



SOUTHEAST
botanical
CONSULTING

Ecological assessment of sports facility carpark upgrade, Trinity Marles Playing Fields

Prepared for Site Image Landscape Architects

16 April 2026

ADVERTISED PLAN

1

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



Contents

Summary.....	2
1. Introduction	4
2. Methods.....	5
3. Native vegetation.....	8
4. Threatened species	14
5. Biodiversity planning and regulation	21
4. Planning and compliance recommendations	26
6. References	28
7. Appendices	29
Figure 1. Location of the study area, Trinity Marles Playing Fields	7
Figure 2. Floodplain Riparian Woodland within the study area, looking east into the site, with the car park to the left of the frame.	9
Figure 3. EVC mapping and proposed tree impacts	11
Figure 3. Study site including area beyond the carpark fence, looking south from the parking lot. ...	12
Figure 4. Within the study site looking west toward the bridge, with the parking lot to the right of the frame.	12
Figure 6. FFG Act listed species recorded within the Victorian Biodiversity Atlas.....	19
Figure 7. EPBC Act listed species recorded within the Victorian Biodiversity Atlas	20
Figure 8. Probability of presence and relative risk for threatened species	33
Table 1. Quantification of native vegetation losses within the study area	13
Table 2. Threatened species recorded from within 5 km of the study area.....	16
Table 3. Factors for number of database records and their distance from the study area	31
Table 4. Factors for levels of exposure to taxa.....	31

**ADVERTISED
PLAN**

**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**

Ecological assessment, sport facility carpark upgrade, Trinity Marles Playing Fields

Prepared by Baeckea Driscoll and Matt Dell

Report quality control

Version	Date	Review
Draft 001	20 March 2026	BZD, MDD
Final	16 April 2026	GW, MDD



**ADVERTISED
PLAN**

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

Dr Matt Dell | Director / Senior Botanist
5 Regina Street, Kilsyth VIC 3137

0439 616 330

admin@sebotanical.com.au | www.sebotanical.com.au

Summary

Southeast Botanical Consulting was engaged by Site Image Landscape Architects to undertake an ecological assessment of an area of vegetation at Trinity Marles Playing Field, Bulleen. The assessment relates to the proposed development of the Trinity Grammar Pavillion Landscape, constructed on the playing field. Trinity Grammar School seeks to determine the ecological values and implications for impacts to native vegetation and other values, within a defined area of private land.

A total of 39 flora species were recorded for the purpose of the current assessment, including to score vegetation quality. This comprised 27 native species and 12 weed species. None of the species observed are state or nationally listed as threatened. Remnant native vegetation assessed comprises Floodplain Riparian Woodland EVC.

An area of indigenous native vegetation removal was identified (two planted *Eucalyptus camaldulensis* River Red-gum) and assessed for native vegetation losses in accordance with the planning scheme. The project has been considered for potential planning permit requirements under Clause 52.17 and 42.01 of Manningham's planning scheme. Offset considerations are required depending on the outcome of planning permit requirements.

A Native Vegetation Removal Report was generated for the area that was estimated to have been impacted. In summary, the polygons have the following attributes:

- Extent of polygons 0.048 ha
- Modelled condition score of 0.540
- Location 1
- Strategic Biodiversity Score 0.4
- Offset required (general) 0.023 habitat units
- Minimum strategic biodiversity value score 0.160

There were no impacts identified to state or nationally threatened species as a consequence of the proposed vegetation removal.

Recommendations have been provided for habitat improvement planting in the wetland area adjacent to the carpark works area.

**ADVERTISED
PLAN**

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

Summary of biodiversity planning and regulation assessment

Biodiversity planning and regulation	Permits / referrals	Further assessment
Environment Protection and Biodiversity Conservation Act 1999 – Commonwealth	No significant impacts to listed threatened species or communities were identified. No referral requirement has been identified. The site is not within a Ramsar wetland area.	There were no listed species or communities with high enough risk identified, to warrant further assessment under the Act.
Flora and Fauna Guarantee Act 1988 – State	No permit requirement identified for impacts to protected flora or listed communities.	There were no listed species or communities with high enough risk identified, to warrant further assessment under the Act.
Planning Scheme – Clause 52.17	Native vegetation proposed to be impacted (two River Red Gum trees) is identified as planted and therefore would be exempt from requiring a planning permit under this clause.	No further assessments identified.
Planning scheme – Environmental Significance Overlay (ESO3)	A planning permit under ESO3 is required for the removal of: - Victorian native vegetation - Australian native trees with a trunk circumference of more than 0.35 metres measured at a height of 1.3 metres above natural ground level, or height above 6 metres - Dead eucalypt trees more than 20 metres from a building or greater than 1 metre in circumference, measured at a height of 1.3 metres above natural ground level.	ESO3 requires all applications greater than 0.4 hectares in area to include a land management plan in accordance with the <i>Development Guide for Areas of Environmental and Landscape Significance (2011)</i> , unless the responsible authority determines the proposed works to be minor with no impact on environmental values within the site. No further ecological assessment is recommended assuming the actions are limited to the proposed removal of no more than two trees. An offset may be required in accordance with ESO3, for the removal of some native vegetation.
Catchment and Land Protection Act 1992	Weeds including some CaLP Act listed species were recorded in the broader area.	The landowner should ensure that no CaLP Act listed weeds spread onto public land due to works.
Environment Effects Act 1978	No referral criteria were identified.	No further assessment is required.
Wildlife Act 1975	No referral criteria were identified.	No further assessment is required.

**ADVERTISED
PLAN**

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

1. Introduction

Southeast Botanical Consulting was engaged by Site Image Landscape Architects to undertake an ecological assessment of a patch of native vegetation at Trinity Grammar School, Bulleen Campus in Victoria. The assessment relates to the proposed development of additional parking areas for the Trinity Grammar Pavillion. Trinity Grammar School seeks to determine the ecological values and implications for impacts to native vegetation and other values, within a defined area of private land.

The study area is located on the floodplain of the Yarra River within the Trinity Grammar Sporting Complex and lies between hydrologically interconnected wetlands. Historically, this section of the floodplain supported complex micro-topography typical of backswamp systems, with extensive wetland formations in low-lying areas subject to periodic inundation. It formed part of a secondary billabong that approximately bordered the campus grounds. Aerial photography from 1945 shows that at least since that time, the drainage line following the edge of the carpark has been excavated to some degree, no doubt for storm water management of the grounds (see RINGWOOD_849A1B, Map Area Name).

Landscape modification for construction of the playing fields has modified the original landform to some extent, including drainage lines. Given that most gently sloping floodplain wetlands in this corridor have been removed through drainage and development, the remaining interconnected wetland system retains ecological value at a landscape scale.

An ecological assessment of the wetlands at Trinity Grammar School Sporting Complex, Bulleen, was undertaken by Australian Ecosystems (2007) to document flora and fauna values and assess conservation significance (Olser et al. 2007). The assessment identified regionally threatened Ecological Vegetation Classes (EVCs) within the broader site, including Floodplain Riparian Woodland (EVC 172) and Wet Verge Sedgeland (EVC 932). Two flora species of conservation significance were recorded. *Amphibromus fluitans* River Swamp Wallaby-grass is listed as Vulnerable under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). *Callitriche brachycarpa* Short Water-starwort is listed as Endangered under the Victorian *Flora and Fauna Guarantee Act 1988* (FFG Act). Threatened fauna species have also been recorded in proximity to the study area. *Litoria raniformis* Growling Grass Frog is listed as Vulnerable under both the EPBC Act and the FFG Act and has previously been recorded within the broader study area. *Pseudemoia rawlinsoni* (Glossy Grass Skink) is listed as Vulnerable under the EPBC Act and Endangered under the FFG Act and has been recorded at nearby Bolin Bolin Billabong in habitats comparable to those present within the study area.

The Trinity Grammar Pavillion Landscape represents a sports pavilion facility upgrade, which will include the demolition of the existing building, and replacement with the proposed two-storey sports pavilion and include additional seating and viewing areas, as well as enhanced landscape amenity.

The objectives of this assessment are:

- Review threatened species information for the local area.
- Estimate impacts to native vegetation and associated biodiversity values.
- Provide an assessment of regulatory considerations for any biodiversity impacts.

**ADVERTISED
PLAN**

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

2. Methods

2.1 Study area

The study area (Figure 1) comprises a patch of native vegetation, planted vegetation and a parking lot between 'No 2 Oval' and 'Old Trinity Grammarians Amateur Football Club'. The study site forms part of the Trinity Grammar School Sporting Complex within the City of Manningham, and Port Phillip and Western Port Catchment Management Authority, Gippsland Plain bioregion and land of the Wurundjeri Woi-wurrung people, Kulin Nation. It is surrounded by high density housing to the north and east, Marcellin College playing fields to the south and the North East Link to the west.

2.2 Database searches and other information

Database information for the study area was reviewed including:

- Victorian Biodiversity Atlas (VBA) – DEECA managed database of flora and fauna records. A search was undertaken within a 5 km radius of the study area. A 10 km search was also conducted to further inform risk assessments for threatened species that fall within 5 km.
- Atlas of Living Australia (ALA) – A privately operated database containing pooled data for flora and fauna records, including published VBA data. The ALA was searched for recent, credible iNaturalist database records that may add significant new information to the database search.
- Protected Matters Search Tool (EPBC Act) – The same search area as the VBA was used to generate a list of EPBC Act protected matters that are known to or likely to occur within the search area. Threatened species, migratory species and threatened communities data were used for analysis.
- NatureKit – DEECA managed database of biodiversity values and investment prospects for Victoria. Information about modelled Ecological Vegetation Classes was obtained from this database.
- MapShareVic – DEECA managed database of land tenure, cadastral information and other planning data.
- VicPlan- Department of Transport and Planning Victoria managed database of zoning, overlays and planning controls.
- Ecological reports which comprehensively cover the study area.

2.3 Field assessment

A site assessment was undertaken on the 17th February 2026 by two consultants. A list of vascular plants was recorded from the study area, including native and non-native species.

Native vegetation condition was assessed using the Habitat Hectare method (DSE 2004); a mandatory method for quantifying impacts to native vegetation when applying for a planning permit (notably Clause 52.17). The landscape condition component for the cleared area was scored using the standard method. Tree species were identified and recorded for vegetation quality assessment purposes.

Habitat types were observed and noted for their relevance to threatened species which are known to, or are likely to, occupy the area assessed. Notes on habitat included the structural types and variation of the vegetation, presence of woody debris, leaf litter, soil characteristic and other features.

**ADVERTISED
PLAN**

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

All accessible areas within the site were searched for flora species listed under the FFG Act or EPBC Act.

2.4 Data collection

Species data and site photographs were collected using the android app Memento. Species taxonomy and nomenclature follows the Victorian Biodiversity Atlas.

2.5 Mapping

Spatial data (GDA2020) and map layouts were prepared using QGIS v 3.40.

2.6 Limitations

The flora assessment was undertaken in February, which is outside the optimal survey period for many indigenous species. Some species may not have been readily detectable due to seasonal dormancy or absence of diagnostic flowering material. This may reduce the likelihood of detection for many species. The Yarra River floodplain and is subject to periodic inundation. Hydrological conditions strongly influence species composition and detectability within floodplain and wetland systems. At the time of the survey, water levels were low and recent flooding was not evident. Floristic composition could differ under higher water levels or following recent flooding. Low water levels may reduce the detectability of aquatic and semi-aquatic species, including ephemeral taxa that respond positively to inundation. Consequently, some species may have been absent or dormant at the time of the flora assessment.

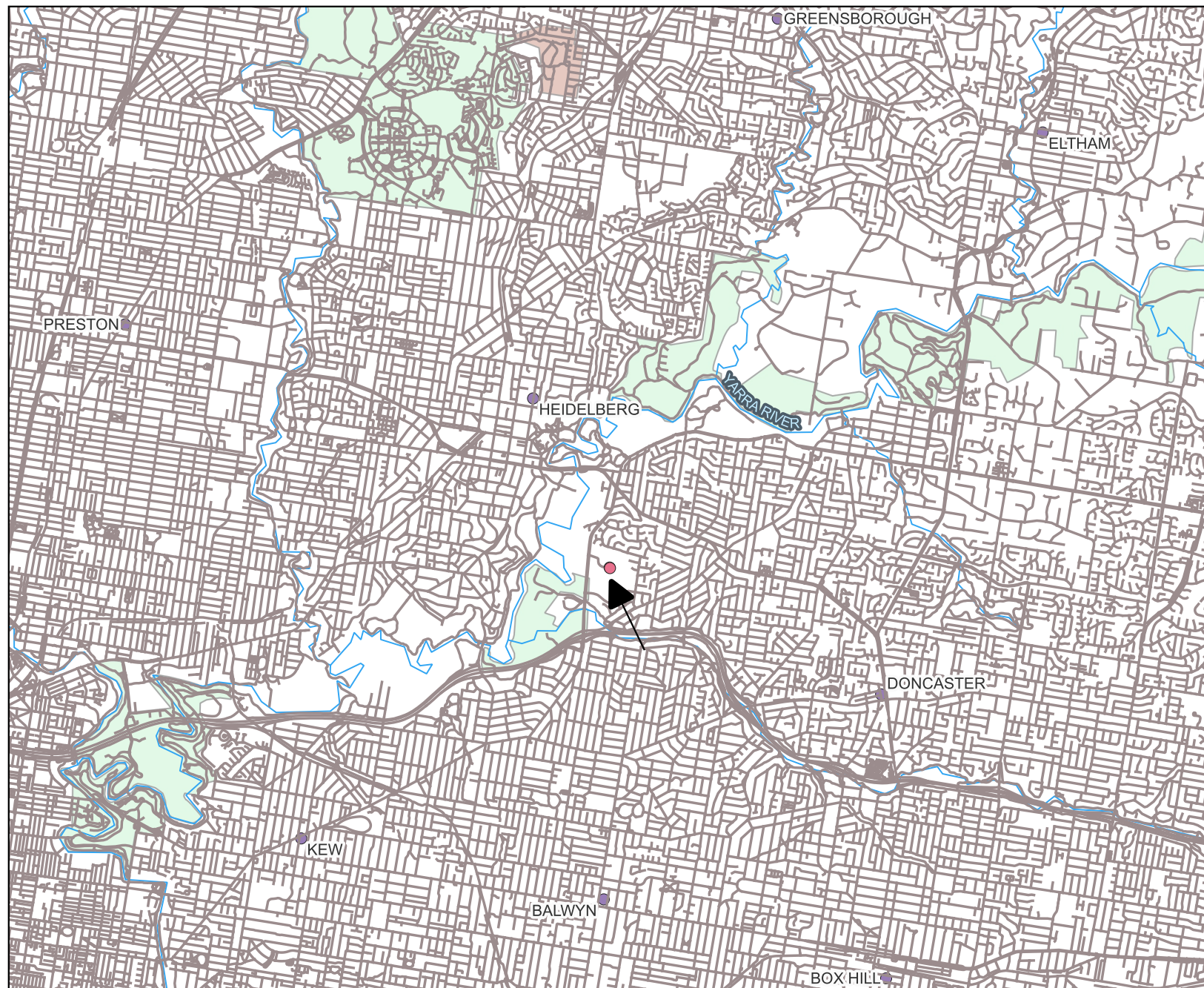
The billabong and associated pond within the study area contain somewhat derived remnants vegetation, though it has regenerated from natural means or progeny of older indigenous planting. Other non-indigenous native plantings are also present within the study area.

These considerations are not expected to present a significant limitation given the objectives of the assessment.

The assessment is based in part on information from Trinity Grammar School that two River Red-gum trees identified for removal were planted some years ago, as part of campus landscaping and amenity.

**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**



— Road
— Watercourse

Public land

Other public land

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.

Note - only native vegetation adjacent to the proposed impact area has been mapped. Other native vegetation occurs to the west and east of the mapped area of FRW.

**ADVERTISED
PLAN**

Geocentric Datum of Australia 1994. Base spatial data VicMap Lite (Victoria Government). Department of Environment, Land, Water & Planning. Statewide data series depicting major features, public land, vegetation, hydrology, transport and administrative data. Vicmap Lite datasets are suited for use between scales of 1: 250,000 and 1: 5 million. The level of attribute information, the number of features and the number of vertices has been simplified to suit the 1: 250,000 - 1: 5 million scale range. The concept of a Scale Use Code has been introduced to help control the level of detail displayed. Creative Commons Attribution 4.0 International licence, currency 18 June 2021. Victorian Biodiversity Atlas species distribution data, DEECA.

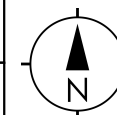
0 1.25 2.5 3.75 km



Figure 1. Location of the study area, Trinity Marles Playing Fields, Trinity Grammar School

Drawing Tr03261

18 March 2026



www.sebotanical.com.au

SB
SOUTHEAST
botanical
CONSULTING

3. Native vegetation

Vegetation within the study area includes areas of native vegetation (including canopy trees) and planted trees. A somewhat precautionary approach has been used with regard to native vegetation definitions. There is clear evidence of natural recruitment of indigenous shrubs and trees, as well as indigenous species that have naturally dispersed to the site. Their combined relatively cover for perennial species is enough to meet patch definition criteria, notably with areas of adjoining canopy trees. It should be acknowledged that there are different levels of historical modifications to the site, including to drainage and planting for amenity and possibly other purposes.

3.1 Flora species

A total of 39 flora species were recorded for the purpose of the current assessment, including habitat scoring. This comprised of 27 native species and 12 weed species. None of the species observed are state or nationally listed as threatened.

3.2 Ecological Vegetation Classes

Native vegetation within the Trinity Marles Playing Fields is dominated by Floodplain Riparian Woodland EVC. The study area is modelled by DEECA as containing Floodplain Riparian Woodland EVC 56, while Plains Grassy Woodland EVC 55 is modelled nearby to the north and east, and Floodplain Wetland Aggregate EVC 172 is modelled nearby to the north-west (DEECA, 2026) (Figure 2). The vegetation observed within the study area includes a mix of native and introduced shrubs, graminoids and forbs.

Floodplain Riparian Woodland has a canopy dominated by *Eucalyptus camaldulensis* River Red Gum. The midstorey shrub layer includes *Acacia dealbata* Silver Wattle, Blackwood *Acacia melanoxylon* Blackwood, *Coprosma quadrifida* Prickly Currant-bush, *Melaleuca ericifolia* Swamp Paperbark, *Melicytus dentatus* Tree Violet and *Leptospermum lanigerum* Woolly Trea-tree. The ground layer is sparse, with herbs including *Persicaria decipiens* Slender Knotweed, *Persicaria praetermissa* Spotted Knotweed, *Senecio quadridentatus* Cotton Fireweed, and graminoids including *Cyperus gunnii* Flecked Flat-sedge, *Microlaena stipoides* var. *stipoides* Weeping Grass, *Eleocharis acuta* Common Spike-rush and scrambler/climbers *Calystegia* species bindweed.

The study site includes a treeless wetland area southeast of the parking lot at 162–168 Bulleen Road, Manningham, which is classified within the Floodplain Wetland Aggregate EVC 172. This EVC encompasses various vegetation zones typically associated with wetlands of riparian floodplains. The condition of this vegetation class varies significantly depending on environmental variables including time since last flooded and is often associated with Floodplain Riparian Woodland (DSE, 2012). The study area also contains a pond, with species typical of Floodway Pond Herbland EVC 810 including *Persicaria* spp., *Alternanthera* spp., *Lachnagrostis filiformis* and *Eleocharis acuta* (DSE, 2012). Floodway Pond Herbland is defined as the drying mud of floors of ponds on floodway systems, and the floristics can vary significantly across temporal and spatial scales. The pond fits this description, and is consistent with vegetation of the ‘back swamp’ of the Yarra River where flood waters would become trapped between a rise or escarpment, supporting extensive wetlands (Olser et al., 2007). Wet Verge Sedgeland EVC 932 is present along the banks of the floodway system and in the far eastern side of the site which was inundated at the time of this survey. Species indicative of Wet Verge Edgeland present included *Carex* species, *Juncus* species and *Lobelia* species.

**ADVERTISED
PLAN**

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

For the current assessment, all native vegetation was included as part of Floodplain Riparian Woodland as the treeless wetland EVCs do not have benchmarks for assessment under the planning scheme.

All *Eucalyptus camaldulensis* proposed for removal within the site were regarded as planted for the purpose of reporting under Clause 52.17 and the ESO of the planning scheme. Some of these may have been planted decades ago though their means of establishment is unclear for some trees. Some River Red-gum trees outside the impact area, and part of the same patch are larger and most likely remnant.

Planted species including *Lomandra longifolia* subsp. *longifolia* Spiny-headed Mat-rush, *Callistemon pallidus* Lemon Bottlebrush and *Corymbia maculata* Spotted Gum are mixed amongst remnant vegetation in the broader patch.

Weeds and ornamental trees are common in the study area and surrounds. These include naturalised, spreading species. Some of the weed species pose a high ecological threat to the native vegetation. High threat weeds include **Ehrharta erecta* Panic Veldt-grass, **Cyperus eragrostis* Tall Flat-sedge and **Lotus corniculatus* Bird's-foot Trefoil. Woody weed species include **Casuarina cunninghamiana* subsp. *cunninghamiana* River Oak, **Fraxinus angustifolia* Narrow-leaved Ash, *Melaleuca linariifolia* Narrow leaved Paperbark. Other introduced graminoids and forbs include **Hypochaeris radicata* Cat's Ear, **Plantago lanceolata* Ribwort Plantain, **Cynodon dactylon* Couch, **Senecio vulgaris* Common Groundsel, **Symphyotrichum subulatum* Aster Weed and **Callitriche stagnalis* Common Water-starwort.



Figure 2. Floodplain Riparian Woodland within the study area, looking east into the site, with the car park to the left of the frame.

**ADVERTISED
PLAN**

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

Native vegetation condition and quantification of impacts

Native vegetation within and immediately adjacent to the study site (Figure 3–5) is in moderate condition (Table 1). It was determined following the site assessment, and from information in the arborists report, that two planted River Red-gums would be lost as a consequence of the works.

The proposed tree losses have been assessed as removal of patch trees, as these trees form part of the larger patch of native vegetation. Their score is derived for condition of the vegetation, within which they contribute to the overall score.

A Native Vegetation Removal Report has been generated for the area of native vegetation that is proposed to be impacted (Section 8.3, appendix). In summary, the polygon for removed vegetation has the following attributes:

- Extent of polygon 0.048 ha
- Modelled condition score of 0.54
- Risk Location 1
- Strategic Biodiversity Score 0.4
 - 1a patch tree (outside mapped patch) 0.200
 - 1b patch tree (outside mapped patch) 0.200
- Offset (general) 0.023 habitat units
 - 1a patch tree (outside mapped patch) 0.012
 - 1b patch tree (outside mapped patch) 0.012
- Minimum strategic biodiversity value score 0.160

By limiting native vegetation impacts to two canopy trees, reporting follows the basic assessment pathway. As such, the implications for impacts to modelled threatened species habitat is not required in detail (limited to considerations under Clause 52.17 of the planning scheme).

Location Risk 1 areas have lower biodiversity values in general (state context), and therefore the removal of less than 0.5 hectares of native vegetation in this area will not require a species offset.

**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**



Ecological Vegetation Classes

Floodplain Riparian Woodland

Non-native Vegetation

River Red-gum (planted - remove)

Road

Note - only native vegetation adjacent to the proposed impact area has been mapped. Other native vegetation occurs to the west and east of the mapped area of FRW.

ADVERTISED PLAN

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.

Geocentric Datum of Australia 1994. Base spatial data VicMap Lite (Victoria Government), Department of Environment, Land, Water & Planning. Statewide data series depicting major features, public land, vegetation, hydrology, transport and administrative data. Vicmap Lite datasets are suited for use between scales of 1: 250,000 and 1 : 5 million. The level of attribute information, the number of features and the number of vertices has been simplified to suit the 1: 250,000 - 1 : 5 million scale range. The concept of a Scale Use Code has been introduced to help control the level of detail displayed. Creative Commons Attribution 4.0 International licence, currency 18 June 2021. Victorian Biodiversity Atlas species distribution data, DEECA.

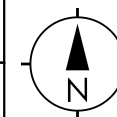
0 25 50 m



Figure 3. Extent of native vegetation. Locations of trees proposed to be removed.

Drawing Tr03263

18 March 2026



www.sebotanical.com.au

SB
SOUTHEAST
botanical
CONSULTING



Figure 4. Study site including area beyond the carpark fence, looking south from the parking lot.



Figure 5. Within the study site looking west toward the bridge, with the parking lot to the right of the frame.

**ADVERTISED
PLAN**

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

Table 1. Quantification of native vegetation losses within the study area

Site/Habitat Zone		Zone 1
Bioregion		Gippsland Plain
EVC # and name		Floodplain Riparian Woodland
EVC BCS		Endangered
Site Condition	Large Old Trees	4
	Canopy Cover	5
	Lack of Weeds	9
	Understorey	15
	Recruitment	10
	Organic Matter	3
	Logs	2
	Total site score	48
	Standardiser	1
Landscape Value	Patch Size	1
	Neighborhood	2
	Distance to Core	3
	Total Landscape Score	6
Habitat Score		54
#.##		0.54
Zone area (ha)		0.061
Habitat Hectares (Hha)		0.03

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**

4. Threatened species

Several threatened flora and fauna species have been considered for potential impacts to population or their habitats. These species (Table 2) are considered from database searches and some other sources. The following outlines the risk level identified (Section 7.1).

4.1 Threatened flora

A total of 12 FFG Act listed plant species and seven EPBC Act listed plant species have been previously recorded from within 5 km of the study area. Of these, none have been identified as a high risk (Section 8.2), for most part, due to the limited extent of the impacts and low exposure of most of the threatened species. Low exposure considerations may include that the species are either unlikely to make significant use of the available habitat prior to the impacts, or that they are in adjacent habitats.

No threatened flora species from database searches were assessed as having a high or moderate probability of presence, with all 14 species assessed as having a low probability of presence.

No FFG Act or EPBC Act threatened flora species were observed during the site visit for the current assessment.

4.2 Threatened fauna

A total of 61 FFG Act listed animal species have been previously recorded from within 5 km of the study area.

The Depressed Mussel was given a low probability of presence. This species occurs throughout coastal rivers and streams that are well oxygenated (SAC, 2022). With many VBA records in proximity to the study area, the species has been assessed as a medium relative risk.

All other FFG Act listed species were not considered to have high enough probability of presence for further consideration. No threatened fauna species were observed during the site visit for the current assessment.

A total of 36 EPBC Act listed fauna species have been previously recorded within 5 km of the study area. The Gang-gang Cockatoo was given a medium probability of presence score. The species feeds on a suite of native and ornamental trees and shrubs. However, the risk of the species was assessed as medium as the study area is highly fragmented with limited resources for foraging and no suitable nesting hollows (20cm in floor diameter) (AWE, 2022). The species may utilise this area seasonally outside of their breeding season for foraging during autumn/winter months. Given that most other parks and gardens within the catchment are of similar habitat value, no further consideration was made for planning purposes.

The Growling Grass Frog, Grey-headed flying fox, Swift Parrot and White-throated needletail were assessed as having a low probability of presence. The Growling Grass Frog has been assessed as having a high relative risk, due to the proximity of VBA records, some as close as 500 m to the site (VBA 2026). The Growling Grass Frog breeds in spring and summer, taking advantage of flooding in ephemeral waterbodies as well as permanent wetlands (DCCCEW, 2024). It disperses to find waterbodies with favourable conditions and can travel over 1 km in one day (DCCCEW, 2024).

**ADVERTISED
PLAN**

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

The Grey-headed Flying Fox is known to forage over large areas and make use of *Corymbia*, *Eucalyptus* and *Melaleuca* fruit and flowers, which make up a large component of their diet (DCCEEW, 2021). Local records (VBA 2026) however are predominantly associated with the Freeway Public Golf Course and Yarra Valley Parklands. The Grey-headed flying fox is unlikely to make significant use of the vegetation within the Trinity property, and has been assessed as medium relative risk. Their use of vegetation may include short visits for foraging, and they likely commonly fly over the property and study area. The Swift Parrot was also identified as medium risk, despite low probability of presence. This species migrates seasonally from Tasmania and forages widely in Victoria on a range of winter-flowering eucalypts, including *Corymbia maculata* Spotted Gum, which is planted within the study area as an ornamental tree (DCCEEW 2024). The White-throated Needletail is also a migratory species, with breeding grounds in the northern hemisphere (DCCEEW, 2019). Between October and April, the species migrates to eastern Australia, including Victoria, where it takes advantage of cold fronts to forage on swarming insects (DCCEEW, 2019). The species is highly adaptable, observed across a broad range of habitats, including remnant vegetation and partially cleared pastures (DCCEEW, 2019). The species has been identified as medium relative risk due to its conservation status, the project will have negligible effect if any on its occupancy (almost always limited to fly over).

ADVERTISED PLAN

**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**

Table 2. Threatened species recorded from within 5 km of the study area

Year is last year recorded in the VBA. Count is the number of database records. No data indicates records are from the EPBC Protected Matters Search or iNaturalist records and without corresponding VBA records.

Scientific name	Common name	FFG Status	EPBC Status	Year	Count	Year	Count
<i>Accipiter novaehollandiae</i>	Grey Goshawk	Endangered		2020	43	2018	15
<i>Amphibromus fluitans</i>	River Swamp Wallaby-grass		Vulnerable	2011	9	2011	5
<i>Anseranas semipalmata</i>	Magpie Goose	Vulnerable		2008	6	1908	1
<i>Anthochaera phrygia</i>	Regent Honeyeater	Critically Endangered	Critically Endangered	2012	72	1998	21
<i>Antigone rubicunda</i>	Brolga	Endangered		1991	1	1991	1
<i>Ardea alba modesta</i>	Eastern Great Egret	Vulnerable		2019	73	2019	31
<i>Ardea alba modesta</i>	Great Egret	Vulnerable	Vulnerable	2019	73	2019	31
<i>Ardea intermedia plumifera</i>	Plumed Egret	Critically Endangered		2017	8	2017	2
<i>Billardiera scandens</i>	Velvet Apple-berry	Endangered		2019	12	1886	1
<i>Biziura lobata</i>	Musk Duck	Vulnerable		2020	44	2017	31
<i>Botaurus poiciloptilus</i>	Australasian Bittern	Critically Endangered	Endangered	1999	10	1999	4
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	Vulnerable	Vulnerable	PMST search only			
<i>Callitriche umbonata</i>	Winged Water-starwort	Endangered		1852	6	1770	2
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Endangered	Endangered	2024	684	2023	158
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper		Vulnerable	PMST search only			
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)	Vulnerable	Vulnerable	PMST search only			
<i>Corymbia gummifera</i>	Red Bloodwood	Vulnerable		2022	3	2022	1
<i>Dasyurus viverrinus</i>	Eastern Quoll	Endangered (Extinct in Victoria)	Endangered	1948	11	1948	10
<i>Delma impar</i>	Striped Legless Lizard	Endangered	Vulnerable	PMST search only			
<i>Dianella amoena</i>	Matted Flax-lily	Critically Endangered		2024	1356	2022	15
<i>Diuris behrii</i>	Golden Cowslips	Endangered		1958	2	1925	1
<i>Emydura macquarii</i>	Murray River Turtle	Critically Endangered		2018	7	2012	1
<i>Euastacus bidawalus</i>	East Gippsland Spiny Crayfish	Endangered	Endangered	2020	1	2020	1
<i>Euastacus diversus</i>	Orbost Spiny Crayfish	Endangered	Endangered	2020	1	2020	1
<i>Euastacus sp. 1 coughrani</i>	Coughran's Spiny Crayfish	Endangered	Endangered	PMST search only			

**ADVERTISED
PLAN**

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

Scientific name	Common name	FFG Status	EPBC Status	Year	Count	Year	Count
<i>Euastacus yanga</i>	Variable Spiny Crayfish	Endangered		2020	1	2020	1
<i>Eucalyptus fulgens</i>	Green Scentbark	Endangered		1991	3	1989	1
<i>Eucalyptus X studleyensis</i>	Studley Park Gum	Critically Endangered		2024	38	2019	13
<i>Falco hypoleucos</i>	Grey Falcon	Vulnerable	Vulnerable	1977	1	1977	1
<i>Falco subniger</i>	Black Falcon	Critically Endangered		2021	23	2017	6
<i>Fimbristylis velata</i>	Veiled Fringe-sedge	Endangered		2011	3	2011	3
<i>Galaxias aequipinnis</i>	East Gippsland Galaxias	Critically Endangered	Critically Endangered	2020	1	2020	1
<i>Galaxias mcdowalli</i>	McDowall's Galaxias	Critically Endangered	Critically Endangered	2020	1	2020	1
<i>Galaxias mungadhan</i>	Dargo Galaxias	Critically Endangered	Critically Endangered	2020	1	2020	1
<i>Galaxias sp. nov. 'Yalmy'</i>	'Yalmy' Galaxias	Critically Endangered	Critically Endangered	PMST search only			
<i>Galaxiella pusilla</i>	Eastern Dwarf Galaxias	Endangered	Endangered	PMST search only			
<i>Gallinago hardwickii</i>	Latham's Snipe	Vulnerable	Vulnerable	2020	210	2019	175
<i>Glycine latrobeana</i>	Clover Glycine	Vulnerable	Vulnerable		0		0
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Endangered		2021	2	2021	1
<i>Hieraaetus morphnoides</i>	Little Eagle	Vulnerable		2020	55	2008	11
<i>Hirundapus caudacutus</i>	White-throated Needletail	Vulnerable	Vulnerable	2020	138	2019	83
<i>Hydroprogne caspia</i>	Caspian Tern	Vulnerable		1988	3	1980	2
<i>Hyridella depressa</i>	Depressed Mussel	Endangered		2020	1	2020	1
<i>Isoodon obesulus obesulus</i>	Southern Brown Bandicoot	Endangered	Endangered	1949	2	1949	2
<i>Ixobrychus dubius</i>	Australian Little Bittern	Endangered		2019	11	1991	1
<i>Lathamus discolor</i>	Swift Parrot	Critically Endangered	Critically Endangered	2021	176	2020	17
<i>Lepidium hyssopifolium</i>	Basalt Peppercross	Endangered	Endangered	1990	7	1990	2
<i>Lewinia pectoralis</i>	Lewin's Rail	Vulnerable		2019	20	2019	14
<i>Litoria raniformis</i>	Growling Grass Frog	Vulnerable	Vulnerable	2022	91	1991	21
<i>Lophochroa leadbeateri</i>	Major Mitchell's Cockatoo	Endangered	Endangered	2008	9	2006	2
<i>Maccullochella peelii</i>	Murray Cod	Endangered	Vulnerable	2025	77	2025	31
<i>Macquaria australasica</i>	Macquarie Perch	Endangered	Endangered	2025	152	2025	63
<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin	Endangered	Endangered	PMST search only			
<i>Neophema chrysostoma</i>	Blue-winged Parrot	Vulnerable	Vulnerable	2007	9	1992	2

**ADVERTISED
PLAN**

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

Scientific name	Common name	FFG Status	EPBC Status	Year	Count	Year	Count
<i>Ninox connivens</i>	Barking Owl	Critically Endangered		2018	30	1989	1
<i>Ninox strenua</i>	Powerful Owl	Vulnerable		2021	251	2020	160
<i>Ornithorhynchus anatinus</i>	Platypus	Vulnerable		2025	164	2025	36
<i>Oxyura australis</i>	Blue-billed Duck	Vulnerable		2020	24	2020	4
<i>Pedionomus torquatus</i>	Plains-wanderer	Critically Endangered	Critically Endangered	PMST search only			
<i>Perameles gunnii</i>	Eastern Barred Bandicoot	Endangered		1886	2	1883	1
<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)	Vulnerable	Vulnerable	PMST search only			
<i>Phascogale tapoatafa</i>	Brush-tailed Phascogale	Vulnerable		2025	3	2025	1
<i>Prototroctes maraena</i>	Australian Grayling	Vulnerable	Vulnerable	2024	99	2024	7
<i>Pseudemoia rawlinsoni</i>	Glossy Grass Skink	Endangered	Vulnerable	1991	2	1991	1
<i>Pseudophryne bibronii</i>	Brown Toadlet	Endangered		2005	15	2005	2
<i>Pseudophryne semimarmorata</i>	Southern Toadlet	Endangered		2009	26	1988	11
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Vulnerable	Vulnerable	2025	438	2025	43
<i>Rostratula australis</i>	Australian Painted-snipe	Critically Endangered	Endangered	2001	4	2001	4
<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail Bat	Vulnerable		1990	1	1990	1
<i>Senecio campylocarpus</i>	Floodplain Fireweed	Endangered	Vulnerable	2014	4	2014	4
<i>Senecio macrocarpus</i>	Large-fruit Fireweed		Vulnerable	PMST search only			
<i>Senecio psilocarpus</i>	Swamp Fireweed		Vulnerable	2014	2	2014	2
<i>Spatula rhynchotis</i>	Australasian Shoveler	Vulnerable		2019	113	2019	102
<i>Stictonetta naevosa</i>	Freckled Duck	Endangered		2019	15	2018	12
<i>Synemon plana</i>	Golden Sun Moth	Vulnerable	Vulnerable	2011	9	2011	5
<i>Thinornis cucullatus cucullatus</i>	Eastern Hooded Plover		Vulnerable	PMST search only			
<i>Tringa nebularia</i>	Common Greenshank, Greenshank		Endangered	PMST search only			
<i>Tringa stagnatilis</i>	Marsh Sandpiper	Endangered		2004	3	2004	3
<i>Tyto novaehollandiae</i>	Masked Owl	Critically Endangered		2001	3	1949	1
<i>Xerochrysum palustre</i>	Swamp Everlasting	Critically Endangered	Vulnerable	2014	1	2014	1

**ADVERTISED
PLAN**

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

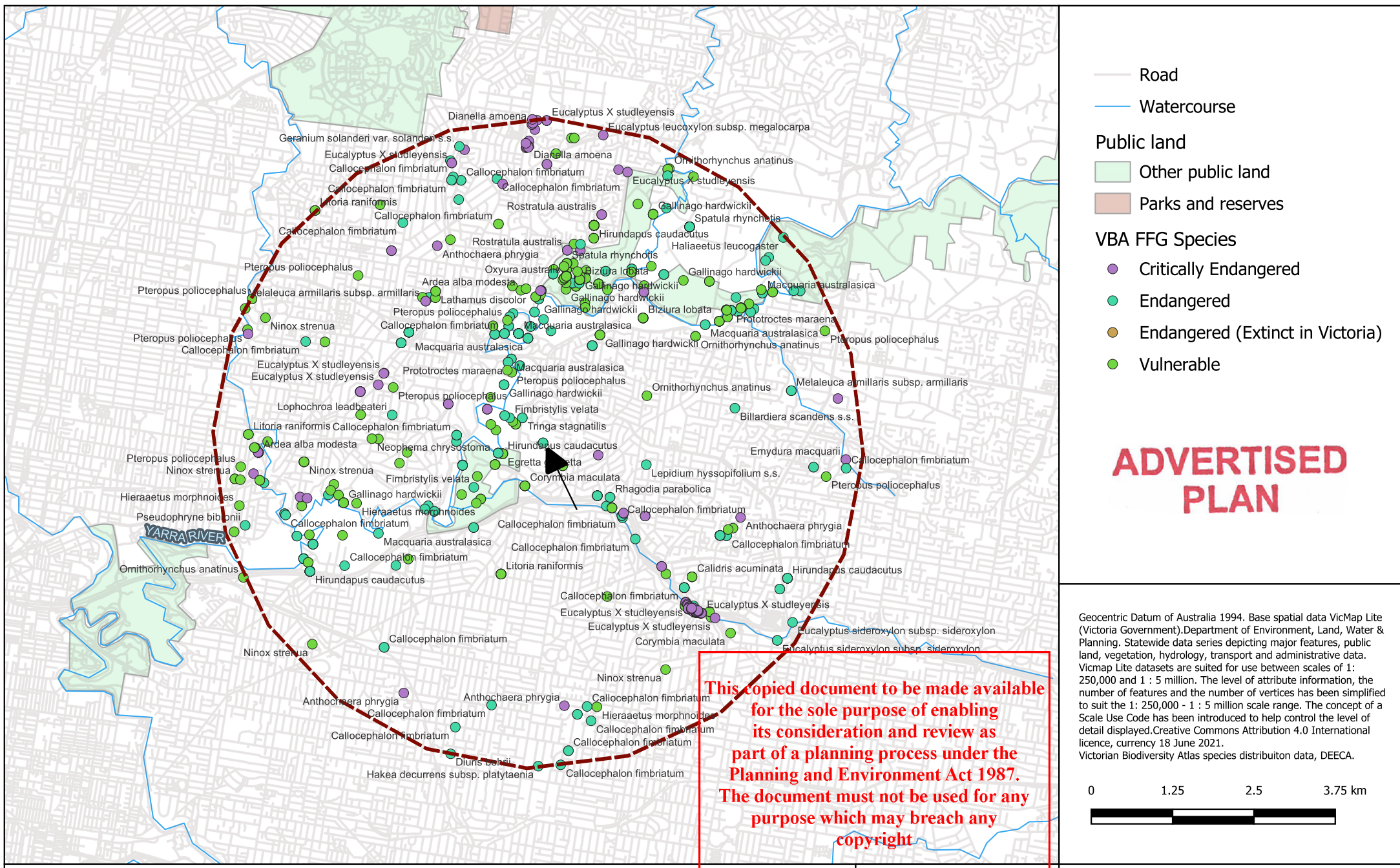
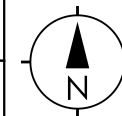


Figure 6. FFG Act listed species recorded within the Victorian Biodiversity Atlas

Drawing Tr03266

18 March 2026



www.sebotanical.com.au

SB
SOUTHEAST
botanical
CONSULTING

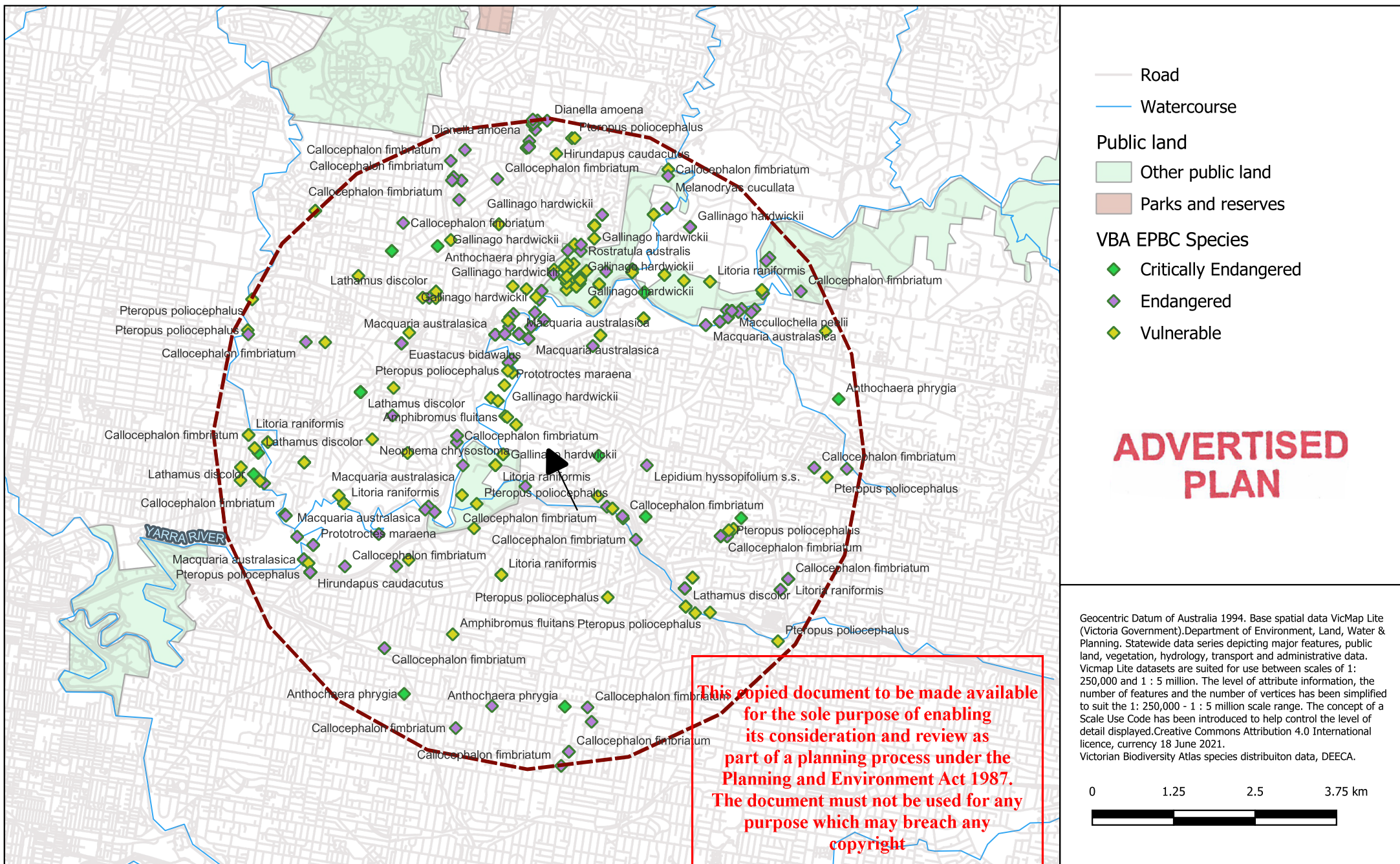
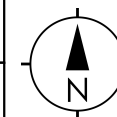


Figure 7. EPBC Act listed species recorded within the Victorian Biodiversity Atlas

Drawing Tr03267

18 March 2026



www.sebotanical.com.au

5. Biodiversity planning and regulation

5.1 Clause 52.17 of the planning scheme

Summary – a planning permit is required under Clause 52.17 (Native Vegetation) of Manningham City Council's Planning Scheme, for the removal of native vegetation, on all properties >0.4 ha. For the current application, only two planted River Red Gum trees (0.048 hectares of native vegetation when quantified under the Guidelines) were identified for impacts. These are assumed here to not require a planning permit for removal as they are planted trees.

The purpose of Clause 52.17 is:

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DEECA 2025) (the Guidelines):

- 1. Avoid the removal, destruction or lopping of native vegetation.*
- 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
- 3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

A Native Vegetation Removal Report (NVRR) was prepared to determine the impacts to native vegetation, threatened species and offset implications, based on the calculated losses (Section 3.2).

5.2 Zoning and Overlays concerning biodiversity

The study area falls within the City of Manningham's:

- Design and Development Overlay (DDO)
- Land Subject to Inundation Overlay (LSIO)
- Environmental Significance Overlay – schedule 3 (ESO3), 'Buffer conservation areas supporting sites of biological significance'. The ESO3 covers the entirety of the private land at 162–1868 Bulleen Road, Bulleen. These sites have been assessed as either Buffer Habitat (background document *Manningham City Council Sites of (Biological) Significance Review* (2004)), or land with environmental and/or landscape values that support Core Conservation and Buffer Habitat areas, also known as Buffer Conservation Areas (DTP, 2019). A permit is required to remove, destroy or lop Victorian native vegetation, an Australian native tree that has either a trunk circumference of more than 0.35 metres measured at a height of 1.3 metres above natural ground level, or a dead eucalypt tree that is more than 20 metres from a building and greater than 1 metre in circumference measured at a height of 1.3 metres above natural ground level. A permit is not required to remove, destroy, prune or lop vegetation under some circumstances, including if the vegetation is an environmental weed in 'Table to Schedule 3: species exempt from permit requirements of the clause'. The ESO also includes the requirement for accompanying information with a planning permit that

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

exceeds those of the Guidelines under Clause 52.17. These include the need for surveys to prepare an inventory of flora and fauna on site, whether tree hollows are present, the contribution of cumulative losses at municipal scale and whether offsets for any proposed loss can be achieved on site. The schedule to the ESO does not specify the type or how offsets are quantified under the overlay. The ESO3 requires that avoid and minimise measures are followed when assessing vegetation removal requiring a permit. Decision guidelines under the ESO3 add further to reporting requirements, amounting to a detailed ecological assessment of the property, to fulfil the requirements of a planning permit application.

There are no proposed offset sites within the property and in relation to the current permit application.

The two trees proposed to be removed contain small to medium-size hollows and therefore offer some habitat for fauna e.g. not listed parrot species. Planted *Corymbia maculata* and other non-indigenous tree species also provide some habitat for common fauna species. The risk assessment for threatened species did not identify any species that are likely to make significant use of these habitats; mostly because such resources are abundant over central and eastern Greater Melbourne. Saplings of River Red-gum occur along the wetland edge (Figure 4) and some of these are expected to replace lost canopy trees over the medium to longer term.

The municipal conservation status of indigenous plants has been assessed by Lorimer (2010). This assigns *Eucalyptus camaldulensis* with a local conservation status of critically endangered. Planning should consider the proposed loss and recruitment potential of this species within the property.

The carpark has been designed to minimise impacts to the broader patch of River Red-gum and the associated understorey vegetation. There is scope to further improve native vegetation quality within the areas of Floodplain Riparian Woodland; via understorey planting an protected of trees so that canopy replacement is ongoing. Tree removal has been centred on impacts to trees that were originally planted for amenity rather than habitat values. Some River Red-gum adjacent to the carpark have also been protected by ensuring that construction does not impact on tree protection zones. Similarly impacts within these zones are managed to ensure that the canopy trees are not lost. The project avoids impacts to remnant native plants within the wetland and its immediate edge. Mitigation measures will be put in place to prevent sedimentation and other threats to this vegetation.

5.3 Flora and Fauna Guarantee Act 1988

Summary - No FFG Act listed species or native orchid species was observed within the general impact area. None were observed more widely within the study area; however, it is noted that the time of year was not suitable for targeted survey of many flora species, notably orchids.

As the land is private land, FFG Act protected species are not considered in state planning for most part, unless involving declared critical habitat, or when considered as part of an assessment under the *Environment Effects Act 1978*. None of these circumstances apply to the current project.

FFG Act listed species require consideration however under Manningham's ESO. There are no assessed risks that would warrant further consideration under the ESO.

The Act has several objectives which includes "to guarantee that all taxa of Victoria's flora and fauna...can persist and improve in the wild and retain their capacity to adapt to environmental change; and prevent taxa and communities of flora and fauna from becoming threatened and to recover threatened taxa and communities so their conservation status is improved and 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**

If an FFG Act protected plant or community is proposed to be impacted on public land, a permit is required under the FFG Act. Protected flora in this context is 'generally protected' flora (species of native orchid) and any listed threatened species. Any flora species within a listed community is also protected. Manningham's ESO requires consideration of state and nationally threatened species, amongst other values.

A total of 78 FFG Act listed species (65 animals, 13 plants) have been previously recorded within 5 km of the study area (Figure 6, Table 2). Of these, none have been identified as a high risk (Section 8.2), for most part, due to the limited extent of the impacts and low exposure of most of the threatened species. Low exposure considerations may include that the species are either unlikely to make significant use of the available habitat prior to the impacts, or that they are suited to adjacent habitats. The Depressed Mussel had a low probability of presence and medium exposure risk.

No FFG Act protected flora was identified for impacts. No adverse impacts were identified for FFG Act listed fauna species considered in this assessment.

5.4 Environment Protection and Biodiversity Conservation Act 1999

Summary – There were no listed matters observed during the general ecological assessment.

No species was identified as having a high probability or presence or high risk for the particular planning issue. Growling Grass Frog, Grey-headed flying fox, Swift Parrot and White-throated needletail were assessed as having a low probability of presence, and a medium exposure risk.

Four listed ecological communities were predicted to occur from the Protected Matters Search Tool. None of these communities were observed within or adjacent to the study area.

- Natural Temperate Grassland of the Victorian Volcanic Plain - Critically Endangered
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland - Critically Endangered
- Natural Damp Grassland of the Victorian Coastal Plains - Critically Endangered
- Grassy Eucalypt Woodland of the Victorian Volcanic Plain - Critically Endangered

This commonwealth legislation provides the framework for the protection of flora, fauna and ecological communities that have been listed as Matters of National Environmental Significance. It provides the federal government with jurisdiction over the management and conservation of these matters; which includes nationally listed species and ecological communities. An EPBC Act referral is required when there is a potential significant impact to any of these matters (or the impact is uncertain). If a referral is made, works cannot be undertaken while the outcome is pending and without prior approval from the Australian Government Minister for the Environment.

A total of 29 EPBC Act listed species (5 plants, 24 animals) have been recorded from within 5 km of the study area (Figure 7, Table 2).

The Protected Matters Search Tool identified an additional 14 species as being known or likely to occur within the 5 km search area (Table 2).

Due to the scale of the project, known information about the distribution of listed species and consideration of habitats, no significant impacts were identified for EPBC Act listed species that are recorded or likely to occur within 5 km of the study area. Significant impact criteria (DoE 2013) vary depending on the conservation status of species. None of the criteria were met for any species, as

ADVERTISED PLAN

This copied document is not made available for impact criteria (DoE 2013) lying in a word document and species, 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

regardless of their conservation status. No further consideration of significant impact criteria has been given. It is the authors opinion that a significant impact to any listed matter is unlikely and that a referral is not needed. Other general biodiversity and planning considerations should however be made.

The Protected Matters Search Tool identified that the listed communities Natural Temperate Grassland of the Victorian Volcanic Plain, White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland and Natural Damp Grassland of the Victorian Coastal Plains may occur, and Grassy Eucalypt Woodland of the Victorian Volcanic Plain is known to occur within a 5km radius of the study area. No areas were observed with the hydrology or composition of flora that meets the former community (DCEEW 2014). The characteristic species of the latter community were not observed, notwithstanding isolated occurrences of common saltmarsh species (DSEWPC 2013). There were no EPBC Act listed ecological communities observed within the study area.

5.5 Catchment and Land Protection Act 1992

Summary – The landholder must ensure that CaLP Act listed weeds and pest animal are not harboured or spread within or outside their land.

The land within and surrounding the study area has several high threat weeds, including CaLP Act listed weeds, however only some are suited to growing within the study site.

This state legislation provides the framework for the classification and management of noxious pest plant and animal species. Under this legislation it is required by the landowner of a property containing noxious plant species to eradicate Regionally Prohibited Weeds and to manage and prevent the spread of Regionally Controlled Weeds. It is prohibited to trade in plant material from species classified as Restricted Weeds. While it is the property owner's responsibility to manage listed pest plants and animals, The landowner has an obligation to ensure they are not introduced to the study area or spread elsewhere during construction works. This includes during earthworks and via the importation of construction materials. Due to the maintenance of gardens and other areas within the property, there were not significant occurrences of CaLP Act listed weeds which would required targeted management.

5.6 Environment Effects Act 1978

Summary – None of the individual or combined referral criteria are met.

The *Environment Effects Act 1978* provides a statutory basis for ensuring that a project with a significant effect on the environment are appropriately assessed prior to works. Significant effects are determined by a set or individual and combined referral criteria in Table 1 of DTP (2024). None of the criteria would be met and no further consideration of the EES Act has been made.

5.7 Wildlife Act 1975

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

Summary – No additional permit is required under the *Wildlife Act 1975* with regard to impacts to native vegetation and associated fauna habitat, provided that the proponent is permitted to remove native vegetation under another Act (e.g. *Planning and Environment Act 1987*).

The *Wildlife Act 1975* (under the *Wildlife Regulations 2002*), that a permit is required for activities including for the removal of wildlife and disturbance to their habitat. Where the proponent is permitted under another Act to remove native vegetation, and this forms all the habitat under consideration, then a permit under the *Wildlife Act 1975* is not required (due to compliance with the *Planning and Environment Act 1987*).

ADVERTISED PLAN

**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**

4. Planning and compliance recommendations

Guidelines for the removal, destruction or lopping of native vegetation

- An offset of at least 0.023 general habitat units must be sought for the proposed works, in accordance with the planning scheme. The offset requires a minimum strategic biodiversity value score of 0.160 and must be located within the Melbourne Water CMA area or Manningham City LGA.

Schedule 3 to the Environmental Significance Overlay (ESO3)

- The subject land is located within an area affected by Environmental Significance Overlay – Schedule 3 (ESO3), which identifies Buffer Conservation Areas supporting Sites of Biological Significance. These areas have been assessed as either Buffer Habitat or land with environmental and/or landscape values that support Core Conservation Areas identified in the Manningham City Council Sites of (Biological) Significance Review (2004). The proximity of the site to identified Core Conservation Areas and Buffer Habitat is an important consideration in assessing ecological values and the potential contribution of vegetation to the broader habitat network. Accordingly, any proposed vegetation removal should seek to avoid and minimise impacts to native vegetation and associated habitat values, consistent with the objectives of ESO3 and the requirements of Clause 52.17.
- All requirements are:
 - An arborist's report for any native trees to be removed including assessment of the presence of tree hollows or habitat features.
 - A flora and fauna assessment that includes as a minimum:
 - *Site plan (drawn to scale) showing site boundaries, the location and extent of Victorian native vegetation, topographic information and the location of buildings and structures on the site.*
 - *A description of vegetation to be removed including: the reason for removal, species present, number and size of trees over 10cm diameter at breast height (DBH) (measured at 1.3 metres above natural ground level), and the Ecological Vegetation Class (EVC) and conservation status of the vegetation.*
 - *An inventory of flora and fauna species present on the site.*
 - *Mapping of native vegetation present on site.*
 - *A habitat hectare assessment of native vegetation quality.*
 - *A habitat assessment for threatened fauna. Targeted fauna surveys may be required where species that are rare or threatened at a local, regional, state or national level are known or considered likely to occur at the site.*
 - *An assessment of the ecological values present on site and the likely impact of the proposed development on those values with particular attention given to the impact of the proposed development on flora and fauna species and communities listed under the Commonwealth Environment Protection & Biodiversity Conservation Act 1999 and Victorian Flora & Fauna Guarantee Act 1988, Advisory Lists of rare or threatened plants and fauna in Victoria, and local and regional significant flora and fauna.*
 - *An assessment of the contribution the proposed vegetation removal would have on cumulative losses and / or strategic directions for biodiversity protection within Manningham City Council.*
 - *An assessment of whether native vegetation offsets can be provided on-site, where required under Clause 52.17.*
 - *Demonstration of the application of the avoidance hierarchy (avoid, minimise, mitigate principles) in relation to native vegetation on site.*

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

- In this context, the site's associated floodplain and billabong habitat provides important ecological values, including lower quality habitat for the Growling Grass Frog. Management of these areas should prioritise habitat protection and enhancement in the context of the proposed works. It is recommended that construction adjacent to billabongs incorporates appropriate sediment and erosion controls, including silt barriers, to prevent runoff into aquatic habitats. In addition, hard engineering responses such as concrete retaining walls should be avoided where possible in favour of more sensitive design approaches, including the use of clean rock riprap, placement of logs, and establishment of local indigenous vegetation. The proposed offset must enhance environmental values, including increasing tree canopy cover to support native bird species and implementing strategic indigenous planting to improve habitat structure, connectivity and suitability for amphibian species such as the Growling Grass Frog. Such measures will assist in strengthening the ecological integrity of the site while aligning the proposal with the intent of the overlay.

Threatened species

- An area of revegetation should be reinstated to increase habitat diversity for fauna including threatened species. The revegetation should also be designed to mitigate the spread of sediment, garden products and other materials in runoff. Locally indigenous species should be used rather than ornamental non-indigenous natives or cultivars.
- Targeted surveys are not recommended to satisfy the requirements of the FFG Act or EPBC Act. The current report is provided for reporting requirements of the ESO3.
- The site's associated floodplain habitat provides ecological values and is near areas where threatened fauna and flora have been previously recorded. Management of these areas should prioritise habitat protection and enhancement in the context of the proposed works. It is recommended that:
 - Construction adjacent to billabongs incorporate sediment and erosion controls, including silt barriers to prevent runoff into aquatic habitats.
 - Hard engineering responses such as concrete retaining walls are avoided where possible in favour of clean rock riprap, local native vegetation and logs.
 - Re-establishment of indigenous wetland and floodplain riparian woodland flora.

Pest plant, animal and pathogen management

- All CaLP Act listed weed species should be identified and removed from the property. A brief Construction Environmental Management Plan should be prepared and implemented prior to works to protect habitat and ecological values of remaining vegetation. This plan should include measures to prevent the spread of weeds and soil-borne pathogens via machinery and soil movement.

**ADVERTISED
PLAN**

**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**

6. References

- AWE. (2022). Conservation Advice for *Callocephalon fimbriatum* (Gang-gang Cockatoo). Australian Government. Retrieved from <https://www.environment.gov.au/biodiversity/threatened/species/pubs/768-conservation-advice-02032022.pdf>
- Atlas of Living Australia. (2026). Atlas of Living Australia. Retrieved February 22, 2026, Retrieved from <http://www.ala.org.au>
- DEECA – Department of Energy, Environment and Climate Action. (2025). Victorian Biodiversity Atlas. Retrieved from <https://www.environment.vic.gov.au/biodiversity/victorian-biodiversity-atlas>
- DEECA – Department of Energy, Environment and Climate Action. (2026). NatureKit. Retrieved from <https://www.environment.vic.gov.au/biodiversity/naturekit>
- DCCEEW – Department of Climate Change, Energy, the Environment and Water. (2019). *Hirundapus caudacutus* — White-throated Needletail. Commonwealth of Australia, Canberra, ACT.
- DCCEEW – Department of Climate Change, Energy, the Environment and Water. (2021). *Pteropus poliocephalus* (Grey-headed Flying-fox). Commonwealth of Australia, Canberra, ACT.
- DCCEEW – Department of Climate Change, Energy, the Environment and Water. (2024a). Conservation Advice for *Litoria raniformis* (Southern Bell Frog). Commonwealth of Australia, Canberra, ACT.
- DCCEEW – Department of Climate Change, Energy, the Environment and Water. (2024b). National Recovery Plan for the Swift Parrot *Lathamus discolor*. Commonwealth of Australia, Canberra, ACT.
- DSE – Department of Sustainability and Environment. (2004). Vegetation Quality Assessment Manual: Guidelines for Applying the Habitat Hectares Scoring Method. Department of Sustainability and Environment. Retrieved from https://www.environment.vic.gov.au/__data/assets/pdf_file/0016/91150/Vegetation-Quality-Assessment-Manual-Version-1.3.pdf
- DSE – Department of Sustainability and Environment. (2012). A Field Guide to Victorian Wetland Ecological Vegetation Classes for the Index of Wetland Condition. State Government of Victoria.
- DSEWPac – Department of Sustainability, Environment, Water, Population and Communities. (2013). Conservation Advice for Subtropical and Temperate Coastal Saltmarsh. Canberra: Department of Sustainability, Environment, Water, Population and Communities.
- DoE – Department of the Environment. (2013). Matters of National Environmental Significance: Significant Impact Guidelines 1.1. Environment Protection and Biodiversity Conservation Act.
- DTP – Department of Transport and Planning. (2019). Schedule 3 to Clause 42.01 Environmental Significance Overlay. Victoria State Government. Retrieved from <https://planning-schemes.app.planning.vic.gov.au/MANNINGHAM/ordinance/42.01-s3>
- Lorimer, G (2010) Locally Threatened Plants in Manningham. Consultants report to Manningham City Council. Biosphere Pty Ltd, Melbourne.
- Olser, D., Frood, D., & Cook, D. (2007). Ecological Assessment of Wetlands at the Trinity Grammar School Sporting Complex, Bulleen. Australian Ecosystems.
- SAC – Scientific Advisory Committee. (n.d.). Characteristics of Threatened Communities. Flora and Fauna Guarantee Act 1988 – Threatened List. Unpublished, SAC, Melbourne.
- SAC – Scientific Advisory Committee. (2022). Flora and Fauna Guarantee – Scientific Advisory Committee Final Recommendation on a Nomination for Listing *Hyridella depressa* (Depressed Freshwater Mussel) (DOCID107-417469679-742). Commonwealth of Australia, Canberra, ACT.
- VicPlan. (2026). Planning Property Report for 162–168 Bulleen Road, Manningham, Victoria. Retrieved from <https://mapshare.vic.gov.au/vicplan/>

**ADVERTISED
PLAN**

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 1988. The document must not be used for any purpose which may breach any copyright

7. Appendices

**ADVERTISED
PLAN**

**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**

7.1 Probability of presence and risk to threatened species

A fundamental part of the evaluating impacts to threatened species is an assessment of risk according to proposed or recent impacts (Table 4). The assessment provides two outputs: an estimated probability of presence for each taxon (from 5 km search) and a measure of relative risk. The former is a standard index provided in consultant's report, however it is highly subjective on its own.

The risk element includes the traditional risk assessment components of likelihood and consequence. Consequence is accounted for by the level of statutory protection and the extinction risk of the taxon. It is also accounted for by the level of exposure which a taxon has to the construction activity. The likelihood component is the probability of presence obtained from an independent judgement made following consideration of various factors, including site conditions. In this instance, probability is estimated by two consultants and the average is used.

The risk assessment compares all taxa against the worst-case scenario. Project managers are often concerned with the potential for threatened species to be project show-stoppers. The worst-case scenario is a reasonable proxy of this and represents an EPBC Act critically endangered taxon which has the highest level of exposure to impacts, observed as present within the project area and with no uncertainty regarding its probability of presence.

The final risk assessment is assessed to identify where unacceptable residual risk remains, and which measures may be best to reduce the risk if possible. Measures may include targeted surveys to locate individuals to avoid direct impacts, design changes or changes to construction methods. In most instances a taxon with relative risk or mean probability of presence of 0.75 or higher requires the highest priority for further consideration in planning.

The following elements are included:

The **Conservation status** (C) of each taxon is ranked according to their listing under the *Flora and Fauna Guarantee Act 1988* for state listed species and *Environment Protection and Biodiversity Conservation Act 1999* for nationally listed species. Values used are 0 — not listed, 0.25 — conservation dependant (not applicable to flora), 0.5 — vulnerable, 0.75 — endangered, 1 — critically endangered.

The **Extinction risk** (Er) of each taxon is ranked according to their listing under the Threatened List (DELWP 2020). Values used are 0 — not listed, 0.33 — FFG listed and not endemic to Victoria, 0.66 — FFG listed and endemic to Victoria, 1 — EPBC Act listed.

Probability of presence (p) is estimated between 0 and 1. The objective of this element is to provide probability based on the subjective professional judgement of the consultant. It is required to account for a range of factors which influence presence and allows for a consistent rating, regardless of the outcome of surveys that are aimed at determining whether a taxon is present. There is always some level of uncertainty in attempting to demonstrate absence of a taxon. The rationale in providing the probability estimate is not required for the assessment. The confidence level (**c**) for the estimate is also recorded (0–1) to contribute as a factor to overall risk. The inclusion of confidence allows for uncertainty in components of the risk assessment where heuristic decision-making is derived from and relies upon a range of empirical evidence, which inherently varies between assessors. Probability of presence values provide an estimate of the likelihood that a threatened taxon may be present at a site when not recorded. It takes into consideration the species' distribution, habitat and other factors such as ease of detection (e.g. large tree versus annual herb), frequency of visitation, flowering times and confidence levels. Threatened taxa that are observed on site receive a probability of presence of 1 and uncertainty of 0.

Database records (D) are assessed as evidence of other observations of threatened taxa within the study area and surrounds. Records are obtained from the Victorian Biodiversity Atlas. A score is

provided as a factor in the risk calculation according to Table 7. Database records were reviewed for the type of record (vouchered versus observations) and their reliability.

Table 3. Factors for number of database records and their distance from the study area

Maximum buffer from study area	Total number of records	Time since last record				
		<5 yrs	6–10 years	11–20 years	20+ years	200+ years
10 km	<5	0.5	0.25	0.25	0.25	0
10 km	5 to 20	0.5	0.5	0.25	0.25	0
10 km	>20	0.5	0.5	0.5	0.25	0
5 km	<5	0.75	0.75	0.5	0.25	0
5 km	5 to 20	1	0.75	0.75	0.5	0
5 km	>20	1	1	0.75	0.75	0

Exposure (Ep) is ranked and provides an estimate of the level of risk to a taxon based on the consequence of its ecological susceptibility to the activity being considered (Table 8). Susceptibility is varied between taxa and depends on the type of activity. This element is ranked by a senior consultant and requires consideration of various factors. For example, a listed taxon may have multiple recent records within 0.5 km of the study area but is confined to brackish wetland which is absent from the site being impacted. It therefore takes into consideration habitat on a micro scale but also an estimate of the level of resilience to impacts from the activity.

Table 4. Factors for levels of exposure to taxa

Exposure	Definition
0	No action or activity
0.25	Population predominantly isolated from primary and secondary impacts
0.5	Populations with low–moderate chance of secondary impacts
0.75	Populations with moderate–high chance of secondary impacts OR low chance of primary impacts
1	Populations with moderate–high chance of primary impacts

A primary impact applies when at least part of the population is physically removed, displaced, buried or other loss in direct contact with an action. A secondary impact applies when at least part of the population is lost due to processes which follow an action e.g. sedimentation, changes to hydrology, exposure, change to soil conditions, plausible introduction of high threat weeds or pathogens, loss of symbiotic partner etc. For secondary impacts, populations are retained immediately following the action but are highly likely to be impacted in time after as a direct result of the project (short or long term).

The standard deviation (σ) of probability of presence contributes to risk with the rationale that greater variation in expert judgement introduces additional risk in assessments. There are a range of complex considerations which affect expert judgement. Differences in opinion are an indication of greater uncertainty when providing an estimate of whether a taxon is likely to occupy a site (due to interpretation of habitat suitability, landscape composition, level of experience with the taxon etc).

Risk (R) to a taxon was calculated by:

$$R = (\mu p + (1 - \mu c)) + (C \times E_r) + (D \times E_p)$$

Relative risk (Adjusted z) is provided as follows, using zero as the minimum adjusted value to prevent applying zero risk for any of the taxa assessed. That is, some residual risk to a taxon, even if negligible, is assumed on the basis that candidate taxa have qualified for consideration in the first instance, due to their occupancy in the landscape. The maximum value for relative risk is a worst-case scenario taxon benchmark added to the dataset.

$$\text{Adjusted } z = R - \min R / \max R - \min R$$

**ADVERTISED
PLAN**

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

Relative risk is provided for management purposes. It should be used as a tool to determine the risk that an action will contribute to a loss of populations and, in some applications, the risk that a statutory breach may occur. The latter element of risk requires a further examination of planning matters and does not inherently consider what actions are permitted.

A certain level of risk remains for all taxa, even after site assessments and targeted surveys have been completed. This accounts for uncertainty in some components of an assessment and limitations which may be inherent or unavoidable at the time of survey. One of the main areas of uncertainty is attributing habitat types to taxa, including their level of use.

The difference in relative risk between taxa is more important than the value for each. For the purposes of this assessment, probability of presence and relative risk is divided into four categories:

- High probability of presence / relative risk = >0.75
- Medium probability of presence / relative risk = $>0.50-0.75$
- Low probability of presence / relative risk = $>0.25-0.50$
- Negligible probability of presence / relative risk = $0.00-0.25$

Taxa with a high relative risk or probability of presence are considered in detail for further assessment requirements. Some taxa with medium risk or probability may also require further consideration depending on the taxon and nature of the proposed actions.

The purpose of the risk assessment is to rank the risk to threatened species and the project and then hold to evaluate options for following stages.

ADVERTISED PLAN

**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**

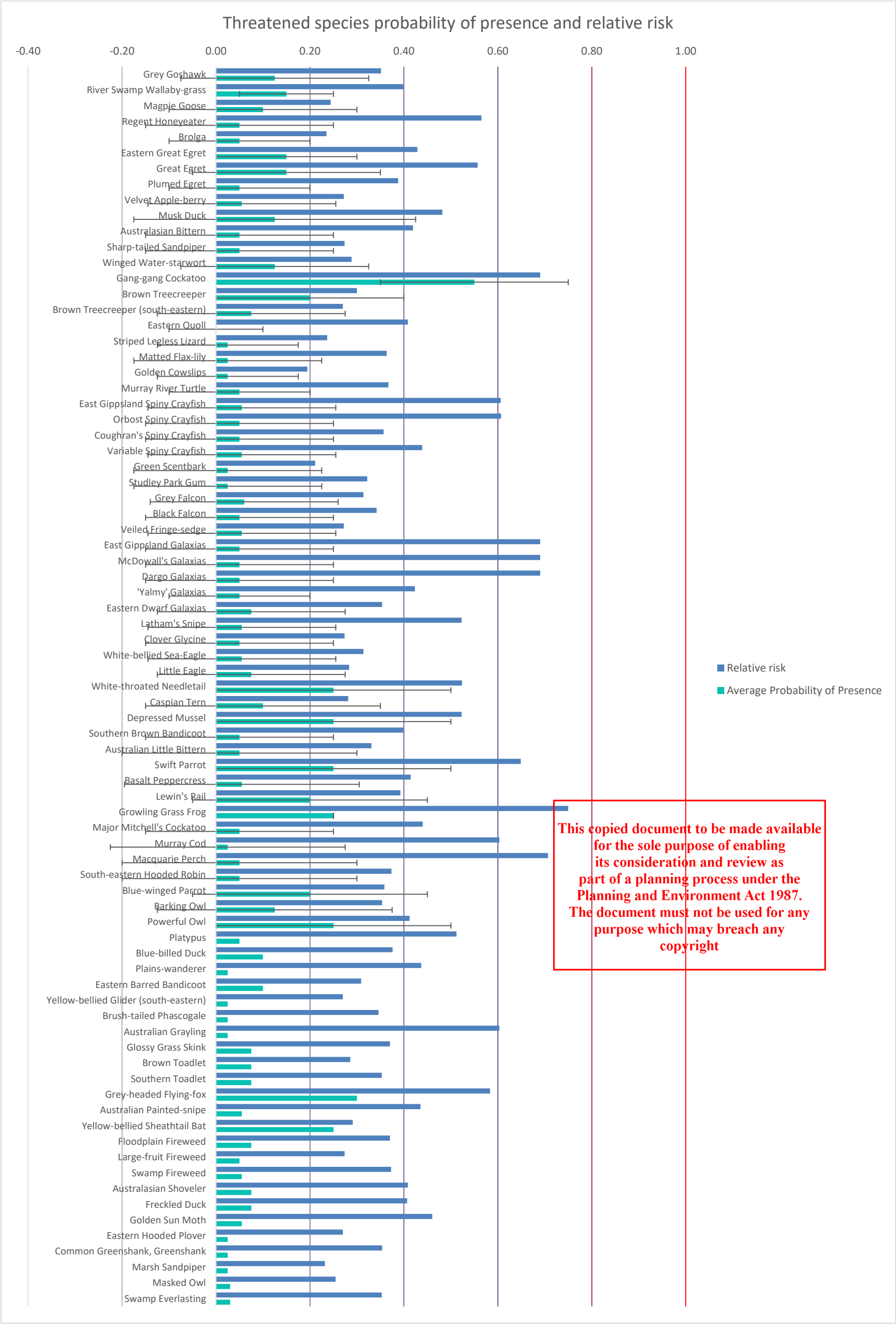


Figure 8. Probability of presence and relative risk for threatened species

7.2 Flora species recorded during the current assessment

Scientific Name	Common Name	Origin
<i>Acacia dealbata</i>	Silver Wattle	Native
<i>Acacia melanoxylon</i>	Blackwood	Native
<i>Alternanthera denticulata</i>	Lesser Joyweed	Native
<i>Callistemon pallidus</i>	Lemon bottlebrush	Native, planted
<i>Callitriche sonderi</i>	Matted Water-starwort	Native
<i>Calystegia sepium</i> subsp. <i>roseata</i>	Large Bindweed	Native
<i>Carex breviculmis</i>	Short-stem sedge	Native
<i>Carex tereticaulis</i>	Poong'ort	Native
<i>Coprosma quadrifida</i>	Prickly Currant-bush	Native
<i>Cyperus gunnii</i>	Flecked Flat-sedge	Native
<i>Einadia trigonos</i>	Lax Goosefoot	Native
<i>Elatine gratioloides</i>	Waterwort	Native
<i>Eleocharis acuta</i>	Common Spike-rush	Native
<i>Eucalyptus camaldulensis</i>	River Red Gum	Native, planted
<i>Juncus pallidus</i>	Pale rush	Native
<i>Juncus subsecundus</i>	Finger Rush	Native
<i>Lachnagrostis filiformis</i>	Common Blown-grass	Native
<i>Leptospermum lanigerum</i>	Woolly Tea-tree	Native
<i>Limosella australis</i>	Austral Mudwort	Native
<i>Lobelia anceps</i>	Angled Lobelia	Native
<i>Lomandra longifolia</i> subsp. <i>longifolia</i>	Spiny-headed Mat-rush	Native, planted
<i>Melaleuca ericifolia</i>	Swamp Paperbark	Native
<i>Melicytus dentatus</i>	Tree violet	Native, planted
<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass	Native
<i>Persicaria decipiens</i>	Slender Knotweed	Native
<i>Persicaria praetermissa</i>	Spotted Knotweed	Native
<i>Senecio quadridentatus</i>	Cottony Fireweed	Native
<i>Callitriche stagnalis</i>	Common Water-starwort	Introduced
<i>Casuarina cunninghamiana</i> subsp. <i>cunninghamiana</i>	River Oak	Introduced
<i>Corymbia maculata</i>	Spotted Gum	Introduced
<i>Cynodon dactylon</i> var. <i>dactylon</i>	Couch	Introduced
<i>Cyperus eragrostis</i>	Drain Flat-sedge	Introduced
<i>Ehrharta erecta</i>	Panic veldt grass	Introduced
<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	Introduced
<i>Hypochaeris radicata</i>	Cat's ear	Introduced
<i>Lotus corniculatus</i>	Bird's-foot Trefoil	Introduced
<i>Melaleuca parvistaminea</i>	Rough-barked Honey-myrtle	Introduced
<i>Plantago lanceolata</i>	Ribwort Plantain	Introduced
<i>Senecio vulgaris</i>	Common Groundsel	Introduced
<i>Symphyotrichum subulatum</i>	Aster-weed	Introduced

Introduced species = non-indigenous to the local area. Species indigenous to the areas of uncertain origin are assumed remnant.

**ADVERTISED
PLAN**

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

7.3 Revegetation recommendations

Objectives:

- Improve habitat quality and connectivity, including for Growling Grass Frog.
- Enhance vegetation structure across Floodplain Riparian Woodland (EVC 56) and Wet Verge Sedgeland (EVC 932).
- Stabilise soils and reduce erosion, particularly along regraded banks.
- Improve water quality through vegetated buffers and filtration of runoff.
- Contribute to canopy cover and foraging resources for native fauna.

Site preparation

Prior to planting, the following site preparation works should be undertaken:

- Removal and control of environmental weeds, including species listed under the CaLP Act 1994. This includes the removal of *Casuarina cunninghamiana* and *Corymbia maculata* seedlings / samplings.
- Retention of existing native vegetation and habitat features.
- Installation of sediment and erosion controls (e.g. silt fencing) to protect adjacent billabongs and waterways.

Planting design

There is opportunity to improve habitat and ecological values within the study site, including the planting of understorey species within native vegetation. Suitable plants from relevant EVCs have been listed in the table below. This list includes species suitable for wetland fauna.

Revegetation should be undertaken in accordance with the recommended species list and planting densities provided, with consideration of microhabitat and hydrological conditions of the site. Tubestock should be sourced from local indigenous nurseries using local provenance propagules. The species have been selected for their availability in nurseries, range of lifeform types, potential for improvement in habitat and ecological values within the local area. The recommended densities allow for some plant losses during establishment while also providing sufficient cover once established.

Where bank regrading occurs, a stable batter should be established to facilitate planting of herbaceous species (graminoids and forbs/scramblers) with sufficient density to minimise erosion. Larger shrubs and the small trees should be planting at the top and above the bank. Hard infrastructure should be minimised in favour of natural structures such as clean rock, logs and indigenous vegetation.

Establishment and maintenance

Maintenance during the establishment phase (2 years) should include:

- Regular watering as required (particularly during dry periods).
- Ongoing weed control.
- Replacement of failed plants to maintain target densities.
- Inspection and maintenance of erosion and sediment controls.
- Protective measures (e.g. guards) may be required where browsing or trampling pressure is present.

**ADVERTISED
PLAN**

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

Monitoring

Monitoring should be undertaken for a minimum of five years to evaluate revegetation success and ecological outcomes. Monitoring should assess:

- Plant survival and growth rates
- Weed cover and recruitment
- Habitat condition and usage by fauna

Adaptive management should be implemented where performance targets are not being met, including supplementary planting or additional weed control as required.

The bank is the immediate bank of the wetland areas, to within 3 m upslope. The batter is other graded ground between the carpark and wetland vegetation.

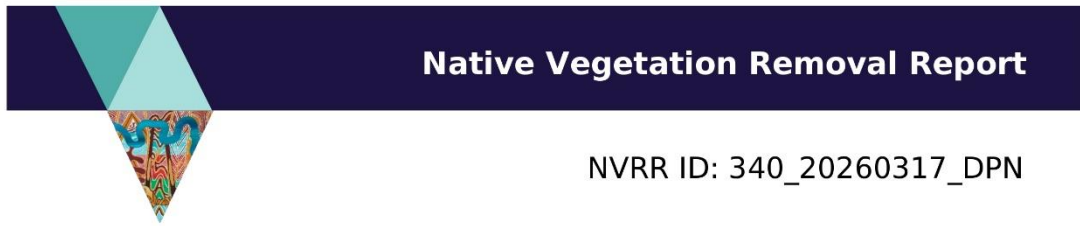
Revegetation list

Scientific Name	Common Name	Per 100 m ²	Position
<i>Eucalyptus camaldulensis</i>	River Red-gum	2	Bank
<i>Acacia melanoxylon</i>	Blackwood	2	Bank
<i>Acacia implexa</i>	Lightwood	2	Bank
<i>Ozothamnus ferrugineus</i>	Tree Everlasting	3	Bank, on batter
<i>Bursaria spinosa</i> subsp. <i>spinosa</i>	Sweet Bursaria	3	Bank , on batter
<i>Melicytus dentata</i>	Tree Violet	3	Bank, on batter
<i>Carex appressa</i>	Tall Sedge	10	Bank
<i>Poa labillardierei</i>	Common Tussock-grass	15	Bank, on batter
<i>Juncus amabilis</i>	Hollow Rush	5	Bank
<i>Cyperus gunnii</i>	Hollow Rush	5	Bank
<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass	10	Bank, on batter
<i>Eleocharis acuta</i>	Common spike-sedge	5	Bank (lower)
<i>Alisma plantago-aquatica</i>	Water Plantain	5	Bank (lower)
<i>Amphibromus nervosus</i>	Common Swamp Wallaby-grass	10	Bank (lower)
<i>Crassula helmsii</i>	Swamp Crassula	5	Bank (lower)
<i>Glyceria australis</i>	Austral Sweet-grass	5	Bank (lower)
<i>Juncus gregiflorus</i>	Green Rush	5	Bank
<i>Juncus sarophorus</i>	Broom Rush	5	Bank
<i>Lycopus australis</i>	Austral Gypsywort	5	Bank (lower)
<i>Marsilea hirsuta</i>	Short-fruited Nardoo	5	Bank (lower)

**ADVERTISED
PLAN**

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

Native vegetation removal reports



NVRR ID: 340_20260317_DPN

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: 17/03/2026

Local Government Area: MANNINGHAM CITY

Shapefile name: TrinityTrees.shp

Site assessor name: Matt Dell

Registered Aboriginal Party: Wurundjeri

Coordinates: 145.08251, -37.77201

Address:

162-168 BULLEEN ROAD BULLEEN 3105

35 BARAK STREET BULLEEN 3105

1/162-168 BULLEEN ROAD BULLEEN 3105

B2/162-168 BULLEEN ROAD BULLEEN 3105

7/162-168 BULLEEN ROAD BULLEEN 3105

B1/162-168 BULLEEN ROAD BULLEEN 3105

**ADVERTISED
PLAN**

**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**

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): 0.048</i>	0.048	Extent of past removal (ha)	0
		Extent of proposed removal - Patches (ha)	0.000
		Extent of proposed removal - Patch Trees (outside of a mapped patch) (ha)	0.048
		Extent of proposed removal - Scattered Trees (ha)	0.000
No. Large Trees proposed to be removed	0	No. Large Patch Trees	0
		No. Large Scattered Trees	0
No. Small Scattered Trees	0		

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	0.023 General Habitat Units
Minimum strategic biodiversity value score ²	0.1600
Large Trees	0
Vicinity	Melbourne Water CMA or MANNINGHAM 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>

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

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

**ADVERTISED
PLAN**



- 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.

**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**



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.

**ADVERTISED
PLAN**

**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**

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 = $0.5 + (\text{strategic biodiversity value score}/2)$

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
1-a	Patch Tree (outside mapped Patch)	60	GipP0056	Endangered	no	0.540	-	0.031	0.024	0.200	0.012
1-b	Patch Tree (outside mapped Patch)	60	GipP0056	Endangered	no	0.540	-	0.031	0.024	0.200	0.012

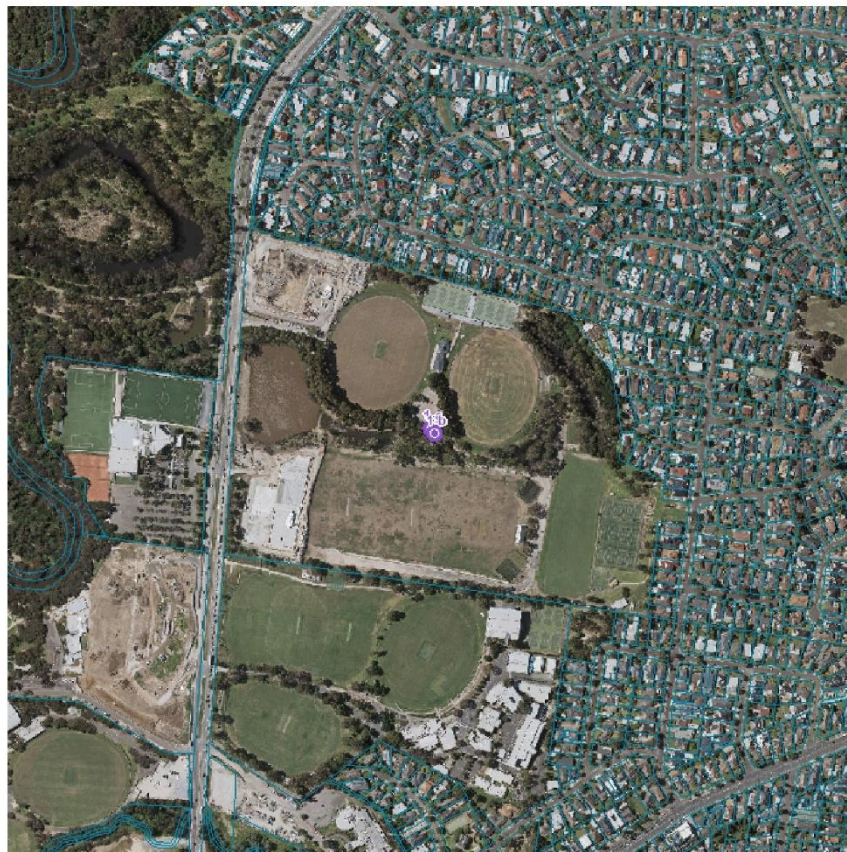
Page 6

**ADVERTISED
PLAN**

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

Appendix 2: Images of mapped native vegetation

1. Property in context



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

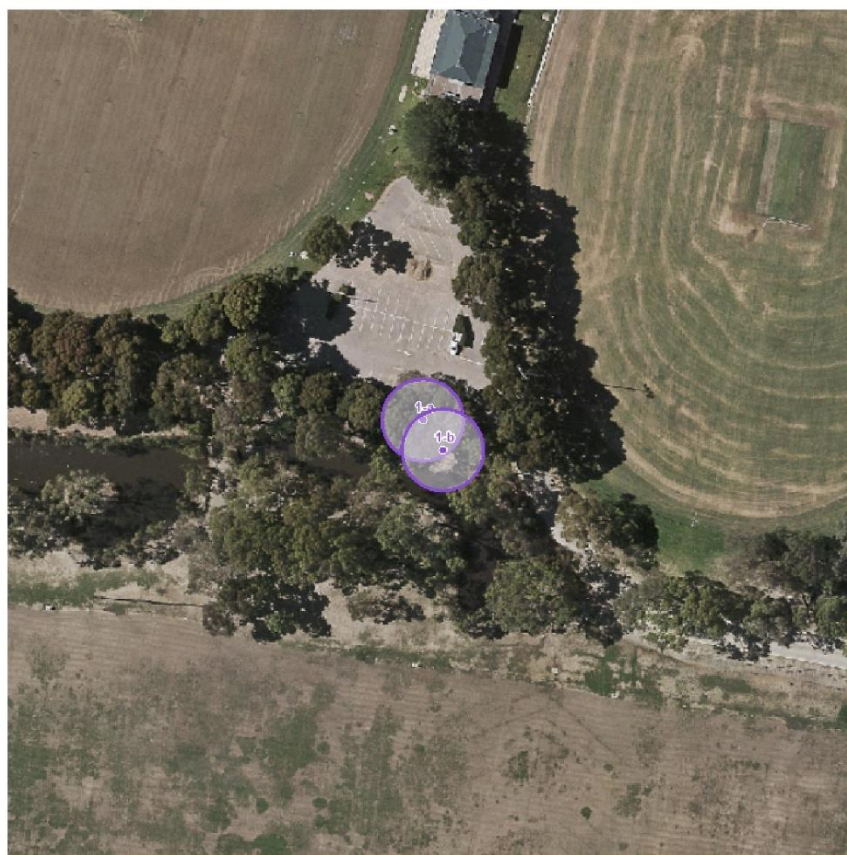


200 m

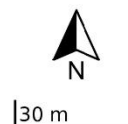
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

2. Aerial photograph showing mapped native vegetation



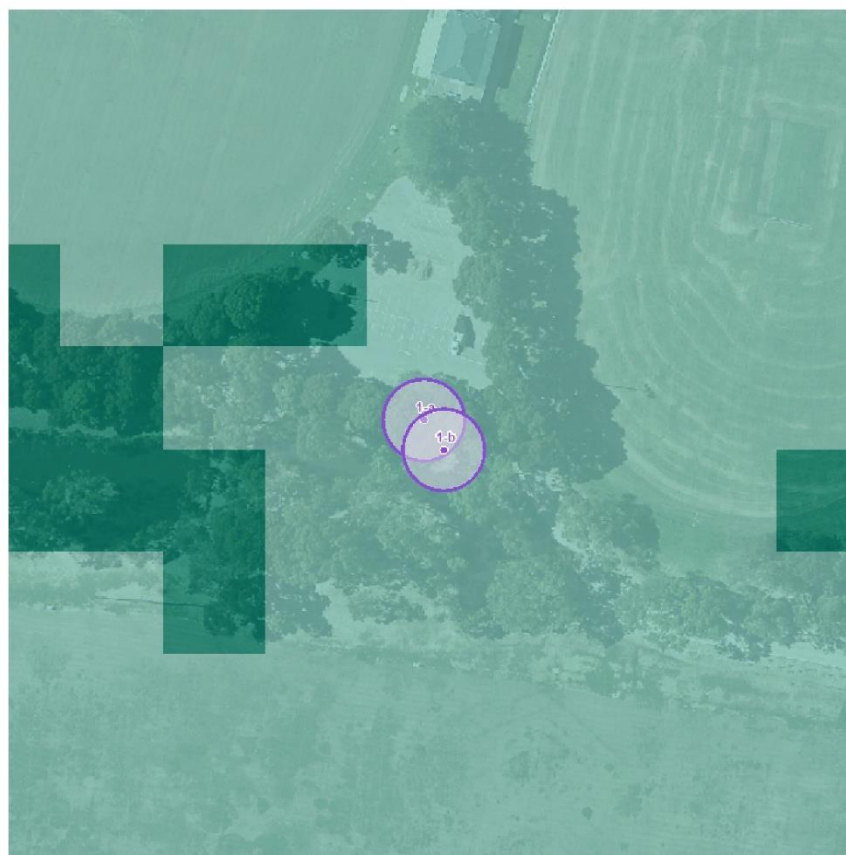
- Proposed Removal
- Past Removal
- Partial Removal



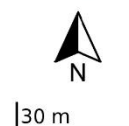
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

3. Location Risk Map



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

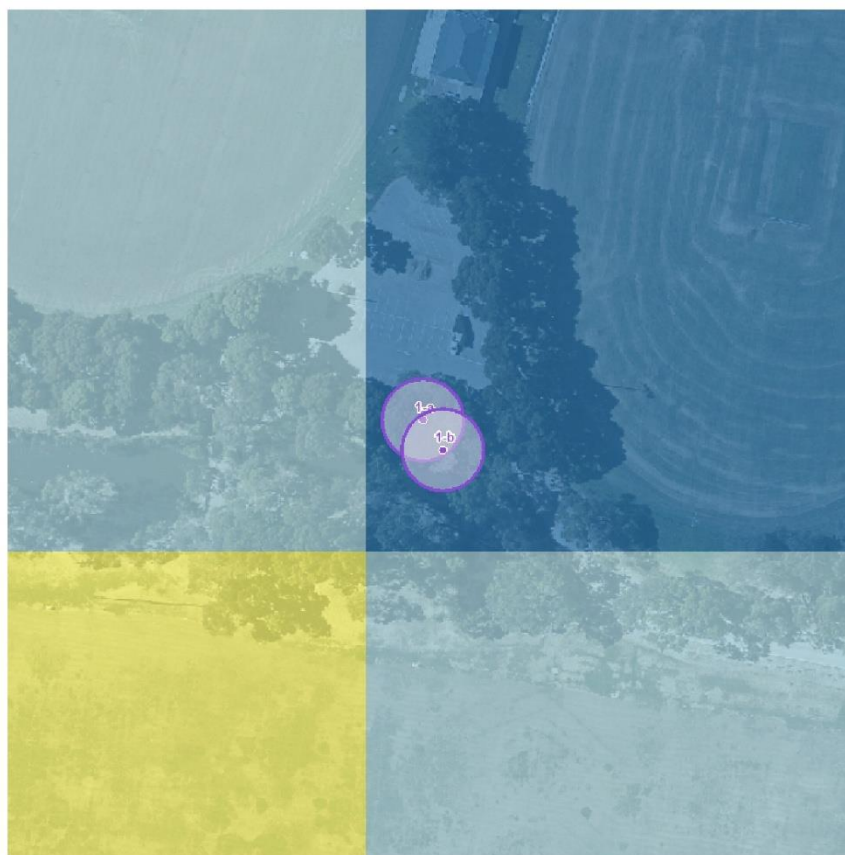


This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright

**ADVERTISED
PLAN**

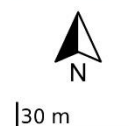


4. Strategic Biodiversity Value Score Map



 Proposed Removal
 Past Removal
 Partial Removal

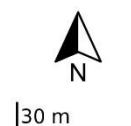
0.81 - 1.00
 0.61 - 0.80
 0.41 - 0.60
 0.21 - 0.40
 0.00 - 0.20



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**

5. Condition Score Map



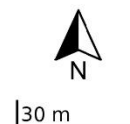
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

6. Endangered EVCs



- Proposed Removal
- Past Removal
- Partial Removal
- Endangered 1750 Ecological Vegetation Classes



© The State of Victoria Department of Energy, Environment and Climate Action 2026



This work is licensed under a Creative Commons Attribution 4.0 International licence. You are free to re-use the work under that licence, on the condition that you credit the State of Victoria as author. The licence does not apply to any images, photographs or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Energy, Environment and Climate Change (DEECA) logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/4.0/>.

Disclaimer

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.

**ADVERTISED
PLAN**

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

7.4 VicPlan property planning report

PLANNING PROPERTY REPORT

 Department of Transport and Planning

From www.planning.vic.gov.au at 23 February 2026 10:16 AM

PROPERTY DETAILS
Address: **162-168 BULLEEN ROAD BULLEEN 3105**
Lot and Plan Number: **More than one parcel - see link below**
Standard Parcel Identifier (SPI): **More than one parcel - see link below**
Local Government Area (Council): **MANNINGHAM** www.manningham.vic.gov.au
Council Property Number: **10471**
Planning Scheme: **Manningham** [Planning Scheme - Manningham](#)
Directory Reference: **Melway 32 D9**
This property has 3 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES
Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Yarra Valley Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **UNITED ENERGY**

STATE ELECTORATES
Legislative Council: **NORTH-EASTERN METROPOLITAN**
Legislative Assembly: **BULLEEN**
OTHER
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**
Fire Authority: **Fire Rescue Victoria**

[View location in VicPlan](#)

ADVERTISED PLAN

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

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

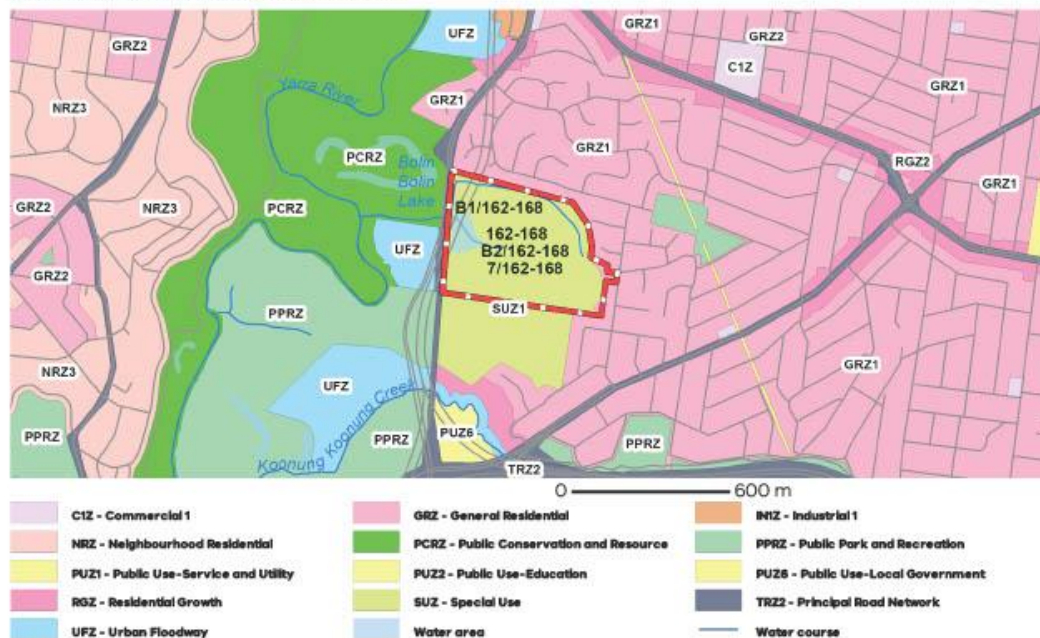
Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ) (MANNINGHAM)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1) (MANNINGHAM)

SPECIAL USE ZONE (SUZ) (MANNINGHAM)

SPECIAL USE ZONE - SCHEDULE 1 (SUZ1) (MANNINGHAM)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

ADVERTISED PLAN

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www.vic.gov.au/full-disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 162-168 BULLEEN ROAD BULLEEN 3105

Page 2 of 8

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

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO) (MANNINGHAM)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1S (DDO1S) (MANNINGHAM)



ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (MANNINGHAM)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2) (MANNINGHAM)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3) (MANNINGHAM)



Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 162-168 BULLEEN ROAD BULLEEN 3105

Page 3 of 8

**ADVERTISED
PLAN**

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

PLANNING PROPERTY REPORT

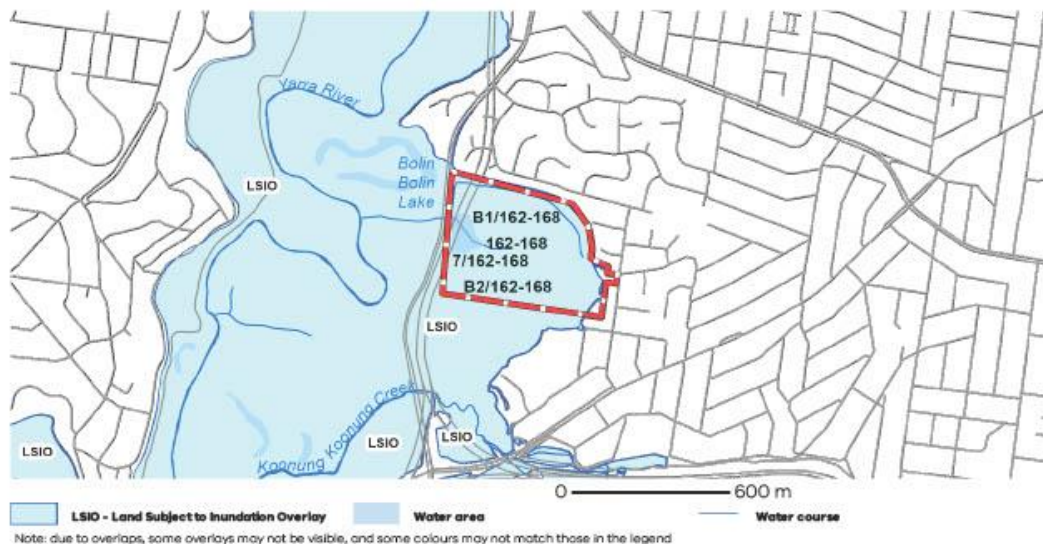


Department
of Transport
and Planning

Planning Overlays

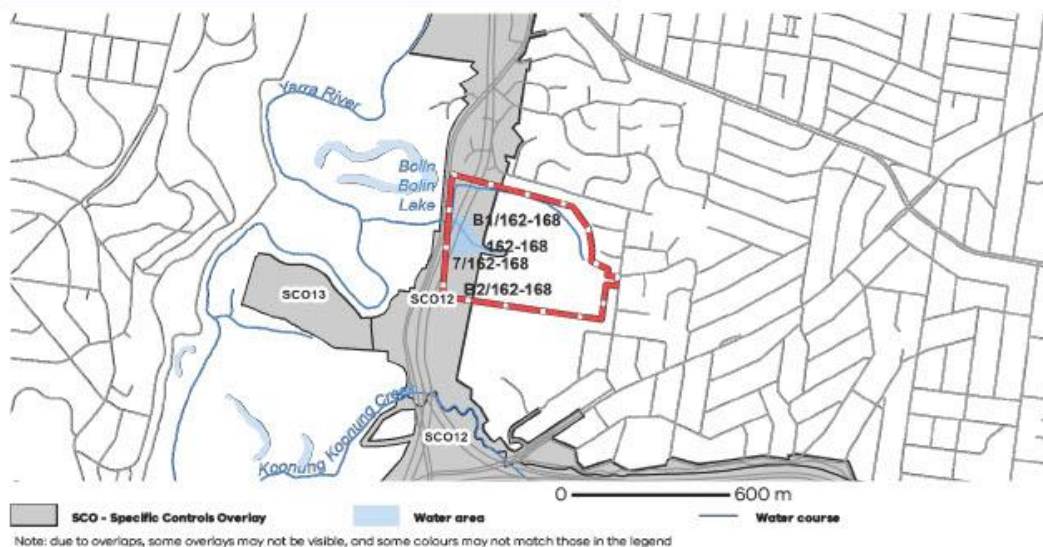
LAND SUBJECT TO INUNDATION OVERLAY (LSIO) (MANNINGHAM)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO) (MANNINGHAM)



SPECIFIC CONTROLS OVERLAY (SCO) (MANNINGHAM)

SPECIFIC CONTROLS OVERLAY - PS MAP REF SCO12 SCHEDULE (SCO12) (MANNINGHAM)



Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.vic.gov.au/full-disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 162-168 BULLEEN ROAD BULLEEN 3105

Page 4 of 8

**ADVERTISED
PLAN**

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

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO) (BANYULE)

DEVELOPMENT PLAN OVERLAY (DPO) (MANNINGHAM)

HERITAGE OVERLAY (HO) (BANYULE)

HERITAGE OVERLAY (HO) (MANNINGHAM)

PUBLIC ACQUISITION OVERLAY (PAO) (MANNINGHAM)

SPECIAL BUILDING OVERLAY (SBO) (BANYULE)

SPECIAL BUILDING OVERLAY (SBO) (MANNINGHAM)

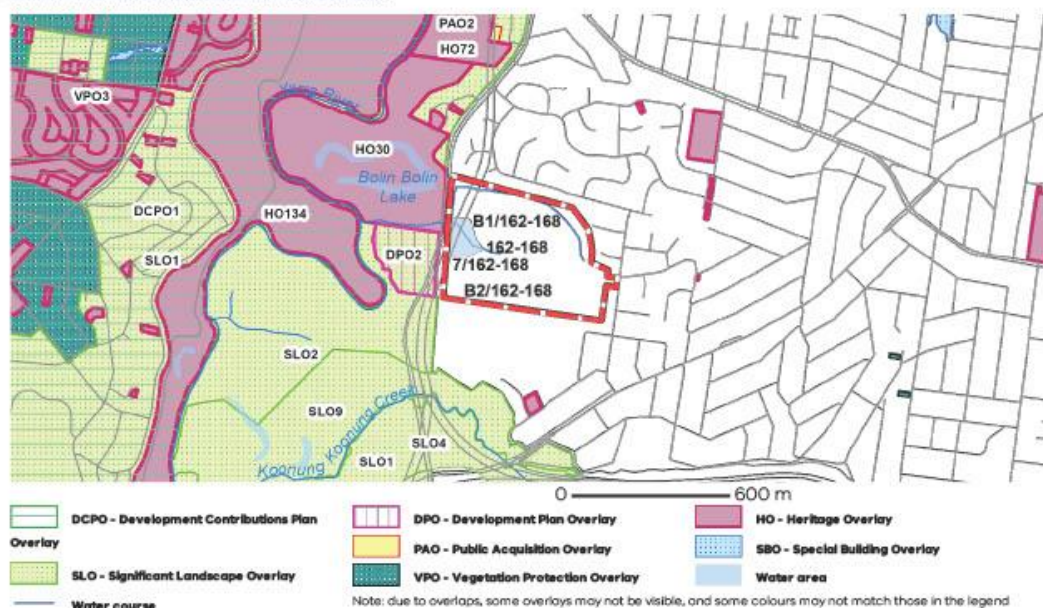
SIGNIFICANT LANDSCAPE OVERLAY (SLO) (BANYULE)

SIGNIFICANT LANDSCAPE OVERLAY (SLO) (BOROONDARA)

SIGNIFICANT LANDSCAPE OVERLAY (SLO) (MANNINGHAM)

VEGETATION PROTECTION OVERLAY (VPO) (MANNINGHAM)

VEGETATION PROTECTION OVERLAY (VPO) (BANYULE)



ADVERTISED PLAN

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www.vic.gov.au/full-disclaimer>
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).
PLANNING PROPERTY REPORT: 162-168 BULLEEN ROAD BULLEEN 3805
Page 5 of 8

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

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed high impact activity is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.achris.vic.gov.au/faqQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



ADVERTISED PLAN

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www.vic.gov.au/full-disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 162-168 BULLEEN ROAD BULLEEN 3105

Page 6 of 8

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

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Further Planning Information

Planning scheme data last updated on 17 February 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

ADVERTISED PLAN

**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**

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www.vic.gov.au/full-disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 162-168 BULLEEN ROAD BULLEEN 3105

Page 7 of 8

PLANNING PROPERTY REPORT

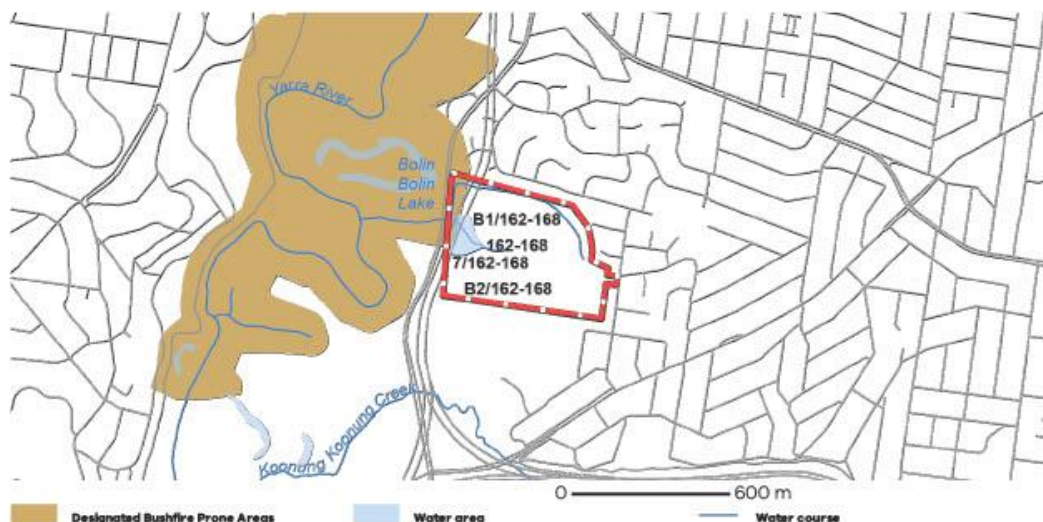


Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au).

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www.vic.gov.au/full-disclaimer>
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 162-168 BULLEEN ROAD BULLEEN 3105

Page 8 of 8

**ADVERTISED
PLAN**

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