

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



Agricultural and Sustainable Land Management Plan

155 Staughton Vale Road, Staughton Vale



Prepared for Urbis

On behalf of Bacchus Marsh Grammar

Report 25083.2, Version 1.1

February 2026

**ADVERTISED
PLAN**

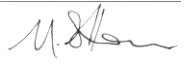
Contents

1.	Introduction	4
1.1	Site details.....	4
1.2	Landscape vision and likely future land use.....	6
	Figure 1. Study Area, Site Features and Management Zones at 155 Staughton Vale Road	7
2.	Key legislation, regulations and The City of Greater Geelong Planning Scheme	8
2.1	Catchment and Land Protection Act (1994).....	8
2.2	City of Greater Geelong Planning Scheme	8
2.2.1	Farm Zone	9
2.2.2	Significant Landscape Overlay – Edges of the Brisbane Ranges and Anakie	11
2.2.3	Bushfire Management Overlay	12
2.2.4	Discretionary Uses in Rural Areas (Policy 14.01-1L-01)	14
3.	Site assessment	15
3.1	Site inspection.....	15
3.2	Survey limitations	15
3.3	Vegetation condition and description	15
3.4	Threatened species and significant ecological communities	16
4.	Site Photos.....	17
5.	Agriculture and Sustainable Land Management	19
5.1	Agricultural Land Qualities.....	19
5.2	Primary Production	21
5.3	Impacts on Native Flora and Fauna	22
6.	Land Management Zones	23
6.1	School Zones	23
6.2	Agricultural Zones	24
6.3	Conservation Zones	25
7.	Management objectives and methodology	29
7.1	Weed control.....	29
	Figure 2. Key threats and management issues at 155 Staughton Vale Road.....	31
7.1.1	Woody weeds	32
7.1.2	Control of Thistles	33
7.1.3	Additional herbaceous, broad-leaf and grassy weeds.....	34
7.1.4	Control methods for geophytes.....	36
7.1.5	Minimising the potential for spreading weeds.....	37
7.2	Erosion management	38
7.3	Revegetation.....	40
7.3.1	Key Revegetation Areas	41
7.4	Protecting Paddock Trees.....	44
7.5	Pest Animal Control.....	45
7.6	Fencing.....	45
7.7	Other measures to protect flora and fauna habitat.....	46
8.	Detailed works schedule.....	47
9.	Conclusion	53

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

10. References	54
Appendix 1. Vascular plant species recorded within the study area.....	55
Appendix 2. Indigenous vascular plant species recommended for revegetation works.	59

Version Control

Version	Responsibility	Name	Date	Signature
1.0	Site Assessment and Reporting	Alistair Smith	15/11/2025	
1.0	Site Assessment	William Cuthbert	15/11/2025	
1.0	Mapping	Lachlan King		
1.0	Internal Review	Matt Hatton	17/12/2025	
1.0	External Review	Ewan Wymer (Urbis)	12/01/2026	
1.1	Report Update	Alistair Smith	12/02/2026	

Cover Image: Bacchus Marsh Grammar Staughton Vale Campus (Abzeco 15/11/2025)

Acknowledgements

- Daniel Cooper and Ewan Wymer (Urbis) for project information and assistance.
- Jacob Last, Troy Whiting, and Andrew Neal (Bacchus Marsh Grammar) for information on Bacchus Marsh Grammar, project information and site access.

**ADVERTISED
PLAN**

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

1. Introduction

Abzeco was commissioned by Urbis on behalf of Bacchus Marsh Grammar to prepare an Agricultural/Sustainable Land Management Plan (LMP) for 155 Staughton Vale Road, Staughton Vale, Victoria. The property is currently subject of a planning application with the City of Greater Geelong (Permit No. PRE-101-2025) for the development of additional school facilities at the Bacchus Marsh Grammar Staughton Vale campus.

In this instance, the LMP is required in response to Clause 35.07 (Farm Zone) of the City of Greater Geelong planning scheme.

The following LMP is intended to provide information on land use permissions, constraints and management actions required by the landowners. The plan describes the current state of the property and provides a range of land management recommendations to provide guidance for long-term sustainable land use and to improve biodiversity/habitat values. Included in the plan are recommendations for the protection of existing vegetation, control of pest animals and weeds, as well as erosion mitigation and prevention. The plan also provides a timetable of works to guide management over the next five years.

If the specified works are undertaken to a high standard, it is expected that:

- i. Noxious and high-threat environmental weeds will be effectively managed at low levels;
- ii. Pest animal impacts and numbers will be managed;
- iii. Native vegetation and associated faunal habitats will be protected and enhanced;
- iv. Erosion control and mitigation measures will be established.

1.1 Site details

Title particulars: Lot 1 TP963816, 155 Staughton Vale Road, Staughton Vale, VIC, 3340

Current Zoning and Overlays: Schedule to the Farm Zone (FZ). The land is also partially covered by the Bushfire Management Overlay (BMO), and entirely by the Significant Landscape Overlay - Schedule 5 (SLO5).

Existing land use: The subject land currently accommodates Bacchus Marsh Grammar Staughton Vale campus, including 15 staff members and 150 students. Associated with the school are classroom facilities, existing orchards, market garden, pastures and forested areas.

The school supports a range of agricultural education programs that are aimed at restoring and improve site conditions and promoting sustainable and best-practice land management rather than increasing yield and outputs. Any agricultural activities currently occurring within the subject land are not commercial in nature.

Area: The subject land covers approximately 83.47 hectares (ha). Further breakdown of site areas is provided below (Table 1).

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

**ADVERTISED
PLAN**

Table 1: Site areas and designated zones.

Total site area (ha)	Conservation Zones (ha)					Agricultural Zones (ha)		School Zones (ha)	
83.47	1	2	3	4	5	1	2	1	2
	12.96	9.76	0.97	1.28	1.57	43.8	6.72	6.05	0.36
Total	26.54 ha					50.52 ha		6.41 ha	

Property description: The study area is characterized by undulating hills and features prominent gullies and natural drainages. Though predominantly cleared, the study area continues to support several small areas of remnant woody vegetation. The study area contains three farm dams.

The surrounding landscape to the east and south supports large rural lots in a broadly agricultural landscape. The landscape to the north and west includes extensive areas of remnant native vegetation that forms part of the Brisbane Ranges National Park.

Site History: It is understood that the site has an agricultural history that includes sheep grazing, cropping, and mixed fruit production. Agricultural enterprises occurring within the subject land are believed to have been of a small-scale.

Following Bacchus Marsh Grammar's acquisition of the property substantial efforts have been made to improve site conditions. This has included native revegetation, pest plant and animal control, and the establishment of a structured land management plan emphasising soil improvement, erosion control, and improvement to ecological conditions.

There has been no large-scale agricultural production on the site within the past 5-years.

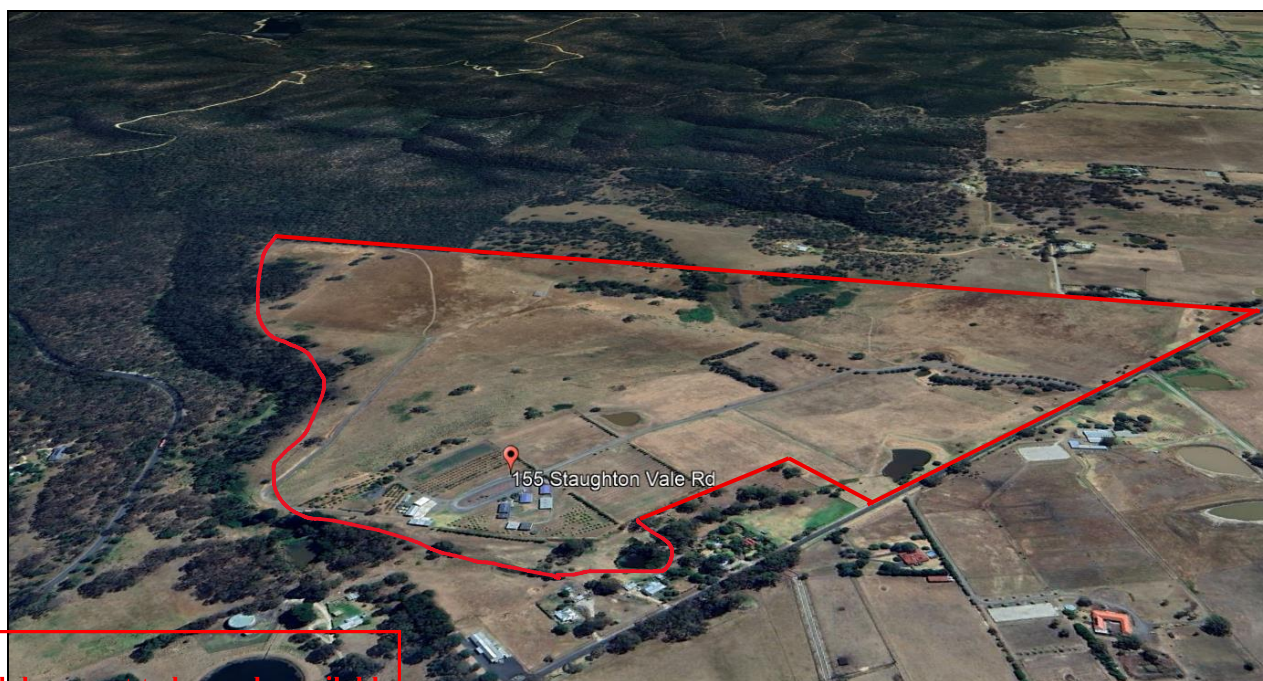


Figure 1: Approximate boundary of 155 Staughton Vale Road, Staughton Vale (Source: Google Earth Pro 2025©)

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

**ADVERTISED
PLAN**

1.2 Landscape vision and likely future land use

The proposed development will see the construction of additional school facilities within the demarcated School Zone that will accommodate up to three-hundred full time students and an additional 150 part-time/day trip students associated with the existing school activity. New infrastructure will include:

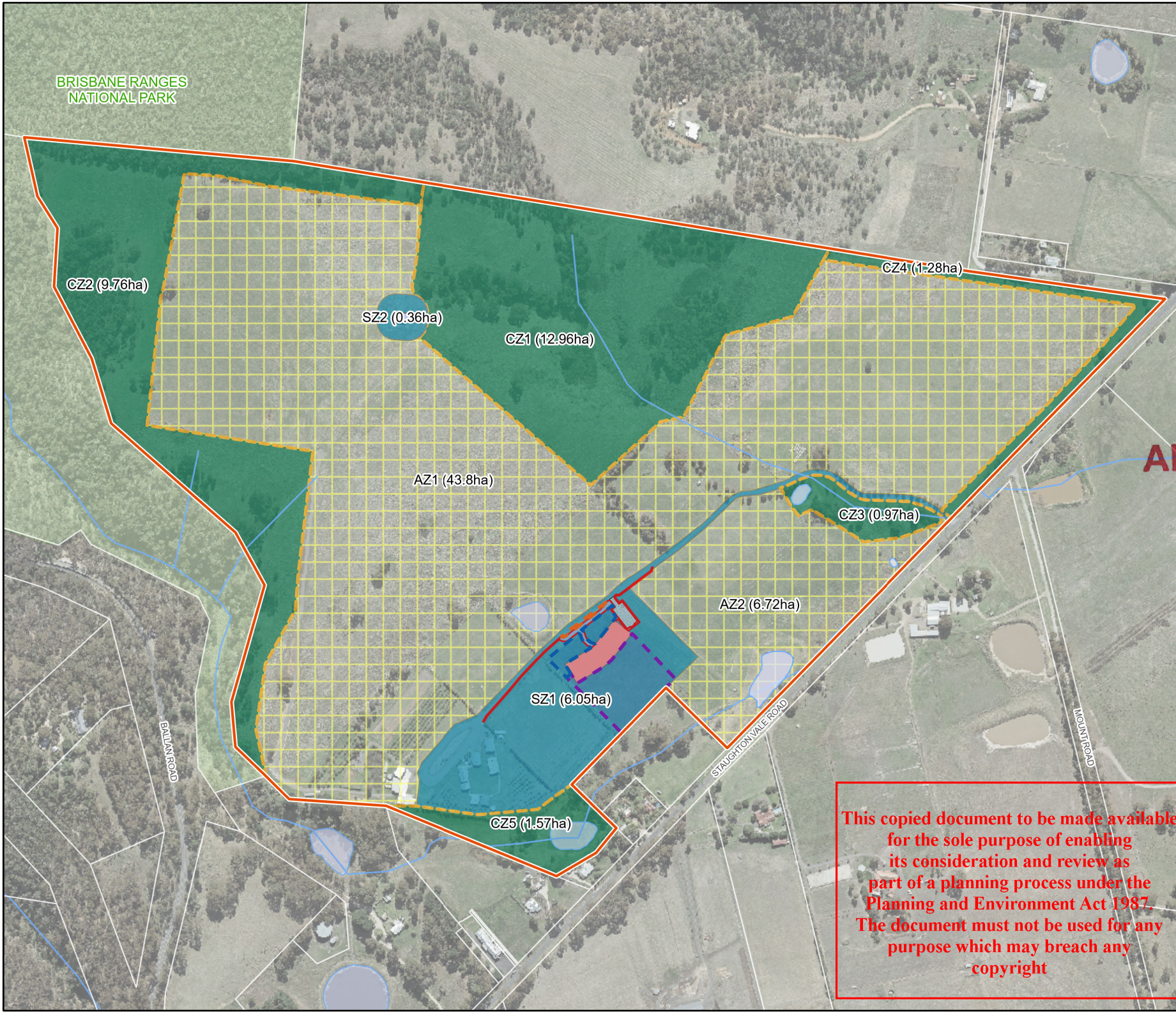
- A new multipurpose education building;
- A new 24 space carpark;
- 3 bus drop-off areas (located outside of the new building; and,
- A natural playground/open play area.

The balance of the land will be designated as Conservation Zones and Agricultural Zones. Within these zones future land-use may include:

- Areas designated for revegetation and conservation;
- The development of a diverse horticultural and plant-based farm with integrated learning spaces and school infrastructure;
- A small-scale vineyard;
- Animal stocking area;
- Regeneration of existing dams to support native and introduced fish species;
- Development and expansion of an aquaculture program.

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

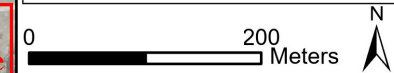
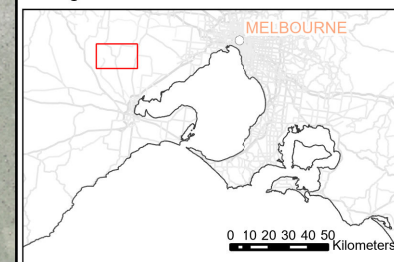
**ADVERTISED
PLAN**



- Study Area
- Proposed Learning Centre Building
- Proposed Carpark
- Proposed Footpath
- Proposed Bus Bays
- Proposed Play Area
- Proposed Playspace
- Existing Day Observation Centre
- Agricultural Zone
- Conservation Zone
- School Zone
- Parks and Conservation Reserves
- ~ Watercourse
- Waterbody

ADVERTISED PLAN

Figure 1
Land Management Zones and Proposed Development Plans
 155 Staughton Vale Road,
 Staughton Vale



Date: 27/01/2026
 Created by: LK
 Project: 25083
 File: 25083_Urbis_BacchusMarshGrammarSchool
 Note: Location of property boundaries, watercourse, roads and topography indicative only.

Suite 1, 4 Brisbane Street Eltham,
 Victoria 3095. Ph 03 9431 5444
www.abzeco.com.au



Applied Botany, Zoology & Ecological Consulting

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

2. Key legislation, regulations and The City of Greater Geelong Planning Scheme

2.1 Catchment and Land Protection Act (1994)

The *Catchment and Land Protection Act 1994* (the CaLP Act) seek to protect Victorian land and water resources from degrading processes.

Under the Act, Landowners are required to conserve soil, protect water resources, eradicate 'Controlled' and 'Prohibited' weeds, eradicate pest animals and avoid actions that may result in land degradation on neighbouring properties. In certain instances, landowners may be served with a Land Management Notice that may prohibit or regulate land use or specify management actions required to be undertaken on their property.

Implications:

At least thirteen regionally Controlled or Restricted noxious weeds listed under the CaLP Act were recorded within the study area. These species are listed in Table 2 below.

Table 2: CaLP Act-listed weeds recorded within the subject land.

Origin	Scientific Name	Common Name	Status
*	<i>Carduus pycnocephalus</i>	Slender Thistle	C
*	<i>Carthamus lanatus</i>	Saffron Thistle	C
*	<i>Chrysanthemoides monilifera</i>	Boneseed	C, W
*	<i>Cirsium vulgare</i>	Spear Thistle	C
*	<i>Conium maculatum</i>	Hemlock	C
*	<i>Echium plantagineum</i>	Paterson's Curse	C
*	<i>Lycium ferocissimum</i>	African Box-thorn	C
*	<i>Marrubium vulgare</i>	Horehound	C
*	<i>Nassella neesiana</i>	Chilean Needle-grass	R, W
*	<i>Nassella trichotoma</i>	Serrated Tussock	C, W
*	<i>Oxalis pes-caprae</i>	Soursob	R
*	<i>Rosa rubiginosa</i>	Sweet Briar	C
*	<i>Rubus anglocandicans</i>	Common Blackberry	C, W

Further details regarding actions and treatments to control and manage the above species are provided in Section 6.

2.2 City of Greater Geelong Planning Scheme

The entire land parcel is scheduled to the Farm Zone (FZ). The land is also entirely covered by the Significant Landscape Overlay – Schedule 5 (SLO5) and partially by the Bushfire Management Overlay (BMO) (DTP 2025). Relevant aspects of the zoning and overlays specifically relating to land management and environmental issues are described below:

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

**ADVERTISED
PLAN**

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

2.2.1 Farm Zone

Purpose:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

Decision Guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development make use of existing infrastructure and services.

Agricultural issues and the impacts from non-agricultural uses

- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.

- *Any integrated land management plan prepared for the site.*
- *Whether Rural worker accommodation is necessary having regard to:*
 - *The nature and scale of the agricultural use.*
 - *The accessibility to residential areas and existing accommodation, and the remoteness of the location.*
- *The duration of the use of the land for Rural worker accommodation.*

Accommodation issues

- *Whether the dwelling will result in the loss or fragmentation of productive agricultural land.*
- *Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.*
- *Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.*
- *The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.*
- *The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:*
 - *A permit for a wind energy facility; or*
 - *An application for a permit for a wind energy facility; or*
 - *An incorporated document approving a wind energy facility; or*
 - *A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.*
- *The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

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

Environmental issues

- *The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.*
- *The impact of the use or development on the flora and fauna on the site and its surrounds.*
- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*
- *The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.*

Design and siting issues

- *The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.*
- *The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.*
- *The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.*
- *The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.*
- *Whether the use and development will require traffic management measures.*
- *The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:*
 - *A permit for a wind energy facility; or*
 - *An application for a permit for a wind energy facility; or*
 - *An incorporated document approving a wind energy facility; or*
 - *A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.*
- *The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

2.2.2 Significant Landscape Overlay – Edges of the Brisbane Ranges and Anakie

Landscape character objectives to be achieved

- *To protect and enhance the visual and natural landscape values of the area.*
- *To maintain vegetation as an important element of the landscape.*
- *To protect the landscape from visual intrusion from inappropriate buildings and works and their siting, design and/or materials.*
- *To maintain the natural skyline of ridge and escarpment areas and avoid obtrusive building silhouettes.*
- *To encourage the siting, design and landscaping of buildings and works responsive to the landscape values of the area.*

Permit requirement

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

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

A permit is not required for buildings or works for:

- *A trough, water pump, pump shed or windmill.*
- *A fence less than 1.2 metres high.*
- *Gate or stock grid.*
- *A permit is required to remove, destroy or lop any vegetation except:*
- *Where listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008;*
- *Exotic and native vegetation if within 10 metres of a dwelling on a lot exceeding 0.4 hectares; and*
- *Any vegetation which is dead*

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- *The landscape values of the edges of the Brisbane Ranges and Anakie Hills.*
- *The protection and appropriate enhancement of the landscape, having regard to:*
 - *Protecting landscape areas and vantage points of high quality.*
 - *The conservation of significant areas of natural vegetation and significant stands of trees.*
 - *The control of the density of buildings and subdivision in areas of scenic value.*
 - *Whether the siting, height, scale, materials and form of proposed buildings and works has been designed to have least visual effect on the landscape and scenic views of the Brisbane Ranges and Anakie Hills.*
 - *Whether approval of the proposed buildings and works is compatible with maintaining the visual and natural significance of the landscape.*
 - *The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of the natural landscape.*
 - *The benefit of the conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines.*
 - *The containment of extractive industries to ensure that development and subsequent reclamation are carried out without significant detriment to the recreational and scenic value of the surrounding area.*
 - *Whether an alternative site is available on the land for the proposed buildings and works that would better meet the landscape objectives of this schedule.*

2.2.3 Bushfire Management Overlay

Purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*

- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

Permit requirement:

Subdivision

A permit is required to subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.

Buildings and works

A permit is required to construct a building or construct or carry out works associated with the following uses:

- *Accommodation (including a moveable unit as defined under the Housing Act 1983)*
- *Education centre*
- *Hospital*
- *Industry*
- *Leisure and recreation*
- *Office*
- *Place of assembly*
- *Retail premises*
- *Service station*
- *Timber production*
- *Warehouse*

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

**ADVERTISED
PLAN**

This does not apply to any of the following:

- *If a schedule to this overlay specifically states that a permit is not required.*
- *A building or works consistent with an agreement under Section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5.*
- *An alteration or extension to an existing building used for a dwelling or a small second dwelling that is less than 50 percent of the gross floor area of the existing building.*
- *An alteration or extension to an existing building (excluding a dwelling and a small second dwelling) that is less than 10 percent of the gross floor area of the existing building.*
- *A building or works with a floor area of less than 100 square metres not used for accommodation and ancillary to a dwelling.*
- *A building or works associated with Timber production provided the buildings or works are not within 150 metres of Accommodation or land zoned for residential or rural residential purposes.*

Application requirements

Unless a schedule to this overlay specifies different requirements, an application must be accompanied by:

- *A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.*
- *A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.*
- *A **bushfire management statement** describing how the proposed development responds to the requirements in this clause and Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.*

If in the opinion of the responsible authority any part of these requirements is not relevant to the assessment of an application, the responsible authority may waive, vary or reduce the requirement.

2.2.4 Discretionary Uses in Rural Areas (Policy 14.01-1L-01)

Objectives:

To preserve the productive agricultural capacity of the land and where possible enhance the environmental condition of the land. To maintain the landscape character of rural areas.

Strategy:

Support discretionary uses where:

- *The intensity of the use will complement and support adjoining rural land uses.*
- *Existing agricultural activity on adjoining land will not be compromised.*
- *The scale of the development will complement and respect the rural landscape character.*
- *The site has access to a constructed or sealed road that is capable of accommodating anticipated traffic levels.*
- *The site has access to all necessary servicing infrastructure.*

Policy guidelines:

Consider as relevant:

- *Whether buildings and structures have been designed or sited to be visually recessive and can blend into the surrounding landscape and natural environment through design, landscaping, materials and colours.*
- *Whether the environmental condition of the land could be enhanced by fencing off remnant vegetation and revegetating along waterways and in other strategic areas.*
- *Where infrastructure is required or needs upgrading, whether the landowner should meet all costs.*

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

**ADVERTISED
PLAN**

3. Site assessment

3.1 Site inspection

The property was inspected on 15 November 2025. During the visit, a list of flora species was compiled and the general condition of vegetation and other features within the site was noted. The occurrence and relative cover of significant weed species was also recorded, as well as evidence of disturbance by pest animals. A detailed fauna survey was not completed as part of the scope of works, although information on habitat condition and indigenous fauna species was also collected opportunistically during the survey.

3.2 Survey limitations

Although the site assessment was primarily targeted at the identification of potential management issues (including introduced species), information on native flora and fauna was also recorded.

Flora and fauna surveys commonly fail to record all species present in a study area due to time constraints, grazing pressure and seasonality. The relative obscurity or cryptic nature of some flora species and the seasonal lack of identification features, especially for lilies, orchids and grasses, can also result in species being absent or overlooked in short surveys. Given the highly modified condition of the study area, it is considered unlikely that it would support any species of conservation significance beyond those that were recorded.

3.3 Vegetation condition and description

A total of 156 vascular plant species were recorded within the subject land, this number was comprised of 88 indigenous species, 2 Victorian native species not considered indigenous to the study area, and 66 exotic species (Appendix 1).

The vegetation across the subject land varies considerably in composition and quality. Much of the subject land (including the proposed development footprint) is dominated by exotic pastures punctuated by a variety of weedy species (Photos 1 and 2). The development footprint was dominated by exotic species, including a high-proportion of broadleaf weeds such as Sheep Sorrel **Acetosella vulgaris*, Ribwort **Plantago lanceolata*, Flatweed **Hypochaeris radicata*, and a variety of exotic pasture grasses.

Areas associated with the built school infrastructure, feature planted vegetation of various origins, orchards and market gardens (Photos 3 and 4). A number of planted exotic or non-indigenous species within the school zone were not recorded as they were not considered relevant to the development footprint or the broader site context.

Patches of native vegetation are small and discrete (Figure 1). Where native vegetation does occur, it is generally restricted to areas considered unfavourable to livestock such as rocky outcrops and steep slopes (Photos 6 and 7). These discrete areas continue to support a variety of native herbs and grasses such as Kangaroo Grass *Themeda triandra*, Spear-grass *Austrostipa* spp., Soft Tussock-grass *Poa morrisii*, Rough Crane's Bill *Geranium gardneri* and Bronze Bluebell *Wahlenbergia luteola*. An area of intact native forest is located on the western boundary and is contiguous with the vegetation of Brisbane Ranges National Park (CZ2; Figure 1). This patch supported species such as Austral Grass Tree *Xanthorrhoea australis*, Sun Orchid *Thelymitra* sp., Fireweed Groundsel *Senecio linearifolius*, and several Eucalypts *Eucalyptus* spp. (Photos 8 and 9). Additionally, the large gully supports modified native vegetation including several Eucalypts

Eucalyptus sp., Blackwood *Acacia melanoxylon*, Fragrant Saltbush *Rhagodia parabolica*, Black Wattle *Acacia mearnsii* and Austral Bracken *Pteridium esculentum* subsp. *esculentum* (Photos 10 and 11). The groundstorey and understorey along the gully are highly modified and dominated by exotic species.

The subject land supports a high diversity of weeds including at least thirteen listed under the CaLP Act, these species included species such as Serrated Tussock **Nasella neesiana* (Photo 12), Patterson's Curse **Echium plantagineum* (Photo 13), Boneseed **Chrysanthemoides monilifera*, and Horehound **Marrubium vulgare*. Numerous other exotic species common to agricultural and disturbed areas were recorded. See Appendix 1 for the full species list.

3.4 Threatened species and significant ecological communities

One species listed as Vulnerable under the FFG Act – Fragrant Saltbush *Rhagodia parabolica* (Photo 12) was recorded within the study area. Several specimens were recorded growing in the area designated as Conservation Zone 1.

This area should be carefully managed and any weed control undertaken sensitively to avoid impacts to protected indigenous vegetation.

No other threatened species or listed ecological communities were recorded during the site assessment, however it is considered possible that threatened species such as the FFG Act-listed Brush-tailed Phascogale *Phascogale tapoatafa* may utilise parts of the subject land (i.e, remnant vegetation and large hollow-bearing trees. Targeted surveys for threatened species was outside of the scope of the proposed works.



Photo 1: Fragrant Saltbush listed as vulnerable under the FFG Act was recorded within the subject land (Abzeco 15/11/2025)

**ADVERTISED
PLAN**

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

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

4. Site Photos



Photo 2: The pastures across much of the property are dominated by exotic grasses and herbs (Abzeco 15/11/2025)



Photo 3: Parts of the study area have been subject to historic cropping and tilling of soil (Abzeco 15/11/2025)



Photo 4: The study area features orchards and food production areas (Abzeco 15/11/2025)



Photo 5: Vegetation planted for amenity purposes occurs throughout the developed parts of the subject land (Abzeco 15/11/2025)



Photo 6: Stony ridgelines feature a high proportion of native vegetation likely as a result of stock avoiding these areas while grazing and the terrain being unsuitable for tilling (Abzeco 15/11/2025)



Photo 7: Native Kangaroo Grass *Themedia triandra* and Bronze Bluebells *Wahlenbergia luteola* persisting amongst rocks (Abzeco 15/11/2025)



Photo 8: A stand of remnant Grass Trees *Xanthorrhoea australis* occurs in a patch of remnant native vegetation in the western side of the property where it adjoins Brisbane Ranges National Park (Abzeco 15/11/2025)



Photo 9: A remnant patch of vegetation situated on the western side of the subject land (Abzeco 15/11/2025)



Photo 10: Modified native vegetation within the gullies of the subject land (Abzeco 15/11/2025)



Photo 11: Modified native vegetation within the gullies of the subject land (Abzeco 15/11/2025)



Photo 12: Infestations of Serrated Tussock were recorded within the subject land (Abzeco 15/11/2025)



Photo 13: CaLP Act-listed weeds including Paterson's Curse were recorded within the subject land (Abzeco 15/11/2025)

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

**ADVERTISED
PLAN**

5. Agriculture and Sustainable Land Management

Agricultural and sustainable land management practices are vital within the City of Greater Geelong, where productive rural landscapes, diverse soils, and environmentally sensitive catchments all play a critical role in supporting the region's economy, biodiversity, and long-term liveability.

Growth and development within the City of Greater Geelong must occur alongside careful stewardship of farmland, waterways, remnant vegetation, and soil resources is essential to maintaining the region's agricultural capacity while protecting the natural systems that underpin it. Sound land management not only sustains primary production but also strengthens landscape resilience, enhances biodiversity corridors, and ensures that future development aligns harmoniously with Geelong's environmental values and strategic planning objectives.

As the subject land is scheduled to the Farm Zone, the following decision guidelines are considered relevant.

Agricultural issues and the impacts from non-agricultural uses

- *Whether the use or development will support and enhance agricultural production.*
- *Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.*
- *The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.*
- *The capacity of the site to sustain the agricultural use.*
- *The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.*
- *Any integrated land management plan prepared for the site.*
- *Whether Rural worker accommodation is necessary having regard to:*
 - *The nature and scale of the agricultural use.*
 - *The accessibility to residential areas and existing accommodation, and the remoteness of the location.*
- *The duration of the use of the land for Rural worker accommodation.*

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

Where relevant to the long-term management of the subject land, consideration of these decision guidelines in relation to agriculture and sustainable land management is presented below.

5.1 Agricultural Land Qualities

Topography

The topography of the subject land includes a flat, elevated 'plateau' on the western side of the property, moderately steep – steep slopes with an approximately easterly aspect in the approximate centre of the property, and a lower plain in the eastern and southern parts of the property. Additionally, the subject land features prominent gullies and rocky escarpments.

While the 'plateau' and 'plains' of the property are suitable for agricultural certain agricultural endeavours, steep slopes, gullies, and escarpments are largely unsuitable for agricultural practices including cropping and grazing. These areas variously support native vegetation, are prone to erosion, are unfavourable to livestock, or are difficult to cultivate. The majority of suitable agricultural areas have been retained as Agricultural Zones.

Soil Quality

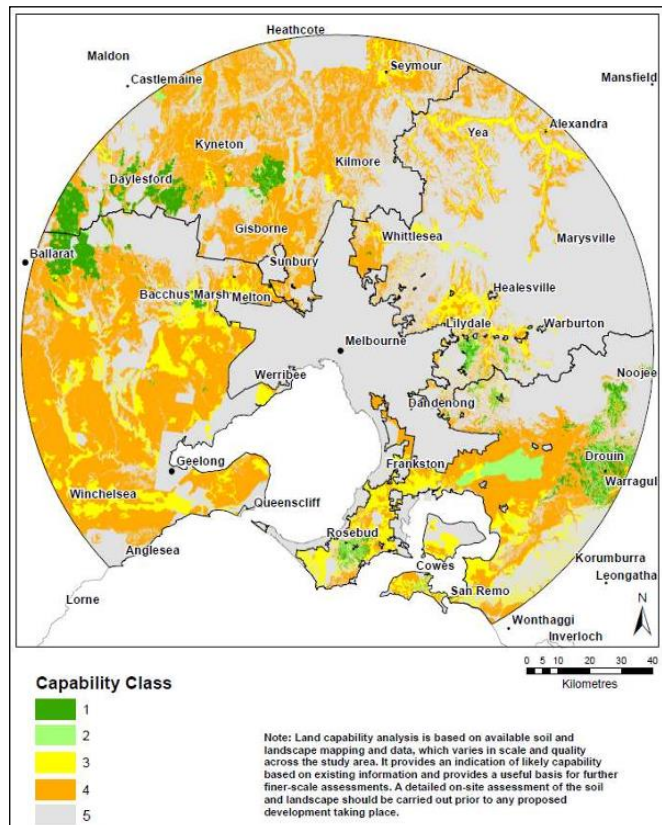
Based on current mapping, the subject land is likely to occur in either a Class 3 or Class 4 area (Capture 2; Agriculture Victoria 2018). These classes are defined as:

Class 3: Land that is inherently capable for soil-based agriculture at moderate to high intensity. The potential/capability may vary (e.g. according to slope, inherent fertility and drainage) but is often realised with access to a constant water supply. Many landscapes with deeper sandy soils are represented here – which are highly suited to horticulture once land-forming, drainage, fertilisers and irrigation is provided. Suitable landscapes with more favourable texture-contrast soils (e.g. deeper surface horizons, relatively friable and stable upper subsoils) are also included. Land management limitations are slight to moderate for intensive use.

Class 4: Land that is not as inherently capable for intensive soil-based agriculture. Extensive agriculture (including broadacre cropping with suitable land management practices) and non-soil utilisation activities are often most appropriate, and more intensive grazing is possible in some higher rainfall areas or where consistent water supplies are available. Due to mapping resolution, some minor exclusion areas (i.e. Class 5) can be present where land attributes (e.g. slope) vary locally. Land management limitations are high to very high for intensive use. There are also likely to be some areas of land within this Class that may have higher capability (e.g. suitable terrain with soils that have deep sandy surface horizons) but that are not able to be identified at this stage due to the broad scale of soil/landscape mapping available across much of the study area.

Access to Water

Average rainfall across the subject land is between 400 – 600 mm annually (BOM 2025). Access to water for agricultural uses appears to be largely restricted to several small dams which are scattered across the subject land. Irrigation channels do not feature prominently in the immediate landscape and the subject land is not located in a Declared Irrigation District.



Capture 2: Mapping of Capability Class (Agriculture Victoria, 2018)

**ADVERTISED
PLAN**

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

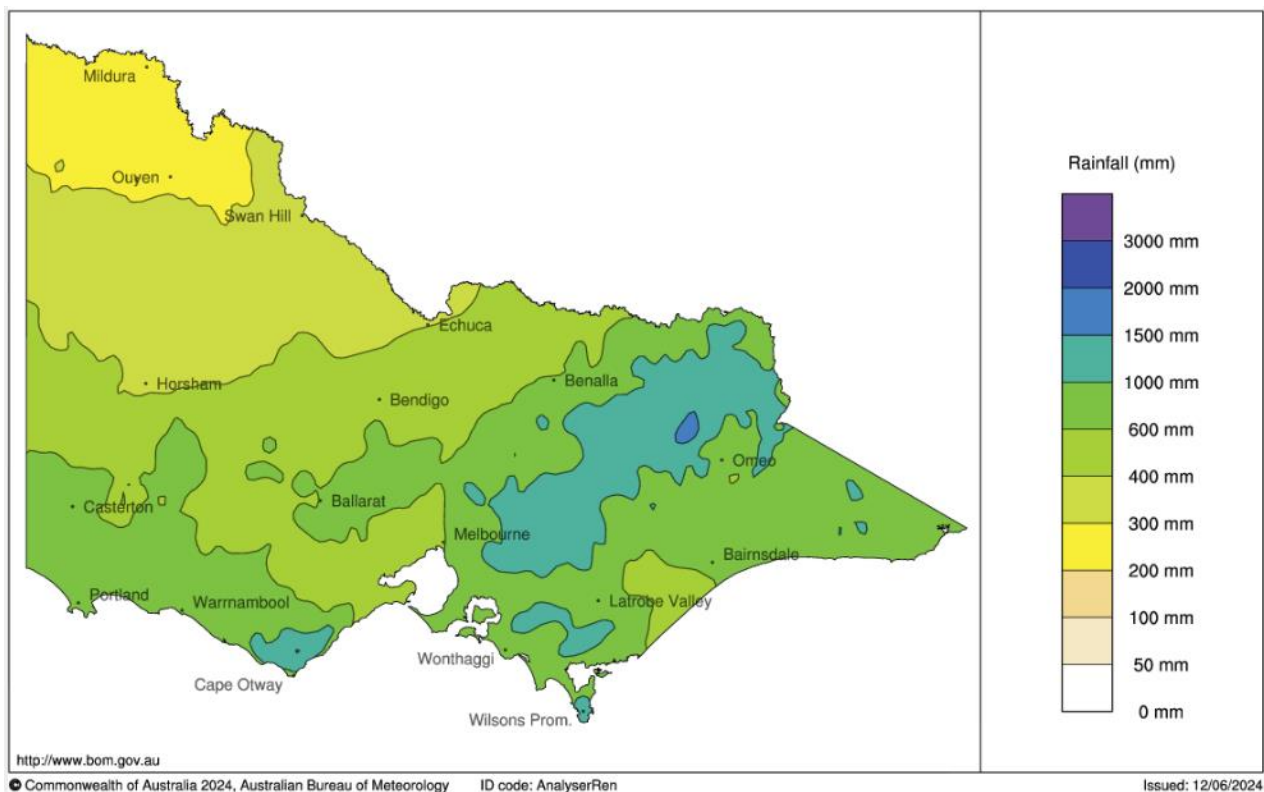


Figure 1: Average rainfall in Victoria (BOM 2025)

Access to Rural Infrastructure

Current infrastructure is suitable for the proposed use as it is an education facility – there are adequate roads, accommodation, waste, land capability etc. The proposed use will not require additional rural infrastructure and should not degrade current infrastructure, or necessitate the development of further rural infrastructure.

5.2 Primary Production

While the proposed developed may not support and enhance agricultural production in the traditional sense (i.e., increasing yield and outputs) the development of the land to a facilitate further education with a focus on environment and agriculture is considered likely to have a positive agricultural and environmental outcome in the long-term. This is to be achieved by promoting best-practice land management including agriculture, sustainability, and conservation in an educational setting. Draft documents provided by Bacchus Marsh Grammar (BMG 2025) outline a variety of school programs expected to be undertaken in the future. These include:

- Programs with a focus on biological, earth, chemical, and physical sciences through agricultural and ecological contexts:
 - Life cycles of plants and animals (e.g. chicken hatching program).
 - Soil health, water cycles, and sustainable farming.
 - Renewable energy systems and conservation science.
- Outdoor STEM learning labs with seasonal experimentation and observation:
- Agricultural programs which will engage students with the raising and maintenance of livestock, cropping, and horticultural practices: and,

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

- Sustainability and environmental programs including biodiversity education, flora and fauna surveys, bush regeneration and revegetation, composting and water harvesting.

While the construction will result in the removal of some land for agriculture (approximately 2 ha), the impacts are relatively minimal. Ultimately, a substantial proportion (43.8 ha) of the property will remain designated for agricultural purposes.

The proposed development is considered unlikely to limit the operation or expansion of other agricultural enterprises throughout the region. Noise, dust, odours, spray drift, and smoke are commonly associated with agriculture including croplands and grazing lands. The proposed development is well buffered from nearby agricultural enterprises by means of adjacent housing, local roads, national park, and distance from agricultural areas. The expansion of school infrastructure presents a unique opportunity for their education programs to also expand to include active and informed land management practices that will ultimately be of benefit to the agricultural landscape. It is considered unlikely that proposed development will have detrimental effects on soil and water quality within the subject land.

5.3 Impacts on Native Flora and Fauna

The proposed development is unlikely to negatively impact native flora and fauna values that occur within the subject land. The proposed development site does not support native vegetation or habitat suitable for any species other than common wildlife adapted to modified landscapes that may use the area for foraging (e.g., Australian Magpie). Ultimately, the development may present an opportunity to enhance and improve site conditions for local flora and fauna species through efforts including revegetation and pest plant and animal control.

Given that the subject land supports some remnant vegetation, as well as substantial gullies and drainage lines that are unsuitable for agricultural production, the opportunity for improvement, enhancement, and maintenance of these areas is abundant. Additionally, the northern and eastern boundaries of the subject land are ideal areas for the establishment of planted corridors to improve connectivity throughout the landscape while minimally encroaching on agricultural land, given their nexus to Brisbane Range National Park.

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

**ADVERTISED
PLAN**

6. Land Management Zones

In the development of this Land Management Plan, the subject land has been designated as several different management zones. These zones were identified and designated with consideration of current infrastructure, native vegetation, existing fencelines, landscape features and future land-use. The land management zones are described below and illustrated in Figure 1.

6.1 School Zones

Table 3: Details of School Zone.

School Zone 1
Area: 6.05 ha Description: The School Zone 1 includes the areas of the property that currently support school infrastructure and the footprint of the proposed education facility and play areas. Photo 14: School Zone 1 (Abzeco 15/11/2025)
Management: • Pest plant and animal control • Landscaping with indigenous vegetation
School Zone 2
Area: 0.36 ha Description: School Zone 2 includes a single building that functions as a daytime observation centre.

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

**ADVERTISED
PLAN**



Photo 15: School zone one and the existing daytime observation centre (Abzeco 15/11/2025)

Management:

- Pest plant and animal control

6.2 Agricultural Zones

Table 4: Details of Agricultural Zones.

Agricultural Zones 1 and 2

Total Area: 50.52 ha

Description: The Agricultural Zone makes up most of the subject land. These areas support substantial areas of managed pastures, numerous scattered native paddock trees, orchards, market gardens and farm dams. Potential future uses, as indicated by Bacchus March Grammar, may include the development of a small vineyard, horticultural areas, and some light stocking with sheep.

Management:

- Pest plant and animal control
- Maintenance and protection of paddock trees
- Revegetation and fencing of farm dams were appropriate and in accordance with current and future land-use goals (water provision for stock to be achieved through water troughs)
- Erosion prevention and management

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

**ADVERTISED
PLAN**



Photo 16: Agricultural Zone 1 (Abzeco 15/11/2025)



Photo 17: Agricultural Zone 2 (Abzeco 15/11/2025)

6.3 Conservation Zones

Table 5: Details of Conservation Zones.

Conservation Zone 1
Area: 12.96 ha Description: Conservation Zone 1 is situated along the northern boundary of the subject land. This zone supports areas of native vegetation, and ample space for ongoing revegetation. Conservation Zone 1 is associated with natural gullies/drainage lines which are unsuitable for agricultural endeavours.
Management: • Pest plant and animal control; • Revegetation; • Stock exclusion; • Erosion prevention and management.

**ADVERTISED
PLAN**

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



Photo 18: Conservation Zone 1 features gullies with mixed native and exotic vegetation (Abzeco 15/11/2025)



Photo 19: Conservation Zone 1 features a stony escarpment with a high proportion of native grassy and herbaceous vegetation (Abzeco 15/11/2025)

Conservation Zone 2

ADVERTISED PLAN

Area: 9.76 ha

Description: Conservation Zone 2 is situated in the western side of the property and features an area of intact native vegetation that is contiguous with the vegetation of the Brisbane Ranges, existing revegetation efforts and ample space for additional revegetation. Conservation Zone 2 is associated with a natural gully along its western edge.

Management:

- Pest plant and animal control;
- Revegetation;
- Stock exclusion;
- Erosion prevention and management.

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



Photo 20: Native remnant vegetation located in Conservation Zone 2 (Abzeco 15/11/2025)



Photo 21: A natural gully/drainage line on the western edge of Conservation Zone 2 (Abzeco 15/11/2025)

Conservation Zone 3

Area: 0.97 ha

Description: Conservation Zone 3 is situated along the eastern boundary of the subject land. It

supports planted canopy trees of various origins, occurs along a mapped drainage line and includes a small dam/wetland.	
<u>Management:</u> • Pest plant and animal control • Revegetation • Stock exclusion • Erosion prevention and management	
 Photo 22: A small, fenced dam located in Conservation Zone 3 (Abzeco 15/11/2025)	
<u>Conservation Zone 4</u>	
<u>Area:</u> 1.28 ha <u>Description:</u> Conservation Zone 4 is situated along the northern and eastern boundary of the subject land. This zone is currently managed as pasture however it has been designated as conservation zone to allow for the establishment of a planted vegetation corridor to improve connectivity throughout the landscape.	
<u>Management:</u> • Pest plant and animal control • Revegetation • Stock exclusion • Erosion prevention and management	This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright
<u>Conservation Zone 5</u>	
<u>Area:</u> 1.57 ha <u>Description:</u> Conservation Zone 5 is situated on the south edge of the subject land. This zone features a small dam, modified native vegetation, and mown grassy areas.	
<u>Management:</u> • Pest plant and animal control • Revegetation and enrichment of dam	

- Stock exclusion
- Erosion prevention and management

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

**ADVERTISED
PLAN**

7. Management objectives and methodology

This report section outlines sustainable land management objectives for the property and details actions required to enhance biodiversity values on the land. Mapping of key weed infestations is shown in Figure 2. Please note, certain CaLP Act-listed weeds (e.g. Briar Rose) were found scattered across much of the subject land. Mapping of weeds at that scale was beyond the scope of works. Weeds of this nature should be controlled as encountered.

A timetable of works over the first five years of the plan is provided in Section 8.

7.1 Weed control

The main aim of weed management on the property is to contain the spread of high-threat weeds, maintain these at relatively low levels, and ensure that any emerging woody and high-threat grassy or herbaceous weeds are eliminated. This will reduce competition with indigenous flora and promote the recruitment of both canopy trees and understorey species.

Given the near total dominance of exotic flora within the understorey of the conservation area, it is anticipated that the cover of weeds will not substantially decrease over the life of the plan, however, the composition of weeds can be highly influenced by targeting all woody weeds, thistles and herbaceous species. This process will reduce and ideally eliminate the cover of high-threat weeds and limit diversity to exotic grasses. However, given the context of the site to other semi-rural landholdings that also support a high diversity of weeds, limited recruitment from seed is expected to continue indefinitely. Constant vigilance must therefore be maintained to regularly conduct follow-up weed control works and ensure that any new high-threat weeds encountered are immediately addressed and not allowed to spread.

Key to the overall objectives for the site is the control of high-threat weeds, including those listed under the CaLP Act, as well as vigilance for new weed invasions.

- Regionally 'Controlled' (C) weeds are usually widespread, therefore it is important to prevent further spread. Landowners are responsible for these weeds on their property and on adjacent roadside reserves.
- 'Restricted' weeds (R) include plants that pose unacceptable risk of spreading in the State or other Australian states and are considered to be a serious threat to primary production, Crown land, the environment, and/or community health if they are traded in Victoria. The trade of Restricted weeds and their propagules, either as plants, seeds or contaminants in other material is prohibited in Victoria.
- 'Regionally Prohibited' weeds (P) are not widely distributed in a region but are capable of spreading further. It is reasonable to expect that they can be eradicated from a region, and they must be managed with that goal. Landowners, including public authorities responsible for crown land management, must take all reasonable steps to eradicate regionally prohibited weeds on their land.

Notes on Herbicide Use

Under Victorian legislation, legal use of some chemicals requires the user to possess an Agricultural Chemical User Permit (ACUP). Other chemicals have restrictions on their use in Chemical Control Areas (CCAs).

Choose only products registered for use on target species for the site-specific circumstances. Read the product label carefully and follow all label instructions.

Chemical retailers can provide information on registered chemical products and supply a 'material safety data sheet', which outlines the health and safety issues associated with use of a product.

Landowners should familiarise themselves with the weed species shown in Appendix 1 and other relevant Council publications, as well as the status of each weed species and take appropriate control action as required.

Table 6 outlines general seasonal control periods. This should be used as a guide only; weeds should always be controlled when actively growing and seasonal variation in temperature and rainfall patterns will influence periods of active growth.

Table 6: Weed control schedule.

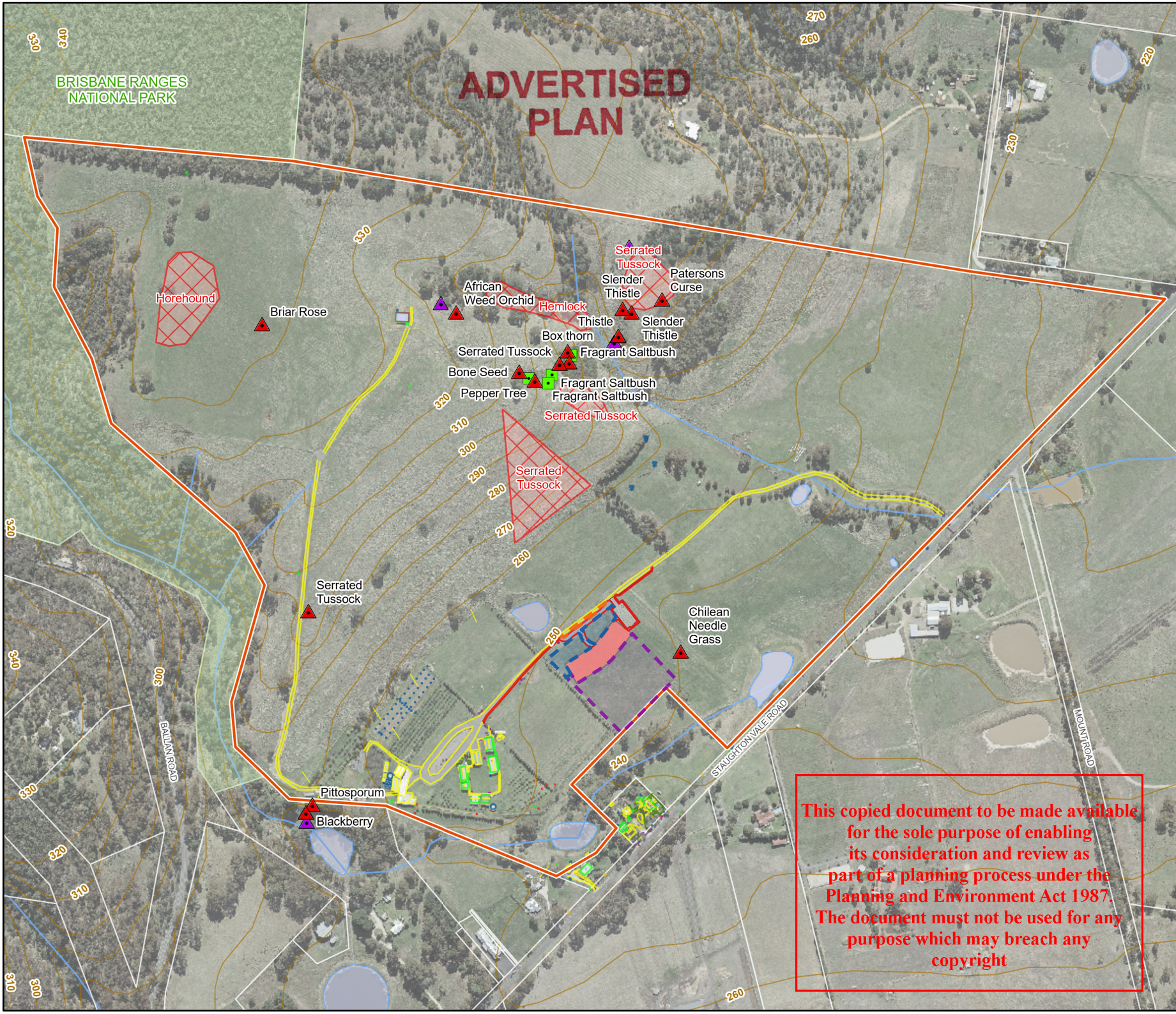
Seasonal Task Calendar												
Task	Cool season			Cool season - warm season transition		Early warm season		Late warm season				
	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Weed scorching												
Residual herbicide use												
Mowing/Slashing												
Control broadleaf weeds												
Woody weed control												
Hand weed geophytes												
Spray geophytes												
C3 grass control												
C4 grass control												

Optimal time of action	Potentially suitable time of action	Generally unsuitable time of action
------------------------	-------------------------------------	-------------------------------------

Control methods for high threat weeds are discussed in the following sections.

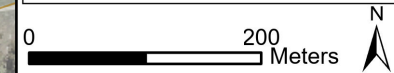
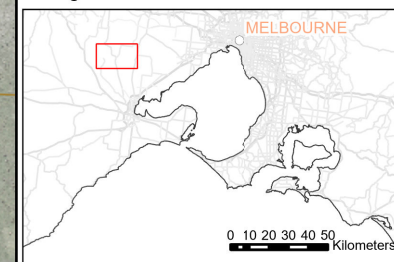
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**



- Study Area
- Proposed Learning Centre Building
- Proposed Carpark
- Proposed Footpath
- Proposed Bus Bays
- Proposed Play Area
- Proposed Playspace
- Existing Day Observation Centre
- Rabbit Warren
- Significant Flora
- Weed
- Weed Area
- Parks and Conservation Reserves
- Watercourse
- Waterbody
- Contour (10m)

Figure 2
Pest Animals, Weed Infestations and Significant Flora
 155 Staughton Vale Road,
 Staughton Vale



Date: 9/02/2026
 Created by: LK
 Project: 25083
 File: 25083_Urbis_BacchusMarshGrammarSchool
 Note: Location of property boundaries, watercourse, roads and topography indicative only.

Suite 1, 4 Brisbane Street Eltham,
 Victoria 3095. Ph 03 9431 5444
www.abzeco.com.au

7.1.1 Woody weeds

Several species of woody weeds were recorded within and adjacent to the property, this included CaLP Act-listed species such as Boneseed **Chrysanthemoides monilifera*, African Box-thorn **Lycium ferocissimum*, Sweet Briar **Rosa rubiginosa*, and Blackberry **Rubus anglocandicans* (Figure 2).

Control of small, isolated infestations (e.g., Boneseed was recorded as a single individual) control may be undertaken using the 'cut and paint' method. This involves applying concentrated glyphosate or other suitable herbicide to the stumps of freshly cut stems with a dabber bottle. Stems are to be cut as close to the ground as possible, leaving a short stump to which herbicide is applied immediately to the freshly exposed wood, ensuring the entire surface is covered. This is best undertaken in cooler weather when absorption of the herbicide is likely to be more effective.

Lopped branches with seed pods attached are to be double-bagged and disposed of in landfill. Treated stumps should be monitored for re-sprouting, and herbicide applied to any regenerating shoots. New germinants and seedlings can be hand-weeded or treated as described for herbaceous weeds.

Although Blackberry can also be controlled using the 'cut and paint' method, the most convenient and effective method of control where there is low risk of off-target damage is usually foliar herbicide application. A number of different herbicides can be used to control Blackberry with varying success, although those specifically recommended for woody weed control such as Garlon™ are generally reliable and used most often. The 'cut and paint' method is recommended where Blackberry is growing amongst indigenous vegetation, minimising the risk of off-target damage. Blackberry is a summer active species that should be controlled in the warmer months of the year.

Sweet Briar was generally observed as scattered individuals spread broadly across the subject land. Control of isolated individuals may be undertaken using 'cut and paint' methods, however larger denser infestations may be easier to control with foliar applications of sprayed herbicides in a manner similar to that of Blackberry control.

It is important to note that many chemicals require an Agricultural Chemical User Permit (ACUP) to purchase and/or use them to control weeds. It is recommended that the landowner undertake the appropriate training or engage a suitably qualified contractor to undertake works where such chemicals are required.

**ADVERTISED
PLAN**

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



Photo 23: A single Boneseed was recorded in Conservation Zone 1 (Abzeco 15/11/2025)



Photo 24: Sweet Briar typically occurs as scattered individuals across much of the subject land (Abzeco 15/11/2025)

7.1.2 Control of Thistles

Several species of thistle are scattered at relatively low abundances across much of the subject land, this includes CaLP Act listed species such as, including Saffron Thistle **Carthamus lanatus*, Slender Thistle **Carduus pycnocephalus*, Spear Thistle **Cirsium vulgare*, and Variegated Thistle **Silybum marianum*. Many specimens are scattered throughout the Conservation Area 1 and are likely to be scattered across much of the property.

Most thistles are erect annuals or biennials to approximately 1.5 m high with purple flowers. Seeds germinate in autumn/winter and produce prominent rosettes of large green/grey leaves. Thistles are common farmland weeds that, in abundance, will impact on productivity and soil health. Thistles can rapidly colonise open areas and spread into neighbouring properties and drainage lines. Most thistles are listed as ‘controlled’ under the CaLP Act and as such, the landowner is required to manage these species within their property.



Photo 25: Slender Thistle recorded in Conservation Zone 1 (Abzeco 15/11/2025)



Photo 26: Variegated Thistle recorded in Conservation Zone 1 (Abzeco 15/11/2025)

Prevention

- Although not recommended in this instance, if machinery is used to assist with weed control, ensure that it is washed down prior to entering or leaving any infested sites to prevent the movement of seed.

- Should new plants be found, promptly remove them physically (including the root system) before they can set seed.
- Increase the current matrix of native grasses to limit establishment of thistles.
- Revisit treated sites and check for the emergence or re-establishment of any thistles as many juveniles can germinate following previous control as noted for Saffron Thistle in parts of the site (Image 12).
- Avoid creating areas of bare soil.

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

Management

Herbicides are an effective long-term option for managing scattered thistle infestations. There are a number of options available for herbicide control, and it is most important to keep the following matters in mind when considering this type of control:

- Herbicide control is most effective on thistles when they are actively growing and prior to the presence of a flower stem. Herbicides may still be effective during flowering; however, susceptibility is much lower and a greater amount of effort (and less sustainable practice) with regard to herbicide exposure will be required.
- Spot-spray using a broadleaf-specific herbicide to prevent off-target damage to native grasses.

As with most broad-leaf pasture weeds, an integrated control program is the most sustainable, effective and environmentally sensitive option. Integrated annual control will involve the implementation of a number of techniques including physical removal, spraying with herbicides, reseeding with native species and diligent monitoring for establishment and/or re-occurrence.

Summer	Autumn	Winter	Spring
Dec, Jan, Feb	Mar, Apr, May	June, July, Aug	Sept, Oct, Nov
Chip out small infestations.	Spray seedlings with a broadleaf selective herbicide.	Thoroughly spray the foliage of any plants missed in Autumn.	Cut off and burn any seed heads. Spray any remaining plants with herbicide.

7.1.3 Additional herbaceous, broad-leaf and grassy weeds

A range of additional herbaceous, broad-leaf and grassy weed species occur throughout the property. Several of these species are listed under the CaLP Act, including Chilean Needle-grass **Nassella neesiana*, Serrated Tussock **Nassella trichotoma*, Patterson's Curse **Echium plantagineum*, Hemlock **Conium maculatum*, and Horehound **Marrubium vulgare* (See Appendix 1 for full flora list).

Both Horehound and Serrated Tussock are represented by relatively large infestations in distinct patches and individuals scattered across the subject land that will likely require herbicide treatment, monitoring, and follow-up control (Figure 2). A single individual tussock of Chilean Needle-grass was noted near to the proposed development footprint. This area had recently been slashed, and it is probable that more individuals are present but were difficult to detect during the assessment. Keeping above ground biomass low and preventing seed set is the best option to stop further spread and potentially reduce the size of the population, or at worst maintain the population at current levels.

The study area also supports a range of additional weed species which for the most part is not considered to be particularly threatening across much of the subject land given the relative lack of native vegetation. Where native vegetation is present (i.e., remnant patches and stony outcropping) may be considered high-threat in the local context, as they have the capacity to quickly spread and displace native vegetation if left untreated. Species include Sweet Vernal-grass **Anthoxanthum odoratum*, Kikuyu **Cenchrus clandestinus*, South African Orchid **Disa bracteata*, Red Ink-weed **Phytolacca octandra*, Flatweed **Hypochaeris radicata*, Ribwort **Plantago lanceolata*, Sheep Sorrel **Acetosella vulgaris*, and Twiggy Turnip **Brassica fruticulosa*.

Given the highly modified state of understorey vegetation and the dominance of introduced grasses throughout the site, it is considered unrealistic and impractical to restore a cover of native grasses in the short to medium-term and will remain a challenge long-term given surrounding land use. It is therefore recommended that the herbaceous and broad-leaf weeds listed in Appendix 1 should be the focus of weed control efforts over the long-term. Herbaceous and broad-leaf weeds can be controlled by spot spraying, and hand weeding where herbicide application would otherwise result in off-target damage.

Herbicides are available that can provide selective control of broad-leaved weeds among native pasture, and non-selective herbicides can be used where damage to indigenous vegetation will not occur, and the application method itself is selective (i.e. using a knapsack or wick wiper). Likewise, grass specific herbicides can be used where weedy grasses are growing among indigenous broad-leaved species.

Herbicide should only be applied during suitable conditions (i.e. little wind and no rain), and persons undertaking the work must be familiar with the range of exotic and indigenous species present in the areas being treated.

**ADVERTISED
PLAN**

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



Photo 27: A dense infestation of Serrated Tussock recorded in Conservation Zone 1 (Abzeco 15/11/2025)



Photo 28: A dense infestation of Horehound recorded in Agricultural Zone 1 (Abzeco 15/11/2025)



Photo 29: A dense infestation of Hemlock recorded in Conservation Zone 1 (Abzeco 15/11/2025)



Photo 30: An isolated infestation of African Orchid recorded in Conservation Zone 1 (Abzeco 15/11/2025)

7.1.4 Control methods for geophytes

A single geophyte species was recorded immediately outside the property boundary, this being the CaLP Act-listed Soursob *Oxalis pes-caprae*. Geophytes are one of the most significant weed threats to native vegetation if left untreated. Geophytes include plants with corms, bulbs and tubers that are specialised below-ground storage organs that act as a buffer against above-ground disturbances such as fire, drought and mowing. Geophytic plant traits are not taxonomically restricted, since they are present within both monocotyledonous and dicotyledonous groups, but importantly include many petaloid monocots (e.g. some but not all Liliaceae and Iridaceae). The management of geophytes can be complex and demands a strong understanding of the biology of each individual species to enable effective control. Many but not all species of weedy geophytes reproduce from seed, and most species support some form of vegetative reproductive mechanism such as seasonal replacement of the root storage organs.

Given that the species is winter active and has largely died back at the time of the site assessment it is probable that the species exists throughout the subject land but was undetectable at the time of the assessment.

**ADVERTISED
PLAN**

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

Critical geophyte control guidelines

Geophyte weeds within the study area all carry root organs that undergo annual renewal through bulb or corm exhaustion and subsequent development of a new, replacement organ. Treatment timing is therefore critical to the effective management of geophytic weeds:

- chemical control must take place prior to or at the bulb/corm exhaustion phase that usually takes place as flowers emerge or just prior, observe the following guidelines:
 - inspect root organs to assess the stage of growth.
 - apply herbicides too early and risk survival of the parent corm/bulb.
 - apply herbicides too late and the replacement corm or bulb will not be affected.
 - treatment at bulb exhaustion also prevents the development of bulbils.
- manual removal must take place prior to the development of new bulbils, cormels, seed and stem cormels to reduce the risk of dispersing these propagules – inspect root organs to determine if bulbils and cormels from previous seasons remain on the plants.

Manual control of geophytes

Manual removal of geophyte is time consuming, labour intensive and results in significant soil disturbance. Manual removal is still appropriate for small infestations utilising basic hand tools such as chisels, long screwdrivers, sharp knives, and narrow trowels.

The aim of manual removal must be to prevent the establishment and spread of new, spot incursions or existing small infestations, but with delicate care to minimise soil disturbance. All manually treated areas require ongoing monitoring for target weeds for recruitment from seed or detached root organs. Large infestations should not be hand weeded due to the potential disturbance to native vegetation, high risk of spreading geophytes and other weeds, and overall inefficiency.

Chemical control of geophytes

Large infestations require the use of herbicides to obtain effective geophyte control. A variety of herbicides are available for use that will provide effective geophyte control at standard label rates. The available herbicides all carry some risk of off-target or unanticipated impacts. Use of herbicides to control geophytes comes with the following risks, depending on the herbicide/s in use:

- direct off-target spray damage such as partial or full foliar contact with the subsequent of enabling and shoot damages; and
- soil-residual effects on seedlings and potentially mature plants.

7.1.5 Minimising the potential for spreading weeds

The intentional or inadvertent transport or spread of weeds listed as 'Restricted' under Victoria's *Catchment and Land Protection Act 1994* including in soil, vehicles or machinery is prohibited.

The use of vehicles or machinery within the conservation area is unlikely to be required nevertheless, the following vehicle and machinery hygiene measures are to be implemented to prevent the inadvertent spread of weeds:

- Allocate appropriately contained areas for cleaning down vehicles and machinery away from drains and waterways. If required to move into relatively weed-free areas on the property, ensure that machinery and vehicles are adequately washed down.
- Wash down machinery and vehicles by first scraping off all soil and then thoroughly hosing down or steam cleaning, air-blasting and vacuuming. Critical contamination areas

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

where particular thoroughness is required include tool attachments, under wheel arches, wheel axils, tyre grooves, mud guards, radiators, ledges and frames.

- Commence work with clean machinery in weed-free areas and subsequently move into weed affected areas wherever possible.

7.2 Erosion management

The subject land includes a prominent gully. While significant erosion was not noted during the assessment such areas are prone to erosion when water is channelled across unprotected land and washes away soil within gullies and drainage lines. Water runoff is naturally moderated by vegetation which binds soil and limits excessive runoff. Excessive clearing of vegetation, inappropriate land used and soil compaction typically limits water infiltration and promotes surface runoff which increases and concentrates in gullies. Unaddressed gully erosion can ultimately dissect properties resulting in difficulties in management, result in the loss of productive land, result in the destruction of infrastructure such as fencing and tracks, and exacerbate sedimentation of local waterways and waterbodies.

Preventing Gully Erosion

Preventing gully erosion can typically be achieved with good land management practices that promote even water infiltration and good plant cover. Efforts to prevent gully erosion may include:

- Maintaining remnant vegetation along drainage lines and eliminating grazing from these areas;
- Increasing water usage by planting deep-rooted perennial pastures, trees, or an appropriate mixture of both thus maintaining healthy, vigorous levels of vegetation;
- Identifying drainage lines as a separate land class in which vegetation needs to be protected;
- Immediate stabilisation of sheet or rill erosion;
- Vermin control;
- Ensuring runoff from tracks is evenly distributed across paddocks to dissipate its energy;
- Maintaining high levels of organic matter in the soil; and,
- Avoiding excessive cultivation (fence and manage the land according to its capability).

Controlling Gully Erosion

The control of gully erosion typically requires both identifying and fixing problems within the catchment, and stabilising the gully. These approaches are detailed in Table 7 below.

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

**ADVERTISED
PLAN**

Table 7: Controlling gully erosion (Agriculture Victoria 2020).

Catchment Works
The objective of catchment works is to reduce and divert the flow of water into stable drainage lines. This can be achieved by: • Increasing infiltration rates and water uptake by plants; and, • By diverting and storing water. A practical way to begin is to subdivide the catchment into appropriate land classes and then apply grazing and cropping practices most suited to each class. The development of a land management or whole farm plan is an ideal way of identifying these issues. • Cooperatively tackling the problem by the formation of a landcare group — this could be the most effective method where the source of the problem is spread over several properties; • Diversion of water away from erosion prone gullies (for example, with diversion banks) — this disperses the erosive power of the water over well-vegetated areas; • Contour cultivation where possible to slow down runoff and spread the water over a wide area; • Maintaining farm tracks and culverts so that drainage is evenly dissipated and prevented from concentrating along any section; and, • Using trees and deep-rooted perennial pastures to assist in both utilising excess water and reducing runoff.
Stabilising Gullies
The objective is to divert and modify the flow of water moving into and through the gully so that scouring is reduced, sediment accumulates and revegetation can proceed. Stabilising the gully head is important to prevent damaging water flow and headward erosion. A variety of options can be used to get the water safely from the natural level to the gully floor, such as: • Grass chutes; • Pipe structures; • Rock chutes; and, • Drop structures. Structures might also be required along gully floors since some grades can be quite steep and allow water to rush down under peak flows, ripping away soil and vegetation. These may take the form of rock barrages, wire netting or logs across gullies. Sediments held in the water will then be deposited along the flatter grades as a result of slower water flow, allowing vegetation to re-establish. If erosion control and revegetation work is undertaken, then damaged areas should be fenced off from stock, until restoration is complete. Dams can also be constructed to slow the flow of water into the gully head, but special care needs to be taken to get the overflow water back into the gully floor safely.

7.3 Revegetation

Revegetation and restoration works may be undertaken for a variety of reasons and desired outcomes including but not limited to the improvement of vegetation condition and structure, reinstatement of vegetation in areas previously cleared, improving ecosystem services and function, improving habitat conditions for native fauna species, stabilising soils and mitigating erosion, and improving landscape connectivity. Revegetation must be undertaken in a manner that avoids impacts or degradation to existing indigenous vegetation.

Planting Preparation

Revegetation sites must be well prepared to receive plants. Preparation should include weed control undertaken in advance to minimise competition from exotic species as plantings establish. An increase in native plant recruitment can be expected over time with ongoing weed control and reduced competition; however, it is critical that native species are not impacted during this process. It is therefore recommended that herbaceous weeds and thistles should be the focus of consolidated weed control rather than grasses which are often difficult to identify, especially when grazed. This process will then allow any gaps or bare ground created from repeat weed control efforts to be infilled with supplementary planting.

Provenance

All planting should use only indigenous plants sourced from a local indigenous nursery. As a general precaution to minimise the risk of outbreeding depression, plants should be grown from parent stock collected within the same provenance.

A list of flora species indigenous to the local area and suitable for revegetation works within the Conservation Zones or for inclusion as landscaping within the School Zone is provided in Appendix 2. Recommended species are representative of the remnant vegetation occurring within the subject land, species that are commonly available from indigenous nurseries, and historically modelled vegetation types including Plains Grassy Woodland (EVC 55), Grassy Dry Forest (EVC 22), and Heathy Dry Forest (EVC 20) (DEECA 2025).

Planting Densities

As a general rule the following densities should guide the spacing of plants (Greening Australia 2003):

- Canopy Trees = 1 per 5 m²
- Shrub layer = 1 per 2 – 3 m²
- Ground covers/grasses = 4 – 5 per 1 m²

Trees should be spaced approximately 5-10 m apart and shrubs 3-5 m apart, and specimens are only to be established in areas where understorey weeds have been effectively managed (e.g. via spot-spraying or hand weeding).

Timing of Planting

Where possible, plant into moist soils. Late Autumn through Winter is typically the ideal time to plant native vegetation. This typically allows enough time for plants to establish before summer. However, if plants can be watered until established, planting may extend to hotter and drier times of the year.

**ADVERTISED
PLAN**

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

Watering and Guarding

Vegetation should be watered upon planting to aid in eliminating the soil of air-pockets around roots, mitigate against transplant shock, and establish root to soil contact. Plants should be guarded using mesh tree-guards and stakes to limit access by herbivores including native macropods (kangaroos and wallabies), rabbits, deer, and livestock.

All new plants must be protected with appropriate guards from grazing, whether by stock, rabbits or kangaroos. New plants must be thoroughly watered before and immediately after planting, and periodic (heavy but infrequent) watering may also be required in the first summer to ensure successful establishment and/or if plants show signs of drought stress. Mulching is not recommended given that some native grass cover is present.

Efforts to revegetate and improve the condition existing vegetation should be undertaken in Conservations Zones 1, 2, 3, 4 and 5.

7.3.1 Key Revegetation Areas

Conservation Zone 1

Conservation Zone 1 is associated with the major gullies and drainage lines within the subject land. Stock must be excluded from this area and efforts made to improve the condition of the understorey. Additionally, efforts to revegetate the gullies should be undertaken as a means to aid in the prevention and management of erosion. Revegetation may extend along the gully and provide connectivity to Conservation Zone 3.

Notably, this area has large infestations of Hemlock at the base of the gully. Efforts to control Hemlock should be undertaken in a staged manner over several years. Each year a proportion of Blackberry should be sprayed, removed and replanted with native vegetation. A list of species suitable for revegetation is included as Appendix 2.

Conservation Zone 2

Conservation Zone 2 features a relatively intact patch of native vegetation, current vegetation efforts and ample space for continuing revegetation. Revegetation should aim to increase the over all cover of canopy species (i.e, suitable *Eucalyptus* species) and understorey shrubs and grasses.

Conservation Zone 3

Revegetation in Conservation Zone 3 may include improving understorey condition and riparian plantings around the existing waterbody included in the zone.

Conservation Zone 4

Revegetation in Conservation Zone 4 should aim to establish a corridor of native vegetation that connects Conservation Zone 1, eastwards towards the intersection of Granite Road and Staughton Vale Road, and southwards to Conservation Zone 3.

Habitat corridors should:

- 1) Be continuous and link areas of existing habitat;
- 2) Include structural variation and include all forms of vegetation (i.e. trees, shrubs, ground covers);

**ADVERTISED
PLAN**

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

- 3) Should be wide enough to allow wildlife to live within the corridor as well as move through it; and,
- 4) Be managed so that habitat requirements and resources are maintained for wildlife (Land for Wildlife 1999).

In order to establish a wildlife corridor in Conservation Zone 4 the area must be fenced to exclude all stock. A list of species suitable for revegetation is included as Appendix 2.

Conservation Zone 5

Conservation Zone 5 features a small dam. Revegetation efforts may look to improve the condition of aquatic and semi-aquatic vegetation, focus on the planting of sedges and rushes at key inflow areas to filter water, while limiting the planting of canopy species at key inflow and spillway areas as tree roots may undesirably channel water and alter flows, and too avoid overshadowing which may promote Chytrid Fungus within the environment negatively impacting frog populations.

Priority Revegetation Zones

Table 8 designates revegetation priorities within the subject land and briefly describes the justification, existing ecological values, and expected benefits. These priority areas should be used as a guide and are not intended to be limiting or overly prescriptive.

Table 8: Season breakdown of management works over the initial 5-year management period.

Priority	Conservation Zone	Justification and current ecological values	Expected outcome
1	CZ1	- Existing indigenous vegetation including native canopy trees, and a patchy native understorey - Existing threatened flora species (Fragrant Saltbush)	- Increased competition for exotic flora species - Improvement of vegetation structure - Increase in native vegetation coverage - Mitigation of potential gully erosion - Increase and improvement of fauna habitat
		- Gullies and a mapped waterway - Connectivity to vegetation in the broader landscape - Existing moderate quality habitat for native fauna	
2	CZ2	- Existing indigenous vegetation including canopy trees and intact understorey - Gullies and mapped waterways	- Increased competition for exotic flora species - Improvement of vegetation structure - Increase in native vegetation coverage

Priority	Conservation Zone	Justification and current ecological values	Expected outcome
		- Connectivity to vegetation in the broader landscape including the Brisbane Ranges National Park - Existing high quality habitat for native fauna	- Mitigation of potential gully erosion - Increase and improvement of fauna habitat - Improvement in soil stability of exposed slopes
3	CZ4	- Currently existing as pastures with several scattered trees - Limited value to native fauna	- Increase in native vegetation cover - Improvement in vegetation structure - Increase and improvement of fauna habitat - Increase in connectivity between CZ1 and CZ3 - Increase in landscape connectivity
4	CZ5	- Existing native vegetation - Existing moderate quality habitat for native fauna - Existing waterbody - Existing mapped waterway	- Increased competition for exotic flora species - Improvement of vegetation structure - Increase in native vegetation coverage - Increase and improvement of fauna habitat - Improvement in connectivity with Conservation Zone 2
5	CZ3	- Existing planted vegetation of mixed origins - Limited connectivity within the broader landscape - Existing (seasonal) waterbody - Existing low quality habitat for native fauna	- Increased competition for exotic flora species - Improvement of vegetation structure - Increase in native vegetation coverage - Increase and improvement of fauna habitat

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

Notes on Cinnamon Fungus

Cinnamon Fungus *Phytophthora cinnamomi* is a soil-borne, fungal plant pathogen which attacks the roots of susceptible plants ultimately inhibiting their ability to absorb water and nutrients ultimately resulting the death of plants. Dieback of native vegetation caused by the fungal Cinnamon Fungus is prevalent throughout much of the Brisbane Ranges. Dieback caused by Cinnamon Fungus is listed as a Key Threatening Process under the *EPBC Act 1999* (DCCEEW 2025).

Revegetation is considered to carry a high-risk of spreading Cinnamon Fungus as it involves the introduction of foreign plants and soil to a site that may carry the pathogen (DE 2015). Additionally, clothing, footwear, tools, equipment, machinery and vehicles can carry Cinnamon Fungus spores and facilitate its spread and establishment.

To help to prevent the spread of this plant disease:

- Arrive clean, leave clean: ensure all clothing, hats, footwear, tools, equipment, machinery and vehicles are free of mud, soil and organic matter before entering and exiting bushland;
- If you are entering clean bushland or have come from an area that is infested with Cinnamon Fungus, ensure everything with you is cleaned and disinfected with a solution of 70% ethanol or methylated spirits in 30% water. This may include footwear, tools, equipment, machinery, vehicles, backpacks, walking sticks, tent pegs and personal items;
- Ensure any soil, plants or other materials entering the site are certified free of weeds and pathogens. You can do this by purchasing from Nursery Industry Accreditation Scheme Australia (NIASA) accredited businesses, and by ensuring that materials conform to Australian Standards—for example, AS3743–2003 Potting mixes or AS4454:2012 Composts, soil conditioners and mulches;
- Where possible schedule activities for the dry season as it spreads more easily in wet and muddy conditions. If necessary, postpone activities and reschedule for a day when the soil is dry and doesn't stick to footwear, equipment and tools.

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

7.4 Protecting Paddock Trees

The subject land support a variety of paddock trees that can benefit the landscape in variety of ways including the improvement of soil structure and quality, promoting water infiltration and reducing run-off and erosion, sequestering carbon, providing shelter to limit soil desiccation in hot, dry periods, providing habitat and nesting hollows for native wildlife, providing food resources for native wildlife, providing a source of natural regeneration, and providing connectivity for wildlife throughout the landscape (Fischer et al 2010; Manning et al 2005) .

Agricultural activities can adversely impact the health and longevity of paddock trees through soil compaction, stubble burns, nutrient enrichment from stock and fertilisers, increasing incidence of insect attack and direct impacts from stock.

Paddock trees should be protected from agricultural activities and the impacts from cropping and stock. This may be done through limiting stock camps from underneath trees, resting paddock trees exposed to grazing pressures, and protecting paddock trees from herbicides, fertilisers and fires.

Given that paddock trees are known to be in decline in agricultural landscapes (Gibbons et al 2008) and effort should be made to establish a new generation of paddock trees where natural

recruitment is being hampered by agricultural activities such as grazing and cropping. This will ensure that as trees senesce younger trees are already established and protected within the agricultural landscape. Dead trees or 'stags' continue to provide habitat for native wildlife and should remain within the landscape unless they pose an unacceptable risk to human health and well-being. Should a stag ever require removal, every effort should be made to retain as much of the trunk as possible while eliminating possibly dangerous dead branches.

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

7.5 Pest Animal Control

Rabbit control

It is a legal requirement under the *Catchment and Land Protection Act 1994* for landowners to take all reasonable steps to prevent the spread of (and where possible, eradicate) pest animals including foxes, rabbits and hares on their land.

Evidence of rabbit activity within the property such as scats, diggings, and warrens were identified within the subject land (Figure 2).

Rabbit management should commence as soon as possible and be undertaken into the future. Control will be best achieved in cooperation with neighbours as part of an ongoing integrated plan. Prior to any baiting, neighbours should be contacted in an attempt to engage them in a co-operative control program.

When undertaken, baiting should be carried out throughout the property during summer and autumn every year as required. This should occur before post-summer rains that typically boost pasture regeneration. Baiting during winter and spring is unlikely to be as effective due to the high availability of natural feed, thereby reducing the desirability of baits. The use of carrot baits containing pindone is not recommended for sites regularly frequented by native herbivores such as kangaroos unless measures can be taken to avoid off-target poisoning. This risk can be minimised by covering baits with an open-ended wire cage or funnel, allowing access by rabbit's underneath.

It should be noted that baiting will need to be undertaken by a licensed and suitably qualified contractor, unless the landowner has obtained an Agricultural Chemical Users Permit (ACUP) enabling them to purchase 'restricted supply chemicals' and undertake control of pest plants and animals using 'restricted use' chemicals.

Patrols for rabbits should be undertaken regularly every year and if any warrens are located, these are to be fumigated and blocked or destroyed. Access to warrens can be limited by collapsing existing warrens, or by covering all entrances with wire mesh to prevent rabbits re-colonising warrens. Care must be taken not to worsen erosion while warren destruction takes place. Following warren treatment, affected areas are to be regularly monitored for recovery, and follow-up planting and weed control conducted as required. Suitable groundcover species for revegetation include Bidgee-widgee, Weeping Grass and Wallaby-grass.

7.6 Fencing

Inappropriate fencing can limit movement of native fauna species throughout the landscape and act as a significant hazard with potential to injure, trap or kill native wildlife. Any future fencing throughout the subject land should be wildlife friendly and ensure the following:

- Fencing must exclude barbed wire;
- Plain wires should allow small animals to move underneath, 30 – 50 cm at the bottom;

- Limiting height to under 1.2 – 1.5 m where possible;
- Avoid the use of mesh with small holes that may trap legs or heads;
- Fences should be visible to mitigate the risk of collision by animals. White droppers, tape or tags can increase visibility; and,
- Avoid configurations that funnel wildlife towards roads.

Fencing should be periodically checked and repaired where necessary. This may be particularly important where runs occur under trees that may fall or drop branches that partially destroy fences.

7.7 Other measures to protect flora and fauna habitat

Other than weed and pest animal control, a number of more general actions are recommended for the ongoing enhancement and management of the subject land, these include:

- Ensure no rubbish accumulates throughout the subject land.
- All residual stumps of felled trees must be retained.
- No grinding of stumps is to occur. All stumps must be allowed to re-coppice, and coppicing stems must not be damaged, trimmed, lopped or removed.
- All coppicing stumps impacted by grazing pressure are to be protected with wire mesh guards and metal stakes until they are sufficiently mature.
- Plant guards should be sufficient to prevent access by stock or kangaroos.
- The boosting of canopy tree numbers may also be achieved by temporarily fencing off small areas of the Conservation Area to stock and allowing natural regeneration. Individual recruits can then be protected with guards prior to re-opening the area for biomass management by stock.
- Fallen timber and surface rocks are to be retained wherever possible to maintain habitat for terrestrial fauna.
- Reduce nutrient loads by periodically collecting and removing the dung of domesticated stock.
- All gaps created by weed control works must be planted with indigenous species as per Appendix 2.

**ADVERTISED
PLAN**

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

8. Detailed works schedule

The works schedule in Table 9 is intended to guide management on the property over the next five years. The actions outlined in the plan and reflected in the works schedule must be undertaken over a minimum five-year period, with year one commencing at the time the plan is endorsed by Council.

Given the long timeframe of the works and allowing for changes in conditions that cannot always be anticipated, the following schedule should be regarded as a guide only, particularly for the later years. Site management should be adaptive and respond appropriately to changes in conditions, particularly any new weed invasions that occur. Weed and pest animal control is to be undertaken annually as indicated/appropriate, and these actions are expected to be ongoing, requiring continued management beyond the initial five years. Refer to Section 6 for a detailed explanation of management actions.

Required Actions and Outcomes:

- Control of all weeds and feral animals listed under the *Catchment and Land Protection Act* (1994) to negligible levels throughout the property.
- No planting or establishment of any plant recognised by The City of Greater Geelong as an Environmental Weed.
- Monitor for all new emerging weeds recognised by The City of Greater Geelong as Environmental Weeds.

Table 9: Season breakdown of management works over the initial 5-year management period.

Year	Action	Management action	Description of action	Timing	Who will undertake this action?
Year 1					
1	1.1	Woody weed control	Cut and paint mature woody weeds. Spot-spray isolated blackberry infestations where appropriate and hand-pull other woody weed seedlings, including new and emerging species.	Year-round spray when actively growing	Landowner/Land manager/Ecological contractor
1	1.2	Herbaceous weed and thistle control	Commence targeted weed control by spot spraying herbaceous weeds and thistles, or selective grassy weeds where identification is certain, taking care to avoid off target damage to indigenous flora.	Spring - early summer	Landowner/Land manager/Ecological contractor

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

**ADVERTISED
PLAN**

1	1.3	Planting/revegetation	Prepare for future revegetation in Conservation Zones. Identify planting areas and undertake weed control as required.	Year round, spring weed control	Landowner/Land manager/Ecological contractor
1	1.4	Fencing	Fence Conservation Zone 4 (if livestock are expected to access CZ4) to the specifications outlined.	As soon as possible	Landowner/Land manager/Ecological contractor
1	1.5	Commence rabbit control	Engage a suitably experienced contractor to commence rabbit control. Likely to include initial surveys and mapping of warrens and subsequent control using a combination of baiting, den/warren fumigation and destruction. Sow disturbed areas with native grass seed mix.	Year round	Qualified and experienced Landowner/Land manager or pest contractor
1	1.6	Maintain fencing	Check and repair any breaches in fencing	Annually	Landowner/Land manager/Contractor
Year	Action	Management action	Description of action	Timing	Who will undertake this action?
Year 2					
2	2.1	Woody weed control	If required cut and paint mature woody weeds. Spot-spray isolated species where appropriate and hand-pull woody weed seedlings, including new and emerging species.	Year-round – spray when actively growing	Landowner/Land manager/Ecological contractor
2	2.2	Herbaceous weed and thistle control	Continue targeted spot spraying of herbaceous weeds and thistles as well as selective grassy weeds where identification is certain, taking care to avoid off target damage to indigenous flora.	Spring - early summer	Landowner/Land manager/Ecological contractor

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

**ADVERTISED
PLAN**

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

2	2.3	Rabbit control	If required, control rabbits using a combination of baiting, den/warren fumigation and destruction. Sow disturbed areas with native grass seed mix.	Summer-autumn	Qualified and experienced Landowner/Land manager or pest contractor
2	2.4	Planting/revegetation	Continue revegetation using indigenous species of local provenance (e.g. Kangaroo Grass <i>Themeda trandra</i>) where any areas of bare ground have been created through weed control or other actions.	Autumn - Winter	Landowner/Land manager/Ecological contractor
2	2.5	Planting/revegetation	Commence revegetation of Conservation Zones. Aim to increase the coverage of canopy tree species and a diversity of understorey shrubs, herbs, and grasses.	Autumn - Winter	Landowner/Land manager/Ecological contractor
2	2.6	Planting/revegetation	Prepare for future revegetation in Conservation Zones. Identify planting areas and undertake weed control as required.	Year round, spring weed control	Landowner/Land manager/Ecological contractor
2	2.7	Maintain fencing	Check and repair any breaches in fencing	Annually	Landowner/Land manager/Contractor
2	2.8	Monitor for gully erosion	If weed control has been undertaken along gullies monitor for potential gully erosion and target these areas for planting with indigenous species of local provenance	Year round, planting in Autumn-Winter	Landowner or contractor
Year	Action	Management action	Description of action	Timing	Who will undertake this action?
Year 3					
3	3.1	Woody weed control	If required cut and paint mature woody weeds. Spot-spray isolated species where appropriate and hand-pull woody weed seedlings, including new and emerging species.	Year-round – spray when actively growing	Landowner/Land manager/Ecological contractor

3	3.2	Herbaceous weed and thistle control	Continue targeted spot spraying of herbaceous weeds and thistles as well as selective grassy weeds where identification is certain, taking care to avoid off target damage to indigenous flora.	Spring - early summer	Landowner/Land manager/Ecological contractor
3	3.3	Rabbit control	If required, control rabbits using a combination of baiting, den/warren fumigation and destruction. Sow disturbed areas with native grass seed mix.	Summer-autumn	Qualified and experienced Landowner/Land manager or pest contractor
3	3.4	Planting/revegetation	Continue revegetation of Conservation Zones. Aim to increase the coverage of canopy tree species and a diversity of understorey shrubs, herbs, and grasses.	Autumn - Winter	Landowner/Land manager/Ecological contractor
3	3.5	Planting/revegetation	Prepare for future revegetation in Conservation Zones. Identify planting areas and undertake weed control as required.	Year round, spring weed control	Landowner/Land manager/Ecological contractor
3	3.6	Maintain fencing	Check and repair any breaches in fencing	Annually	Landowner/Land manager/Contractor
3	3.7	Monitor for gully erosion	If weed control has been undertaken along gullies monitor for potential gully erosion and target these areas for planting with indigenous species of local provenance	Year round, planting in Autumn-Winter	Landowner/Land manager/Contractor
Year	Action	Management action	Description of action	Timing	Who will undertake this action?
			Year 4		
4	4.1	Woody weed control	If required cut and paint mature woody weeds. Spot-spray isolated species where appropriate and hand-pull woody weed seedlings, including new and emerging species.	Year-round – spray when actively growing	Landowner/Land manager/Ecological contractor

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

**ADVERTISED
PLAN**

4	4.2	Herbaceous weed and thistle control	Continue targeted spot spraying of herbaceous weeds and thistles as well as selective grassy weeds where identification is certain, taking care to avoid off target damage to indigenous flora.	Spring - early summer	Landowner/Land manager/Ecological contractor
4	4.3	Rabbit control	If required, control rabbits using a combination of baiting, den/warren fumigation and destruction. Sow disturbed areas with native grass seed mix.	Summer-autumn	Qualified and experienced Landowner/Land manager or pest contractor
4	4.4	Planting/revegetation	Continue revegetation of Conservation Zones. Aim to increase the coverage of canopy tree species and a diversity of understorey shrubs, herbs, and grasses.	Autumn - Winter	Landowner/Land manager/Ecological contractor
4	4.5	Planting/revegetation	Prepare for future revegetation in Conservation Zones. Identify planting areas and undertake weed control as required.	Year round, spring weed control	Landowner/Land manager/Ecological contractor
4	4.6	Maintain fencing	Check and repair any breaches in fencing	Annually	Landowner/Land manager/Contractor
4	4.7	Monitor for gully erosion	If weed control has been undertaken along gullies monitor for potential gully erosion and target these areas for planting with indigenous species of local provenance	Year round, planting in Autumn-Winter	Landowner/Land manager/Contractor
Year	Action	Management action	Description of action	Timing	Who will undertake this action?
			Year 5		
5	5.1	Woody weed control	If required cut and paint mature woody weeds. Spot-spray isolated species where appropriate and hand-pull woody weed seedlings, including new and emerging species.	Year-round – spray when actively growing	Landowner/Land manager/Ecological contractor

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

**ADVERTISED
PLAN**

5	5.2	Herbaceous weed and thistle control	Continue targeted spot spraying of herbaceous weeds and thistles as well as selective grassy weeds where identification is certain, taking care to avoid off target damage to indigenous flora.	Spring - early summer	Landowner/Land manager/Ecological contractor
5	5.3	Rabbit control	If required, control rabbits using a combination of baiting, den/warren fumigation and destruction. Sow disturbed areas with native grass seed mix.	Summer - autumn	Qualified and experienced Landowner/Land manager or pest contractor
5	5.4	Planting/revegetation	Continue revegetation of Conservation Zones. Aim to increase the coverage of canopy tree species and a diversity of understorey shrubs, herbs, and grasses.	Autumn - Winter	Landowner/Land manager/Ecological contractor
5	5.5	Maintain fencing	Check and repair any breaches in fencing	Annually	Landowner/Land manager/Contractor
5	5.6	Monitor for gully erosion	If weed control has been undertaken along gullies monitor for potential gully erosion and target these areas for planting with indigenous species of local provenance	Year round, planting in Autumn-Winter	Landowner/Land manager/Contractor

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

**ADVERTISED
PLAN**

9. Conclusion

This plan has reviewed issues relating to landscape and ecological values on the property and provides a basis to inform future management directions. It has sought to address key considerations, including pest plant and animal control. By following the plan, current and successive landowners will have the necessary information to make informed decisions on how best to address each of the management issues described.

The works schedule included in this plan provides clear prescriptions to ensure that general environmental objectives are met over time, while allowing a flexible timeline to implement the required management program.

This land management plan is intended to assist the landowners to make positive land management decisions during and following the initial five years of management outlined. If followed, the described actions will result in re-establishing, maintaining and further enhancing the property's landscape character and ecological values in the long-term.

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

**ADVERTISED
PLAN**

10. References

- Agriculture Victoria (2018). Assessment of Agricultural Land Capability in Melbourne's Green Wedge and Peri-urban Areas. URL: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.planning.vic.gov.au/__data/assets/pdf_file/0036/699183/agriculture_victoria_research_final_technical_report.pdf. Agriculture Victoria.
- BOM (2025) *Average annual, seasonal and monthly rainfall maps*. Bureau of Meteorology. Australian Government, Canberra.
- DE (2015) Arrive Clean, Leave Clean: Guidelines to help prevent the spread of invasive plant diseases and weeds threatening out native, plants, animals and ecosystems. URL: <https://www.dcceew.gov.au/sites/default/files/documents/arrive-clean-leave-clean.pdf>. Department of the Environment, Canberra.
- DEECA (2025) NatureKit. URL: <https://maps2.biodiversity.vic.gov.au/Html5viewer/index.html?viewer=NatureKit>. Department of Energy, Environment and Climate Action, East Melbourne.
- DCCEEW (2025) Listed Key Threatening Processes. URL: <https://www.environment.gov.au/cgi-bin/sprat/public/publicgetkeythreats.pl>. Department of Climate Change, Energy, the Environment and Water, Canberra.
- DTP (2025). VicPlan URL: <https://mapshare.vic.gov.au/vicplan/>. Victorian Department of Transport and Planning.
- Fischer J, Stott J & Law BS. 2010. The disproportionate value of paddock trees. *Biological Conservation*, 143 (6): 1564-1567.
- Gibbons P, Lindenmayer DB, Fischer J, Manning AD, Weinberg A, Seddon J, Ryan P & Barrett G. 2008. The future of scattered trees in agricultural landscapes. *Conservation Biology*, 22 (5): 1309-1319.
- Land for Wildlife (1999) *Creating habitat corridors for wildlife*. Department of Natural Resources and Environment.
- Manning AD, Fischer J & Lindenmayer DB. 2005. Scattered trees are keystone structures: Implications for conservation. *Biological Conservation*, 132 (2006): 311-321.

**ADVERTISED
PLAN**

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

Appendix 1. Vascular plant species recorded within the study area

Flora species listed below were recorded during site inspections on 15 November 2025.

Legend:

* = introduced species;

C = 'Controlled' under the CaLP Act;

R = 'Restricted' under the CaLP Act;

W = Weed of National Significance;

= Australian native species not indigenous to the study area.

vu = Vulnerable under the FFG Act 1988

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

Origin	Scientific Name	Common Name	Status
	<i>Acacia mearnsii</i>	Black Wattle	
	<i>Acacia melanoxylon</i>	Blackwood	
	<i>Acacia paradoxa</i>	Hedge Wattle	
	<i>Acacia spp.</i>	Wattle	
	<i>Acaena echinata</i>	Sheep's Burr	
	<i>Acaena novae-zelandiae</i>	Bidgee-widgee	
*	<i>Acetosella vulgaris</i>	Sheep Sorrel	
*	<i>Agrostis capillaris</i>	Brown-top Bent	
*	<i>Aira spp.</i>	Hair Grass	
*	<i>Aizoon pubescens</i>	Galenia	
	<i>Amyema miquelii</i>	Box Mistletoe	
	<i>Amyema pendula</i>	Drooping Mistletoe	
	<i>Amyema preissii</i>	Wire-leaf Mistletoe	
	<i>Anthosachne scabra s.l.</i>	Common Wheat-grass	
*	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	
*	<i>Arctotheca calendula</i>	Cape Weed	
	<i>Arthropodium strictum s.l.</i>	Chocolate Lily	
	<i>Asperula conferta</i>	Common Woodruff	
	<i>Atriplex semibaccata</i>	Berry Saltbush	
	<i>Austrostipa bigeniculata</i>	Kneed Spear-grass	
	<i>Austrostipa scabra</i>	Rough Spear-grass	
*	<i>Avena barbata</i>	Bearded Oat	
*	<i>Brassica fruticulosa</i>	Twiggy Turnip	
*	<i>Briza maxima</i>	Large Quaking-grass	
*	<i>Briza minor</i>	Lesser Quaking-grass	
*	<i>Bromus catharticus</i>	Prairie Grass	
*	<i>Bromus hordeaceus</i>	Soft Brome	
	<i>Bursaria spinosa subsp. spinosa</i>	Sweet Bursaria	
*	<i>Carduus pycnocephalus</i>	Slender Thistle	C
	<i>Carex appressa</i>	Tall Sedge	
	<i>Carex breviculmis</i>	Common Grass-sedge	
*	<i>Carthamus lanatus</i>	Saffron Thistle	C
#	<i>Cassinia sifton</i>	Drooping Cassinia	
*	<i>Cenchrus clandestinus</i>	Kikuyu	

Origin	Scientific Name	Common Name	Status
*	<i>Chenopodium macrospermum</i>	Red-stem Goosefoot	
*	<i>Chrysanthemoides monilifera</i>	Boneseed	C, W
*	<i>Cirsium vulgare</i>	Spear Thistle	C
*	<i>Conium maculatum</i>	Hemlock	C
	<i>Convolvulus angustissimus</i>	Blushing Bindweed	
	<i>Crassula colligata</i>	Slender Stonecrop	
	<i>Crassula sieberiana</i> s.s.	Sieber Crassula	
	<i>Cycnogeton procerum</i> s.s.	Common Water-ribbons	
*	<i>Cynosurus echinatus</i>	Rough Dog's-tail	
*	<i>Dactylis glomerata</i>	Cocksfoot	
	<i>Dichondra repens</i>	Kidney-weed	
*	<i>Disa bracteata</i>	South African Orchid	
	<i>Dysphania pumilio</i>	Clammy Goosefoot	
*	<i>Echium plantagineum</i>	Paterson's Curse	C
*	<i>Ehrharta erecta</i>	Panic Veldt-grass	
*	<i>Ehrharta longiflora</i>	Annual Veldt-grass	
	<i>Einadia hastata</i>	Saloop	
	<i>Einadia nutans</i>	Nodding Saltbush	
	<i>Epilobium hirtigerum</i>	Hairy Willow-herb	
*	<i>Erodium botrys</i>	Big Heron's-bill	
*	<i>Erodium</i> spp.	Heron's Bill	
	<i>Eucalyptus goniocalyx</i> s.l.	Bundy	
	<i>Eucalyptus leucoxylon</i>	Yellow Gum	
	<i>Eucalyptus macrorhyncha</i>	Red Stringybark	
	<i>Eucalyptus polyanthemus</i> subsp. <i>vestita</i>	Red Box	
	<i>Eucalyptus</i> spp.	Eucalypt	
	<i>Eucalyptus tricarpa</i>	Red Ironbark	
	<i>Eucalyptus viminalis</i>	Manna Gum	
	<i>Euchiton japonicus</i> s.l.	Clustered/Creeping Cudweed	
	<i>Exocarpos cupressiformis</i>	Cherry Ballart	
*	<i>Fumaria</i> spp.	Fumitory	
*	<i>Galium aparine</i>	Cleavers	
	<i>Geranium gardneri</i>	Rough Crane's-bill	
	<i>Geranium</i> spp.	Crane's Bill	
	<i>Gonocarpus tetragynus</i>	Common Raspwort	
	<i>Goodenia geniculata</i>	Bent Goodenia	
*	<i>Helminthotheca echioides</i>	Ox-tongue	
	<i>Hibbertia</i> spp.	Guinea Flower	
*	<i>Holcus lanatus</i>	Yorkshire Fog	
*	<i>Hordeum leporinum</i>	Barley Grass	
	<i>Hydrocotyle hirta</i>	Hairy Pennywort	
	<i>Hypericum gramineum</i>	Small St John's Wort	
*	<i>Hypochaeris radicata</i>	Flatweed	
	<i>Indigofera australis</i> subsp. <i>australis</i>	Austral Indigo	
	<i>Isolepis levynsiana</i>	Tiny Flat-sedge	
	<i>Isolepis</i> spp.	Club Sedge	

**ADVERTISED
PLAN**

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

Origin	Scientific Name	Common Name	Status
	<i>Juncus</i> spp.	Rush	
	<i>Lachnagrostis filiformis</i> s.l.	Common Blown-grass	
	<i>Laphangium luteoalbum</i>	Jersey Cudweed	
*	<i>Lolium rigidum</i>	Wimmera Rye-grass	
	<i>Lomandra filiformis</i>	Wattle Mat-rush	
	<i>Luzula</i> spp.	Woodrush	
*	<i>Lycium ferocissimum</i>	African Box-thorn	C
*	<i>Lysimachia arvensis</i> var. <i>arvensis</i>	Scarlet Pimpernel	
	<i>Lythrum hyssopifolia</i>	Small Loosestrife	
*	<i>Malva</i> spp.	Mallow	
*	<i>Marrubium vulgare</i>	Horehound	C
*	<i>Medicago polymorpha</i>	Burr Medic	
*	<i>Melilotus indicus</i>	Sweet Melilot	
	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass	
*	<i>Modiola caroliniana</i>	Red-flower Mallow	
*	<i>Nassella neesiana</i>	Chilean Needle-grass	R, W
*	<i>Nassella trichotoma</i>	Serrated Tussock	C, W
	<i>Oxalis perennans</i>	Grassland Wood-sorrel	
*	<i>Oxalis pes-caprae</i>	Soursob	R
*	<i>Paspalum dilatatum</i>	Paspalum	
	<i>Pelargonium rodneyanum</i>	Magenta Stork's-bill	
	<i>Persicaria prostrata</i>	Creeping Knotweed	
*	<i>Phalaris aquatica</i>	Toowoomba Canary Grass	
*	<i>Phytolacca octandra</i>	Red-ink Weed	
	<i>Pimelea humilis</i>	Common Rice-flower	
	<i>Pimelea linifolia</i>	Slender Rice-flower	
*	<i>Pinus radiata</i>	Radiata Pine	
#	<i>Pittosporum undulatum</i>	Sweet Pittosporum	
*	<i>Plantago coronopus</i>	Buck's-horn Plantain	
*	<i>Plantago lanceolata</i>	Ribwort	
*	<i>Poa annua</i> s.l.	Annual Meadow-grass	
	<i>Poa labillardierei</i>	Common Tussock-grass	
	<i>Poa morrisii</i>	Soft Tussock-grass	
*	<i>Poa pratensis</i>	Kentucky Blue-grass	
	<i>Poa sieberiana</i>	Grey Tussock-grass	
*	<i>Polygonum aviculare</i> s.l.	Prostrate Knotweed	
*	<i>Prunus</i> spp.	Prunus	
	<i>Pteridium esculentum</i> subsp. <i>esculentum</i>	Austral Bracken	
	<i>Pultenaea scabra</i>	Rough Bush-pea	
	<i>Ranunculus sessiliflorus</i>	Annual Buttercup	
*	<i>Raphanus raphanistrum</i>	Wild Radish	
	<i>Rhagodia parabolica</i>	Fragrant Saltbush	vu
*	<i>Rosa rubiginosa</i>	Sweet Briar	C
*	<i>Rubus anglocandicans</i>	Common Blackberry	C, W
	<i>Rubus parvifolius</i>	Small-leaf Bramble	
	<i>Rumex brownii</i>	Slender Dock	

**ADVERTISED
PLAN**

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

Origin	Scientific Name	Common Name	Status
	<i>Rumex dumosus</i>	Wiry Dock	
	<i>Rytidosperma racemosum</i> var. <i>racemosum</i>	Slender Wallaby-grass	
	<i>Rytidosperma</i> spp.	Wallaby Grass	
*	<i>Schinus molle</i>	Pepper Tree	
	<i>Schoenus</i> spp.	Bog Sedge	
	<i>Senecio glomeratus</i>	Annual Fireweed	
	<i>Senecio linearifolius</i>	Fireweed Groundsel	
	<i>Senecio minimus</i>	Shrubby Fireweed	
	<i>Senecio quadridentatus</i>	Cotton Fireweed	
*	<i>Silybum marianum</i>	Variegated Thistle	C
	<i>Solanum laciniatum</i>	Large Kangaroo Apple	
*	<i>Solanum nigrum</i> s.l.	Black Nightshade	
	<i>Solenogyne gunnii</i>	Hairy Solenogyne	
*	<i>Sonchus asper</i> s.l.	Rough Sow-thistle	
*	<i>Sonchus oleraceus</i>	Common Sow-thistle	
*	<i>Stellaria media</i>	Chickweed	
	<i>Stellaria pungens</i>	Prickly Starwort	
	<i>Styphelia humifusa</i>	Cranberry Heath	
	<i>Thelymitra</i> spp.	Sun Orchid	
	<i>Themeda triandra</i>	Kangaroo Grass	
*	<i>Trifolium subterraneum</i>	Subterranean Clover	
	<i>Typha</i> spp.	Bulrush	
*	<i>Urtica urens</i>	Small Nettle	
	<i>Veronica calycina</i>	Hairy Speedwell	
*	<i>Vicia hirsuta</i>	Tiny Vetch	
*	<i>Vicia sativa</i>	Common Vetch	
	<i>Viola hederacea</i> s.l.	Ivy-leaf Violet	
*	<i>Vulpia</i> spp.	Fescue	
	<i>Wahlenbergia gracilentia</i> s.l.	Annual Bluebell	
	<i>Wahlenbergia luteola</i>	Bronze Bluebell	
	<i>Xanthorrhoea australis</i>	Austral Grass-tree	

**ADVERTISED
PLAN**

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

Appendix 2. Indigenous vascular plant species recommended for revegetation works.

Note: Recommended species listed below have all be commonly recorded within 5 km of the study area and are typically available from nurseries specialising in revegetation. The list below is not exhaustive and is intended only as a guide. Species selection should ultimately be guided in part by existing remnant vegetation, EVC modelling and site conditions.

Scientific Name	Common Name	Canopy Species	Understorey Species	Suitable for wet areas and dams
<i>Acacia acinacea</i> s.l.	Gold-dust Wattle		✓	
<i>Acacia gunnii</i>	Ploughshare Wattle		✓	
<i>Acacia mearnsii</i>	Black Wattle		✓	
<i>Acacia mitchellii</i>	Mitchell's Wattle		✓	
<i>Acacia paradoxa</i>	Hedge Wattle		✓	
<i>Acacia pycnantha</i>	Golden Wattle		✓	
<i>Acacia verticillata</i>	Prickly Moses		✓	
<i>Acaena novae-zelandiae</i>	Bidgee-widgee		✓	
<i>Anthosachne scabra</i>	Common Wheat-grass		✓	
<i>Banksia marginata</i>	Silver Banksia		✓	
<i>Bossiaea prostrata</i>	Creeping Bossiaea		✓	
<i>Brachyscome multifida</i>	Cut-leaved Daisy		✓	
<i>Bursaria spinosa</i> subsp. <i>spinosa</i>	Sweet Bursaria		✓	
<i>Carex appressa</i>	Tall Sedge			✓
<i>Cassinia longifolia</i>	Shiny Cassinia		✓	
<i>Chrysocephalum apiculatum</i> s.l.	Common Everlasting		✓	
<i>Coronidium scorpioides</i> s.s.	Button Everlasting		✓	
<i>Correa reflexa</i>	Common Correa		✓	
<i>Cycnogeton procerum</i>	Water Ribbons			✓
<i>Daviesia leptophylla</i>	Narrow-leaf Bitter-pea		✓	
<i>Dianella revoluta</i> s.l.	Black-anther Flax-lily		✓	
<i>Dichelachne crinita</i>	Long-hair Plume-grass		✓	
<i>Dichondra repens</i>	Kidney-weed		✓	
<i>Dillwynia sericea</i>	Showy Parrot-pea		✓	
<i>Einadia nutans</i>	Nodding Saltbush		✓	
<i>Eleocharis acuta</i>	Common Spike-sedge			✓
<i>Eucalyptus baxteri</i> s.l.	Brown Stringybark	✓		
<i>Eucalyptus dives</i>	Broad-leaf Peppermint	✓		
<i>Eucalyptus goniocalyx</i> s.l.	Bundy	✓		
<i>Eucalyptus macrorhyncha</i>	Red Stringybark	✓		
<i>Eucalyptus obliqua</i>	Messmate Stringybark	✓		
<i>Eucalyptus polyanthemus</i>	Red Box	✓		
<i>Eucalyptus tricarpa</i> subsp. <i>tricarpa</i>	Red Ironbark	✓		
<i>Goodenia ovata</i>	Hop Goodenia		✓	
<i>Hakea decurrens</i> subsp. <i>physocarpa</i>	Bushy Needlewood		✓	
<i>Hibbertia riparia</i>	Erect Guinea-flower		✓	
<i>Lomandra filiformis</i>	Wattle Mat-rush		✓	
<i>Lomandra longifolia</i>	Spiny-headed Mat-		✓	

**ADVERTISED
PLAN**

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

Scientific Name	Common Name	Canopy Species	Understorey Species	Suitable for wet areas and dams
	rush			
<i>Lomandra multiflora</i> subsp. <i>multiflora</i>	Many-flowered Mat-rush		✓	
<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass		✓	
<i>Myriophyllum crispatum</i>	Upright Milfoil			✓
<i>Ozothamnus obcordatus</i>	Grey Everlasting		✓	
<i>Ottelia ovalifolia</i>	Swamp Lily			✓
<i>Pimelea humilis</i>	Common Rice-flower		✓	
<i>Phragmites australis</i>	Common Reed			✓
<i>Poa labillardierei</i>	Common Tussock-grass		✓	
<i>Poa sieberiana</i>	Grey Tussock-grass		✓	
<i>Pultenaea daphnoides</i>	Large-leaf Bush-pea		✓	
<i>Pultenaea gunnii</i>	Golden Bush-pea		✓	
<i>Pultenaea pedunculata</i>	Matted Bush-pea		✓	
<i>Rhagodia parabolica</i>	Fragrant Saltbush		✓	
<i>Rytidosperma pallidum</i>	Silvertop Wallaby-grass		✓	
<i>Rytidosperma setaceum</i>	Bristly Wallaby-grass		✓	
<i>Spyridium parvifolium</i>	Dusty Miller		✓	
<i>Tetratheca ciliata</i>	Pink-bells		✓	
<i>Themeda triandra</i>	Kangaroo Grass		✓	
<i>Typha domingensis</i>	Narrowleaf Cumbungi			✓
<i>Vallisneria australis</i>	Eel Grass			✓
<i>Wahlenbergia gracilis</i>	Sprawling Bluebell		✓	
<i>Wahlenbergia stricta</i> subsp. <i>stricta</i>	Tall Bluebell		✓	
<i>Xanthorrhoea australis</i>	Austral Grass-tree		✓	

**ADVERTISED
PLAN**

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