

649 CENTRE ROAD, EAST BENTLEIGH VIC 3165
PO BOX 39, BONNIE DOON VIC 3720
Phone: 0424 865 765

E-MAIL: admin@ecov.com.au

AGRICULTURAL SURVEY

1390 – 1450 Western Port Highway Cranbourne South Vic



Prepared for: BAPS SWAMINARAYAN SANSTHA, AUSTRALIA
1390 – 1450 Western Port Highway
Cranbourne South VIC 3977

Site:
Prepared by: R H Krainz – Eco Vision Australia

Reference No. 28EO25 Ver. 1.7 AS

Date: May 8, 2025 (Update April 20, 2026)

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**ADVERTISED
PLAN**

TABLE OF CONTENTS

1. Executive Summary & Discussion
2. Introduction
3. Description of the Development
4. Site Features
5. Proposed Site Activity
6. Discussion – Agricultural Considerations
7. Discussion – Land Management
8. Appendices
 - i. Proposed Site Plan, Geology, Aerial photo , Wildlife Friendly Fencing construction example
 - ii. Site EVC Bioregion Benchmark, Biodiversity Score, EVC Map 1750. EVC 2005, Bioregion Conservation Status.

**ADVERTISED
PLAN**

1. Executive Summary & Discussion

The purpose of this statement is to provide a preliminary agricultural survey (FMP) for a 42.11ha property located at 1390 – 1450 Western Port Highway, Cranbourne South. This document discusses the site agricultural considerations. It is proposed to develop the site with built infrastructure located along within an approximate **79,679m² (6% of the site)**. The built infrastructure include a traditional stone Maha-Mandir (Hindu Temple together with a series of supporting buildings and site works, landscaped gardens, formal and informal parking., congregation activities complex, gardens and car parking.

The underlying geology of Silurian Sediments in conjunction with the soil having poor internal drainage limits agricultural enterprises with either the land being unused or limited to the grazing of horses and cattle which as occurred on the site. The soils are not well suited to intensive agricultural production. The proposed development will not impact on productive agricultural land.

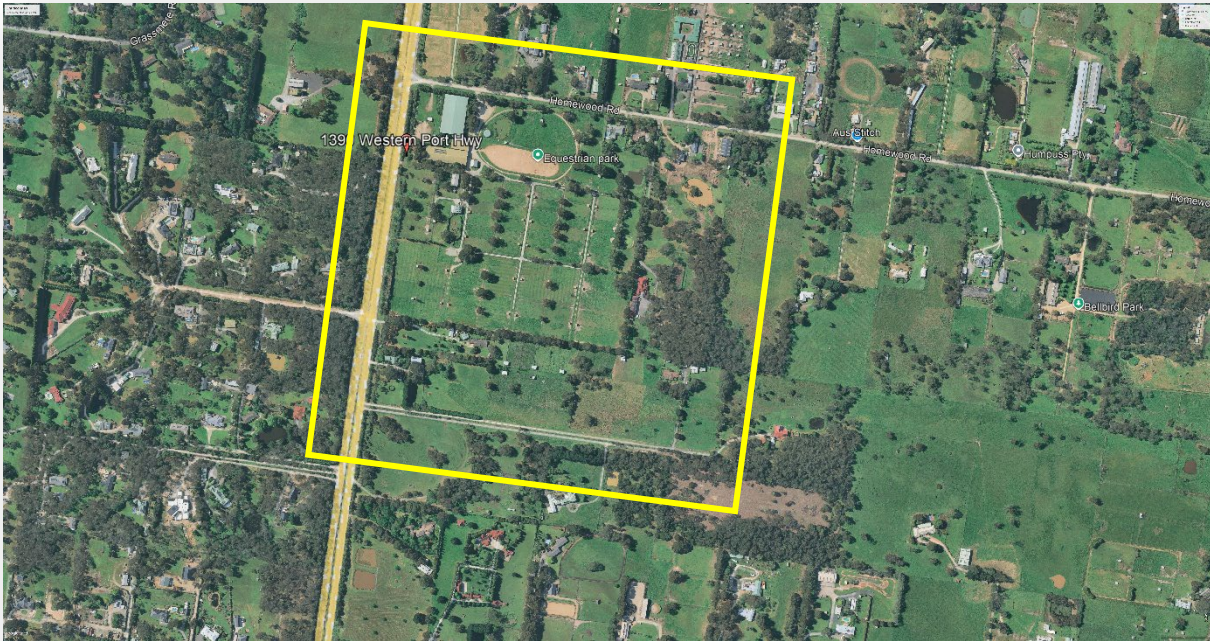
The predominant consideration is to protect and enhance an approximate 7.56ha of indigenous vegetation located within the south east corner including additional properties to the south for the Glossy Skink Habitat as noted on the updated site plan. This area contains Grassy Woodland vegetation. This area is located within the Cranbourne South Conservation Area (Schedule 4 to Clause 42.01 Environmental Significance Overlay). The south east portion of the site provides an important conservation link.

Main site points:

- 42.11ha amalgamation of 10 parcels of land ranging in size from 1.01ha to 5.5ha
- Existing and earlier land use predominately horse grazing and agistment including an indoor riding arena within the north west corner.
- 4 dwellings on the site within lower portions of the site. Generally grazed with low numbers of horses.
- No 1440 Western Port Highway eastern portion and 1442 Western Port Highway natural vegetation to be enhanced through vegetation protection including additional properties to the south for the Glossy Skink Habitat as noted on the updated site plan.
- Wetlands within the existing address number 1438 – 1440 Western Port Highway
- Predominant Development along Western Port Highway north south axis removal of dwellings and additional building infrastructure
- Land Use Low productivity grazing (horses & cattle) not suitable for crops.
- Site Soils Langwarrin Loam overlain by Cranbourne Sand (some Areas of the site).

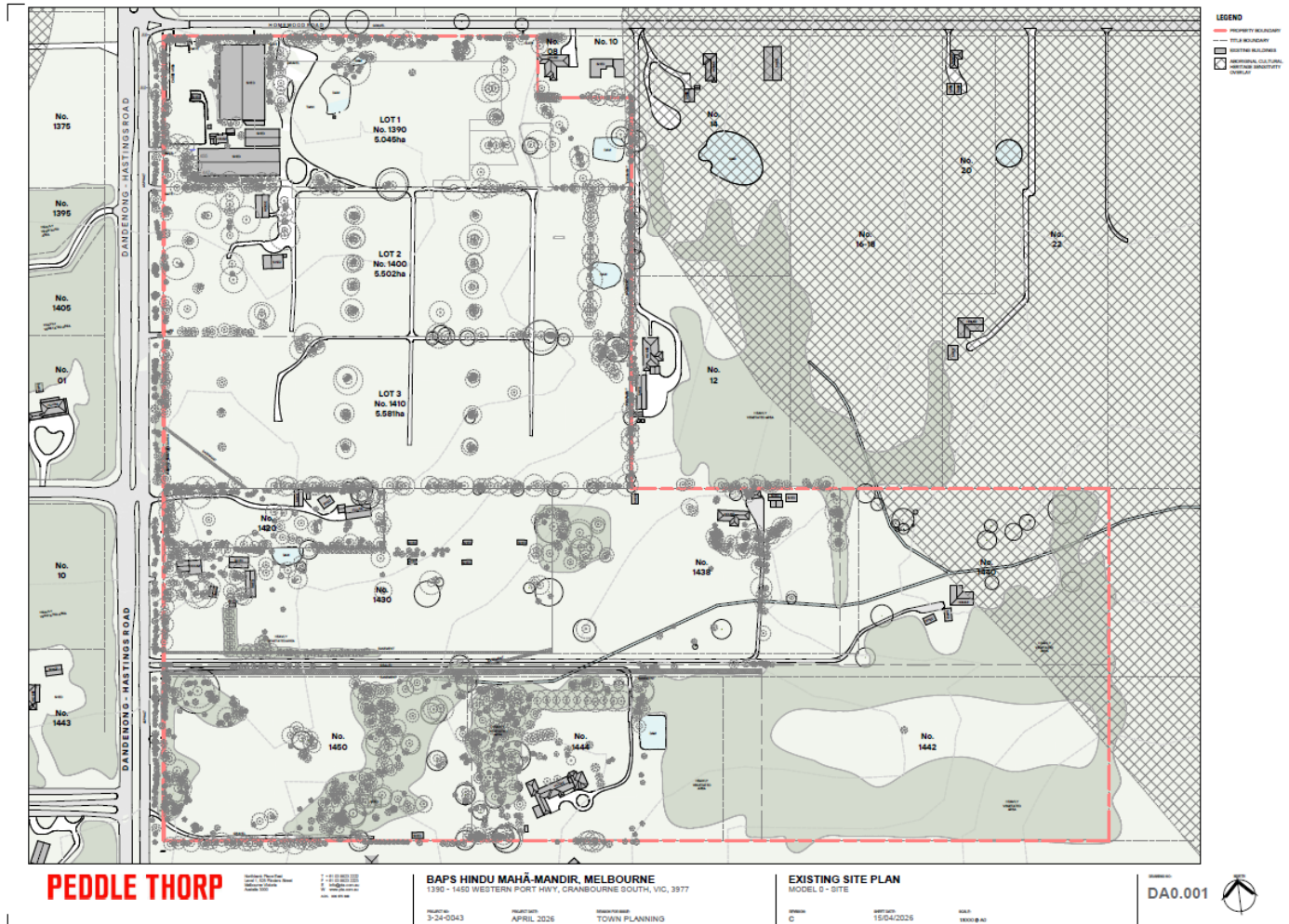
**ADVERTISED
PLAN**

Diagram 1 – Site Aerial Photograph



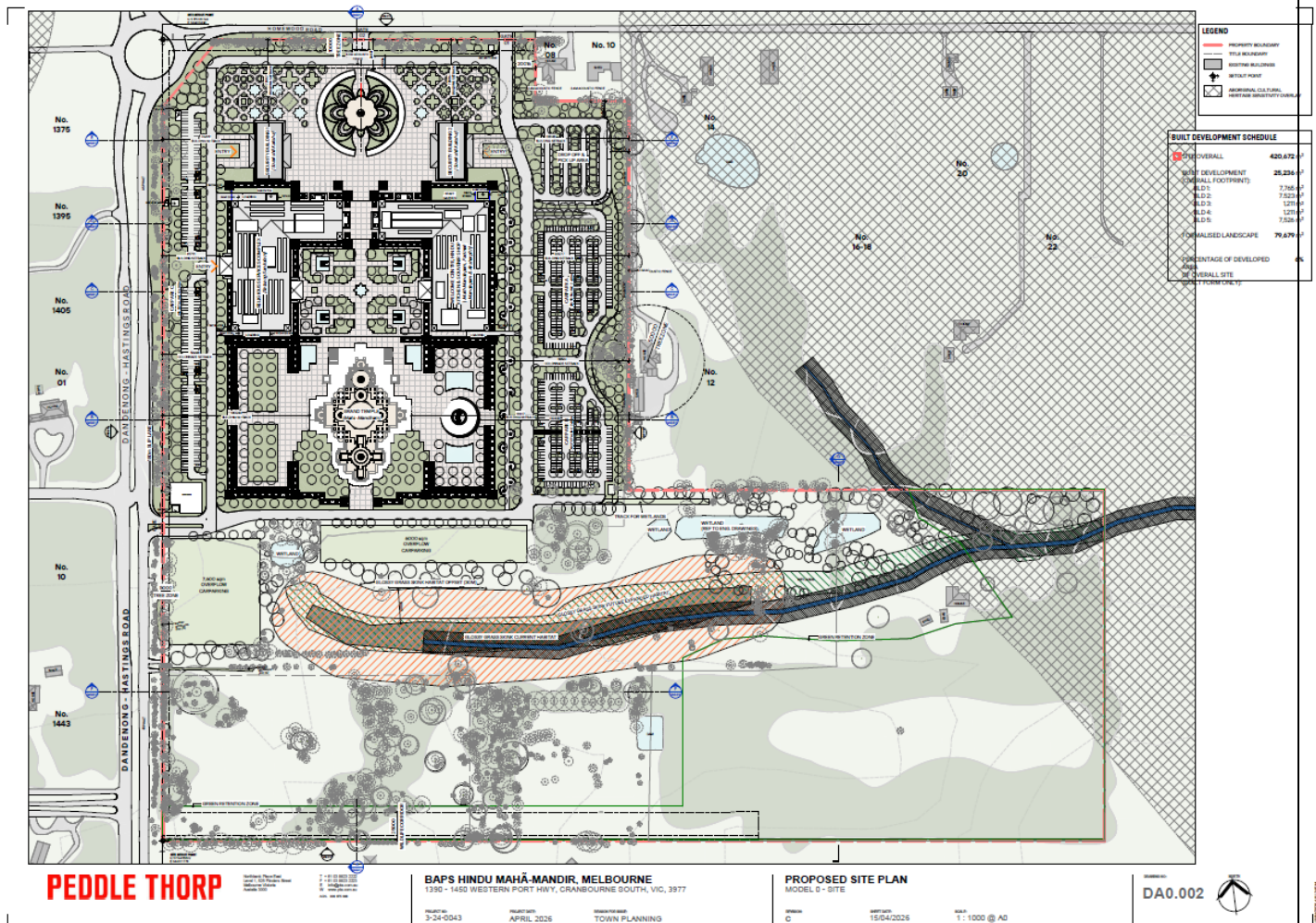
**ADVERTISED
PLAN**

Diagram 2 – Existing Site Plan



**ADVERTISED
 PLAN**

Diagram 2 – Development Plan



**ADVERTISED
PLAN**

2. Introduction

Eco Vision Australia has been engaged to undertake a Preliminary Agricultural Survey for a 42.11ha property (10 amalgamated allotments) located at 1390 – 1450 Western Port Highway, Cranbourne South. The field investigation and report have been undertaken and prepared by suitably experienced staff. Eco Vision Australia has appropriate professional indemnity insurance for this type of work. Our professional indemnity insurance certificate is available on request.

The Landform element is consistent with a gently undulating landform element drainage course to undulating low rolling hills. The underlying geology is consistent with Silurian Sedimentary deposits. The associated soil types is a mix of Cranbourne Sand in some sections overlying Langwarrin Loam with medium clay at lower profile depths.

The conservation zone within the south east corner has retained and regrowth areas ensure the property attains a balance of biodiversity and enhancement.

Methods used to assess the site include the following:

- Desktop analysis and literature review considering existing past and present land use, topographical data and landform data.
- Site walkover and fieldwork including site photographs.

Site survey was undertaken by Eco Vision Australia in February 2025.

**ADVERTISED
PLAN**

3. Description of the Development

Table 1 – Description of the Development

Site Address:	1390 – 1450 Western Port Highway Cranbourne South 3977
Owner/Developer:	BAPS Swaminarayan Sanstha, Australia Limited
Postal Address:	40 Eleanour Street Rosehill NSW 2142
Contact:	Vivek Brahmbhatt – 0425 793 437
Council Area:	City of Casey
Zoning:	Planning Zone
Allotment Size:	42.11ha (10 consolidated allotments)
Allotment Shape:	Roughly Rectangular
Existing Use and Site of buildings on the land:	See site plan. The site is still subdivided into a number of different allotments, particularly the southern section containing dwellings with small acreage properties. There are four dwellings and scattered sheds within the southern section of the site. A native vegetation area is located within the south west corner of the site.
Existing Access Arrangements	The site currently has access from Western Port Highway from a number of locations along the western boundary. Additional access is available from Homewood Road.
.Existing Vegetation including condition and coverage:	The predominant large area of existing indigenous vegetation is located within a 7.56 ha patch within the south east corner of the site. Additional properties to the south as noted on the latest site plan are included within the vegetation protection zone for the Glossy Grass Skink Habitat including wetland areas.

**ADVERTISED
PLAN**

4. Site Features

Table 2 Site Features

Total Property Area:	42.11ha
Grassed Areas:	Approximately 35ha (Including the existing building Infrastructure).
Proposed Infrastructure area:	The proposed infrastructure area is located along the western boundary and consists of a number of buildings , gardens and car parking. Peddle Thorp have developed a proposed site plan outlining the development area. The proposed building development area covers an approximate 79,679m² (6%) of the site. A wetland area is located within the middle lower portion of the site.
Remnant and Regrowth Vegetation:	The site currently contains an approximate 7.5ha (17.8%) area of indigenous vegetation (both remnant and regrowth) within the south eastern portion of the site. Where possible existing vegetation will be retained will be retained with supplementary planting recommended to enhance biodiversity. Additional properties to the south as noted on the latest site plan are included within the vegetation protection zone for the Glossy Grass Skink Habitat including wetland areas.
Paddock Trees:	A number of paddock trees are located within the construction zone.
Dams Major:	One 476m ² (0.275ml) major is dam located within the south east corner of the site. One small dam is located towards the northern portion of the site but does not appear to be used.
Waterways:	Two designated watercourses within property boundaries – located within the eastern and southern portions of the site.
Water Supply	The site will be connected to mains water for the proposed development.
Land Capability Class	Predominately a mix of Class 2 to 3 Soil Type, Class 1 Topography and Class 3 Climate. Slopes are generally undulating with no more than 2°, Soil profiles greater than 1m, moderate draining texture contrast soils.
Landform Element:	Consistent with a gently undulating landform element drainage course to undulating low rolling hills.
Site Geology:	Site geology is Silurian Deposits.
Soil Type:	The soil type contained within the property contain a mix of soils consistent with the underlying geology. Typical soils are predominately sandy soils (Cranbourne Sand) overlying Langwarrin Loam texture contrast soils
Soil Analysis –	pH: 5.0 N: Satisfactory P: Low K: Satisfactory EC: 0.72 (Non Saline) Organic matter: Low in A horizon Dispersibility: Moderate
Annual Rainfall	810mm (Cranbourne Botanic Gardens - No. 086375).
Bioregion	Gippsland Plains
Site Remnant Ecological Vegetation Class (EVC)	The site is Predominately Cleared with an existing 7.56ha indigenous vegetation zone located within the south east corner containing Grassy Woodland Vegetation.
Bioregional Conservation Status and 2005 EVC	(EVC – 175) Grassy Woodland (Endangered) – predominately located within south east corner of the site. Additional properties to the south as noted on the latest site plan are included within the vegetation protection zone for the Glossy Grass Skink Habitat including wetland areas.

5. Proposed Site Activity

**ADVERTISED
PLAN**

Table 3 Proposed Site Activity

Intended Site Use:	The intended site use is to develop the site as noted on the updated site plan (DA0.002)
Land Management Activity	Land management considerations noted below in section 7.
Agricultural Activity Description:	The is no agricultural activity proposed for the site.
Existing and Proposed Infrastructure:	As noted on the updated site plan (DA0.002)
Power and Services:	Mains Electricity, Mains Water and Mains Sewerage
Water (Domestic and Fire Fighting):	Mains water
Dams (Additional Water):	One 476m ² (2.75ml) dam is located towards the south east corner and is regarded as an ornamental feature.
Watercourses:	Two drainage on the site – no defined water banks and are essentially wide drainage lines located within the southern and middle portions of the site.
Erosion and/or soil damage	Limited soil erosion damage throughout the site. Rabbit burrows were observed.
Weeds:	The site does not have major weed infestations. Some localised blackberry areas were observed within the existing dwellings within the southern portions of the site
Pest animals:	Rabbits were observed on the site. Any localised pest animal species should be controlled via the appropriate techniques in accordance with best management practice.
Vegetation:	Existing native vegetation will be protected by fencing either paddock trees or groups of trees if necessary. Wildlife friendly fencing (example attached in the appendices).

**ADVERTISED
PLAN**

6. Discussion – Agricultural Considerations

The site is suitable for the proposed development as there is limited agricultural use on the land due to poorly drained onsite soil with an underlying geology of Silurian Deposits with soils derived from these deposits. The onsite soils typically have poor internal drainage. This provides a severe limitation for agricultural cropping. The predominant focus is to enhance biodiversity within the south east corner of the site including additional properties to the south for the Glossy Grassy Skink habitat as noted on the updated site plan as discussed in section 7 – Land Management Considerations.

The Land Capability rating is regarded as being fair (Class 3) with agricultural use limited to either horse or cattle grazing. with the well-drained orange, brown loam to clay loam soils very suitable for small scale cattle grazing within a small agricultural enterprise proving supplementary income.

Weed Management Strategies

The site has very little weed management issues.

Pest Animal Strategies

There is evidence of pest animal presence on the site. Rabbit and Hares may have some presence on the site with any rabbit warrens to be ripped using the appropriate equipment. Integrated pest management methods will be used if pest animal species become a problem. Monitoring techniques will be used and if pest animals become an issue this will be controlled using pest animal management guidelines.

**ADVERTISED
PLAN**

7. Discussion – Land Management Considerations

The predominant focus is to enhance biodiversity within the approximate 7.56ha south east corner of the site including additional properties to the south for the Glossy Grassy Skink habitat as noted on the updated site plan.

Land Management considerations enhance the long-term biodiversity of the site including vegetated areas with wildlife friendly fencing being considered to protect the conservation zone (example attached on pp. 23 - 24 in the appendices). The south east conservation zone provides a significant area of conservation and biodiversity complementing the built infrastructure along western portion of the site.

Conservation Strategies

The protection of paddock trees and groups of paddock trees will aid in ensuring biodiversity is maintained. Any Individual paddock trees located outside the built infrastructure development zone should be fenced with a large enough area to allow for natural recruitment to occur. Natural recruitment will allow succession to occur, including biodiversity improvement.

Existing indigenous vegetation should be retained where practical and protected in accordance with our qualified ecologists (Nature Advisory) recommendations

Detailed minimum management objectives and actions for the conservation zones is noted below:

- i. Retain all standing trees (dead and alive) within the Conservation Zone especially to protect hollow-bearing trees.
- ii. Allow understorey (herbs and grasses), midstorey (shrubs) and overstorey (trees) species to regenerate within the Conservation Zone.
- iii. Stock, domestic pets (cats and dogs) or grazing animals including horses are not allowed within the Conservation Zone.
- iv. Fallen timber, logs and twigs to be retained for habitat provision. Collection of firewood is not allowed.
- v. The proposed exclusion must be constructed as outlined in this report around all paddock trees or groups of trees with wildlife friendly fencing (example attached on page 36 in the appendices).

It is proposed to construct wetland areas located towards the east of the site which will be co-located with the drainage channel and will aid in enhancing biodiversity particularly attracting naïve birdlife. It is recommended that the wetland design be underlain by WSUD principles.

**ADVERTISED
PLAN**

Regeneration Strategies

Our recommendations are provided below; however these should be incorporated into the overall site recommendations provided by Nature Advisory who are providing ecology advice in respect to biodiversity improvements on the site.

The main regeneration strategy location is within the 7.56ha area located within the south east corner of the site including additional properties to the south for the Glossy Grassy Skink habitat as noted on the updated site plan. The site is located within the Gippsland Plain bioregion with an Ecological Vegetation Class (EVC) 175 Grassy Woodland. The upper storey species typically consists of *Eucalyptus radiata* s.l. (Narrow-leaf Peppermint) and *Allocasuarina verticillate* (Drooping Sheoak). Understorey species are mainly grasses and forbs with the shrub component is usually sparse. The site visit noted that one upperstorey species, Drooping Sheoak was extremely limited in numbers. It is recommended that additional species be planted to improve biodiversity.

It is recommended to selectively locate infill planting (generally understorey and groundcover species) within this location. The specific numbers will be determined on a site inspection basis due to existing vegetation on the site.

Grassy Woodland are typically open Eucalypt Woodland to 15m. Understorey is generally sparse shrubs overlying a species rich grassy and herbaceous ground layer. Planting density if required for Upperstorey Eucalypt species is typically 15 plants / ha. Natural recruitment typically have higher numbers of emerging plant stock typically with high success rates.

Density of planting

The planting density and quantity for the conservation zone will be determined in conjunction with a detailed site plan within this location. The planting density and quantity will be variable due to retained vegetation and regrowth. Typical planting densities are trees planted between 10 to 20 metres apart and shrubs 2 to 9 metres apart. Groundcover species are typically planted approximately 2 metres apart.

Location of Planting

The location for the restoration and rehabilitation strategy is located in the conservation zone as depicted on the site plan.

Time of Planting

It is recommended that the planting be completed over a number of years. The timing of the planting should occur during the cooler months from April to September as there is moisture throughout the soil profile. In addition, this will allow any plantings in previous years to be monitored and also provides an opportunity for infill planting.

**ADVERTISED
PLAN**

Maintenance Works

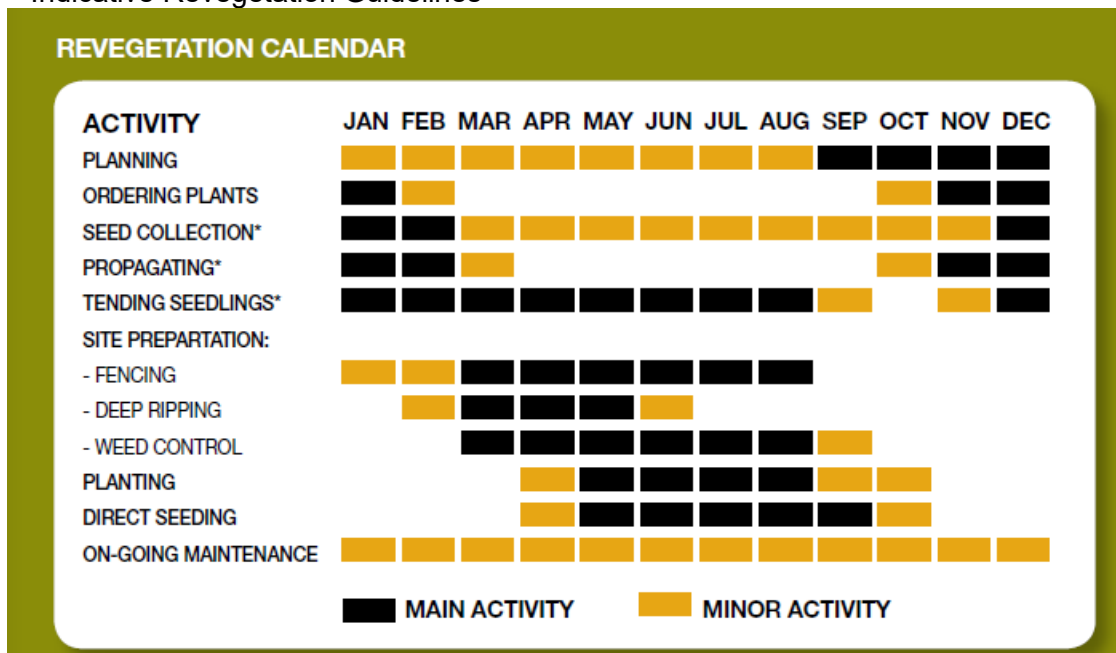
Ongoing maintenance is a requirement to ensure planting is established. Typically, these covers weed control, aligning tree guards, removing tree guards and infill planting if required.

The first years of planting are critical to the ongoing establishment of revegetation works with a property book and photos being used to record the success of planting and any improvements if required.

Protection of planting

The revegetation areas should have wildlife friendly fencing (example attached on page 36 in the appendices) along the boundaries of the revegetation zone along the drainage course and conservation zone precinct. Individual plants (tubestock) will be protected by staked tree guards (recommend corflute) and Jute mats to prevent weed competition.

Indicative Revegetation Guidelines



**ADVERTISED
PLAN**

Site Photographs



Plate 1 - View towards the east depicting the existing grassed areas and existing vegetation and paddock trees within upper portions of the site.



Plate 2 - View towards the north depicting the existing grassed areas within upper portions of the site.



Plate 3 - Photo depicting existing access track within lower middle portions of the site which will be part of the infrastructure development.



Plate 4 - View towards the north west depicting the existing middle access track and area to contain the proposed wetland area.

ADVERTISED PLAN



Plate 5 - View to the north east depicting middle portions of the site.



Plate 6 - View depicting the existing dam within the south east corner of the site



Plate 7 - View to the east depicting the conservation zone sized at approximately 7.56ha



Plate 8 - View to the east depicting the conservation zone sized at approximately 7.56ha

Robert Krainz

Land Management Consultant

Grad Cert. Environmental Management (CSU), Ad. Dip. Land Management (Syd), Cert Hort. Landscape & Nursery (Qld)

**ADVERTISED
PLAN**

7. APPENDICES

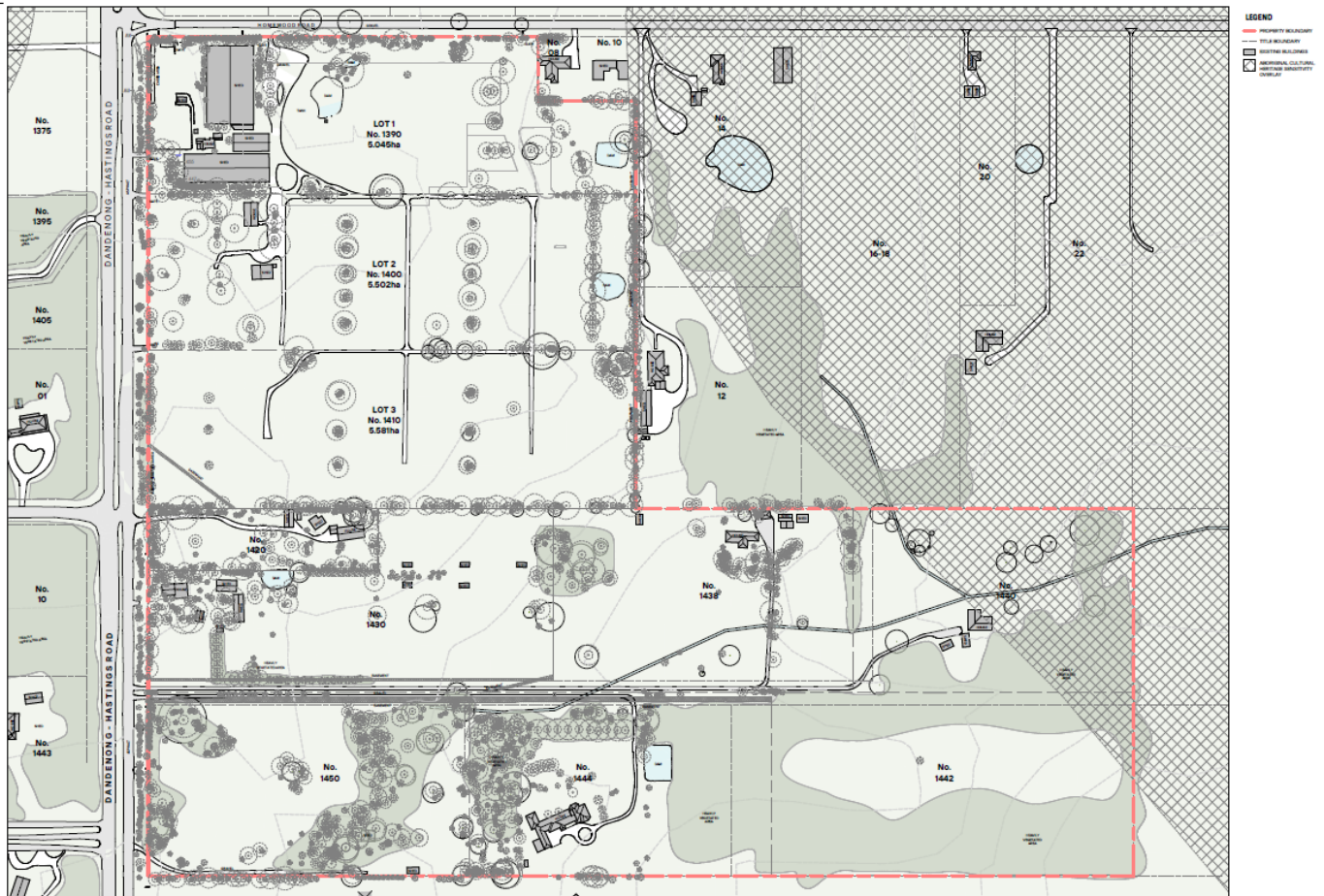
- i. Proposed Site Plan, Aerial Photo, Site Geology, including species selection mix, wildlife friendly fencing example
- ii. Site EVC Bioregion Benchmark, Biodiversity Score, EVC Map 1750, EVC 2005, Bioregional Conservation Status

**ADVERTISED
PLAN**

APPENDIX i

**PROPOSED SITE PLAN,
GEOVIC & AERIAL PHOTO & RIPARIAN
AREAS & WILDLIFE FRIENDLY FENCING DETAIL**

**ADVERTISED
PLAN**



PEDDLE THORP

Project No. 15042025
 Project Name: BAPS HINDU MAHA-MANDIR, MELBOURNE
 Project Location: 1390 - 1450 Western Port Hwy, Cranbourne South, VIC, 3977
 Project Date: APRIL 2025
 Project Status: TOWN PLANNING

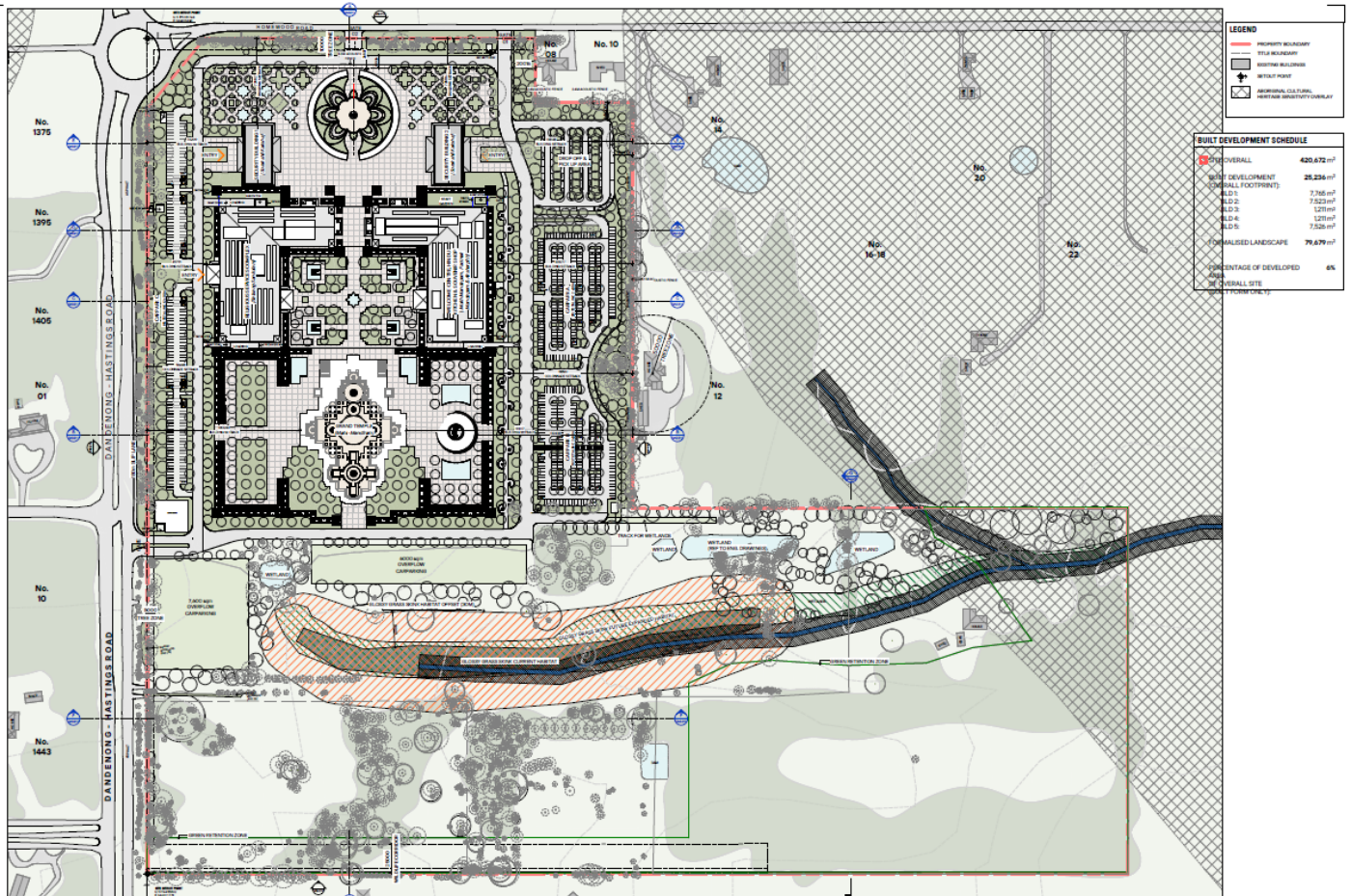
BAPS HINDU MAHA-MANDIR, MELBOURNE
 1390 - 1450 WESTERN PORT HWY, CRANBOURNE SOUTH, VIC, 3977

EXISTING SITE PLAN
 MODEL D - SITE

DA0.001



**ADVERTISED
 PLAN**



PEDDLE THORP

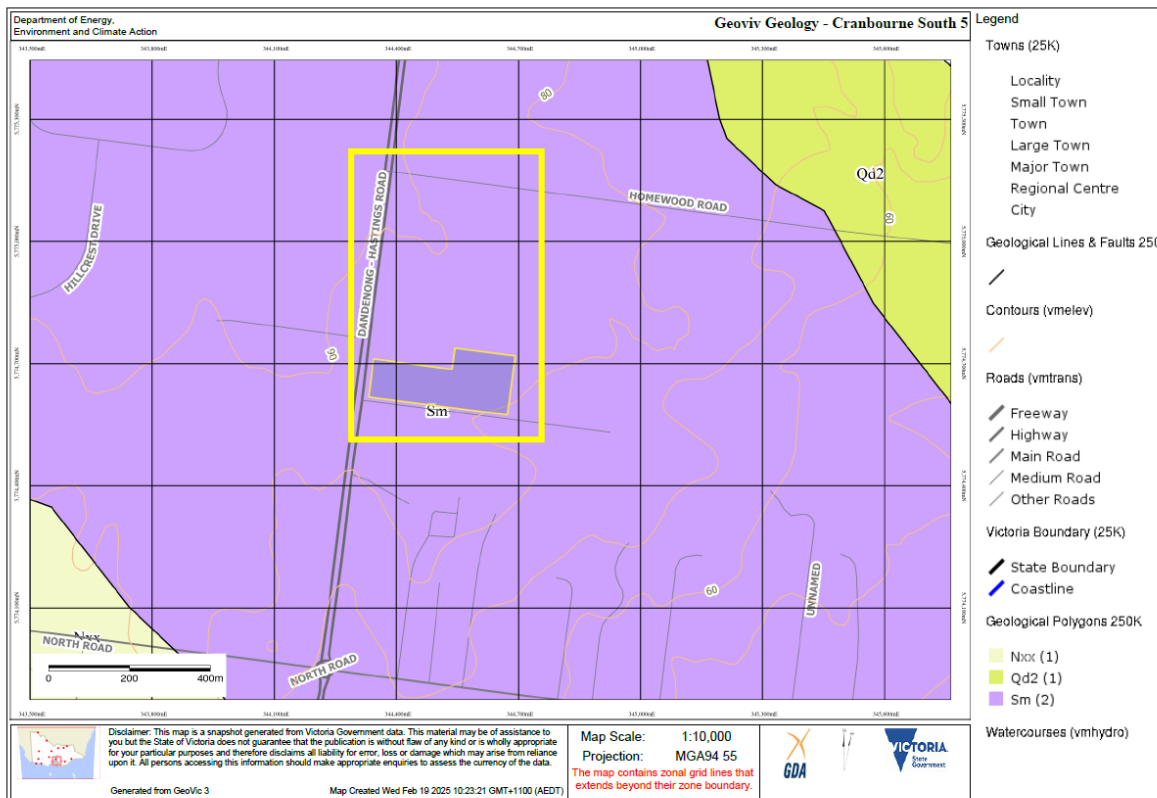
BAPS HINDU MAHĀ-MANDIR, MELBOURNE
 1390 - 1450 WESTERN PORT HWY, CRANBOURNE SOUTH, VIC, 3977

PROPOSED SITE PLAN
 MODEL D - SITE

DA0.002

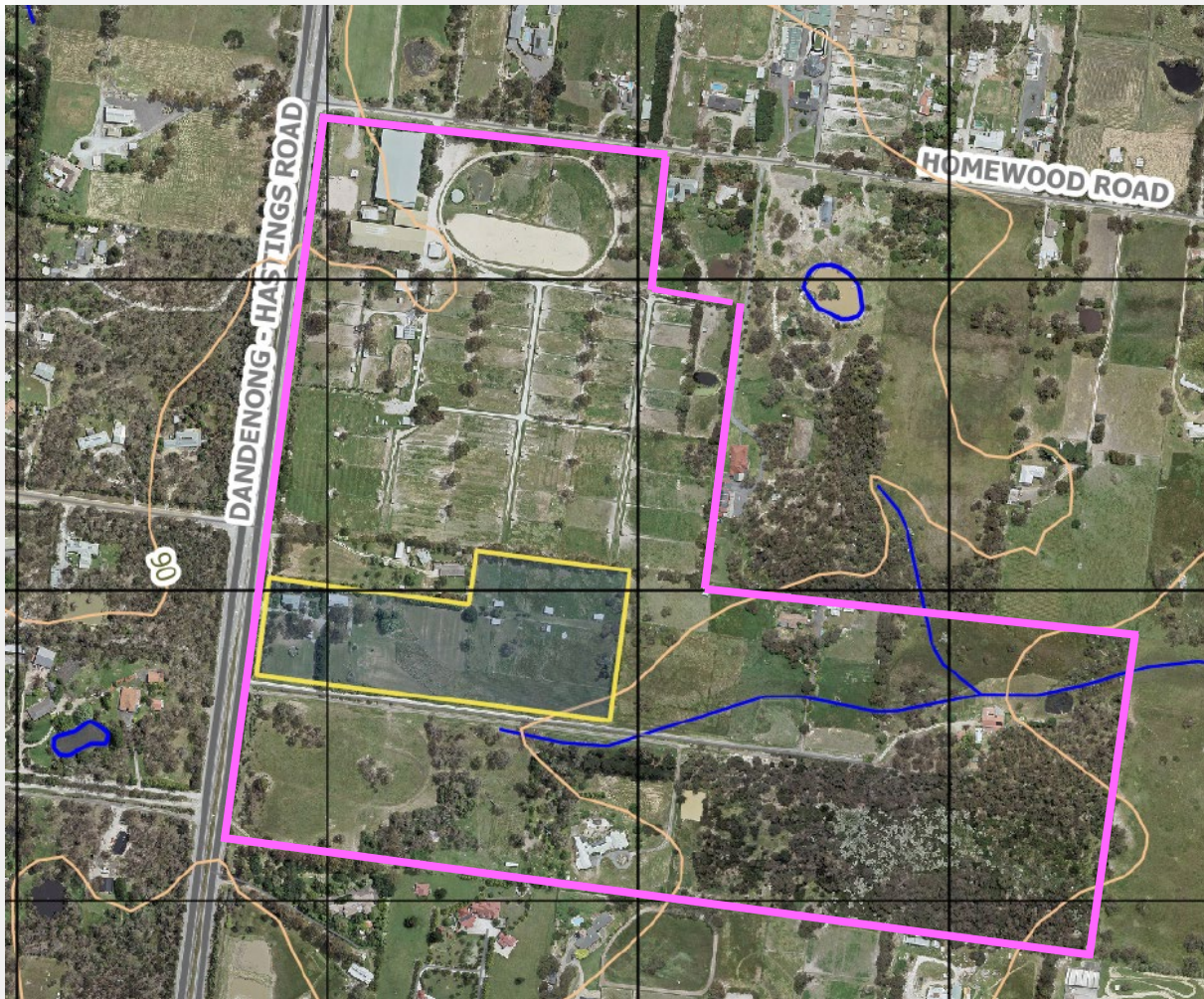


**ADVERTISED
PLAN**



Site Geology A mix of Devonian Sediments and Quaternary alluvium towards Sunday Creek– 1390 – 1450 Western Port Highway, Cranbourne South (General Area as highlighted within the large rectangular box.

**ADVERTISED
 PLAN**



Geovic Aerial Map Depicting Watercourses and the existing site conditions (property boundary in pink)

ADVERTISED PLAN

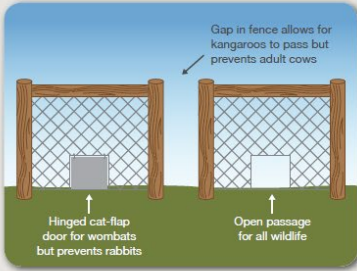
Wildlife Friendly Fencing



More information

This brochure was designed in partnership with the Macedon Ranges Wildlife Network in response to growing concerns about fencing for wildlife in the Macedon Ranges.

Wildlife Victoria: **1300 094 535**
 Macedon Ranges Wildlife Network: mrwn.org.au
 Macedon Ranges Shire Council: environment@mrsc.vic.gov.au



Gap in fence allows for kangaroos to pass but prevents adult cows

Hinged cat-flap door for wombats but prevents rabbits

Open passage for all wildlife



Koalas have large home-ranges and are particularly prone to injuries when attempting to climb fences

Retrofitting existing fencing with wildlife gates. Locate gates and openings where wildlife regularly pass through.

Check your fences regularly to ensure no wildlife has become entangled. If you find trapped animals, do not attempt to release them yourself.

Photos by William Terry, Geoff Main and Matt Cosgrove.




**ADVERTISED
PLAN**

Help protect our local species

The problem

Fences are an important part of managing a rural property. Fences ensure domestic stock are contained and identify the legal boundaries to a property.

Fences are also a major hazard for wildlife. Over 70 Australian animal species have been shown to be injured by fences. This includes birds, possums, gliders, bats, koalas, wombats and kangaroos. Reptiles are also at risk due to their backwards facing scales which can get caught on tight gaps in fencing.

Fencing can pose several risks to wildlife. Fencing can lead to animals becoming tangled and seriously injured. Fences can also limit natural dispersal and reduce habitat availability. This can reduce breeding opportunities and can lead to long-term issues such as genetic problems in small populations.

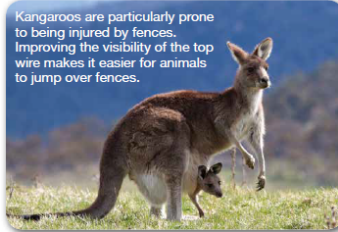
Improving fences for wildlife can have several benefits including reduced maintenance, lower costs of installation, be visually pleasing and provide local wildlife with freedom to move without the risk of injury.



Barbed wire

Barbed wire presents a serious risk to wildlife and should be avoided. In the Macedon Ranges, gliding possums such as the threatened Greater Glider and the locally common Sugar Glider have been found dead on barbed wire fences. Many animals may be injured by barbed wire fences, escape, but later die as a result of their injuries.

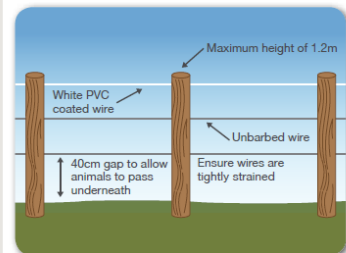
Kangaroos are particularly prone to being injured by fences. Improving the visibility of the top wire makes it easier for animals to jump over fences.



How can you help?

- Design a fence to **allow for animals to pass underneath**. Leave a minimum of 40cm between the ground and the bottom wire
- Choose a plain **high-tensile fencing wire**. If this is tensioned correctly, this fencing material can contain most stock
- If barbed wire has to be used, **avoid placing the wire on the top two or three strands** of the fence or on the bottom wire. This will reduce the risks but not eliminate them
- **Keep the fence low** with a maximum height of 1.2m. This will allow larger animals such as Kangaroos to easily pass over the top

- In high-risk areas such as high quality vegetation and near water, **use plain wire or place the barbed wire inside split pipe** to protect animals from the barbs
- Consider **retrofitting your existing fence with reflective materials** such as CDs and aluminium plant tags. Alternatively, add a white wire to the top. Place these items on the top wire to make it easier for wildlife to see
- **Consider if you really need a fence** or if you could define your property using vegetation. Internal fences could also potentially be removed to improve wildlife movement
- **Electric fencing can be used with caution**. Remember to keep the hot wire above 40cm to allow for small animals to pass under with ease
- **Avoid the use of ringlock** fencing as Kangaroos can get their legs caught.



Wildlife friendly fencing example



Printed on ecoStar
 100% Recycled paper

**ADVERTISED
 PLAN**

APPENDIX ii

**SITE EVC, BIOREGION BENCHMARK,
BIODIVERSITY SCORE, EVC MAP 1750, EVC 2005, BIOREGIONAL
CONSERVATION STATUS**

**ADVERTISED
PLAN**



EVC 175: Grassy Woodland

Description:

A variable open eucalypt woodland to 15 m tall or occasionally Sheoak woodland to 10 m tall over a diverse ground layer of grasses and herbs. The shrub component is usually sparse. It occurs on sites with moderate fertility on gentle slopes or undulating hills on a range of geologies.

Large trees:

Species	DBH(cm)	#/ha
<i>Eucalyptus</i> spp.	70 cm	15 / ha
<i>Allocasuarina</i> spp.	40 cm	

Tree Canopy Cover:

%cover	Character Species	Common Name
15%	<i>Eucalyptus radiata</i> s.l.	Narrow-leaf Peppermint
	<i>Allocasuarina verticillata</i>	Drooping Sheoak

Understorey:

Life form	# Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	2	10%	T
Medium Shrub	6	15%	MS
Small Shrub	2	5%	SS
Prostrate Shrub	2	1%	PS
Large Herb	2	5%	LH
Medium Herb	8	10%	MH
Small or Prostrate Herb	3	5%	SH
Large Tufted Graminoid	2	10%	LTG
Large Non-tufted Graminoid	1	10%	LNG
Medium to Small Tufted Graminoid	6	20%	MTG
Medium to Tiny Non-tufted Graminoid	2	10%	MNG
Ground Fern	1	5%	GF
Scrambler or Climber	2	5%	SC
Bryophytes/Lichens	na	10%	BL

**ADVERTISED
PLAN**

Ecological Vegetation Class bioregion benchmark



EVC 175: Grassy Woodland - Gippsland Plain bioregion

LF Code	Species typical of at least part of EVC range	Common Name
T	<i>Acacia meamsii</i>	Black Wattle
T	<i>Allocasuarina littoralis</i>	Black Sheoak
T	<i>Exocarpos cupressiformis</i>	Cherry Ballart
MS	<i>Leptospermum continentale</i>	Prickly Tea-tree
MS	<i>Epacris impressa</i>	Common Heath
MS	<i>Cassinia aculeata</i>	Common Cassinia
MS	<i>Acacia paradoxa</i>	Hedge Wattle
SS	<i>Pimelea humilis</i>	Common Rice-flower
SS	<i>Hibbertia riparia</i>	Erect Guinea-flower
PS	<i>Bossiaea prostrata</i>	Creeping Bossiaea
PS	<i>Astroloma humifusum</i>	Cranberry Heath
PS	<i>Acrotriche semulata</i>	Honey-pots
LH	<i>Pterostylis longifolia</i> s.l.	Tall Greenhood
MH	<i>Gonocarpus tetragynus</i>	Common Raspwort
MH	<i>Drosera peltata</i> ssp. <i>auriculata</i>	Tall Sundew
SH	<i>Dichondra repens</i>	Kidney-weed
SH	<i>Opercularia varia</i>	Variable Stinkweed
SH	<i>Drosera whittakeri</i> ssp. <i>aberrans</i>	Scented Sundew
LTG	<i>Deyeuxia quadrifida</i>	Reed Bent-grass
LTG	<i>Xanthorrhoea minor</i> ssp. <i>lutea</i>	Small Grass-tree
LTG	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush
LNG	<i>Gahnia radula</i>	Thatch Saw-sedge
MTG	<i>Lomandra filiformis</i>	Wattle Mat-rush
MTG	<i>Themeda triandra</i>	Kangaroo Grass
MTG	<i>Poa sieberiana</i>	Grey Tussock-grass
MTG	<i>Lepidosperma laterale</i>	Variable Sword-sedge
MNG	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass
GF	<i>Pteridium esculentum</i>	Austral Bracken
SC	<i>Comesperma volubile</i>	Love Creeper
SC	<i>Billardiera scandens</i>	Common Apple-berry

Recruitment:
Continuous

Organic Litter:
20 % cover

Logs:
15 m/0.1 ha.

Weediness:

LF Code	Typical Weed Species	Common Name	Invasive	Impact
T	<i>Pinus radiata</i>	Radiata Pine	high	high
T	<i>Pittosporum undulatum</i>	Sweet Pittosporum	high	high
MS	<i>Chrysanthemoides monilifera</i>	Boneseed	high	high
MH	<i>Hypochoeris radicata</i>	Cat's Ear	high	low
MTG	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	high	high
MTG	<i>Briza maxima</i>	Large Quaking-grass	high	low

ADVERTISED PLAN

Published by the Victorian Government Department of Sustainability and Environment April 2004

© The State of Victoria Department of Sustainability and Environment 2004

This publication is copyright. Reproduction and the making available of this material for personal, in-house or non-commercial purposes is authorised, on condition that:

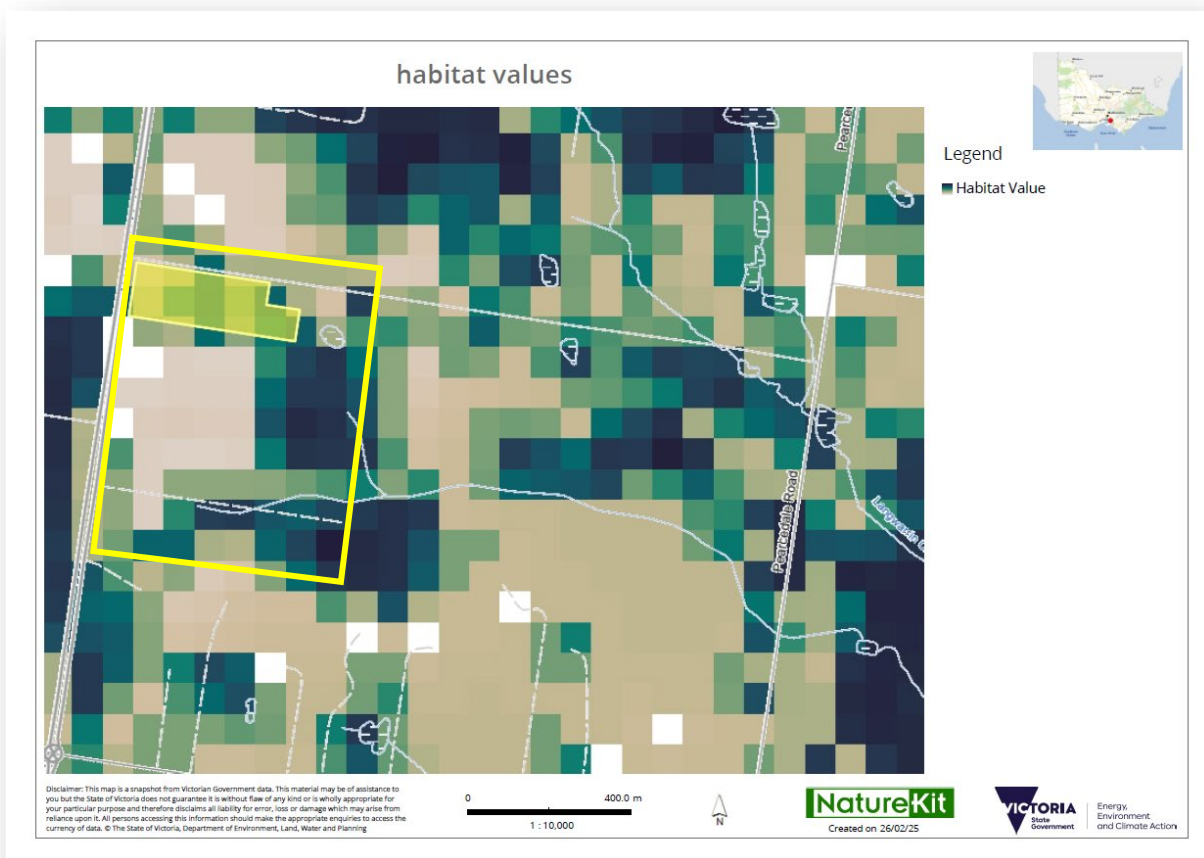
- the copyright owner is acknowledged;
- no official connection is claimed;
- the material is made available without charge or at cost; and
- the material is not subject to inaccuracy, misleading or derogatory treatment.

Requests for permission to reproduce or communicate this material in any way not permitted by this licence (or by the fair dealing provisions of the Copyright Act 1968) should be directed to the Nominated Officer, Copyright, 8 Nicholson Street, East Melbourne, Victoria, 3002.

For more information contact: Customer Service Centre, 136 186

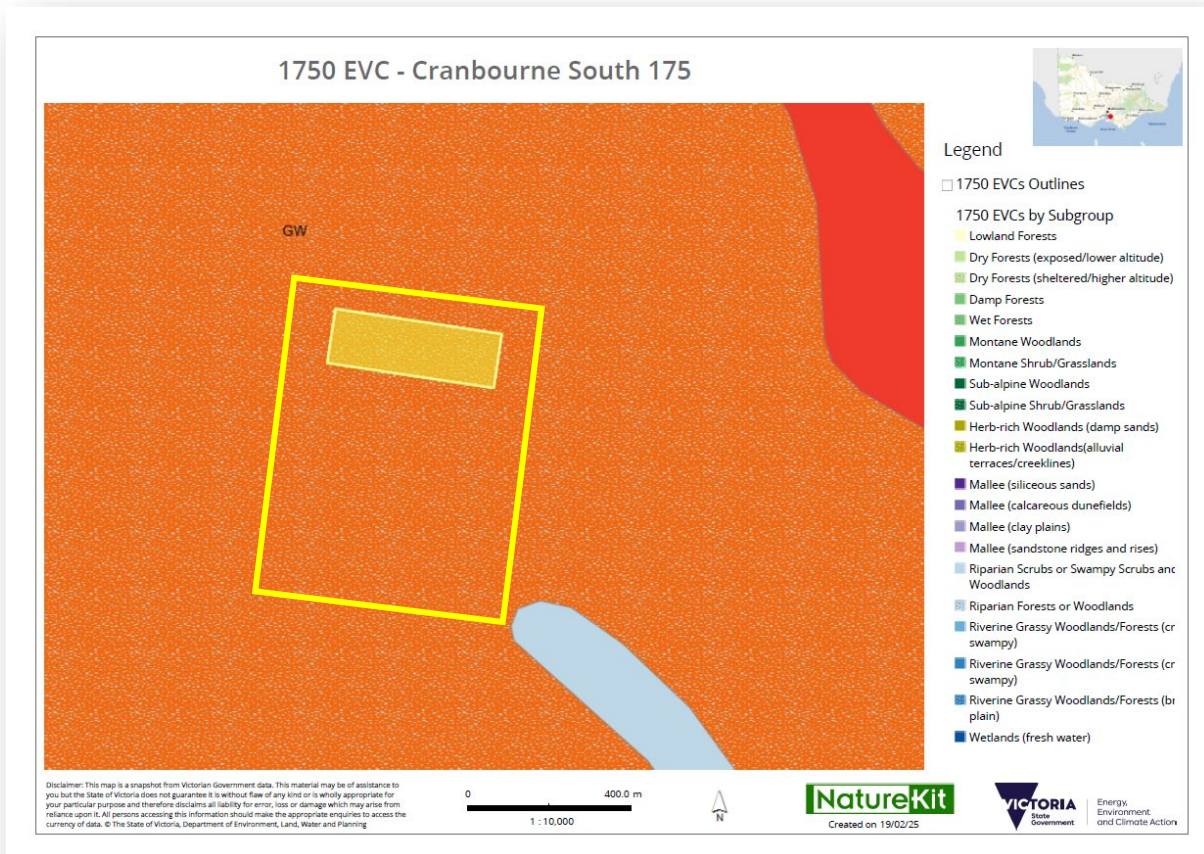
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise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

www.dse.vic.gov.au



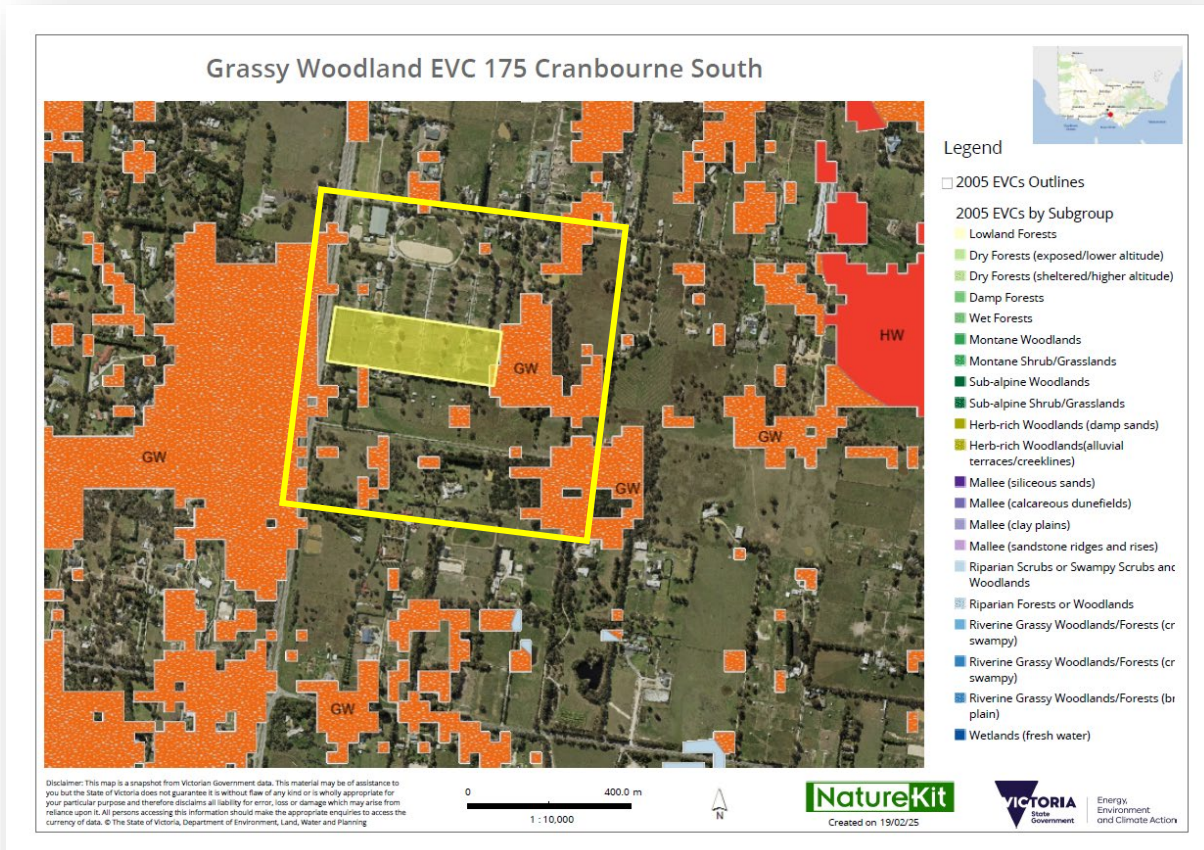
Strategic Biodiversity Scores generally range from low western portion to high south east corner across the site within the rectangular border.

**ADVERTISED
 PLAN**



1750 Ecological Vegetation Classes (Original Vegetation Classes onsite)
 EVC 175 Grassy Woodland within the rectangular border.

**ADVERTISED
PLAN**



2005 Ecological Vegetation Classes (Remnant Vegetation Classes onsite) within the rectangular border.

**ADVERTISED
 PLAN**

Bioregional Conservation Status for each BioEVC

Bioregion	EVC No.	EVC Name	BCS
Gippsland Plain	61	Box Ironbark Forest	Vulnerable
Gippsland Plain	68	Creekline Grassy Woodland	Endangered
Gippsland Plain	82	Riverine Escarpment Scrub	Endangered
Gippsland Plain	83	Swampy Riparian Woodland	Endangered
Gippsland Plain	125	Plains Grassy Wetland	Endangered
Gippsland Plain	127	Valley Heathy Forest	Endangered
Gippsland Plain	128	Grassy Forest	Endangered
Gippsland Plain	132	Plains Grassland	Endangered
Gippsland Plain	133	Limestone Pomaderris Shrubland	Endangered
Gippsland Plain	135	Gallery Rainforest	Endangered
Gippsland Plain	136	Sedge Wetland	Vulnerable
Gippsland Plain	140	Mangrove Shrubland	Least Concern
Gippsland Plain	141	Sandy Flood Scrub	Endangered
Gippsland Plain	151	Plains Grassy Forest	Vulnerable
Gippsland Plain	155	Bird Colony Succulent Herbland	Rare
Gippsland Plain	160	Coastal Dune Scrub	Depleted
Gippsland Plain	161	Coastal Headland Scrub	Depleted
Gippsland Plain	163	Coastal Tussock Grassland	Vulnerable
Gippsland Plain	164	Creekline Herb-rich Woodland	Endangered
Gippsland Plain	169	Dry Valley Forest	Endangered
Gippsland Plain	175	Grassy Woodland	Endangered
Gippsland Plain	191	Riparian Scrub	Vulnerable
Gippsland Plain	195	Seasonally Inundated Shrubby Woodland	Endangered
Gippsland Plain	300	Reed Swamp	Endangered
Gippsland Plain	309	Calcareous Swale Grassland	Vulnerable
Gippsland Plain	311	Berm Grassy Shrubland	Endangered
Gippsland Plain	315	Shrubby Dune Forest	Least Concern

Bioregion Ecological Vegetation Classes Bioregion Conservation Status

**ADVERTISED
PLAN**