

# ADVERTISED PLAN

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**271-275 Pearcedale Road, Cranbourne**

## Flora and fauna assessment

Final Report

Prepared for Christian Education Ministries

28 April 2026

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- Sally Mitchell (mapping)
- Jonathan Botha (quality assurance).

*Biosis acknowledges the Aboriginal and Torres Strait Islander peoples as Traditional Custodians of the land on which we live and work.*

*We pay our respects to the Traditional Custodians and Elders past and present and honour their connection to Country and ongoing contribution to society.*

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## Summary

Biosis Pty Ltd was commissioned by Christian Education Ministries (CEM) to undertake a flora and fauna assessment of an area of land proposed for expansion of the existing Australian Christian College Campus. The study area, located at 271–275 Pearcedale Road, Cranbourne, is approximately 4 kilometres south-west of Cranbourne and approximately 42 kilometres south-east from Melbourne. It encompasses approximately 8 hectares of private land and the adjacent road reserves.

### Ecological values

Key ecological values identified within the study area are as follows:

- 0.18 hectares of Grassy Woodland EVC 175 of the Gippsland Plain bioregion.
- Eight scattered trees.
- Contains a population of and confirmed habitat for Southern Brown Bandicoot *Isodon obesulus obesulus* – listed as endangered under the *Environmental Protection and Biodiversity Conservation Act 1999* and *Flora and Fauna Guarantee Act 1988*.
- Provides potential habitat for two FFG Act listed species: Little Eagle *Hieraaetus morphnoides* and Powerful Owl *Ninox strenua*.

### Key government legislation and policy

An assessment of the project in relation to key biodiversity legislation and policy is summarised below.

Legislation/policy	Relevant ecological feature on site	Permit/approval required	Notes
<b>EPBC Act</b>	Southern Brown Bandicoot recorded on site through targeted surveys.	Referral recommended. Proposed development likely to have a significant impact.	Significant impacts on Southern Brown Bandicoot are likely.
<b>FFG Act</b>	Native vegetation on site is not a FFG act listed threatened community and does not contain protected flora species.	Protected Flora Permit not required. Site is private land.	Proponent must consider obligations under the FFG Act to avoid and minimise impacts to FFG listed flora.
<b>Planning and Environment Act 1987</b>	All indigenous vegetation to be removed.	Planning permit required to lop or remove native vegetation.	A permit will be required for native vegetation removal pursuant to Clause 52.17.
<b>Catchment and Land Protection Act 1994 (CaLP Act)</b>	Four Noxious weeds (Appendix 1.1). Two species of established pest animals recorded from the study area: <ul style="list-style-type: none"> <li>• European Rabbit</li> </ul>	Comply with the requirements of the CaLP Act to limit the spread and establishment of noxious weeds during construction. Comply with requirements to	Implementation of hygiene practices and standards during construction can help control the spread of noxious weeds.

Legislation/policy	Relevant ecological feature on site	Permit/approval required	Notes
	<ul style="list-style-type: none"> <li>Red Fox</li> </ul>	control/eradicate pest animals.	

## Guidelines for the removal, destruction or lopping of native vegetation (the Guidelines)

Based on the current design, the proposed development will require the removal of 0.288 hectares of native vegetation from within Location Category 1. Therefore the planning permit application will be assessed on the Basic Assessment Pathway. The strategic biodiversity value score of the native vegetation proposed for removal is 0.230–0.428.

Steps that have been taken during the design of the development to ensure that impacts on biodiversity from the removal of native vegetation have been minimised include:

- Avoiding impacts on habitat for the Southern Brown Bandicoot, including retention and protection of vegetation along the southern boundary, with additional restoration and enhancement proposed to improve habitat quality and connectivity.
- Locating the development primarily within existing disturbed and modified areas to minimise impacts on native vegetation and Southern Brown Bandicoot habitat.
- Retention of existing mature trees in along the north-eastern and northern boundaries.

If a permit is granted, the offset requirements would be 0.054 general habitat units.

The general offset must be within the Melbourne Water Catchment Management Authority area or the Casey City municipal district, and must have a minimum strategic biodiversity value score of 0.2036.

The applicant may seek to purchase 'third party' specific offset credits via an accredited trading scheme.

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## Recommendations

The following recommendations are made:

- Retained vegetation should be fenced off and treated as no-go zones.
- Prepare a conservation management plan to guide the revegetation and improvement in habitat structure and quality for Southern Brown Bandicoot habitat to be retained along the southern boundary.
- Where practical, seek opportunities to improve connectivity across the broader landscape for the Southern Brown Bandicoot.
- Develop and implement a project-specific Construction Environmental Management Plan (CEMP). This should include issues relating to contractors such as environmental inductions, installation of temporary fencing/signage, drainage and sediment control, and should be subject to regular third-party compliance.

# 1 Introduction

---

## 1.1 Project background

Biosis Pty Ltd was commissioned by Christian Education Ministries (CEM) to undertake a flora and fauna assessment of 271–275 Pearcedale Road, Cranbourne. Subsequent to the on-site assessment, targeted survey for Southern Brown Bandicoot *Isoodon obesulus obesulus* was recommended and undertaken in areas identified as potential habitat.

The study area is approximately 8 hectares and is being developed for the proposed Australian College Casey Campus. Approval has been granted for Stage 0 of the development and construction for this stage is now completed. A biodiversity assessment was undertaken of the entire parcel of land in 2014 and an updated assessment is now required for approval of the amended Masterplan.

## 1.2 Scope of assessment

The objectives of this investigation are to:

- Review relevant databases relating to flora and terrestrial fauna, including the Victorian Biodiversity Atlas (VBA), the NatureKit tool, the Native Vegetation Information Management (NVIM) tool and the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) Protected Matters Search Tool (PMST).
- Describe the vascular flora (ferns, conifers, flowering plants) and vertebrate fauna (mammals, birds, reptiles, frogs, fishes) observed within the study area.
- Map native vegetation and other habitat features within the study area.
- Conduct a vegetation quality assessment.
- Review the implications of relevant biodiversity legislation and policy, including Victoria's Guidelines for the removal, destruction or lopping of native vegetation ('the Guidelines').
- Identify potential implications of the proposed development and provide recommendations to assist with development design.
- Recommend any further assessments of the study area that may be required e.g. targeted searches for threatened species.
- Undertake targeted survey for Southern Brown Bandicoot.

## 1.3 Location of study area

The study area is located approximately 4 kilometres south-west of Cranbourne and approximately 42 kilometres south-east from Melbourne (Figure 1). It encompasses approximately 8 hectares of private land and the adjacent road reserves. It is currently zoned Green Wedge Zone (Schedule 2) and contains an Environmental Significance Overlay (Schedule 4), Land Subject to Inundation Overlay and Bushfire Management Overlay.

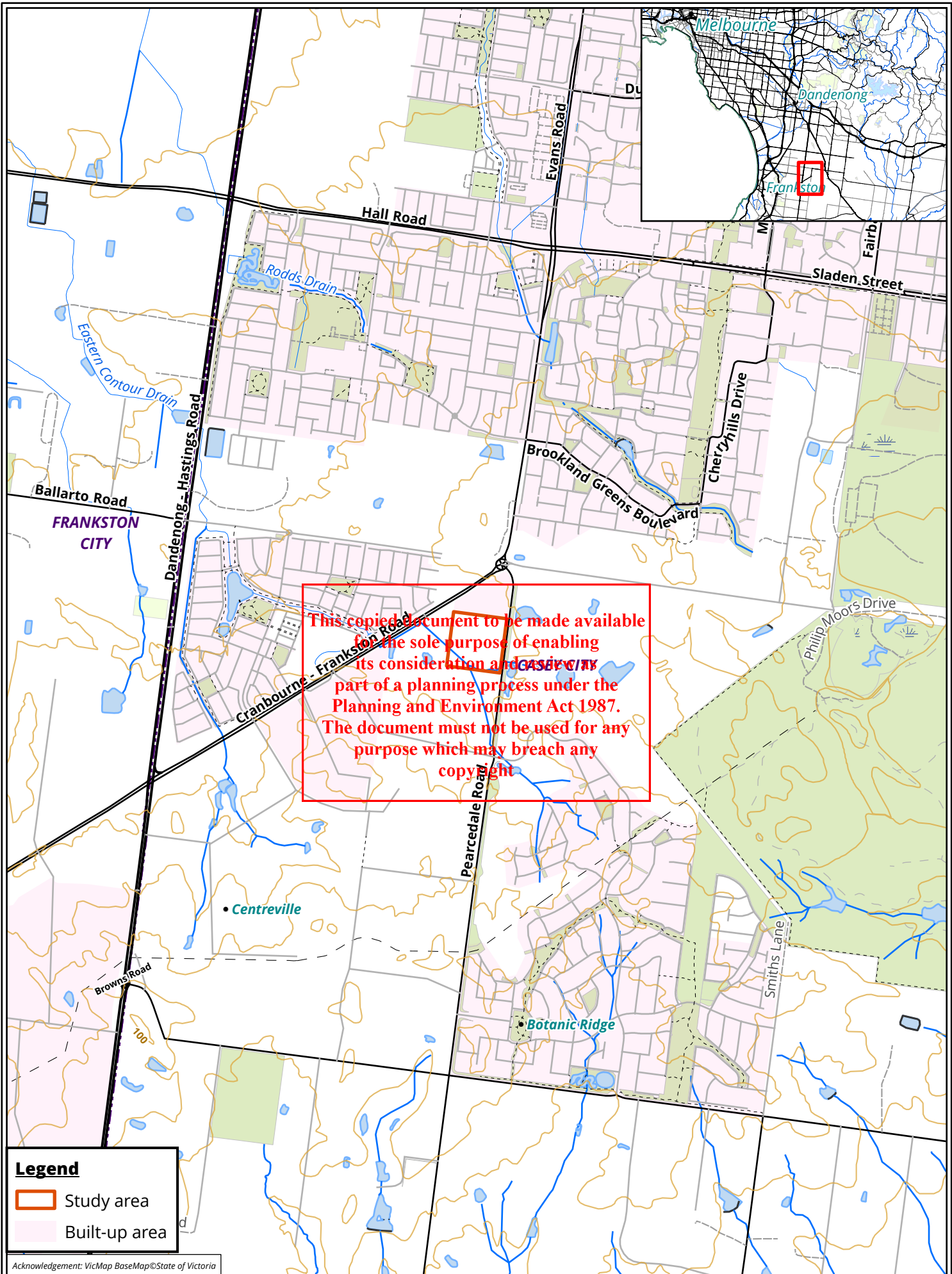
The study area is within the:

- Gippsland Plain Bioregion

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- Bunyip River Basin
- Management area of Port Phillip and Westernport Catchment Management Authority (CMA)
- City of Casey
- Traditional lands of the Bunurong Land Council Aboriginal Corporation.

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**Legend**

- Study area
- Built-up area

Acknowledgement: VicMap BaseMap©State of Victoria

**Figure 1 Location of the study area - 271-275 Pearcedale Road, Cranbourne South, Victoria**



## 2 Methods

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### 2.1 Database review

In order to provide an ecological context for the study area, information on flora and fauna from within 5 kilometres of the study area (the 'local area') was obtained from relevant biodiversity databases, many of which are maintained by the Victorian Government Department of Energy, Environment and Climate Action (DEECA) or the Australian Government Department of Climate Change, Energy, the Environment and Water (DCCEEW). Records from the following databases were collated and reviewed:

- DEECA's Victorian Biodiversity Atlas (VBA), including the 'VBA\_FLORA25, FLORA100 & FLORA Restricted' and 'VBA\_FAUNA25, FAUNA100 & FAUNA Restricted' datasets (DSE 2009a).
- DCCEEW's Protected Matters Search Tool for matters protected by the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Other sources of biodiversity information were examined including:

- DEECA's NatureKit mapping tool.
- DEECA's Habitat Importance maps.
- DEECA's Native Vegetation Regulations (NVR) Map online application tool.
- DEECA's Ensym NVR Tool Support team was provided with site-based spatial information in order to generate a Native Vegetation Removal Report for the study area.
- Planning Scheme zones including any precinct structure plans, overlays and particular provisions relevant to biodiversity based on [Planning schemes](#).
- Atlas of Living Australia (ALA 2025).
- iNaturalist, eBird databases.
- Biodiversity Assessment Report: 271-275 Pearcedale Road, Cranbourne South (Mark Shepherd Ecological Consulting 2018).
- Preliminary Arboricultural Assessment: 271 Pearcedale Road, Cranbourne South (Greenwood Consulting 2025).
- Preliminary letter of advice for 271-275 Pearcedale Road, Cranbourne (Biosis 2025).

### 2.2 Definitions of threatened species and communities

Threatened species and communities are listed under the EPBC Act and/or Victorian *Flora and Fauna Guarantee Act 1988* (FFG Act). The conservation status of a species or ecological community is determined by its listing status under Commonwealth or State legislation/policy (Table 1).

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**Table 1 Conservation status of threatened species and ecological communities**

Level of significance	Conservation status
National	Listed as nationally critically endangered, endangered or vulnerable under the EPBC Act
State	Listed as extinct, extinct in the wild, critically endangered, endangered, vulnerable or conservation dependent in Victoria under the FFG Act

Lists of threatened species generated from the databases are provided in Appendix 1 (flora) and Appendix 2 (fauna). Each species has been assessed to determine its likelihood of occurrence as follows.

### 2.3 Determining likelihood of occurrence of threatened species

Likelihood of occurrence indicates the potential for a species or ecological community to occur within the study area. It is based on expert opinion, information in relevant biodiversity databases and reports, and an assessment of habitats on the site. Likelihood of occurrence is ranked as negligible, low, medium, high or recorded. The rationale for the rank assigned is provided for each species in Appendix 1 (flora) and Appendix 2 (fauna). Those species for which there is little or no suitable habitat within the study area are assigned a likelihood of low or negligible and are not considered further.

Only those species listed under the EPBC Act or the FFG Act (hereafter referred to as 'threatened species') are assessed to determine their likelihood of occurrence. The habitat value for threatened species is calculated by Habitat Importance Modelling produced by DEECA (DELWP 2017a). Where threatened species are recorded in the study area this is noted in Appendix 1 (flora) and Appendix 2 (fauna).

Threatened species that have at least a medium likelihood of occurrence are given further consideration in this report. The need for targeted survey for these species is also considered.

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### 2.4 Site investigation

#### 2.4.1 Flora assessment

Flora assessment was undertaken on 9 January 2026 by a qualified botanist (Jaymie-lee Hunt). A list of flora species was compiled and will be submitted to DEECA for incorporation into the Victorian Biodiversity Atlas (VBA). Planted species were not recorded unless they were naturalised.

Native vegetation is defined in the Victoria Planning Provisions as 'plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses' (Clause 73.01).

The Guidelines classify native vegetation into two categories (DELWP 2025):

- A **patch** of native vegetation (measured in hectares) is one of the following:
  - An area of vegetation, with or without trees, where at least 25% of the total perennial understorey cover is native.
  - An area with three or more native canopy trees where the drip line (i.e. the outermost boundary of a tree canopy) of each tree touches the drip line of at least one other tree, forming a continuous canopy.
  - Any mapped wetland included in the Current wetlands map, available in DEECA systems and tools.

- A **scattered tree** is defined as a native canopy tree that does not form part of a patch.

Patch vegetation is classified into ecological vegetation classes (EVCs), which are the standard unit for classifying vegetation types in Victoria. They are described through a combination of floristics, lifeforms and ecological characteristics, and through an inferred fidelity to particular environmental attributes. Each EVC contains one or more floristic (plant) communities. EVC benchmarks are standard descriptions that allow the vegetation quality on a given site to be determined under the Guidelines (DELWP 2017b).

A canopy tree is a mature tree that is greater than three metres in height and is normally found in the upper layer of a vegetation type. EVC benchmarks provide a list of typical canopy species.

A scattered tree is defined as either large or small, and the size class is determined using the large tree benchmark for the relevant EVC. The extent of a large scattered tree is a circle with a 15-metre radius (i.e. 0.070 hectares) and a small scattered tree is the area of a 10-metre radius circle (i.e. 0.031 hectares). A condition score is applied to each scattered tree based on DEECA's NVR Map.

Vegetation Quality Assessment (VQA) was undertaken for all patches of native vegetation based on DEECA's habitat hectare method (DSE 2004) and the Guidelines (DELWP 2025). For the purposes of this assessment the limit of the resolution for identification of a patch of native vegetation was taken to be 0.001 habitat hectares (Hha). If a discrete patch of native vegetation had sufficient cover but its condition and extent would not result in the identification of at least 0.001 habitat hectares the vegetation patch was not mapped.

Species nomenclature for flora follows the Victorian Biodiversity Atlas (VBA).

## 2.4.2 Fauna assessment

Fauna assessment was undertaken on 11 December 2025 by a qualified zoologist (Katrina Sofu) to determine the fauna habitat values of the study area. These were determined primarily on the basis of the types and qualities of habitat(s) present. All species of fauna observed during the assessment were noted and active searching for fauna was undertaken. This included direct observation, searching under rocks and logs, examination of tracks and scats and identifying calls. Particular attention was given to searching for Southern Brown Bandicoot habitat and any indirect evidence of presence (i.e. characteristic diggings, scats). Fauna species were recorded with a view to characterising the values of the site and the investigation was not intended to provide a comprehensive survey of all fauna that have potential to utilise the site over time.

## 2.4.3 Permits

Biosis undertakes flora and fauna assessments under the following permits and approvals:

- Wildlife Authorisation issued by DEECA under the Victorian *Wildlife Act 1975* (Permit Number 10011235).
- Permit to Take/Keep Protected Flora issued by DEECA under the FFG Act (Permit Number 10011236).
- Approvals 27.24 and 28.24 issued by the Wildlife and Small Institutions Animal Ethics Committee of the Victorian Government.
- Scientific Procedures Fieldwork Licence issued by the Victorian Government Wildlife and Small Institutions Animal Ethics Committee (Licence Number 20020).

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## 2.5 Targeted Survey for Southern Brown Bandicoot

Southern Brown Bandicoot is listed as endangered under the EPBC Act and as endangered under the FFG Act. Southern Brown Bandicoots were once widely distributed along Victoria's coastal and marsh habitats. Since European colonisation, this range has contracted considerably with isolated populations being patchily distributed in parts of their former range. Southern Brown Bandicoots are known to inhabit a variety of vegetation, including heathland, shrubland and heathy open forest associated with infertile, sandy and well drained soils. Where native habitat has been degraded, exotic vegetation can substitute important habitat for Southern Brown Bandicoot. As such, connectivity through native and exotic vegetation along roadsides and waterways often provide critical movement corridors and suitable habitat for dispersal and foraging.

### 2.5.1 Survey methods

Targeted survey for Southern Brown Bandicoot was undertaken from 29 January to 13 February 2026.

The survey was completed in accordance with the *Draft Referral Guidelines for the Endangered Southern Brown Bandicoot* (DSEWPC 2011) and the *Survey guidelines for Australia's threatened mammals* (DEWHA 2011). Two separate survey techniques were used as supporting evidence, including remote camera deployment and active searching for diggings and scats. A second survey period was not completed due to detection of Southern Brown Bandicoot during the first survey.

Remote camera deployment consisted of three remote camera traps (Reconyx HC600 Hyperfire HO Covert IR) and bait stations located in an area identified as potential habitat (Figure 2). Each remote camera was attached to a tree or wooden stake with a python lock approximately 60 centimetres off the ground, facing south towards a bait station. The bait station was located approximately 1.3 metres from the remote camera and consisted of a bait canister (filled with a bait mixture of rolled oats, peanut butter, golden syrup and truffle oil) attached to a tree or wooden stake approximately 30 centimetres off the ground. Any vegetation within the camera field of view was removed to prevent false triggers. Camera traps were set to the highest sensitivity setting and programmed to take three photos when triggered. Camera traps were deployed for a minimum of 15 days. From the image data, mammals were identified to species level where possible.

Surveys also included active searching for evidence of bandicoot diggings and scats, along with evidence of predator scats. During each camera deployment and/or retrieval, one zoologist walked through areas of suitable habitat within the study area, systematically and actively searching for scats and diggings.

## 2.6 Qualifications

Ecological surveys provide a sampling of flora and fauna at a given time and season. There are several reasons why not all species may be detected at a site during survey, such as low abundance, patchy distribution, species dormancy, seasonal conditions, and migration and breeding behaviours. In many cases these factors do not present a significant limitation to assessing the overall biodiversity values of a site.

The current flora and fauna assessment was conducted in summer, which is a relatively optimal time for survey. Targeted survey for Southern Brown Bandicoot was undertaken in summer and autumn, with autumn being the preferred timing for detection of the species, however, the survey techniques used can also be effective year round (DSEWPC 2011). There are no seasonal or other external factors which limit the results.

Native Vegetation Removal Reports are prepared through DEECA's NVR Map online application. Biosis supplies relevant site-based spatial information as inputs and we are entirely reliant on DEECA's output

reports for all assessment pathway applications. Biosis makes every effort to ensure site and spatial information entered into the NVR Map is an accurate reflection of proposed native vegetation removal.

## 2.7 Legislation and policy

Implications for the project in relation to key biodiversity legislation and policy were assessed including:

- Matters listed under the EPBC Act, associated policy statements, significant impacts guidelines, listing advice and key threatening processes.
- Threatened taxa, communities and threatening processes listed under Section 10 of the FFG Act and associated action statements and listing advice.
- Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017b).
- Native Vegetation Management Plans prepared by Catchment Management Authorities.
- *Planning and Environment Act 1987*, specifically Clauses 12.01-2, 52.17 and 66.02 and overlays in the City of Casey Planning Scheme.
- Noxious weed and pest animal lists under the *Catchment and Land Protection Act 1994* (CaLP Act).

## 2.8 Mapping

Christian Education Ministries supplied aerial photography and site plans (18130-02-2401).

Mapping was conducted using hand-held GPS-enabled tablets and aerial photo interpretation. The accuracy of this mapping is therefore subject to the accuracy of the tablets (generally  $\pm 7$  metres) and dependent on the limitations of aerial photo rectification and registration.

Mapping has been produced using a Geographic Information System (GIS). Electronic GIS files which contain our flora and fauna spatial data are available to incorporate into design concept plans. However, this mapping may not be sufficiently precise for detailed design purposes.

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## 3 Results

The ecological features of the study area are described below and mapped in Figure 2.

Species recorded during the flora and fauna assessment are listed in Appendix 1 (flora) and Appendix 2 (fauna). Unless of particular note these species are not discussed further.

Threatened species recorded or predicted to occur in the local area are also listed in these appendices, along with an assessment of the likelihood of the species occurring within the study area.

### 3.1 Vegetation and fauna habitat

The study area is dominated by planted and introduced vegetation, with large sections of the site additionally disturbed through past clearing, earthworks and the construction of a temporary swale drain. Ecological features within the study area are limited to four patches of native vegetation, eight scattered trees and a drainage line. These features are described further in Table 2 and mapped in Figure 2.

Remnant native vegetation within the study area is Grassy Woodland EVC 175 which has a Bioregional Conservation Status of Endangered. Patches are of low quality due to heavy weed invasion from the surrounding landscape. The historical modification of the landscape to agricultural land has resulted in much of the native vegetation being cleared and replaced with pasture or for development. Presently, environmental weeds have invaded the remnant vegetation resulting in modified representations of this EVC. The ground flora is depleted of ecological values and consists entirely of introduced species such as Kikuyu *Cenchrus clandestinus*, Panic Veldt-grass *Ehrharta erecta* and Sweet Vernal-grass *Anthoxanthum odoratum*.

Habitat zone 1 and 2 have a canopy of Swamp Gum *Eucalyptus ovata*. The shrub layer is absent in most patches, however habitat zone 1 is dominated by planted Giant Honey-myrtle *Melaleuca armillaris* creating a dense mid-storey. This provides good habitat structure for a range of fauna species. Environmental weeds such as Common Blackberry *Rubus anglocandicans* also occur within habitat zone 1, which add to the habitat value for small bird species as they provide suitable protection for foraging and nesting. Furthermore, this habitat is also suitable for the EPBC Act listed Southern Brown Bandicoot.

Habitat zone 3 and 4 are of limited ecological value and consist of Austral Bracken *Pteridium esculentum* subsp. *esculentum*. The canopy and shrub layer are absent within these habitat zones and the ground layer consists of predominantly introduced vegetation apart from the Austral Bracken.

Planted native trees and shrubs consist mainly of Southern Mahogany *Eucalyptus botryoides*, Giant Honey-myrtle and Smooth-barked Apple *Angophora costata*. Planted Radiata Pine *Pinus radiata* are scattered throughout the study area.

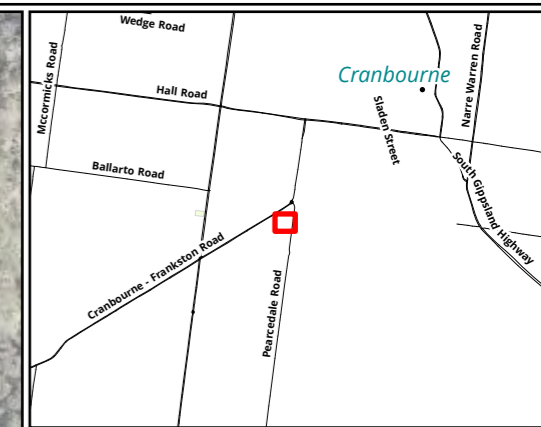
The study area is characterised by flat topography with low elevation. A drainage line runs the length of the western boundary of the study area, continuing along approximately half of the southern boundary. Sections of the drain are open, with dense exotic grasses comprising the fringing vegetation, while other sections are shaded by myrtles and eucalypts, with little fringing or aquatic vegetation present. The water in the drain was low at the time of the assessment, with sections reduced to damp depressions and other sections containing shallow pools of stagnant water.

Photos are provided in Appendix 3.

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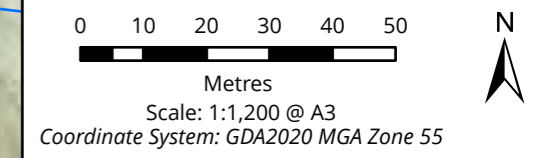


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- Legend**
- Study area
  - Southern Brown Bandicoot habitat
  - + Scattered tree
  - Remote fauna camera location
- Ecological Vegetation Classes (EVC)**
- (GipP0175) Grassy Woodland
- Hydrology**
- ~ River or creek
  - Lake/Dam

**Figure 2 Ecological features of the study area**



**biosis**  
APEM Group

Matter: 43850,  
Date: 17 April 2026,  
Prepared for: JLH, KS, Prepared by: SKM, Last edited by: eharvey  
Layout: 43850\_F2\_EcoFeatures  
Project: P:\43800s\43850\Mapping\43850\_PearcedaleRdCranbourneSth\_MP.aprx

Acknowledgements: VicMap BaseMap © State of Victoria, Imagery Nearmap January 2026

**Table 2 Vegetation and habitat types within the study area**

Vegetation or habitat type	Description	Location	Significant values
<b>Grassy Woodland EVC 175</b>	<p>This EVC has low quality across the study area. Habitat zones 1 and 2 have a canopy of Swamp Gum <i>Eucalyptus ovata</i>. The indigenous shrub layer is absent with planted Giant Honey-myrtle. The ground layer is predominantly introduced vegetation consisting of Kikuyu, Panic Veldt-grass and Spear Thistle <i>Cirsium vulgare</i>.</p> <p>Habitat zones 3 and 4 consist of Austral Bracken. The canopy and shrub layer are absent. The ground layer is predominantly introduced vegetation consisting largely of Sweet Vernal-grass.</p>	Habitat zones 1–4 located in the southern half of the study area.	<p>These areas provide habitat for Southern Brown Bandicoot which was recorded during the current assessment.</p>
<b>Scattered trees</b>	Scattered remnant and planted trees within the study area provide a foraging resource for mobile fauna species. Some of the trees contain hollows.	Throughout the study area.	Eucalypts in these areas may offer perching and possible foraging habitat for Little Eagle <i>Hieraaetus morphnoides</i> and Powerful Owl <i>Ninox strenua</i> .
<b>Predominantly introduced vegetation</b>	The majority of the study area is highly modified due to past clearing, earthworks and the construction of a temporary swale drain. Majority of the vegetation is heavily infested with introduced species such as Kikuyu, Sweet Vernal-grass and Panic Veldt-grass. Native vegetation in these areas consist of scattered species including Clammy Goosefoot <i>Dysphania pumilio</i> and Small Loosestrife <i>Lythrum hyssopifolia</i> .	Majority of the study area.	Although dominated by exotic vegetation, these areas provide foraging habitat for Southern Brown Bandicoot. The regenerating thicket of Giant Honey-myrtle provides suitable cover for Southern Brown Bandicoot and is the location where the species was recorded.

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Vegetation or habitat type	Description	Location	Significant values
<b>Drainage line</b>	The drain largely consists of introduced flora species. Scattered native plants include Slender Knotweed <i>Persicaria decipiens</i> and Knob Sedge <i>Carex inversa</i> .	The drainage line runs the length of the western boundary of the study area, continuing along approximately half of the southern boundary.	The drainage line does not contain suitable habitat features for threatened species.
<b>Planted vegetation</b>	Planted vegetation consists of a mix of native and non-native species. Planted non-native species comprises mainly of Radiata Pine. Planted native vegetation is scattered throughout the study area consisting of Southern Mahogany, Smooth-barked Apple and Giant Honey-myrtle.	Scattered throughout the study area.	The areas containing Giant Honey-myrtle provide cover and refuge sites for Southern Brown Bandicoot.

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### 3.2 Landscape context

The landscape has undergone widespread clearing of native vegetation converting it to an agricultural landscape. Furthermore, recent developments and subdivisions continue to alter the landscape and housing developments are now widespread. Cranbourne's Royal Botanic Gardens is located approximately 700 metres east of the study area. The topography of the area is generally flat to gently undulating.

### 3.3 Threatened species and ecological communities

Listed threatened species recorded or predicted to occur within 5 kilometres of the study area or from the relevant catchment (aquatic species) are listed in Appendix 1 (flora) and Appendix 2 (fauna). An assessment of the likelihood of these species occurring in the study area and an indication of where within the site (i.e. which habitats or features of relevance to the species) is included. A summary of those species recorded or with a medium or higher likelihood of occurring in the study area is provided in Table 3.

**Table 3 EPBC Act and FFG Act listed species with a medium or higher likelihood of occurrence in the study area**

Species name	Listing status		Area of value within the study area
	EPBC Act	FFG Act	
<b>Southern Brown Bandicoot</b> <i>Isodon obesulus obesulus</i>	Endangered	Endangered	Dense vegetation along the southern boundary of the study area, as well as the dense thicket of Melaleuca where an individual was recorded.
<b>Little Eagle</b> <i>Hieraetus morphnoides</i>	-	Vulnerable	May hunt rabbits within the study area on occasion. Limited roosting habitat.
<b>Powerful Owl</b> <i>Ninox strenua</i>	-	Vulnerable	May utilise the study area for foraging on occasion.

#### 3.3.1 Southern Brown Bandicoot

One juvenile Southern Brown Bandicoot was recorded on Remote Camera 3 (Photo 1; Figure 2), located in a regenerating thicket of Giant Honey-myrtle on 9 February 2026 (Photo 2). Several diggings were observed in close proximity to the remote camera locations, which have potential to be the result of Southern Brown Bandicoot foraging. These results confirm that the study area provides habitat for Southern Brown Bandicoot, and a population persists in the local area, as further supported by previous nearby records (VBA 2025).

The remote cameras recorded several other fauna species during the survey period, however, no additional threatened species were recorded (Appendix 2).

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**Photo 1** Southern Brown Bandicoot remote camera image.

### 3.3.2 Threatened ecological communities

Two EPBC Act and three FFG Act listed communities were predicted to occur within five kilometres of the study area. These are not present in the study area based on the rationale provided in Appendix 1.3.

### 3.4 Further survey recommendations

No further ecological surveys are recommended for the study area.

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## 4 Biodiversity legislation and government policy

This section provides an assessment of the project in relation to key biodiversity legislation and government policy. It does not describe the legislation and policy in detail. Where available, links to further information are provided.

### 4.1 Commonwealth

#### 4.1.1 *Environment Protection and Biodiversity Conservation Act 1999*

The EPBC Act applies to developments and associated activities that have the potential to significantly impact on Matters of National Environmental Significance (MNES) protected under the Act.

Further information including a guide to the referral process is available at <http://www.environment.gov.au/epbc/index.html>

The MNES relevant to the project are summarised in Table 4. It includes an assessment against the EPBC Act policy statements published by the Australian Government which provide guidance on the practical application of EPBC Act.

**Table 4 Assessment of project in relation to the EPBC Act**

MNES	Project specifics	Assessment against significant impact guidelines
<b>EPBC Act listed species</b>	<p><b>Nineteen</b> EPBC Act threatened flora species have been recorded or predicted to occur in the project search area. The likelihood of these species occurring in the study area is assessed in Appendix 1 (flora). None are considered to have a medium or high likelihood of occurring in the study area.</p> <p><b>Forty-one</b> EPBC Act threatened fauna species have been recorded or predicted to occur in the project search area. The likelihood of these species occurring in the study area is assessed in Appendix 2 (fauna). One of these species, Southern Brown Bandicoot, was recorded from the study area.</p>	<p>See below for detailed assessment against the significant impact criteria (CoA 2013) for Southern Brown Bandicoot.</p>
<b>EPBC Act listed ecological communities</b>	<p><b>Two</b> EPBC Act listed ecological communities are recorded or predicted to occur in the project search area. The likelihood of these communities occurring is assessed in Appendix 1 (flora). None are considered to be present within the study area.</p>	<p>No listed ecological communities were recorded in the study area.</p>

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MNES	Project specifics	Assessment against significant impact guidelines
<b>Migratory species</b>	<b>Nineteen</b> migratory species are recorded or predicted to occur in the project search area (Appendix 2).	While some of these species would be expected to use the study area on occasion, and some of them may do so regularly or may be resident, it does not provide important habitat for an ecologically significant proportion of any of these species.
<b>Wetlands of international importance (Ramsar sites)</b>	The study area is identified as being within the catchment of two Ramsar sites: Edithvale-Seafood Wetlands and Western Port.	The study area does not drain directly into either Ramsar site and the development is not likely to result in a significant impact.

### Significant impact criteria assessment for Southern Brown Bandicoot

Southern Brown Bandicoot has been listed as endangered under the EPBC Act since 2001 and the FFG Act since 2021. The species prefers areas of dense vegetation which provides greater than 50% average foliage density within the height range of 0.2 to 1 metre. Vegetation types includes wetland fringes, heathland, sedgeland, shrubland, woodland and open forests, utilising both native and exotic shrubby species such as dense Acacia and Blackberry (DoE 2016; DSEWPC 2011). Exotic vegetation also provides important habitat for Southern Brown Bandicoot, particularly if it is within 50 metres of suitable vegetation, is greater than 25 square metres in size, and contains the preferred understorey vegetation structure (i.e. 50% average foliage density within the height range of 0.2 to 1 metre) (DSEWPC 2011).

There have been multiple records both historical and recent of the species within 5 kilometres of the study area, many attributed to the known and important population within the nearby Royal Botanic Gardens Cranbourne which is less than 1 kilometre to the south-east. The current survey recorded one individual Southern Brown Bandicoot within a thicket of Melaleuca within the southern section of the study area, confirming that the site provides suitable habitat for the species.

A significant impact criteria assessment is provided in Table 5 below for an endangered species, in accordance with the Significant impact guidelines 1.1 EPBC Act 1999 (DoE 2013). In addition, an assessment against the species-specific referral guidelines (DSEWPC 2011) is also provided in Table 6.

**Table 5 Southern Brown Bandicoot: assessment against Significant Impact Criteria (DoE 2013) for an Endangered species.**

Significant impact criteria	Likelihood of significant impact	Justification
<b>Lead to a long-term decrease in the size of a population</b>	Unlikely	The proposed action will impact a small area of known Southern Brown Bandicoot habitat, however, with proposed mitigation measures, including the revegetation and improvement of habitat along the southern boundary, the impact is unlikely to result in a long-term decrease in the size of the local population.

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Significant impact criteria	Likelihood of significant impact	Justification
<b>Reduce the area of occupancy of the species</b>	Likely	The proposed works will result in the removal of a small area of known Southern Brown Bandicoot habitat and will therefore reduce the area of occupancy for the species. The project aims to mitigate this impact through the improvement and revegetation of habitat along the southern boundary for an overall improvement in habitat structure and quality available for the species.
<b>Fragment an existing population into two or more populations</b>	Unlikely	The habitat in the study area is considered to be a small extent of marginal habitat, lacking direct connectivity with the important population at the Royal Botanical Gardens Cranbourne. The proposed works will reduce the area of habitat, however, it will not create any additional barriers to connectivity given the presence of the existing adjacent roads, nor will the works fragment available habitat.
<b>Adversely affect habitat critical to the survival of the species</b>	Unlikely	The habitat within the study area is within the subspecies modelled distribution, however, it is less than 2 ha in area and does not have the required characteristics to qualify for the definition of critical habitat (DCCEE 2025).
<b>Disrupt the breeding cycle of a population</b>	Likely	Considering a bandicoot was recorded within the study area, it is likely to be breeding occurring on site, which may be impacted by development works.
<b>Modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline</b>	Unlikely	The proposed action will result in the removal of a small area of known Southern Brown Bandicoot habitat. However, the proposed revegetation and improvement of habitat along the southern boundary will assist in mitigating these impacts, with the aim of increasing the cover and quality of retained habitat available, to the point that it unlikely the action will result in a long-term decrease in the size of the local population.
<b>Result in invasive species that are harmful to a critically endangered or endangered species becoming established in the endangered or critically endangered species' habitat</b>	Unlikely	The proposed construction and then operation of a school adjacent to retained habitat is unlikely to result in the increase of invasive species that are not already present within the study area. Invasive fauna species currently present include rabbits and Red Foxes, and feral and/or domestic cats are also likely to use the study area.
<b>Introduce disease that may cause the species to decline</b>	Unlikely	Provided appropriate hygiene protocols are implemented during construction, the proposed action is unlikely to include any known mechanism that would result in the introduction of a disease that is harmful to the species that is not already likely to be present in the local environment.

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Significant impact criteria	Likelihood of significant impact	Justification
<b>Interfere with the recovery of a species</b>	Likely	<p>The proposed development will remove a small area of known Southern Brown Bandicoot which contravenes action 2.1 (Prevent clearing of suitable or occupied habitat) of the draft recovery plan (Commonwealth of Australia 2025).</p> <p>However, the proposed development also includes measures that directly support the recovery of the species, including the following:</p> <ul style="list-style-type: none"> <li>• 1.9 Manage weeds</li> <li>• 2.5 Establish or improve habitat corridors between populations</li> <li>• 2.6 Restore degraded or modified habitat.</li> </ul>

**Table 6 Southern Brown Bandicoot: assessment against species-specific referral guidelines**

Significant impact criteria for Southern Brown Bandicoot	Likelihood of significant impact	Justification
<p><b>Loss or long term modification of suitable habitat known or likely to support southern brown bandicoots, of:</b></p> <ul style="list-style-type: none"> <li>• Greater than 1% in patches less than 100 ha; or</li> <li>• Greater than 5% in patches greater than 100 ha</li> </ul>	Likely	<p>The proposed development will remove approximately 1.6 hectares of known Southern Brown Bandicoot habitat out of approximately 2.19 hectares identified within the study area, equating to 73% removal from the site.</p>
<p><b>Reduced connectivity or fragmentation of suitable habitat known or likely to support southern brown bandicoots, that results in:</b></p> <ul style="list-style-type: none"> <li>• A distance greater than 50 m over natural surfaces; or</li> <li>• A distance greater than 10 m over artificial surfaces</li> </ul>	Unlikely	<p>The project aims to retain habitat connectivity for Southern Brown Bandicoot within the local area by improving habitat condition along the southern boundary of the study area. A habitat restoration/management plan for the southern corridor will also be prepared to facilitate this.</p> <p>Opportunities to improve connectivity for Southern Brown Bandicoot populations in the broader landscape are also recommend to be explored.</p>
<p><b>Reduction in suitable vegetation corridor core width to less than 50 m</b></p>	Unlikely	<p>The Southern Brown Bandicoot habitat in the study area is unlikely to function as a corridor due to fragmentation of suitable cover nearby and the barrier formed by Pearcedale Road. It is therefore more likely to be a patch of habitat within the broader landscape.</p>
<p><b>Any reduction in width of suitable vegetation corridors, which are less than 50 m in width and likely to be utilised by southern brown bandicoots</b></p>	Unlikely	<p>No vegetation corridors will be reduced as part of the proposed works.</p>

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Significant impact criteria for Southern Brown Bandicoot	Likelihood of significant impact	Justification
<b>As a result of fire management procedures, at any given time, greater than 20% of suitable habitat has a reduced understorey vegetation structure below an average of 50% foliage density.</b>	Unlikely	No fire management procedures are known to be implemented. Should a fire management regime be suggested, it is recommended that Biosis will authorise the fire procedure plan to account as suitable as per the Southern Brown Bandicoot referral guidelines.

On the basis of potential for significant impacts on Southern Brown Bandicoot as assessed by the criteria above, the EPBC Act is likely to be triggered and referral of the proposed action to the Australian Government Minister for the Environment is therefore recommended.

## 4.2 State

### 4.2.1 Flora and Fauna Guarantee Act 1988 (FFG Act)

The FFG Act is a key piece of Victorian legislation on the conservation of threatened species and communities and on the management of potentially threatening processes. Under the Act a permit is required from DEECA to 'take' protected flora species. Permit exemptions under the Act generally apply to the non-commercial removal of protected flora from private land, unless there is 'critical habitat' that has been declared on the land. Authorisation under the Act is required to collect, kill, injure or disturb listed fish on private or public land.

Link for further information: <https://www.environment.vic.gov.au/conserving-threatened-species/victorias-framework-for-conserving-threatened-species>

The FFG Act defines public land as Crown Land or land owned by, or vested in, a public authority, while private land is defined as any land other than public land. A public authority is defined in the FFG Act as a body established for a public purpose by or under any Act and includes:

- an administrative office
- a government department
- a municipal council
- a public entity
- a State-owned enterprise.

Australian Christian College is not a public authority for the purposes of the FFG Act.

Native vegetation on site is not a FFG act listed threatened community, and does not contain protected flora species (Appendix 1).

The study area is on private land, does not contain any declared 'critical habitat' for the purposes of the FFG Act and the flora species are not being taken for the purpose of commercial sale. A protected flora permit is therefore not required, however the presence of rare or threatened flora and habitat for threatened fauna will be considered by the Responsible Authority in determining its response to an application for native vegetation removal under Clause 52.17 (see below).

#### 4.2.2 Catchment and Land Protection Act 1994 (CaLP Act)

The CaLP Act identifies and classifies certain species as noxious weeds or pest animals and provides a system of controls on noxious species.

Declared noxious weeds identified in the study area are listed in Appendix 1 (Table 10) and established pest animals are listed in Appendix 2 (Table 13).

The proponent must take all reasonable steps to eradicate regionally prohibited weeds, prevent the growth and spread of regionally controlled weeds, and prevent the spread of and as far as possible eradicate established pest animals. The State is responsible for eradicating State prohibited weeds from all land in Victoria.

Further information is at <https://agriculture.vic.gov.au/biosecurity/protecting-victoria/legislation-policy-and-permits/invasive-species-laws-and-the-catchment-and-land-protection-act-1994>

#### 4.2.3 Planning and Environment Act 1987 (incl. Casey Planning Schemes)

The *Planning and Environment Act 1987* controls the planning and development of land in Victoria and provides for the development of planning schemes for all municipalities.

Clause 12.01-15 of the Casey Planning Scheme includes the strategy to avoid impacts of land use and development on important areas of biodiversity.

Of particular relevance to the development proposals are controls relating to the removal, destruction or lopping of native vegetation contained within the Casey Planning Scheme (the Scheme), including permit requirements.

The Scheme (Clause 73.01) defines 'native vegetation' as 'Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses'.

It is the objective of Clause 12.01-2 of the Planning Policy Framework (Native Vegetation Management) that removal of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.

Clause 52.17 (Native Vegetation) requires a planning permit to remove, destroy or lop native vegetation including some dead native vegetation subject to exemptions.

*Victoria's Guidelines for the removal, destruction or lopping of native vegetation* (The Guidelines) are incorporated into the Casey Planning Scheme (DELWP 2017b)

The purpose of the Guidelines is to guide how impacts to biodiversity should be considered when assessing a permit application to remove, destroy or lop native vegetation. The objective for the guidelines in Victoria is 'No net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation'.

Decision guidelines that must be considered by the referral or responsible authority are contained in Section 7 of the Guidelines and referred to in Clause 52.17-4.

There is native vegetation present in the study area that requires a planning permit for removal. The planning application must meet the requirements of, and be assessed in, the Basic Assessment Pathway.

A detailed assessment of the implications for the project under the Guidelines is provided in Section 5 of this report.

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In addition, the study area is subject to the following planning controls and provisions under the Planning Scheme:

- Clause 35.04 – Green Wedge Zone – Schedule 2 (GWZ2)
- Clause 42.01 – Environmental Significance Overlay – Schedule 4 (ESO4)
- Clause 44.04 – Land Subject to Inundation Overlay
- Clause 44.06 – Bushfire Management Overlay

Environmental Significance Overlay 4 and GWZ2 covers the entire study area. No additional permit requirements are listed, however, the environmental objective of the overlay is “to conserve, enhance and extend the ecological values of environmentally sensitive land in Cranbourne South”, including the Cranbourne Botanical Gardens and from there to Western Port Bay.

The location of the overlays in relation to the study area can be determined via the following link: [Planning schemes](#).

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## 5 Victoria's Guidelines for the removal, destruction or lopping of native vegetation

The Guidelines set out and describe the application of Victoria's statewide policy in relation to assessing and compensating for the removal of native vegetation in order to achieve the objective of 'no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation' (DELWP 2017b).

This objective is to be achieved through Victoria's planning system using an assessment approach that relies on strategic planning and the permit and offset system. The key policy for achieving no net loss to biodiversity is the three-step approach of avoid, minimise and offset:

- **Avoid** the removal, destruction or lopping of native vegetation.
- **Minimise** impacts resulting from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an **offset** to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Steps that have been taken during the design of the development to ensure that impacts on biodiversity from the removal of native vegetation have been minimised include:

- Avoiding impacts to habitat for the Southern Brown Bandicoot, including retention and protection of vegetation along the southern boundary, with additional restoration and enhancement proposed to improve habitat quality and connectivity.
- Locating the development primarily within existing disturbed and modified areas to minimise impacts on native vegetation and Southern Brown Bandicoot habitat.

The Department of Energy, Environment and Climate Action provides biodiversity information tools to assist with determining the assessment pathway associated with the removal of native vegetation and the contribution that native vegetation within the study area makes to Victoria's biodiversity.

All planning permit applications to remove native vegetation are assigned to an assessment pathway determined by the extent and location of proposed native vegetation removal. The assessment pathway determines the information to be provided in a planning permit application and the decision guidelines the responsible authority (e.g. Council) and/or DEECA as a referral authority will use to assess the permit application.

The biodiversity information tools have two components:

### Site-based information

The site-based information is observable at a particular site. Biosis has collected the requisite site-based information for the assessment against the Guidelines.

### Landscape scale information

Landscape scale information requires consideration of information beyond the site. This information is managed by DEECA and can be accessed via the NVR Map.

The following section summarises the results of the site-based assessment and the outputs generated by the Native Vegetation Removal Report, which identifies the assessment pathway on which the planning application will be assessed. The full Native Vegetation Removal Report is in Appendix 5.

## 5.1 Habitat hectares

A continuous area of the same EVC is termed a 'habitat zone'. Different habitat zones exist where there are different EVCs present within a patch or discrete (non-continuous) patches of one EVC. A vegetation quality assessment (VQA) was conducted for each habitat zone to give it a condition score of between 0 and 1. The condition score is multiplied by the extent of the habitat zone to give a value in habitat hectares. The results of the VQA are provided in Table 7.

The study area supports four patches of native vegetation and eight small scattered trees. For applications that propose to remove scattered trees, the extent of scattered trees is calculated using the standard extents described in Section 2.4.1. A condition score is applied to each scattered tree based on information provided by DEECA's NVR Map.

The location of scattered trees are shown in Figure 2 and further details of each tree is provided in Appendix 4.

**Table 7** Habitat hectares of native vegetation within the study area

Habitat Zone ID		1	2	3	4	
EVC #: Name (Figure 2)		EVC 175	EVC 175	EVC 175	EVC 175	
	Max Score	Score	Score	Score	Score	Total
<b>Site Condition</b>	Large Trees	10	0	0	0	
	Tree Canopy Cover	5	4	4	0	
	Lack of Weeds	15	0	0	0	
	Understorey	25	5	5	5	
	Recruitment	10	0	0	0	
	Organic Litter	5	5	5	2	
	Logs	5	4	2	0	
	<b>Total Site Score</b>		18	16	7	7
<b>Landscape Context</b>	Patch Size	10	1	1	1	
	Neighbourhood	10	1	1	1	
	Distance to Core Area	5	3	3	3	
	<b>Total Landscape Score</b>		5	5	5	5
<b>Habitat points = #/100</b>	100	23	21	12	12	
<b>CONDITION SCORE</b>	1	0.230	0.210	0.190	0.190	
<b>Habitat Zone area (ha)</b>		0.034	0.056	0.013	0.065	0.168
<b>Habitat Hectares (Hha)</b>		0.008	0.012	0.002	0.012	0.034

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## 5.2 Proposed removal of native vegetation

The extent of native vegetation patches, the location of large trees within patches and location of any scattered trees within the study area were mapped (Figure 2), and the vegetation condition was assessed in relation to standard methods (DSE 2004) and pre-determined EVC benchmarks (DEECA 2025).

The proposed removal of native vegetation was assessed in accordance with the construction impact plan provided (18130-02-2401). The development proposes to remove 0.288 hectares of native vegetation, comprising 0.132 hectares of patch vegetation and 5 scattered trees (Figure 3). No large trees within patches are proposed to be removed. A Native Vegetation Removal Report was prepared through DEECA's NVR Map online application. This is provided in Appendix 5 and summarised in the following sections.

## 5.3 Determining the Assessment Pathway

Applications to remove native vegetation are categorised into one of three assessment pathways: basic, intermediate or detailed. Two factors are used to determine the assessment pathway for a permit application, the **location** and **extent** of the native vegetation proposed to be removed. Location has been divided into three possible categories by DEECA and has been pre-determined by DEECA for all locations in Victoria. The location of a particular site is determined using the location map available in the NVR Map online application tool (<https://mapshare.vic.gov.au/nvr/>).

The extent of native vegetation proposed to be removed determines the assessment pathway by considering the following:

- The total area (hectares) of native vegetation (including any patches and scattered trees) proposed to be removed.
- Whether any large trees are proposed to be removed, either as scattered trees or occurring in patches.

It is proposed to remove **<0.5 hectares and no large trees** of native vegetation from within Location Category **1**, therefore the application for removal of this native vegetation must meet the requirements of, and be assessed in, the **Basic Assessment Pathway**. These requirements are provided in Appendix 5.

## 5.4 Offset requirements

In order to ensure a gain to Victoria's biodiversity that is equivalent to the loss resulting from the proposed removal of native vegetation, compensatory offsets are required. Losses and gains are measured in general or species habitat scores or units. The offset must also include at least one large tree for every large tree removed.

Under the Guidelines any losses of vegetation within sites that are assessed under the Basic/Intermediate Assessment Pathway can be offset by the provision of a 'general offset'.

The general offset requirements are provided in Appendix 5 and summarised in Table 8.

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**Table 8 Summary of DEECA Native Vegetation Removal Report**

Attribute	Outcome	Notes
<b>Location category</b>	Location 1	The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.
<b>Native vegetation removal extent</b>	0.288 hectares	0.132 hectares of patch vegetation and 5 small, scattered trees.
<b>Assessment Pathway</b>	Basic	Proposed removal of <0.5 hectares and no large trees.
<b>Strategic Biodiversity Value Score</b>	0.230–0.428	
<b>Modelled habitat for threatened species</b>	No	Extent is below 0.5 hectares and removal will not have a significant impact on any habitat for a rare or threatened species.
<b>Offset type</b>	General	
<b>Offset amount: general habitat units</b>	0.054 units	
<b>General offset vicinity</b>	Melbourne Water Catchment Management Authority or City of Casey	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
<b>General offset minimum Strategic Biodiversity Value Score</b>	0.2036	
<b>Large tree attributes</b>	No large trees	The offset must include protection of at least one large tree for every large tree to be removed.

## 5.5 Proposed offset strategy

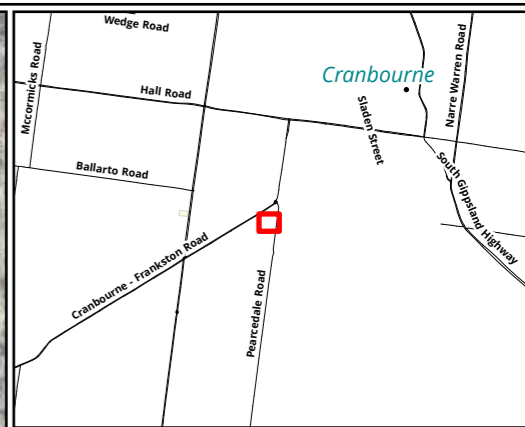
Australian Christian College – Victoria Ltd intends to purchase the offset credits from the Victorian native vegetation credit register.

A quote has been obtained to purchase general habitat units that satisfy the offset requirements as specified in Section 5.4 (Appendix 6). The general offset site is located in the Melbourne Water catchment management area and the Casey City municipality. The offset site has a strategic biodiversity value score of 0.2036.

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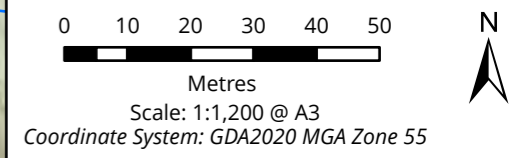


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- Legend**
- Study area
  - Proposed Impact area
  - Southern Brown Bandicoot habitat
  - Tree Protection Zone (TPZ)
  - Patch vegetation: proposed removal
- Scattered tree**
- Small scattered tree: proposed retention
  - Small scattered tree: proposed removal
  - ▲ Large scattered tree: proposed removal
- Ecological Vegetation Classes (EVC)**
- (GipP0175) Grassy Woodland
- Hydrology**
- ~ River or creek
  - ◐ Lake/Dam

**Figure 3 Proposed native vegetation removal within the study area**



Matter: 43850,  
 Date: 17 April 2026,  
 Prepared for: JLH, KS, Prepared by: EH, Last edited by: eharvey  
 Layout: 43850\_F3\_VegRemoval  
 Project: P:\43800s\43850\Mapping\43850\_PearcedaleRdCranbourneSth\_MP.aprx

Acknowledgements: VicMap BaseMap © State of Victoria, Imagery Nearmap January 2026

## 6 Key ecological values and recommendations

This section identifies the key ecological features of the study area, provides an outline of potential implications of proposed development on those values and includes recommendations to assist CEM to minimise impacts on biodiversity, particularly for Southern Brown Bandicoot.

The primary measure to reduce impacts on biodiversity values within the study area is to avoid and minimise removal of native vegetation and fauna habitat. The results of this assessment should be considered for incorporation into the current project design, by adding the flora and fauna mapping information into the planning maps and investigating options to retain as much of the mapped vegetation/habitats as possible. Priority should be given to minimising impacts to known Southern Brown Bandicoot habitat.

A summary of potential implications of development of the study area and recommendations to minimise impacts during the **design phase** of the project is provided in Table 9.

**Table 9 Key ecological values, potential implications of developing the study area and recommendations to minimise impacts during the design phase**

Ecological feature (Figure 2)	Implications of development	Recommendations
<b>Native vegetation</b>	<p>Permanent removal of 0.288 hectares of vegetation, comprising 0.132 hectares of patch vegetation and five small scattered trees.</p> <p>The application will be assessed on the Basic Assessment Pathway. Proportional impacts on native vegetation are below the species offset threshold.</p>	<p>Avoid and minimise removal of native vegetation, in accordance with the Guidelines. Refer to Section 5. Retained vegetation should be fenced off and treated as no-go zones.</p> <p>Identify and implement appropriate offsets for vegetation losses as outlined in Section 5.4.</p>
<b>Threatened species and ecological communities</b>	<p>Removal of known habitat for Southern Brown Bandicoot</p>	<p>Avoid and minimise removal of known habitat for Southern Brown Bandicoot and allow for buffers to this habitat where possible.</p> <p>Prepare a conservation management plan to guide the revegetation and improvement in habitat structure and quality for Southern Brown Bandicoot habitat to be retained along the southern boundary.</p>
<b>Habitat connectivity</b>	<p>The project intends to retain an area of known Southern Brown Bandicoot habitat along southern boundary of the study area, which is currently disconnected from larger areas of habitat at Cranbourne Botanical Gardens to the east.</p>	<p>Final design should avoid any barriers to connectivity with the surrounding landscape.</p>

### Recommendations for Southern Brown Bandicoot

The key recommendations for Southern Brown Bandicoot are guided by the Draft referral guidelines for the endangered southern brown bandicoot (DSEWPC 2011):

1. Avoid impacts – preserve populations and habitat to avoid further loss.
2. Mitigate impacts – prevent habitat degradation and retain habitat function.

3. Monitor effectiveness of mitigation – ensure mitigation is effective and feeds back into an adaptive management plan.

Project specific recommendations to avoid, minimise and mitigate impacts include:

- Prepare a Southern Brown Bandicoot Conservation Management Plan, which will include:
  - Protection and enhancement recommendations for retained habitat along the southern boundary of the stie.
  - Details of appropriate planting to improve vegetation structure and diversity within the habitat.
  - Guidelines to increase foliage density to the target of 50-80% in the 0.2-1 metre height range.
  - Weed control measures, ensuring that removal of exotic vegetation is undertaken in stages and replaced with native species to improve habitat.
  - Pest animal control measures to reduce longer term impacts from foxes and rabbits, ensuring no adverse impacts from management techniques (i.e. poisons).
- Development design
  - Ensure the development design does not include any barriers to connectivity with the surrounding landscape.
  - Easements and services should be integrated/co-located into a single corridor, outside habitat and buffer zones.
  - Appropriate fencing once construction is complete to protect Southern Brown Bandicoot habitat and prohibit people from entering the area.
  - Buffer zones should be applied to retained habitat/corridors.
- Construction activities
  - Implemented with hygiene control measures to prevent introduction of weeds and pathogens.
  - Appropriate fencing must be in place to ensure development activities do not encroach on preserved habitat areas.
  - Timed to minimise disturbance from construction activities (i.e. noise, lighting).

### Construction and post-construction management

Specific detail relating to preventing impacts on retained native vegetation and aquatic and terrestrial habitat should be addressed in a site-specific Construction Environmental Management Plan. This will include issues relating to contractors such as environmental inductions, installation of temporary fencing/signage, drainage and sediment control.

An Ecological Management Plan should be prepared by an ecological consultant to provide detailed advice on the ongoing protection and long-term management of retained vegetation/habitat, creation of linkages and other habitat features such as wetlands, if proposed.

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## Appendices

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## Appendix 1 Flora

Abbreviations and symbols:

Code	Meaning	Reference
<b>National listings</b>		
EX	Extinct	Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)
CR	Critically endangered	
EN	Endangered	
VU	Vulnerable	
PMST	Protected Matters Search Tool	
<b>State listings</b>		
x	Extinct	Victorian <i>Flora and Fauna Guarantee Act 1988</i> (FFG Act)
cr	Critically endangered	
e	Endangered	
v	Vulnerable	
t	Threatened	
P	Protected (public land only)	
RU	Restricted use (public land only)	
<b>Weed status</b>		
SP	State prohibited species	Victorian <i>Catchment and Land Protection Act 1994</i> (CaLP Act)
RP	Regionally prohibited species	
RC	Regionally controlled species	
R	Restricted species	
<b>Other</b>		
#	Native species outside its natural range	Victorian Biodiversity Atlas (VBA)

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### Appendix 1.1 Flora species recorded from the study area

**Table 10** Flora species recorded from the study area

Status	Scientific name	Common name
<b>Indigenous species</b>		
	<i>Acacia dealbata</i>	Silver Wattle
	<i>Acacia melanoxylon</i>	Blackwood
	<i>Carex inversa</i>	Knob Sedge
	<i>Dysphania pumilio</i>	Clammy Goosefoot

Status	Scientific name	Common name
	<i>Eucalyptus cephalocarpa</i> s.l.	Silver-leaf Stringybark
	<i>Eucalyptus ovata</i>	Swamp Gum
	<i>Juncus</i> spp.	Rush
	<i>Lachnagrostis filiformis</i> s.l.	Common Blown-grass
	<i>Lythrum hyssopifolia</i>	Small Loosestrife
	<i>Persicaria decipiens</i>	Slender Knotweed
	<i>Pteridium esculentum</i> subsp. <i>esculentum</i>	Austral Bracken
	<i>Solanum laciniatum</i>	Large Kangaroo Apple
Introduced species		
	<i>Acetosella vulgaris</i>	Sheep Sorrel
	<i>Agapanthus praecox</i>	Agapanthus
	<i>Agave</i> spp.	Agave
	<i>Agrostis capillaris</i>	Brown-top Bent
	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass
	<i>Arctotheca calendula</i>	Cape Weed
	<i>Avena</i> spp.	Oat
	<i>Brassica fruticulosa</i>	Twiggy Turnip
	<i>Bromus</i> spp.	Brome
	<i>Cenchrus clandestinus</i>	Kikuyu
	<i>Cerastium glomeratum</i> s.l.	Common Mouse-ear Chickweed
	<i>Chenopodium album</i>	Fat Hen
<b>RC</b>	<i>Cirsium vulgare</i>	Spear Thistle
	<i>Cynodon dactylon</i> var. <i>dactylon</i>	Couch
	<i>Cyperus eragrostis</i>	Drain Flat-sedge
	<i>Ehrharta erecta</i>	Panic Veldt-grass
	<i>Ehrharta longiflora</i>	Annual Veldt-grass
	<i>Erigeron bonariensis</i>	Flaxleaf Fleabane
	<i>Helminthotheca echioides</i>	Ox-tongue
	<i>Holcus lanatus</i>	Yorkshire Fog
	<i>Hypochaeris radicata</i>	Flatweed
<b>RC</b>	<i>Juncus acutus</i> subsp. <i>acutus</i>	Spiny Rush
	<i>Lotus subbiflorus</i>	Hairy Bird's-foot Trefoil
	<i>Lysimachia arvensis</i>	Pimpernel
<b>#</b>	<i>Melaleuca armillaris</i>	Giant Honey-myrtle
<b>#</b>	<i>Melaleuca linariifolia</i>	Flax-leaf Paperbark
<b>R</b>	<i>Oxalis pes-caprae</i>	Soursob

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Status	Scientific name	Common name
	<i>Paspalum dilatatum</i>	Paspalum
	<i>Phalaris aquatica</i>	Toowoomba Canary-grass
	<i>Phytolacca octandra</i>	Red-ink Weed
	<i>Pinus radiata</i>	Radiata Pine
	<i>Plantago major</i>	Greater Plantain
	<i>Poa annua</i> s.l.	Annual Meadow-grass
	<i>Polygonum aviculare</i> s.l.	Prostrate Knotweed
	<i>Portulaca oleracea</i>	Common Purslane
	<i>Ranunculus repens</i>	Creeping Buttercup
<b>RC</b>	<i>Rubus anglocandicans</i>	Common Blackberry
	<i>Rumex conglomeratus</i>	Clustered Dock
	<i>Setaria parviflora</i>	Slender Pigeon-grass
	<i>Solanum nigrum</i> s.l.	Black Nightshade
	<i>Solanum triflorum</i>	Cut-leaf Nightshade
	<i>Sonchus asper</i> s.l.	Rough Sow-thistle
	<i>Trifolium repens</i> var. <i>repens</i>	White Clover
	<i>Urtica urens</i>	Small Nettle
	<i>Vicia sativa</i>	Common Vetch

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## Appendix 1.2 Listed flora species

The following table lists threatened flora species that have potential to occur within the study area, sourced from the VBA and PMST (accessed on 8 December 2025). Where a year is given for the most recent database record, this refers to the VBA unless otherwise specified. Where no year is given, the PMST predicts the species has potential to occur. Some habitat descriptions are sourced from VicFlora (RBGV 2025).

**Table 11 Threatened flora species recorded or predicted to occur within 5 km of the study area**

Scientific name	Common name	Listing status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
<b>National significance</b>								
<i>Amphibromus fluitans</i>	River Swamp Wallaby-grass	VU		1990	PMST	Swampy areas, mainly along the Murray River between Wodonga and Echuca with scattered records from southern Victoria.	Low	Old record in local area, however no suitable habitat.
<i>Caladenia orientalis</i>	Eastern Spider-orchid	EN	e		PMST	Heath and heathy woodlands in coastal areas between the Mornington Peninsula and Wilsons Promontory.	Negligible	No records within the local area and no suitable habitat.
<i>Caladenia robinsonii</i>	Frankston Spider-orchid	EN	cr	2017	PMST	Coastal heathy woodland; only confirmed population is near Rosebud.	Negligible	One recent record within the Cranbourne Botanic Gardens, however no suitable habitat.
<i>Caladenia xanthochila</i>	Yellow-lip Spider-orchid	EN	e	2017		Grassy, herb-rich Yellow Gum Eucalyptus leucoxydon woodland on sandy soils.	Negligible	One recent record within the Cranbourne Botanic Gardens, however no suitable habitat.
<i>Callitris oblonga</i> subsp. <i>oblonga</i>	Dwarf Cypress-pine	EN		2015		Records for Victoria are introductions.	Negligible	Recent records within the local area, however records for

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Scientific name	Common name	Listing status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
								Victoria are introductions.
<i>Dianella amoena</i>	Matted Flax-lily	EN	cr		PMST	Lowland grassland and grassy woodland, on well-drained to seasonally waterlogged fertile sandy loam soils to heavy cracking clays.	<b>Low</b>	No records within the local area, low quality habitat in the study area.
<i>Euphrasia collina subsp. muelleri</i>	Purple Eyebright	EN	e	1903		Grasslands and grassy woodlands; few populations are known to still exist.	<b>Negligible</b>	One historic record within the local area. No suitable habitat.
<i>Glycine latrobeana</i>	Clover Glycine	VU	v		PMST	Grasslands and grassy woodlands, particularly those dominated by Kangaroo Grass.	<b>Negligible</b>	No records within the local area and no suitable habitat.
<i>Lepidium aschersonii</i>	Spiny Peppercross	VU	e		PMST	Heavy clay soils near salt lakes on the volcanic plains; disjunct records near Lake Omeo.	<b>Negligible</b>	No records within the local area and no suitable habitat.
<i>Prasophyllum frenchii</i>	Maroon Leek-orchid	EN	e		PMST	Grassland and grassy woodland environments on sandy or black clay loam soils, that are generally damp but well drained.	<b>Negligible</b>	One recent record within the local area, however no suitable habitat.
<i>Prasophyllum spicatum</i>	Dense Leek-orchid	VU	cr		PMST	Heath and heathy woodlands.	<b>Negligible</b>	No records within the local area and no suitable habitat.
<i>Pterostylis chlorogramma</i>	Green-striped Greenhood	VU	e		PMST	Heathy woodland; more specific habitat requirements are poorly known.	<b>Negligible</b>	No records within the local area and no suitable habitat.
<i>Pterostylis cucullata</i>	Leafy Greenhood	VU			PMST	Sand dune scrubs in coastal areas, and inland on slopes and river flats in moist foothill and montane forests.	<b>Negligible</b>	No records within the local area and no suitable habitat.

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Scientific name	Common name	Listing status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
<i>Senecio macrocarpus</i>	Large-headed Fireweed	VU	cr		PMST	Grassland, shrubland and woodland habitats on heavy soils subject to waterlogging and/or drought conditions in summer.	<b>Negligible</b>	No records within the local area and no suitable habitat.
<i>Senecio psilocarpus</i>	Swamp Fireweed	VU			PMST	Seasonally inundated herb-rich swamps, growing on peaty soils or volcanic clays.	<b>Negligible</b>	No records within the local area and no suitable habitat.
<i>Thelymitra epipactoides</i>	Metallic Sun-orchid	EN	e		PMST	Moist or dry sandy loams or loamy sands, primarily in coastal heaths, grasslands and woodlands, but also in similar communities at drier inland sites.	<b>Negligible</b>	No records within the local area and no suitable habitat.
<i>Thelymitra orientalis</i>	Slender Plum-orchid	CR	cr		PMST	Grows in damp heathy flats and seepage areas usually in peaty white sands.	<b>Negligible</b>	No records within the local area and no suitable habitat.
<i>Thesium australe</i>	Austral Toad-flax	VU	e		PMST	Most commonly in damp grassland and woodland, including subalpine grassy heathlands.	<b>Negligible</b>	No records within the local area and no suitable habitat.
<i>Xerochrysum palustre</i>	Swamp Everlasting	VU	cr		PMST	Sedge-swamps and shallow freshwater marshes and swamps in lowlands, on black cracking clay soils.	<b>Negligible</b>	No records within the local area and no suitable habitat.
<b>State significance</b>								
<i>Acacia boormanii</i>	Snowy River Wattle		e	1996		Restricted mostly to open-forest on rocky slopes and along banks of the Snowy River and its tributaries, with outlying populations at Mt Typo and Gapsted in the Myrtleford area.	<b>N/A</b>	Historical records within the Cranbourne Botanic Garden, however no suitable habitat and is outside the normal range for this species.

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Scientific name	Common name	Listing status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
<i>Acacia howittii</i>	Sticky Wattle		v	2017		Moist forest. Natural occurrences are confined to South Gippsland and Central Highlands.	<b>N/A</b>	Recent record within the local area, however no suitable habitat and is outside the normal range for this species.
<i>Billardiera scandens s.s.</i>	Velvet Apple-berry		e	1981		Common in heathland, woodland and forests from near sea level to the sub Alpine regions.	<b>Low</b>	Historical records within the local area, low quality habitat within the study area.
<i>Caladenia aurantiaca</i>	Orange-tip Finger-orchid		e	1999		Lowland forest and heathy woodlands, typically near the coast.	<b>Negligible</b>	Historical records within the local area, however no suitable habitat.
<i>Cardamine moirensis</i>	Riverina Bitter-cress		e	1998		Low-lying, seasonally wet areas near streams and swamps.	<b>Negligible</b>	One historical record within the local area, however no suitable habitat.
<i>Coronidium gunnianum</i>	Pale Swamp Everlasting		cr	1905		Widespread and sometimes locally common, particularly in high-rainfall areas of Victoria; often in moist sites in open forests and woodlands.	<b>Low</b>	One historical record within the local area, low quality habitat within the study area.
<i>Correa reflexa var. lobata</i>	Powelltown Correa		e	1981		Endemic to Victoria, where locally common in moist, often heathy, open-forest from the Dandenong Ranges to near Powerlltown, with an isolated occurrence in Cranbourne.	<b>Low</b>	One historical record within the local area, low quality habitat within the study area.
<i>Corymbia maculata</i>	Spotted Gum		v	2022		In Victoria, naturally confined to a small population near Mt Tara in the east of the state.	<b>N/A</b>	Recent record within the local area, however is outside the

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Scientific name	Common name	Listing status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
								normal range for this species.
<i>Diuris punctata</i> var. <i>punctata</i>	Purple Diuris		e	1905		Fertile, loamy soils and periodically wet areas in lowland grasslands, grassy woodlands, heathy woodlands and open heathlands.	<b>Negligible</b>	One historical record within the local area, however no suitable habitat.
<i>Eucalyptus fulgens</i>	Green Scentbark		e	1995		Forests and woodlands of the Gippsland Plain and adjacent foothills.	<b>Low</b>	One historical record within the local area, low quality habitat within the study area.
<i>Eucalyptus sideroxylon</i> subsp. <i>sideroxylon</i>	Mugga		e	2017		Typically found on poor, shallow soils, including sands, gravels, ironstones and clays.	<b>N/A</b>	Recent records within the local area, however is outside the normal range for this species.
<i>Eucalyptus yarraensis</i>	Yarra Gum		cr	2005		Valley flats and along stream on soils subject to periodic inundation or waterlogging.	<b>Low</b>	Recent records within the local area, low quality habitat within the study area.
<i>Grevillea dimorpha</i>	Flame Grevillea		e	1995		Sandy soils on sandstone.	<b>Negligible</b>	One historical record within the Cranbourne Botanic Garden. No suitable habitat.
<i>Hakea macraeana</i>	Willow Needlewood		cr	1995		Known in Victoria from a single young plant in the Upper Genoa River, possibly originating from seed washed downstream from plants across the border in New South Wales.	<b>Negligible</b>	One record within the local area, however this record is of a cultivated variety and no suitable habitat.

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Scientific name	Common name	Listing status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
<i>Melaleuca armillaris</i> subsp. <i>armillaris</i>	Giant Honey-myrtle		e	2019		Near coastal heath/scrub, rocky coast and foothill outcrops.	<b>Recorded</b>	Species recorded on site, however is outside the normal range for this species. Recorded species likely to be from cultivated and planted stock.
<i>Thelionema umbellatum</i>	Clustered Lily		v	2011		Sandy, often poorly drained soils of heathy woodlands and heathlands.	<b>Negligible</b>	Recent record within the local area, however no suitable habitat.
<i>Thelymitra circumsepta</i>	Naked Sun-orchid		e	2007		In damp, shaded areas in heath, woodlands and forest.	<b>Negligible</b>	Recent record within the local area, however no suitable habitat.
<i>Thryptomene calycina</i>	Grampians Thryptomene		e	1986		Low-nutrient, sandy or gravelly soils often in rocky areas in heathy woodland vegetation. Commonly cultivated and records near Melbourne are naturalisations.	<b>N/A</b>	Historical records within the local area, however is outside the normal range for this species.

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### Appendix 1.3 Threatened ecological communities

The following listed threatened ecological communities may occur within the project area, compiled with reference to characteristics of FFG Act threatened communities (DEECA 2023) and the Protected Matters Search Tool (accessed on 8 December 2025).

**Table 12 Threatened ecological communities that may occur within 5 km of the project area**

Ecological community	Status	Likelihood and rationale
<b>National significance</b>		
<b>Natural Damp Grassland of the Victorian Coastal Plains</b>	CR	No natural grassland communities were recorded during the site assessment, therefore this vegetation community is not present.
<b>Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains</b>	CR	This is generally a treeless community dominated by a native herb ground layer that is predominantly graminoids. No native graminoid patches were recorded in the study area, therefore this community is not present.
<b>State significance</b>		
<b>Central Gippsland Plains Grassland Community</b>	L	No natural grassland communities were recorded during the site assessment, therefore this vegetation community is not present.
<b>Forest Red Gum Grassy Woodland Community</b>	L	The characteristic species belonging to this community (Forest Red Gum <i>Eucalyptus tereticornis</i> ) was not recorded during the site assessment, therefore this vegetation community is not present.
<b>Sedge Rich Eucalyptus camphora Swamp Community</b>	L	The typical canopy species associated with this community (Mountain Swamp Gum <i>Eucalyptus camphora</i> ) was not recorded during the site assessment, it is therefore not present in the study area.

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## Appendix 2 Fauna

Abbreviations and symbols:

Code	Meaning	Reference
<b>National listings</b>		
EX	Extinct	Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)
CR	Critically endangered	
EN	Endangered	
VU	Vulnerable	
CD	Conservation dependent	
PMST	Protected Matters Search Tool	
<b>State listings</b>		
x	Extinct	Victorian <i>Flora and Fauna Guarantee Act 1988</i> (FFG Act)
cr	Critically endangered	
e	Endangered	
v	Vulnerable	
t	Threatened	
P	Protected (fish only)	
<b>Pest animal status</b>		
PS	Declared pest animal	Victorian <i>Catchment and Land Protection Act 1994</i> (CaLP Act)
N	Declared noxious aquatic species	Victorian <i>Fisheries Act 1995</i>
<b>Other</b>		
*	Introduced species	Victorian Biodiversity Atlas (VBA) (DEECA 2026)

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## Appendix 2.1 Fauna species recorded from the study area

**Table 13 Vertebrate fauna recorded from the study area (present assessment)**

Status	Scientific name	Common name
<b>Mammals</b>		
EN, e	<i>Isoodon obesulus obesulus</i>	Southern Brown Bandicoot
	<i>Tachyglossus aculeatus</i>	Short-beaked Echidna
	<i>Trichosurus vulpecula</i>	Common Brushtail Possum
	<i>Wallabia bicolor</i>	Black-tailed Wallaby
*	<i>Oryctolagus cuniculus</i>	European Rabbit
*	<i>Rattus rattus</i>	Black Rat
*	<i>Rattus spp.</i>	Rat spp.
*	<i>Vulpes vulpes</i>	Red Fox
<b>Birds</b>		
*	<i>Acridotheres tristis</i>	Common Myna
	<i>Anthochaera carunculata</i>	Red Wattlebird
	<i>Colluricincla harmonica</i>	Grey Shrike-thrush
	<i>Dacelo novaeguineae</i>	Laughing Kookaburra
	<i>Grallina cyanoleuca</i>	Magpie-lark
	<i>Manorina melanocephala</i>	Noisy Miner
	<i>Ocyphaps lophotes</i>	Crested Pigeon
	<i>Pardalotus punctatus</i>	Spotted Pardalote
	<i>Petrochelidon ariel</i>	Fairy Martin
	<i>Phaps chalcoptera</i>	Common Bronzewing
	<i>Platycercus eximius</i>	Eastern Rosella
	<i>Rhipidura albiscapa</i>	Grey Fantail
	<i>Rhipidura leucophrys</i>	Willie Wagtail
*	<i>Spilopelia chinensis</i>	Spotted Dove
*	<i>Sturnus vulgaris</i>	Common Starling
	<i>Trichoglossus molucannus</i>	Rainbow Lorikeet
*	<i>Turdus merula</i>	Eurasian Blackbird
	<i>Vanellus miles</i>	Masked Lapwing

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## Appendix 2.2 Remote camera survey results

**Table 14 Vertebrate fauna recorded during remote camera surveys for Southern Brown Bandicoot**

Status	Scientific Name	Common Name	Remote Camera		
			RC 1	RC 2	RC 3
	<i>Colluricincla harmonica</i>	Grey Shrike-thrush			X
EN, e	<i>Isoodon obesulus</i>	Southern Brown Bandicoot			X
*	<i>Oryctolagus cuniculus</i>	European Rabbit	X	X	X
	<i>Phaps chalcoptera</i>	Common Bronzewing		X	
*	<i>Rattus rattus</i>	Black Rat	X	X	
	<i>Rattus spp.</i>	Rat spp.	X		
*	<i>Spilopelia chinensis</i>	Spotted Dove		X	X
	<i>Tachyglossus aculeatus</i>	Short-beaked Echidna	X	X	
	<i>Trichosurus vulpecula</i>	Common Brushtail Possum	X		
*	<i>Turdus merula</i>	Eurasian Blackbird	X	X	X
*	<i>Vulpes vulpes</i>	Red Fox	X		X
	<i>Wallabia bicolor</i>	Black-tailed Wallaby		X	X

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### Appendix 2.3 Listed fauna species

The following table includes a list of threatened fauna species that have potential to occur within the study area, sourced from the VBA and PMST (accessed on 8 December 2025). Where years are specified for the most recent database records, these refer to records from the VBA unless otherwise specified. Where no year is specified, the PMST predicts the species has potential to occur.

**Table 15 Threatened fauna species recorded or predicted to occur within 5 km of the study area**

Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likely occurrence in study area	Rationale for likelihood ranking
		EPBC	FFG					
<b>National significance</b>								
<i>Pedionomus torquatus</i>	Plains-wanderer	CR	cr		PMST	Native grassland with a sparse, open structure	<b>Negligible</b>	No grassland habitat.
<i>Gallinago hardwickii</i>	Latham's Snipe	VU		2022	PMST	A migrant to Australia from July to April, occurring in a wide variety of permanent and ephemeral wetlands. Prefers open freshwater wetlands with heavy cover, but also recorded on the edges of creeks and rivers, river-pools and floodplains.	<b>Low</b>	Drainage lines unlikely to provide adequate vegetative cover.
<i>Rostratula australis</i>	Australian Painted-snipe	EN	cr		PMST	Shallows of well-vegetated freshwater wetlands.	<b>Negligible</b>	Wetland habitat not suitable for this species.
<i>Botaurus poiciloptilus</i>	Australasian Bittern	EN	cr	1980	PMST	Shallow freshwater and brackish wetlands with abundant emergent aquatic vegetation.	<b>Negligible</b>	Wetland habitat not suitable for this species.
<i>Falco hypoleucos</i>	Grey Falcon	VU	v		PMST	Lightly timbered plains and Acacia scrub.	<b>Low</b>	Study area does not provide optimal habitat.
<i>Calyptorhynchus lathami</i>	Glossy Black-Cockatoo	VU	v	2020		Forests and woodlands with Buloke Allocasuarina spp.	<b>Low</b>	No food trees present within study area.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likely occurrence in study area	Rationale for likelihood ranking
		EPBC	FFG					
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	EN	e	1977	PMST	S Vic to E NSW. Forests and woodlands from coast to alpine areas. Autumn-winter dispersal from highlands to lower elevations. Forages in eucalypts, acacias and some exotic garden trees and shrubs.	<b>Low</b>	Edge of species range, limited foraging trees present.
<i>Neophema chrysogaster</i>	Orange-bellied Parrot	CR	cr		PMST	Coastal vegetation including saltmarshes, dunes, pastures, shrublands, sewage plants, saltworks, islands, and beaches.	<b>Negligible</b>	No suitable habitat present.
<i>Neophema chrysostoma</i>	Blue-winged Parrot	VU		1988	PMST	A range of coastal, sub-coastal and semi-arid regions throughout south-eastern Australia. Feeds on seeds of a range of native grasses and herbs.	<b>Low</b>	Limited suitable habitat present.
<i>Lathamus discolor</i>	Swift Parrot	CR	cr	1988	PMST	A range of forests and woodlands, especially those supporting nectar-producing tree species. Also well-treed urban areas.	<b>Low</b>	Limited foraging habitat available.
<i>Hirundapus caudacutus</i>	White-throated Needletail	VU	v	1999	PMST	An almost exclusively aerial species within Australia, occurring over most types of habitat, particularly wooded areas.	<b>Low</b>	May use the airspace above the study area.
<i>Sternula nereis nereis</i>	Australian Fairy Tern	VU			PMST	Fairy Terns inhabit coastal environments including intertidal mudflats, sand flats and beaches. Nests above high-water mark on sandy shell-grit beaches.	<b>Negligible</b>	No coastal habitat present.
<i>Arenaria interpres</i>	Ruddy Turnstone	VU	e	1979		Mainly found on coastal beaches, exposed reefs, and rock platforms.	<b>Negligible</b>	No coastal habitat present.
<i>Charadrius leschenaultii</i>	Greater Sand Plover	VU	v		PMST	Intertidal mudflats and sandbanks of sheltered bays and estuaries.	<b>Negligible</b>	No coastal habitat present.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likely occurrence in study area	Rationale for likelihood ranking
		EPBC	FFG					
<i>Numenius madagascariensis</i>	Eastern Curlew	CR	cr	1909	PMST	Large intertidal sandflats, banks, mudflats, estuaries, inlets, coastal lagoons and bays.	<b>Negligible</b>	No coastal habitat present.
<i>Limosa lapponica</i>	Bar-tailed Godwit	EN	v	1979		Non-breeding migrant to Australia. Shallow tidal, brackish or freshwater wetlands and margins. Generally concentrated in coastal habitats, but may occur widely across continent during migration passage.	<b>Negligible</b>	No coastal habitat present.
<i>Tringa nebularia</i>	Common Greenshank	EN	e	1979	PMST	A variety of ephemeral and permanent inland wetlands and sheltered coastal wetlands.	<b>Negligible</b>	No coastal habitat present.
<i>Calidris ferruginea</i>	Curlew Sandpiper	CR	cr	1980	PMST	Large intertidal sandflats, banks, mudflats, estuaries, inlets, sewage farms, saltworks, harbours, coastal lagoons and bays.	<b>Negligible</b>	No coastal habitat present.
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	VU		2006	PMST	Prefers muddy edges of shallow fresh or brackish wetlands with inundated or emergent low vegetation. Occasionally use flooded paddocks and other ephemeral wetlands.	<b>Negligible</b>	No coastal habitat present.
<i>Calidris canutus</i>	Red Knot	VU	e		PMST	Large intertidal sandflats, banks, mudflats, estuaries, inlets, sewage farms, saltworks, harbours, coastal lagoons and bays.	<b>Negligible</b>	No coastal habitat present.
<i>Melanodryas cucullata</i>	Hooded Robin	EN	v	1981	PMST	Woodlands of eucalypt, Mallee, semi-cleared farmland.	<b>Low</b>	Study area provides limited and degraded woodland patches.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likely occurrence in study area	Rationale for likelihood ranking
		EPBC	FFG					
<i>Aphelocephala leucopsis</i>	Southern Whiteface	VU			PMST	Occurs in a wide range of open woodlands and shrublands, favouring sparsely treed areas with an herbaceous understorey containing grasses and/or shrubs.	<b>Low</b>	Study area provides limited and degraded woodland patches.
<i>Pycnoptilus floccosus</i>	Pilotbird	VU	v		PMST	E Vic to SE NSW. Largely ground-dwelling among leaf litter, logs and lower storey vegetation of wet sclerophyll forests and rainforest. Less often, alpine and coastal woodlands.	<b>Low</b>	Study area provides limited and degraded woodland patches.
<i>Grantiella picta</i>	Painted Honeyeater	VU	v	1981	PMST	Dry open woodlands and forests. Typically forages for fruit and nectar in mistletoes and in tree canopies.	<b>Low</b>	Study area provides limited and degraded woodland patches.
<i>Anthochaera phrygia</i>	Regent Honeyeater	CR	cr		PMST	A range of dry woodlands and forests dominated by nectar-producing tree species.	<b>Low</b>	Study area provides limited and degraded woodland patches.
<i>Stagonopleura guttata</i>	Diamond Firetail	VU	v		PMST	Open forests and woodlands with a grassy ground layer.	<b>Low</b>	Study area provides limited and degraded woodland patches.
<i>Climacteris picumnus</i>	Brown Treecreeper	VU			PMST	Open eucalypt forests, woodlands and Mallee, often where there are stands of dead trees.	<b>Low</b>	Study area provides limited and degraded woodland patches.
<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll	EN			PMST	Rainforest and wet and dry sclerophyll forests and woodlands.	<b>Negligible</b>	No suitable habitat present.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likely occurrence in study area	Rationale for likelihood ranking
		EPBC	FFG					
<i>Antechinus minimus maritimus</i>	Swamp Antechinus	VU	v		PMST	Dense wet heath and heathy woodland, sedgeland and dense tussock grassland.	<b>Negligible</b>	No suitable habitat present.
<i>Petauroides volans</i>	Southern Greater Glider	EN	e		PMST	Wet and damp sclerophyll forest with large hollow-bearing trees.	<b>Negligible</b>	No suitable habitat present.
<i>Petaurus australis</i>	Yellow-bellied Glider	VU	v		PMST	Sclerophyll forest with large hollow-bearing trees, prefers mature eucalypt dominated forest and woodland. Distributed along South-eastern Australia.	<b>Negligible</b>	No suitable habitat present.
<i>Potorous tridactylus trisulcatus</i>	Long-nosed Potoroo	VU	v		PMST	Forest, heathy woodlands and heathlands.	<b>Negligible</b>	No suitable habitat present.
<i>Pseudomys novaehollandiae</i>	New Holland Mouse	VU	e	1976	PMST	Coastal heathland, heathy woodland and dry sclerophyll forest.	<b>Negligible</b>	No suitable habitat present.
<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot	EN	e	2024	PMST	Heathland, shrubland, sedgeland, heathy open forest and woodland; also exotic vegetation, such as blackberry thickets and rank grasses where native vegetation has been removed.	<b>Recorded</b>	Species recorded via remote camera within study area during current survey. Several recent local records.
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	VU	v		PMST	Rainforest, wet and dry sclerophyll forest, woodland and urban areas.	<b>Low</b>	Limited foraging habitat available.
<i>Lissolepis coventryi</i>	Swamp Skink	EN	e	2011	PMST	Densely vegetated swamps and associated watercourses, and adjacent wet heaths, sedgelands and saltmarshes.	<b>Low</b>	Species is known to occur in the local area and have historically been recorded within the Cranbourne Botanical Gardens, with the most recent record from

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likely occurrence in study area	Rationale for likelihood ranking
		EPBC	FFG					
								<p>this site in 1997 (VBA). A more recent record from 2011 occurs approximately 3.7 kilometres south-west of the study area in Langwarrin (VBA). Habitat within the study area is highly modified and lacks suitable structural complexity. Drainage lines and surrounding damp scrub has minimal ground cover and understorey vegetation.</p>
<i>Pseudemoia rawlinsoni</i>	Glossy Grass Skink	EN	e	2026		Damp environments like drainage lines, soaks and the margins of creeks, particularly in dense vegetation including rank grass, reeds and sedges. Also the fringes of coastal saltmarshes.	<b>Low</b>	<p>The species is known to occur within the local area, including a record approximately 4.2 kilometres south of the study area from February 2026 (VBA). However, the study area provides little suitable habitat as drainage</p>

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likely occurrence in study area	Rationale for likelihood ranking
		EPBC	FFG					
								lines and surrounding fringing habitat have minimal ground cover and understorey vegetation.
<i>Litoria raniformis major</i>	Growling Grass Frog	VU	v	1980	PMST	Still or slow-flowing waterbodies and surrounding terrestrial vegetation.	<b>Low</b>	Drainage lines do not provide adequate water or vegetation.
<i>Prototroctes maraena</i>	Australian Grayling	VU	e		PMST	Adults inhabit cool, clear, freshwater streams.	<b>Negligible</b>	The drainage lines do not provide suitable habitat for this species.
<i>Galaxiella pusilla</i>	Dwarf Galaxias	EN	e	2008	PMST	Slow-flowing or still freshwater wetlands such as swamps, drains and backwaters of streams.	<b>Low</b>	Drainage lines along the western & southern boundary may provide habitat, however, no connectivity to waterways in surrounding area.
<i>Nannoperca obscura</i>	Yarra Pygmy Perch	EN	v		PMST	Lakes, pools and slow-flowing streams with abundant aquatic vegetation.	<b>Negligible</b>	The drainage lines do not provide suitable habitat for this species.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likely occurrence in study area	Rationale for likelihood ranking
		EPBC	FFG					
<i>Synemon plana</i>	Golden Sun Moth	VU	v		PMST	Natural temperate grassland, grassy woodland and pasture supporting spear grasses and wallaby grasses and exotic grassland dominated by Chilean needle grass.	<b>Negligible</b>	No habitat present.
<b>State significance</b>								
<i>Lewinia pectoralis</i>	Lewin's Rail		v	2020		Swamps, dense riparian vegetation and saltmarsh.	<b>Low</b>	Drainage lines generally do not provide adequate cover.
<i>Ardea intermedia plumifera</i>	Plumed Egret		cr	1977		Densely-vegetated freshwater wetlands including lakes, swamps and billabongs. Breeds in trees standing in water.	<b>Low</b>	Drainage lines do not provide suitable habitat for this species.
<i>Ardea alba modesta</i>	Eastern Great Egret		v	2018		Flooded crops, pasture, swamps, lagoons, saltmarsh, sewage ponds, estuaries, dams, roadside ditches. Breeds in trees standing in water.	<b>Low</b>	Drainage lines provide sub-optimal habitat for egrets.
<i>Ixobrychus dubius</i>	Australian Little Bittern		e	2002		Freshwater swamps, lakes and rivers with dense reedbeds, saltmarsh and coastal lagoons.	<b>Low</b>	Drainage lines do not provide suitable habitat for this species.
<i>Anseranas semipalmata</i>	Magpie Goose		v	1987		Swamps, lakes, sewage ponds, flooded pasture, dams.	<b>Negligible</b>	No wetland habitat present.
<i>Spatula rhynchotis</i>	Australasian Shoveler		v	2020		Variety of wetlands, with a preference for large, permanent, freshwater lakes/swamps with dense fringing vegetation.	<b>Negligible</b>	No wetland habitat present.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likely occurrence in study area	Rationale for likelihood ranking
		EPBC	FFG					
<i>Stictonetta naevosa</i>	Freckled Duck		e	2018		Large freshwater wetlands, generally with dense vegetation.	<b>Negligible</b>	No wetland habitat present.
<i>Oxyura australis</i>	Blue-billed Duck		v	2019		Open or densely vegetated wetlands.	<b>Negligible</b>	No wetland habitat present.
<i>Biziura lobata</i>	Musk Duck		v	2021		Deep, permanent freshwater wetlands with areas of open water and patches of dense aquatic vegetation.	<b>Negligible</b>	No wetland habitat present.
<i>Accipiter novaehollandiae</i>	Grey Goshawk		e	1990		Rainforest, gallery forest, tall wet forest and woodland. Also partially cleared agricultural land.	<b>Low</b>	Study area does not provide suitable woodland/forest habitat.
<i>Hieraetus morphnoides</i>	Little Eagle		v	2022		Woodland and open areas. Rabbits are a key component of their diet. Nesting occurs in mature trees in open woodland or riparian vegetation.	<b>Medium</b>	May forage for rabbits within the study area. Limited roosting habitat.
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle		e	2022		Coastal areas such as beaches and estuaries, inland wetlands and major inland streams.	<b>Low</b>	May fly over the study area but does not provide foraging or roosting habitat.
<i>Falco subniger</i>	Black Falcon		cr	1999		Woodlands, open country and around terrestrial wetlands areas, including rivers and creeks. Primarily occurs in arid and semi-arid zones in the north, north-west and west of Victoria.	<b>Low</b>	Study area provides limited foraging opportunities.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likely occurrence in study area	Rationale for likelihood ranking
		EPBC	FFG					
<i>Ninox strenua</i>	Powerful Owl		v	2020		Eucalypt forests and woodlands, well-treed urban areas.	<b>Medium</b>	Likely to occur in the local area and may use the study area for foraging on occasions.
<i>Numenius phaeopus</i>	Whimbrel		e	1984		Coastal environments on mudflats, sandy shores and the crevices of rock platforms. The species is rarely recorded inland.	<b>Negligible</b>	No coastal habitat present.
<i>Tringa glareola</i>	Wood Sandpiper		e	1980		Well-vegetated shallow freshwater wetlands with emergent aquatic plants and dense fringing vegetation.	<b>Negligible</b>	No coastal or wetland habitat present.
<i>Actitis hypoleucos</i>	Common Sandpiper		v	1980		Migrates to Australia from Eurasia in August where it inhabits a wide variety of coastal and inland wetlands with muddy margins before departing north in March.	<b>Negligible</b>	No coastal or wetland habitat present.
<i>Tringa stagnatilis</i>	Marsh Sandpiper		e	1979		Permanent or ephemeral wetlands, mudflats and saltmarshes in coastal and inland environments.	<b>Negligible</b>	No coastal or wetland habitat present.
<i>Pomatostomus temporalis</i>	Grey-crowned Babbler		v	1981		Open forests and woodlands.	<b>Low</b>	Habitat on site disturbed with only one small remnant patch. Species unlikely to persist in the surrounding landscape.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likely occurrence in study area	Rationale for likelihood ranking
		EPBC	FFG					
<i>Calamanthus pyrrhopygius</i>	Chestnut-rumped Heathwren		v	2019		Woodland habitat with a dense, shrubby understorey.	<b>Low</b>	Likely to occur in adjacent remnant vegetation, however, sub-optimal habitat present on site.
<i>Pseudophryne semimarmorata</i>	Southern Toadlet		e	2009		A wide variety of woodland, forest and grassland habitats, where it shelters under leaf litter and other debris in moist soaks and depressions. Breeds in swamps and inundated habitats, and along creek lines.	<b>Low</b>	Drainage lines not provide the preferred microhabitat for this species.
<i>Acrodipsas brisbanensis</i>	Large Ant Blue Butterfly		e	1941		Restricted to small, isolated remnants of open forest and woodland. The peaks of specific summits are important for 'hill-topping' during the main breeding season (Dec to Feb) when territories are established around the tops of trees.	<b>Low</b>	Habitat on site disturbed with only one small remnant patch.
<i>Trapezites luteus luteus</i>	Yellow Ochre Butterfly		e	2021		Eucalypt woodlands and grasslands. Larvae feed on Lomandra species.	<b>Low</b>	No food plants identified.
<i>Temognatha sanguinipennis</i>	Jewel Beetle		e	2017		The main habitat types are remnant tall open eucalypt forest and eucalypt woodland, containing Messmate and/or Yellow Box throughout the north-west of Victoria.	<b>Low</b>	Woodland species on site do not provide suitable habitat.

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## Appendix 2.4 Migratory species (EPBC Act listed)

**Table 16 Migratory fauna species recorded or predicted to occur within 5 km of the study area**

Scientific name	Common name	Most recent record
<i>Gallinago hardwickii</i>	Latham's Snipe	2022
<i>Plegadis falcinellus</i>	Glossy Ibis	1976
<i>Hirundapus caudacutus</i>	White-throated Needletail	1999
<i>Apus pacificus</i>	Fork-tailed Swift	1979
<i>Chlidonias leucopterus</i>	White-winged Black Tern	2006
<i>Arenaria interpres</i>	Ruddy Turnstone	1979
<i>Charadrius bicinctus</i>	Double-banded Plover	1980
<i>Charadrius leschenaultii</i>	Greater Sand Plover	PMST
<i>Numenius madagascariensis</i>	Eastern Curlew	1909
<i>Numenius phaeopus</i>	Whimbrel	1984
<i>Numenius minutus</i>	Little Curlew	1986
<i>Limosa lapponica</i>	Bar-tailed Godwit	1979
<i>Tringa glareola</i>	Wood Sandpiper	1980
<i>Actitis hypoleucos</i>	Common Sandpiper	1980
<i>Tringa nebularia</i>	Common Greenshank	1979
<i>Tringa stagnatilis</i>	Marsh Sandpiper	1979
<i>Calidris ferruginea</i>	Curlew Sandpiper	1980
<i>Calidris ruficollis</i>	Red-necked Stint	1980
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	2006

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## Appendix 3 Photos of the study area



**Photo 2** Location of remote camera 3; view to south-west (see Figure 2).



**Photo 3** Grassy Woodland – Habitat Zone 1; view to east (see Figure 2).

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**Photo 4** Grassy Woodland – Habitat Zone 2; view to east (see Figure 2).



**Photo 5** Grassy Woodland – Habitat Zone 3; view to south-east (see Figure 2).

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**Photo 6** Grassy Woodland – Habitat Zone 4; view to west (see Figure 2).



**Photo 7** Predominantly introduced vegetation; view to north-west (see Figure 2).

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## Appendix 4 Scattered tree data

**Table 17 Scattered trees within the study area**

Arborist tree #	Scientific name	Common name	Circumference (cm)	Size	Extent (hectares)	Status
161	<i>Eucalyptus ovata</i>	Swamp Gum	182	Small	0.031	Removed
166	<i>Eucalyptus cephalocarpa</i>	Silver-leaf Stringybark	204	Small	0.031	Retained
260	<i>Eucalyptus</i> spp.	Gum Tree	160	Small	0.031	Retained
69	<i>Eucalyptus ovata</i>	Swamp Gum	163, 173, 170, 182, 69	Small	0.031	Removed
251	<i>Eucalyptus ovata</i>	Swamp Gum	154	Small	0.031	Removed
2	<i>Eucalyptus</i> spp.	Gum Tree	207	Small	0.031	Retained
153	<i>Eucalyptus ovata</i>	Swamp Gum	207	Small	0.031	Removed
252	<i>Eucalyptus</i> spp.	Gum Tree	182	Small	0.031	Retained

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## Appendix 5 Native Vegetation Removal Report

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NVRR ID: 312\_20260417\_L40

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:** 17/04/2026

**Local Government Area:** CASEY CITY

**Shapefile name:**

43850\_Removal\_20260413\_Patches.shp

43850\_Removal\_20260413\_Trees.shp

**Site assessor name:** Jaymie-Lee Hunt

**Registered Aboriginal Party:** Bunurong

**Coordinates:** 145.24742, -38.12845

**Address:** 271-275 PEARCEDALE ROAD CRANBOURNE  
SOUTH 3977

### Regulator Notes

Removal polygons are located:

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## Summary of native vegetation to be removed

Assessment pathway	Basic Assessment Pathway		
<b>Location category</b>	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.		
<b>Total extent including past and proposed removal (ha)</b> <i>Includes endangered EVCs (ha): 0.288</i>	<b>0.288</b>	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.132
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.156
<b>No. Large Trees proposed to be removed</b>	<b>0</b>	<i>No. Large Patch Trees</i>	0
		<i>No. Large Scattered Trees</i>	0
<b>No. Small Scattered Trees</b>	5		

## 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:

<b>General Offset amount <sup>1</sup></b>	<b>0.045 General Habitat Units</b>
Minimum strategic biodiversity value score <sup>2</sup>	0.2036
Large Trees	0
Vicinity	Melbourne Water CMA or CASEY 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>

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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.

Refer to Section 3, page 9 of Biosis Report: Flora and fauna assessment report for 271-275 Pearcedale Road, Cranbourne; 27 April 2026.

### 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.

Refer to Section 5, page 22 of Biosis Report: Flora and fauna assessment report for 271-275 Pearcedale Road, Cranbourne; 27 April 2026.

### 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?

No.

### Application Requirement 7 - Defendable space statement

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

- Describes the bushfire threat; and

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

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

Not applicable.

### **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.

Refer to Section 5.5, page 25 of Biosis Report: Flora and fauna assessment report for 271-275 Pearcedale Road, Cranbourne; 27 April 2026.

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## 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.

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## Appendix 1: Description of native vegetation to be removed

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

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

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

### Native vegetation to be removed

Information provided by or on behalf of the applicant							Information calculated by NVR Map				
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
6-f	Patch	-	GipP0175	Endangered	no	0.070	-	0.065	0.065	0.240	0.004
7-g	Patch	-	GipP0175	Endangered	no	0.070	-	0.013	0.013	0.240	0.001
8-h	Patch	-	GipP0175	Endangered	no	0.210	-	0.055	0.055	0.230	0.011
1-a	Scattered Tree	66	GipP0937	Endangered	no	0.200	-	0.031	0.031	0.230	0.006
2-b	Scattered Tree	58	GipP0937	Endangered	no	0.200	-	0.031	0.031	0.230	0.006
3-c	Scattered Tree	49	GipP0937	Endangered	no	0.200	-	0.031	0.031	0.230	0.006
4-d	Scattered Tree	58	GipP0937	Endangered	no	0.200	-	0.031	0.031	0.234	0.006

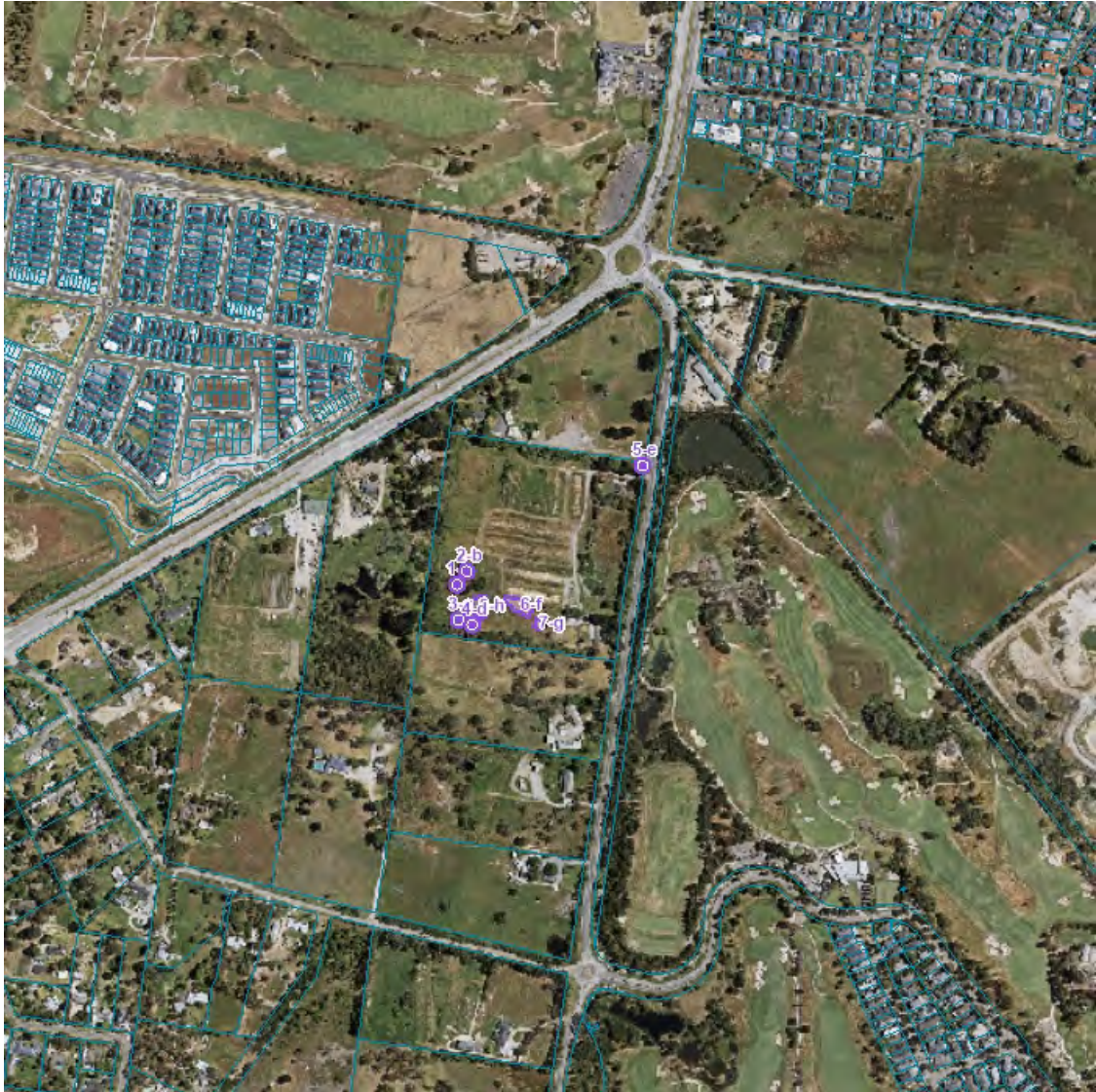
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Information provided by or on behalf of the applicant							Information calculated by NVR Map				
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
5-e	Scattered Tree	66	GipP0937	Endangered	no	0.200	-	0.031	0.031	0.428	0.007

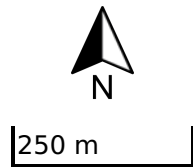
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# Appendix 2: Images of mapped native vegetation

## 1. Property in context



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



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## 2. Aerial photograph showing mapped native vegetation



- Proposed Removal
- Past Removal
- Partial Removal









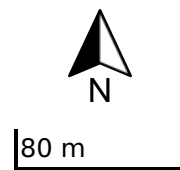
80 m

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### 3. Location Risk Map

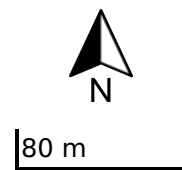
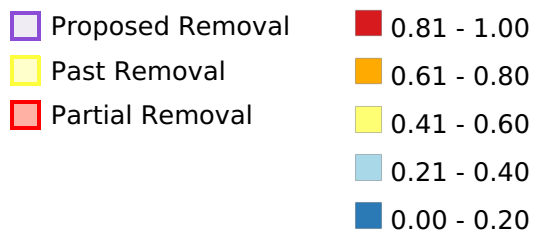
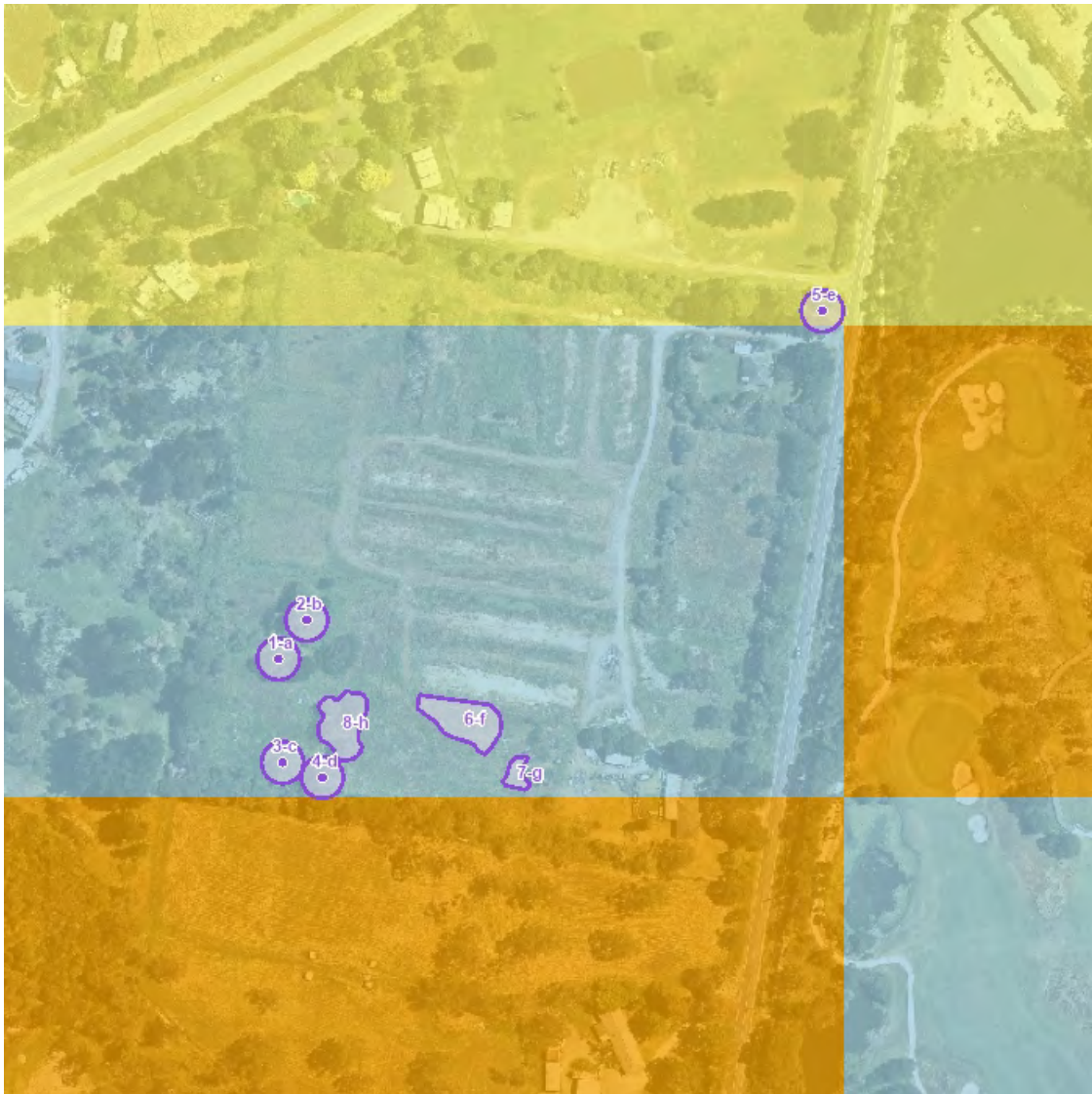


- |  |  |
|--|--|
|  Proposed Removal |  Location 1 |
|  Past Removal     |  Location 2 |
|  Partial Removal  |  Location 3 |



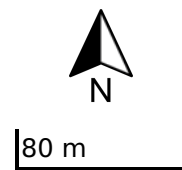
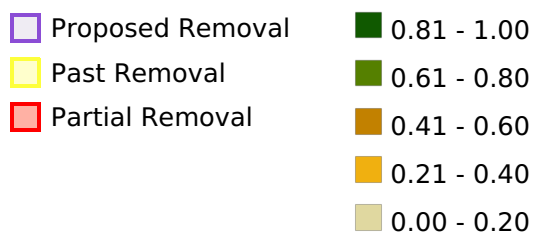
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#### 4. Strategic Biodiversity Value Score Map



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## 5. Condition Score Map

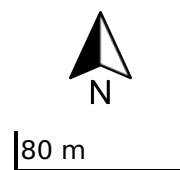


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## 6. Endangered EVCs



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



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## Appendix 6 Availability of offsets

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# Report of available native vegetation credits

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

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

Date and time: 20/04/2026 10:14

Report ID: 35146

## What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)
0.054	0.2036	0	Melbourne Water or LGA, Casey City

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## Details of available native vegetation credits on 20 April 2026 10:14

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	1.499	439	Melbourne Water	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	13.230	65	Melbourne Water	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	2.621	1208	Melbourne Water	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678	24.861	2382	Melbourne Water	Nillumbik Shire	No	Yes	No	Abezco, VegLink
BBA-0678_02	0.562	58	Melbourne Water	Nillumbik Shire	No	Yes	No	Abezco, VegLink
BBA-2870	2.310	427	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2871	13.300	1596	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-0838_01	0.124	610	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3682_01	1.612	0	Melbourne Water	Nillumbik Shire	Yes	Yes	No	Abezco
VC_CFL-3708_01	0.175	420	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3710_01	6.153	320	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3744_01	1.078	347	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink

VC_CFL-3764_01	0.197	0	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3764_01	0.669	0	Melbourne Water	Yarra Ranges Shire	Yes	Yes	Yes	VegLink
VC_CFL-3805_01	2.852	795	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3806_01	3.607	134	Melbourne Water	YARRA RANGES SHIRE	Yes	Yes	No	Yarra Ranges SC
VC_CFL-3821_01	10.849	1405	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3833_01	9.986	658	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
----------------	-----	----	-----	-----	------------	--------	-------------	-----------

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3746_01	4.962	563	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3792_01	14.025	1235	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3816_01	10.827	596	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Contact NVOR

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

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## Next steps

### If applying for approval to remove native vegetation

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

### If you have approval to remove native vegetation

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

## Broker contact details

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

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

### 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.

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

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

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