented in full for the life of the project, including the protection of the mapped GGS habitat and buffer area, the maintenance of site hydrology, and ongoing monitoring of both habitat condition and the GGS population to confirm that the species is not adversely affected by the development and associated works.
Sincerely,

Jules Farquhar
Squamata Ecology
10th April 2026

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