

June 2026

# EPBC Act Annual Compliance Report – Year 2, 485 Cooper Street, Epping, Victoria



**EPBC Act Approval:  
2022/09440**

**20 June 2025 to 19  
June 2026**

**Prepared for:**

**GPT Platform Pty Ltd**

## Ecolink Consulting Pty Ltd

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### Document Control

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### Declaration of Accuracy

In making this declaration, I am aware that sections 490 and 491 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) make it an offence in certain circumstances to knowingly provide false or misleading information or documents. The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all the information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the approval holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.

Signed: \_\_\_\_\_

Full Name: \_\_\_\_ Simon Scott \_\_\_\_\_

Position: \_\_\_\_ Director/Principal Ecologist \_\_\_\_\_

Organisation (Including ABN/ACN if applicable): \_\_\_\_ Ecolink Consulting ABN: 80 646 930 817 \_\_\_\_

Date: \_\_\_\_19\_\_\_\_/ \_\_\_\_06\_\_\_\_/ \_\_\_\_2026\_\_\_\_

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## 1 Introduction

Ecolink Consulting Pty Ltd was commissioned by GPT Platform Pty Ltd to undertake an annual audit of their compliance against the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) approval conditions for the development of 485 Cooper Street Epping. The EPBC Act Approval of referral reference 2022/09440 was issued on 20 June 2024. It permits the construction of an industrial estate including internal roads, warehouses, parking lots, and *in-situ* construction of stormwater treatment facilities in Epping, Victoria, subject to conditions. These conditions include offsetting the loss of Natural Temperate Grasslands of the Victorian Volcanic Plain at an offset site in Shelford and Barunah Park, as well as preparation of annual compliance reports (as well as other conditions).

This current Annual Compliance Report is for Year 2 of the development. It follows a report also completed by Ecolink Consulting Pty Ltd for Year 1 of the project.

Annual Compliance Reports help to ensure projects with the potential to impact on matters protected under the EPBC Act are implemented as approved (Department of Climate Change Energy the Environment and Water 2023). The reports help the Australian Government to understand how well approval conditions are being understood and implemented, plus they contribute to improving the effectiveness of the department's operations (Department of Climate Change Energy the Environment and Water 2023).

### 1.1 Purpose

The purpose of this report is to document compliance with the conditions of the EPBC Act approval, as required by Condition 27, which states:

*The approval holder must prepare a compliance report for each 12-month period following the date of this approval decision (or as otherwise agreed to in writing by the Minister).*

The annual compliance report has been prepared with reference to the *Annual Compliance Report Guidelines* (Department of Climate Change Energy the Environment and Water 2023).

## 2 Description of Activities

|                                                |                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EPBC Referral number                           | 2022/09440                                                                                                                                                                                                                                                                                                           |
| Project name                                   | Industrial Estate Development Project, Epping, Victoria (Lot 1 PS519650)                                                                                                                                                                                                                                             |
| Approval holder and ACN or ABN                 | GPT Platform Pty Limited. ABN: 51 164 839 061                                                                                                                                                                                                                                                                        |
| Approved action                                | To construct an industrial estate including internal roads, warehouses, parking lots, and <i>in-situ</i> construction of stormwater treatment facilities in Epping, Victoria (See EPBC Act referral 2022/09440), subject to the variation of the Action accepted by the Minister under section 156B on 17 July 2023. |
| Location of the project                        | 485 Cooper Street, Epping, Victoria 3076                                                                                                                                                                                                                                                                             |
| Person accepting responsibility for the report | Matt Apostola                                                                                                                                                                                                                                                                                                        |
| Reporting period                               | 20 June 2025 to 19 June 2026                                                                                                                                                                                                                                                                                         |
| Date of report                                 | 19 June 2026                                                                                                                                                                                                                                                                                                         |

### 2.1 Current Activities

Current activities relate to preparations for on-ground works at 485 Cooper Street, Epping, Victoria. The client has confirmed that construction works have not yet commenced, and this was confirmed using Nearmap aerial photography (Plate 1).



**Plate 1.** Nearmap aerial photography of the study area (25 April 2026)

So far, preparatory tasks include the commissioning of reports and management plans to support the proposed development including the following:

- Vegetation Assessment and Offset Management Plan, 185 Mt Gow Road, Shelford and 2150 Wingeel Road, Barunah Park, Victoria (Ecolink Consulting Pty Ltd 2024);

- Endorsed Site Environmental Management Plan, Revision 7, 19 November 2024, (Civ2con Pty Ltd 2024);
- Endorsed Construction Environmental Management Plan, version 01, 15 March 2024 (Nature Advisory Pty Ltd 2023); and
- Stormwater Management Plan. Stormwater Management Strategy and Drainage. Proposed Industrial Estate, 485 Cooper Street, Epping, Vic (Costin Roe Consulting 2023).

These plans can be accessed at the following web address: <https://www.gpt.com.au/news-insights/blog/485-cooper-street-publication-requirements-federal-environmental-approval>.

Documents prepared for the development during the previous compliance period included:

- The registration of a Section 173 Agreement under the *Planning Environment Act 1987* (Vic) on an offset site for the implementation of an Offset Management Plan at Lot 2 on Plan of Subdivision 908120E; and
- The registration of a Deed of Covenant with Trust for Nature on the offset site located at 2150 Wingeel Road, Barunah Park.

The second year of management actions, in accordance with the Offset Management Plan, have been completed at the offset site, and the annual audit report has also been completed (Appendix 1). Works undertaken in accordance with Year 2 of the Offset Management Plan included:

- Maintenance of perimeter fences;
- Maintenance of signage on all perimeter fences
- Implementation of the prescribed stocking rate to maintain target biomass and inter-tussock space;
- Increased frequency of rabbit hunting to address an increase in observations of this species;
- Monitoring and management of weeds, including spot-spraying, as appropriate for the observed species; and
- Photographs at five 'Photo Point' locations (Appendix 1).

An audit of the work was completed by Ecolink Consulting during October 2025 (Appendix 2).

### 3 EPBC Act Approval Compliance Table

| Condition Number | Condition                                                                                                                                                                                                                                                                                                                                | Compliance Status | Evidence/Comments                                                                                                                                                    |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                | The approval holder must not:<br>a) Clear outside of the Action area<br>b) Construct outside of the Action area.                                                                                                                                                                                                                         | Compliant         | The action has not commenced: no on-ground works have taken place at 485 Cooper Street, Epping.                                                                      |
| 2                | The approval holder must not clear more than 2.164 hectares (ha) of NTGVVP.                                                                                                                                                                                                                                                              | Compliant         | The action has not commenced: no on-ground works have taken place at 485 Cooper Street, Epping.                                                                      |
| 3                | To avoid and mitigate harm as a result of the Action on protected matters, the approval holder must commence implementing the Construction Management Plan no later than the commencement of the Action and continue to implement the Construction Management Plan until the completion of the action.                                   | Compliant         | The action has not commenced: no on-ground works have taken place at 485 Cooper Street, Epping.                                                                      |
| 4                | To avoid and mitigate harm as a result of the Action on protected matters, the approval holder must commence implementing the Stormwater Management Plan no later than the commencement of the Action and continue to implement the Stormwater Management Plan until the completion of the action.                                       | Compliant         | The action has not commenced: no on-ground works have taken place at 485 Cooper Street, Epping.                                                                      |
| 5                | To compensate for the residual significant impacts of the Action on NTGVVP, the approval holder must commence implementation of the Offset Management Plan prior to the commencement of the Action and continue to implement the Offset Management Plan at least until the expiry date of this approval.                                 | Compliant         | Implementation of the Offset Management Plan began on 29 August 2024. Photo points and signage have been established as per the Offset Management Plan (Appendix 1). |
| 6                | The approval holder must, within 5 business days of commencing implementation of the Offset Management Plan, notify the department of the date on which implementation of the Offset Management Plan commenced.                                                                                                                          | Compliant         | An email was sent to the EPBC Monitoring Team on 4 September 2024 notifying the commencement of the implementation of the Offset Management Plan.                    |
| 7                | To compensate for the residual significant impacts of the Action on NTGVVP, the approval holder must not commence the Action unless the offset site has been protected by finalising a Section 173 Agreement under the <i>Planning and Environment Act 1987</i> (Vic). The Section 173 Agreement must not end until the site is secured. | Compliant         | A Section 173 Agreement under the <i>Planning Environment Act 1987</i> (Vic) was established on Lot 2 on Plan of Subdivision 908120E into perpetuity.                |

| Condition Number | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Compliance Status | Evidence/Comments                                    |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------------------------------------------|
| 8                | The approval holder must secure the offset area within 24 months of the date of this approval decision. The approval holder must ensure that the offset site remains secured at least until the expiry date of this approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Compliant         | Deed of Covenant registration with Trust for Nature. |
| 9                | The approval holder must achieve the offset outcomes at the offset site by the end of year 10. Once achieved, the approval holder must maintain, or exceed, the offset outcomes at least until the expiry date of this approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Not applicable    | Not applicable                                       |
| 10               | The approval holder may, at any time, apply to the Minister for a variation to an action management plan approved by the Minister, by submitting an application in accordance with the requirements of section 143A of the EPBC Act. If the Minister approves a revised action management plan (RAMP) then, from the date specified, the approval holder must implement the RAMP in place of the previous action management plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not applicable    | Not applicable                                       |
| 11               | The approval holder may choose to revise an action management plan approved by the Minister under conditions 3 and 4, or as subsequently revised in accordance with these conditions, without submitting it for approval under section 143A of the EPBC Act, if the taking of the Action in accordance with the RAMP would not be likely to have a new or increased impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Not applicable    | Not applicable                                       |
| 12               | <p>If the approval holder makes the choice under condition 10 to revise an action management plan without submitting it for approval, the approval holder must:</p> <ul style="list-style-type: none"> <li>c) Notify the department electronically that the approved action management plan has been revised and provide the department with: <ul style="list-style-type: none"> <li>i) An electronic copy of the RAMP.</li> <li>ii) An electronic copy of the RAMP marked up with track changes to show the differences between the approved action management plan and the RAMP.</li> <li>iii) An explanation of the differences between the approved action management plan and the RAMP.</li> <li>iv) The reasons the approval holder considers that taking the Action in accordance with the RAMP would not be likely to have a new or increased impact.</li> <li>v) v) Written notice of the date on which the approval holder will implement the RAMP (RAMP implementation date), being at least 20 business days after the date of providing notice of the revision of the action management plan, or a date agreed to in writing with the department.</li> </ul> </li> </ul> | Not applicable    | Not applicable                                       |

| Condition Number | Condition                                                                                                                                                                                                                                                                                                                                                                                   | Compliance Status | Evidence/Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  | d) Subject to condition 13, implement the RAMP from the RAMP implementation date.                                                                                                                                                                                                                                                                                                           |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 13               | The approval holder may revoke its choice to implement a RAMP under condition 10 at any time by giving written notice to the department. If the approval holder revokes the choice under condition 10, the approval holder must implement the action management plan in force immediately prior to the revision undertaken under condition 10.                                              | Not applicable    | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 14               | If the Minister notifies the approval holder that the Minister is satisfied that the taking of the Action in accordance with the RAMP would be likely to have a new or increased impact, then:<br>a) Condition 10 does not apply, or ceases to apply, in relation to the RAMP.<br>b) The approval holder must implement the action management plan specified by the Minister in the notice. | Not applicable    | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 15               | At the time of giving the notice under condition 13, the Minister may also notify that for a specified period of time, condition 10 does not apply for one or more specified action management plans.                                                                                                                                                                                       | Not applicable    | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 16               | The approval holder must submit all plans required by these conditions electronically to the department.                                                                                                                                                                                                                                                                                    | Compliant         | <p>All plans finalised during the current audit period have been submitted electronically. These include the following documents:</p> <ul style="list-style-type: none"> <li>• Vegetation Assessment and Offset Management Plan, 185 Mt Gow Road, Shelford and 2150 Wingeel Road, Barunah Park, Victoria (Ecolink Consulting 2024);</li> <li>• Endorsed Construction Environmental Management Plan, version 01, 15 March 2024 (Nature Advisory 2024);</li> <li>• Stormwater Management Plan. Stormwater Management Strategy and Drainage. Proposed Industrial Estate, 485 Cooper</li> </ul> |

| Condition Number | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Compliance Status | Evidence/Comments                                                                                                                                                                                                                                                                                                             |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   | Street, Epping, Vic (Costing Roe Consulting 2023).                                                                                                                                                                                                                                                                            |
| 17               | Unless otherwise agreed to in writing by the Minister, the approval holder must publish each plan on the website within 15 business days of the date: <ul style="list-style-type: none"> <li>a) The plan is approved by the Minister in writing, if the plan requires the approval of the Minister, or</li> <li>b) Of this approval, if the version of the plan to be implemented is specified in these conditions, or</li> <li>c) The plan is submitted to the department in accordance with a requirement of these conditions, if the plan does not require the approval of the Minister.</li> </ul> | Compliant         | The above three documents were published on the website <a href="https://www.gpt.com.au/news-insights/blog/485-cooper-street-publication-requirements-federal-environmental-approval">https://www.gpt.com.au/news-insights/blog/485-cooper-street-publication-requirements-federal-environmental-approval</a> on 9 July 2024. |
| 18               | The approval holder must keep all plans required by these conditions published on the website until the expiry date of this approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Not applicable    | Not applicable                                                                                                                                                                                                                                                                                                                |
| 19               | The approval holder is required to exclude or redact sensitive ecological data from plans published on the website or otherwise provided to a member of the public. If sensitive ecological data is excluded or redacted from a plan, the approval holder must notify the department in writing what exclusions and redactions have been made in the version published on the website.                                                                                                                                                                                                                 | Not applicable    | Not applicable                                                                                                                                                                                                                                                                                                                |
| 20               | The approval holder must notify the department electronically of the date of commencement of the Action, within 5 business days following commencement of the Action.                                                                                                                                                                                                                                                                                                                                                                                                                                  | Not applicable    | The action has not commenced: no on-ground works have taken place at 485 Cooper Street, Epping.                                                                                                                                                                                                                               |
| 21               | The approval holder must not commence the Action later than 5 years after the date of this approval decision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Not applicable    | Not applicable                                                                                                                                                                                                                                                                                                                |
| 22               | The approval holder must maintain accurate and complete compliance records.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Compliant         | This report is the second annual compliance report                                                                                                                                                                                                                                                                            |
| 23               | If the department makes a request in writing, the approval holder must provide electronic copies of compliance records to the department within the timeframe specified in the request.                                                                                                                                                                                                                                                                                                                                                                                                                | Not applicable    | Not applicable                                                                                                                                                                                                                                                                                                                |
| 24               | The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the <i>Guidelines for biological survey and mapped data</i> , Commonwealth of Australia 2018, or as otherwise specified by the Minister in writing.                                                                                                                                                                                                                       | Not applicable    | Trust for Nature have completed their annual monitoring of the vegetation with the study area and confirmed that the Natural Temperate Grassland of the Victorian Volcanic Plain persists within the study area (Appendix 1). The Year 2 audit                                                                                |

| Condition Number | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Compliance Status | Evidence/Comments                                                                                                                                                                                                                                                                                             |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   | was also completed (Appendix 2). Data was collected digitally.                                                                                                                                                                                                                                                |
| 25               | The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the <i>Guide to providing maps and boundary data for EPBC Act projects</i> , Commonwealth of Australia 2021, or as otherwise specified by the Minister in writing.                                                                                                                                                                                                                                                                                                                                                   | Not applicable    | Trust for Nature have completed their annual monitoring of the vegetation with the study area and confirmed that the Natural Temperate Grassland of the Victorian Volcanic Plain persists within the study area (Appendix 1). The Year 2 audit was also completed (Appendix 2). Data was collected digitally. |
| 26               | The approval holder must submit all monitoring data (including sensitive ecological data), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the department within 20 business days of each anniversary of the date of this approval decision.                                                                                                                                                                                                                                                                                                                                                                                                              | Not applicable    | Pending approval                                                                                                                                                                                                                                                                                              |
| 27               | The approval holder must prepare a compliance report for each 12-month period following the date of this approval decision (or as otherwise agreed to in writing by the Minister).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Compliant         | This report is the second annual compliance report                                                                                                                                                                                                                                                            |
| 28               | Each compliance report must be consistent with the <i>Annual Compliance Report Guidelines</i> , Commonwealth of Australia 2023.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Compliant         | This report is the second annual compliance report and is prepared as per the <i>Annual Compliance Report Guidelines</i> , Commonwealth of Australia 2023                                                                                                                                                     |
| 29               | Each compliance report must include: <ul style="list-style-type: none"> <li>a) Accurate and complete details of compliance and any non-compliance with: <ul style="list-style-type: none"> <li>i) each condition attached to this approval decision,</li> <li>ii) all commitments made in each plan, and</li> <li>iii) if any incident occurred, each incident.</li> </ul> </li> <li>b) One or more shapefile showing all clearing of protected matters, and/or their habitat, undertaken within the 12-month period at the end of which that compliance report is prepared.</li> <li>c) A schedule of all plans in existence in relation to these conditions and accurate and complete details of how each plan is being implemented.</li> </ul> | Compliant         | <p>This report is the second annual compliance report.</p> <p>No shapefiles are provided because no clearing of protected matters has occurred to date.</p>                                                                                                                                                   |
| 30               | The approval holder must:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Not applicable    | Not applicable                                                                                                                                                                                                                                                                                                |

| Condition Number | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Compliance Status | Evidence/Comments                                                                                                       |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------|
|                  | <ul style="list-style-type: none"> <li>a) Publish each compliance report on the website within 20 business days following the end of the 12-month period for which that compliance report is required.</li> <li>b) Notify the department electronically, within 5 business days of the date of publication that a compliance report has been published on the website.</li> <li>c) Provide the weblink for the compliance report in the notification to the department.</li> <li>d) Keep all published compliance reports required by these conditions on the website until the expiry date of this approval.</li> <li>e) Exclude or redact sensitive ecological data from compliance reports published on the website or otherwise provided to a member of the public.</li> <li>f) If sensitive ecological data is excluded or redacted from the published version, submit the full compliance report to the department within 5 business days of its publication on the website and notify the department in writing what exclusions and redactions have been made in the version published on the website.</li> </ul> |                   |                                                                                                                         |
| 31               | The approval holder must notify the department electronically, within 2 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Compliant         | No incident or potential non-compliance or actual non-compliance with the conditions or commitments of a plan are known |
| 32               | <p>The approval holder must specify in the notification:</p> <ul style="list-style-type: none"> <li>a) Any condition or commitment made in a plan which has been or may have been breached.</li> <li>b) A short description of the incident and/or potential non-compliance and/or actual non-compliance.</li> <li>c) The location (including co-ordinates), date and time of the incident and/or potential non-compliance and/or actual non-compliance.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Not applicable    | Not applicable                                                                                                          |
| 33               | <p>The approval holder must provide to the department in writing, within 12 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance, the details of that incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan.</p> <p>The approval holder must specify:</p> <ul style="list-style-type: none"> <li>a) Any corrective action or investigation which the approval holder has already taken.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Not applicable    | Not applicable                                                                                                          |

| Condition Number | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Compliance Status | Evidence/Comments  |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------|
|                  | <ul style="list-style-type: none"> <li>b) The potential impacts of the incident and/or non-compliance.</li> <li>c) The method and timing of any corrective action that will be undertaken by the approval holder.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |                    |
| 34               | The approval holder must ensure that an independent audit of compliance with the conditions is conducted for every five-year period following the commencement of the Action until this approval expires (unless otherwise specified in writing by the Minister).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Not applicable    | Not applicable     |
| 35               | <p>For each independent audit, the approval holder must:</p> <ul style="list-style-type: none"> <li>a) Provide the name and qualifications of the nominated independent auditor, the draft audit criteria, and proposed timeframe for submitting the audit report to the department prior to commencing the independent audit.</li> <li>b) Only commence the independent audit once the nominated independent auditor, audit criteria and timeframe for submitting the audit report have been approved in writing by the department.</li> <li>c) Submit the audit report to the department for approval within the timeframe specified and approved in writing by the department.</li> <li>d) Publish each audit report on the website within 15 business days of the date of the department's approval of the audit report.</li> <li>e) Keep every audit report published on the website until this approval expires.</li> </ul> | Not applicable    | Compliance pending |
| 36               | Each audit report must report for the five-year period preceding that audit report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Not applicable    | Compliant          |
| 37               | Each audit report must be completed to the satisfaction of the Minister and be consistent with the <i>Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines</i> , Commonwealth of Australia 2019.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Not applicable    | Not applicable     |
| 38               | The approval holder must notify the department electronically 60 business days prior to the expiry date of this approval, that the approval is due to expire.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not applicable    | Not applicable     |
| 39               | Within 20 business days after the completion of the Action, and, in any event, at least 20 business days before this approval expires, the approval holder must notify the department electronically of the date of completion of the Action and provide completion data. The approval holder must submit any spatial data that comprises completion data as a shapefile.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Not applicable    | Not applicable     |

## 4 Conclusion

This report is the second annual compliance report. On-ground works have not commenced. The approval holder is compliant with all aspects of their EPBC Act approval conditions. Construction works will commence in the coming twelve months and more of the above listed Conditions will require implementation.

## 5 References

- Costin Roe Consulting (2023). Stormwater Management Plan. Stormwater Management Strategy and Drainage. Proposed Industrial Estate, 485 Cooper Street, Epping, Vic Unpublished report for The GPT Group. (Costin Roe Consulting: Millers Point).
- Department of Climate Change Energy the Environment and Water (2023). 'Annual Compliance Report Guidelines. Reporting under the *Environment Protection and Biodiversity Conservation Act 1999*.' (Department of Climate Change Energy the Environment and Water: Canberra).
- Ecolink Consulting Pty Ltd (2024). Vegetation Assessment and Offset Management Plan, 185 Mt Gow Road, Shelford and 2150 Wingeel Road, Barunah Park, Victoria. January 2024. Unpublished report for The GPT Group. (Ecolink Consulting Pty Ltd: Northcote).
- Nature Advisory Pty Ltd (2023). 485 Cooper Street, Epping – Early Works Flora and Fauna Assessment. Unpublished report for The GPT Group. (Nature Advisory Pty Ltd: Camberwell).

## **6 Appendices**

### **6.1 Appendix 1 – Offset Management Actions Year 2 Summary Report (Trust for Nature 2026)**



**Landowner:** CRICHTON PROPERTIES PTY LTD **Site Reference:** GPN14556 - Off-INT14023-2150 Wingeel Road-Barunah Park **Year: 2**

### Management Actions – Fencing, Photopoints, Signage, Grazing, Burning

| Management Actions to be completed | Standard to be achieved (from OMP)                                                                                                                                                                                                                                                                                                                              | Timing<br>(What time of year?) | Actions completed this year (yes/no)<br><br>(if no state % completed) | Description of Action<br>(What method of control did you use? E.g. Hand weeding/spot spray using glyphosate)                        | Supporting Documents<br>(e.g. photos, receipts) | Comments and Observations<br>(Have you noticed any changes in the vegetation, fauna or other features of the site e.g. have you found new species, have the weed/pest increased/ decreased/ remained the same?)                                                   |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Monitoring and Reporting           | <b>Establish a minimum of five photograph points</b><br><br>Five photo points, at a minimum, will be emplaced across the offset area. Photographic evidence will be taken at these points annually, occurring in spring.                                                                                                                                        | Commencement of OMP            | Yes                                                                   | I have mapped our 5 sets of coordinates for the photo points which I will return to each year. We took the photo early October 2025 | Photos - see secondary document                 | GPT Photo Point Coordinates<br>37.97953° S, 143.87713° E<br>37.97983° S, 143.87908° E<br>37.98054° S, 143.88146° E<br>37.98088° S, 143.88274° E<br>37.98130° S, 143.88378° E                                                                                      |
| Monitoring                         | <b>Undertake quarterly monitoring of the offset area, including photographs, and responses to management actions</b><br><br>Quarterly monitoring of the offset area will be undertaken by the landowner, both within the life of the OMP and in perpetuity. Monitoring will largely concern pest animal presence, exotic and native vegetation cover abundance, | Quarterly - ongoing            | Yes                                                                   | We have been monitoring the offset site in conjunction with advice and checks from TFN.                                             |                                                 | We observe the site monthly and make notes as necessary in a journal and include any relevant findings in this report. Jo Day also assessed the offset on November 4th of 2025 to advise us grass land conditions and whether any adaptive management was needed. |

| Management Actions to be completed | Standard to be achieved (from OMP)                                                                                                                                                                                    | Timing<br>(What time of year?) | Actions completed this year (yes/no)<br><br>(if no state % completed) | Description of Action<br>(What method of control did you use? E.g. Hand weeding/spot spray using glyphosate) | Supporting Documents<br>(e.g. photos, receipts)                                      | Comments and Observations<br>(Have you noticed any changes in the vegetation, fauna or other features of the site e.g. have you found new species, have the weed/pest increased/ decreased/ remained the same?) |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    | and any responses the system has to management inputs.                                                                                                                                                                |                                |                                                                       |                                                                                                              |                                                                                      |                                                                                                                                                                                                                 |
| Fencing                            | <b>Appropriate fences exclude stock and restrict vehicle access</b><br>Install, if necessary, appropriate fencing across southern, western, and Eastern boundaries of the offset area                                 | First three months of OMP      | Yes                                                                   | The fence around the area remains erected and in good condition.                                             |   |                                                                                                                                                                                                                 |
|                                    | <b>Appropriate fences exclude stock and restrict vehicle access</b><br>Maintain perimeter fences in good working order. The fences shall be maintained and repaired, or replaced as soon as practicable after damage. | Ongoing                        | Yes                                                                   | As above.                                                                                                    |  |                                                                                                                                                                                                                 |

| Management Actions to be completed | Standard to be achieved (from OMP)                                                                                                                                                                                         | Timing<br><br>(What time of year?) | Actions completed this year (yes/no)<br><br>(if no state % completed) | Description of Action<br><br>(What method of control did you use? E.g. Hand weeding/spot spray using glyphosate)                                                              | Supporting Documents<br><br>(e.g. photos, receipts)                                  | Comments and Observations<br><br>(Have you noticed any changes in the vegetation, fauna or other features of the site e.g. have you found new species, have the weed/pest increased/ decreased/ remained the same?)                                               |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Signage                            | <b>Signs are visible and present on boundary fences and gates</b><br>Implement signage on all four sides of offset area fencing, and on any gates, to alert any potential parties of its purpose and prohibited land uses. | First three months of OMP          | Yes                                                                   | 'Native Offset Area' signs on all sides of the Offset at the gate entries.                                                                                                    |   | NA                                                                                                                                                                                                                                                                |
|                                    | <b>Signs are visible and present on boundary fences and gates</b><br>Maintain signage along boundary fences and at any gates                                                                                               | Ongoing                            | Yes                                                                   | Signs are visible and present.                                                                                                                                                |  | NA                                                                                                                                                                                                                                                                |
| Biomass Management<br>-Grazing     | <b>A cover of 20-40% inter-tussock space is maintained.</b><br>Biomass control will aim to maintain inter-tussock space to a cover of 20-40%, by late October annually, ensuring                                           | Ongoing                            | Yes                                                                   | We are adhering to the grazing recommendations as specified by the OMP, however after a visit from Jo from TFN she suggested we implement the adaptive manage clause and do a |                                                                                      | Jo suggested that light grazing from 5th for 7 days would be beneficial prior to a rain event that was due to occur. This suggestion was to target the biomass, which was slightly higher than usual due to the wet spring of 2025. We did this and saw some good |

Please email this form along with your photopoints to Trust for Nature at [offsetsreporting@tfn.org](mailto:offsetsreporting@tfn.org).

| Management Actions to be completed | Standard to be achieved (from OMP)                                                                                                                                                                                                        | Timing<br>(What time of year?) | Actions completed this year (yes/no)<br><br>(if no state % completed) | Description of Action<br>(What method of control did you use? E.g. Hand weeding/spot spray using glyphosate)                           | Supporting Documents<br>(e.g. photos, receipts) | Comments and Observations<br>(Have you noticed any changes in the vegetation, fauna or other features of the site e.g. have you found new species, have the weed/pest increased/ decreased/ remained the same?) |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    | adequate recruitment of native vegetation occurs.<br>Furthermore, native grasses shall not be grazed to a height, less than five centimetres, this metric will prevent any possible overgrazing of native grasses within the offset area. |                                |                                                                       | light graze during the exclusion period.                                                                                               |                                                 | area for the natives to thrive without being overtaken by the exotic grasses.                                                                                                                                   |
|                                    | <b>A cover of 20-40% inter-tussock space is maintained.</b><br>Implement a controlled grazing regime to address biomass management<br><br>(Six Dry Sheep Equivalent per Hectare (DSE/ha))                                                 | March - September              | Yes                                                                   | We implemented our controlled grazing regime as indicated by the OMP of 6 DSE, however we have adaptively managed in November of 2025. |                                                 | Due to the wet Spring we included an extra week of light grazing approx 4 DSE to get on top of the extra biomass from the wet Spring.                                                                           |
|                                    | <b>A cover of 20-40% inter-tussock space is maintained.</b><br>Reduce sheep grazing pressure in late spring (<4 DSE/ha)                                                                                                                   | October - November             | Yes                                                                   | We adhered to the grazing advice as specified in the OMP.                                                                              |                                                 | We reduced our DSE/ha to 4 between October - November to allow native forbs natural recruitment.                                                                                                                |
|                                    | <b>A cover of 20-40% inter-tussock space is maintained.</b><br>Remove sheep from area over summer                                                                                                                                         | December - February            | Yes                                                                   | Sheep were removed from the offset area between December 2025 and February 2026 to allow for seeding of native perennial grasses.      |                                                 | No changes to prescribed management actions here.                                                                                                                                                               |

| Management Actions to be completed    | Standard to be achieved (from OMP)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Timing<br><br>(What time of year?) | Actions completed this year (yes/no)<br><br>(if no state % completed) | Description of Action<br><br>(What method of control did you use? E.g. Hand weeding/spot spray using glyphosate)           | Supporting Documents<br><br>(e.g. photos, receipts) | Comments and Observations<br><br>(Have you noticed any changes in the vegetation, fauna or other features of the site e.g. have you found new species, have the weed/pest increased/ decreased/ remained the same?) |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       | Remove stock from the area entirely during dry periods to prevent over grazing, or wet areas to prevent pugging of the soil.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Ongoing as applicable              | Yes                                                                   | As Above                                                                                                                   |                                                     | N/A                                                                                                                                                                                                                 |
| Biomass Management – Ecological burns | <p><b>A cover of 20-40% inter-tussock space is maintained.</b></p> <p>Biomass control will aim to maintain inter-tussock space to a cover of 20-40%, by late October annually, ensuring adequate recruitment of native vegetation occurs.</p> <p>Undertake up to two ecological burns &lt;20% of site within years three through eight, with allowances for unsuitable weather. 5-year rest period between burns. Grazing should be excluded until sufficient recovery of native grasses has been observed, largely consisting of the establishment of three tillers as a minimum. Spring burns may be implemented by the landowner, only following approval by Trust for Nature</p> | . Autumn                           | Assessment in progress                                                | Jo is attending the site on 2nd of June 2026 to assist us in determining whether a burn would be beneficial at this stage. |                                                     | If Jo deems it useful we will provide everyone with an update 7 days prior to the burn and include updates in the next report.                                                                                      |

| Management Actions to be completed | Standard to be achieved (from OMP) | Timing<br>(What time of year?) | Actions completed this year (yes/no)<br>(if no state % completed) | Description of Action<br>(What method of control did you use? E.g. Hand weeding/spot spray using glyphosate) | Supporting Documents<br>(e.g. photos, receipts) | Comments and Observations<br>(Have you noticed any changes in the vegetation, fauna or other features of the site e.g. have you found new species, have the weed/pest increased/ decreased/ remained the same?) |
|------------------------------------|------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    |                                    |                                |                                                                   |                                                                                                              |                                                 |                                                                                                                                                                                                                 |

### Management Actions –Pest animals

| Management Actions to be completed                    | Standard to be achieved (from OMP)                   | Timing<br>(What time of year?) | Actions completed this year (yes/no)<br>(if no state % completed) | Description of Action<br>(What method of control did you use? E.g. Hand weeding/spot spray using glyphosate) | Supporting Documents<br>(e.g. photos, receipts) | Comments and Observations<br>(Have you noticed any changes in the vegetation, fauna or other features of the site e.g. have you found new species, have the weed/pest increased/ decreased/ remained the same?) |
|-------------------------------------------------------|------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Foxes and Rabbits -Shooting                           | Pest animals monitored and controlled as appropriate | September - January            | Yes                                                               | We engaged in monthly hunting activity over the site and disposed of the carcasses.                          |                                                 |                                                                                                                                                                                                                 |
| Foxes and Rabbits - Removal of harbour                |                                                      | Commencement of OMP            | Yes                                                               | We remove all fox and rabbit carcasses.                                                                      |                                                 |                                                                                                                                                                                                                 |
| Foxes and Rabbits - Fumigation and ripping of burrows |                                                      | As required                    | No                                                                | There is no sign of burrows in the offset area.                                                              |                                                 |                                                                                                                                                                                                                 |

| Management Actions to be completed                                                                         | Standard to be achieved (from OMP) | Timing<br>(What time of year?)                | Actions completed this year (yes/no)<br>(if no state % completed) | Description of Action<br>(What method of control did you use? E.g. Hand weeding/spot spray using glyphosate)                 | Supporting Documents<br>(e.g. photos, receipts) | Comments and Observations<br>(Have you noticed any changes in the vegetation, fauna or other features of the site e.g. have you found new species, have the weed/pest increased/ decreased/ remained the same?)                                                                             |
|------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Foxes and Rabbits - Baiting<br><br>If baiting, necessary carcass collection to prevent secondary poisoning |                                    | September – January<br><br>November - October | Yes                                                               | We did not bait rabbits or foxes, rather we engaged in monthly hunting activity over the site and disposed of the carcasses. |                                                 | We didn't feel baiting was necessary, at this stage however we engaged in shooting/hunting.                                                                                                                                                                                                 |
| Foxes and Rabbits - Monitor and adaptive management                                                        |                                    | Ongoing                                       | Yes                                                               | We visit the offset site weekly to monitor pest numbers.                                                                     |                                                 | As mentioned above there was an increase of rabbits, not foxes. We increased the frequency of our hunts to combat this.                                                                                                                                                                     |
| Emerging Pests -Monitor and adaptive management                                                            |                                    | Ongoing                                       | Yes                                                               | There have been a number of kangaroos noticed in the area.                                                                   |                                                 | I spoke to Jo from TFN about this and she suggested the presence of these kangaroos could actually be productive for the offset for grazing purposes. We have seen some really good native increases in this offset and the kangaroos could have definitely been helpful in achieving this. |
|                                                                                                            |                                    |                                               |                                                                   |                                                                                                                              |                                                 |                                                                                                                                                                                                                                                                                             |

## Management Actions –Introduced plant species

Please email this form along with your photopoints to Trust for Nature at [offsetsreporting@tfn.org](mailto:offsetsreporting@tfn.org).

| Weed Type         | Species                                                                                                      | Standard to be achieved (from OMP)                                                                                                                                           | Timing<br><br>(What time of year?) | Actions completed this year (yes/no)<br><br>(if no state % completed) | Description of Action<br><br>(What method of control did you use? E.g. Hand weeding/spot spray using glyphosate) | Supporting Documents<br><br>(e.g. photos, receipts) | Comments and Observations<br><br>(Have you noticed any changes in the vegetation, fauna or other features of the site e.g. have you found new species, have the weed/pest increased/ decreased/ remained the same?) |
|-------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Annual Grasses    | Quicksilver Grass,<br>Lesser Quaking-grass,<br>Bearded Oat,<br>Annual Meadow-grass<br>Squirrel-tailed Fescue | <b>Target Cover = &lt;10%</b><br><br><25% cover of all weeds<br>Controlled grazing and ecological burning                                                                    | Spring and Autumn                  | Yes                                                                   | We engaged in spot spraying using round up and controlled grazing.                                               |                                                     | We found the best way to keep this under control is through our grazing regime. We did some spot spraying throughout Spring 2025.                                                                                   |
| Perennial Grasses | Yorkshire Fog<br>Toowoomba Canary-grass                                                                      | <b>Target Cover = &lt;5% perennial pasture grasses</b><br><br><25% cover of all weeds<br>Controlled grazing, ecological burning, and herbicide application                   | Year-round                         | Yes                                                                   | We engaged in controlled grazing spot spraying using round up.                                                   |                                                     | We found the best way to keep this under control is through our grazing regime. We did some spot spraying throughout Spring 2025.                                                                                   |
| Herbaceous Weeds  | Common Sow-thistle,<br>Flatweed,<br>Chickweed,<br>Capeweed and Greater Plantain                              | <b>Target Cover = &lt;5%</b><br><br><25% cover of all weeds<br><br>Controlled grazing, herbicide application prior to flowering in infestations only, hand pull or chipping. | Spring                             | Yes                                                                   | We engaged in spot spraying using round up and chipping.                                                         |                                                     | Numbers greatly reduced from the prior year's spraying and grazing efforts/                                                                                                                                         |
| Noxious Weeds     | Spear Thistle                                                                                                | <b>Target Cover = &lt;1%</b><br><br><25% cover of all weeds<br>Herbicide application prior to flowering, chip, or hand pull                                                  | Spring - Summer                    | Yes                                                                   | We engaged in spot spraying using round up and chipping.                                                         |                                                     | Non observed.                                                                                                                                                                                                       |

| Weed Type              | Species | Standard to be achieved (from OMP)                                                                                                                                                                             | Timing<br>(What time of year?) | Actions completed this year (yes/no)<br><br>(if no state % completed) | Description of Action<br>(What method of control did you use? E.g. Hand weeding/spot spray using glyphosate) | Supporting Documents<br>(e.g. photos, receipts) | Comments and Observations<br>(Have you noticed any changes in the vegetation, fauna or other features of the site e.g. have you found new species, have the weed/pest increased/ decreased/ remained the same?) |
|------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Woody Weeds            | N/A     | <b>0% Woody weed cover</b><br><br><25% cover of all weeds                                                                                                                                                      | ongoing                        | Yes                                                                   | We engaged in spot spraying using round up and chipping.                                                     |                                                 | None observed.                                                                                                                                                                                                  |
| New and emerging weeds | N/A     | Weed cover will be reduced and maintained to less than 25% cover, with high threat weeds reduced to less than 1% cover.<br><br>Appropriate monitoring and control of emerging environmental and noxious weeds. | ongoing                        | Yes                                                                   | We continue to monitor new emerging weeds.                                                                   |                                                 | A couple of patches of serrated tussock were spotted on our walk abouts and sprayed.                                                                                                                            |
|                        |         |                                                                                                                                                                                                                |                                |                                                                       |                                                                                                              |                                                 |                                                                                                                                                                                                                 |
|                        |         |                                                                                                                                                                                                                |                                |                                                                       |                                                                                                              |                                                 |                                                                                                                                                                                                                 |

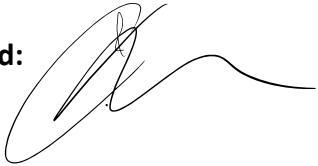
Additional Comments: \_\_\_\_\_  
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**PHOTO POINT MONITORING SHEET**

*Please see secondary document for indepth photo monitoring from all directions at each of the 5 photopoints.*

I hereby declare that the supplied information contained within this report is accurate and complies with all the reporting requirements under the Offset Management Plan

**Signed:**



**Name:** Charles Cameron

**Date:** 30/05/26

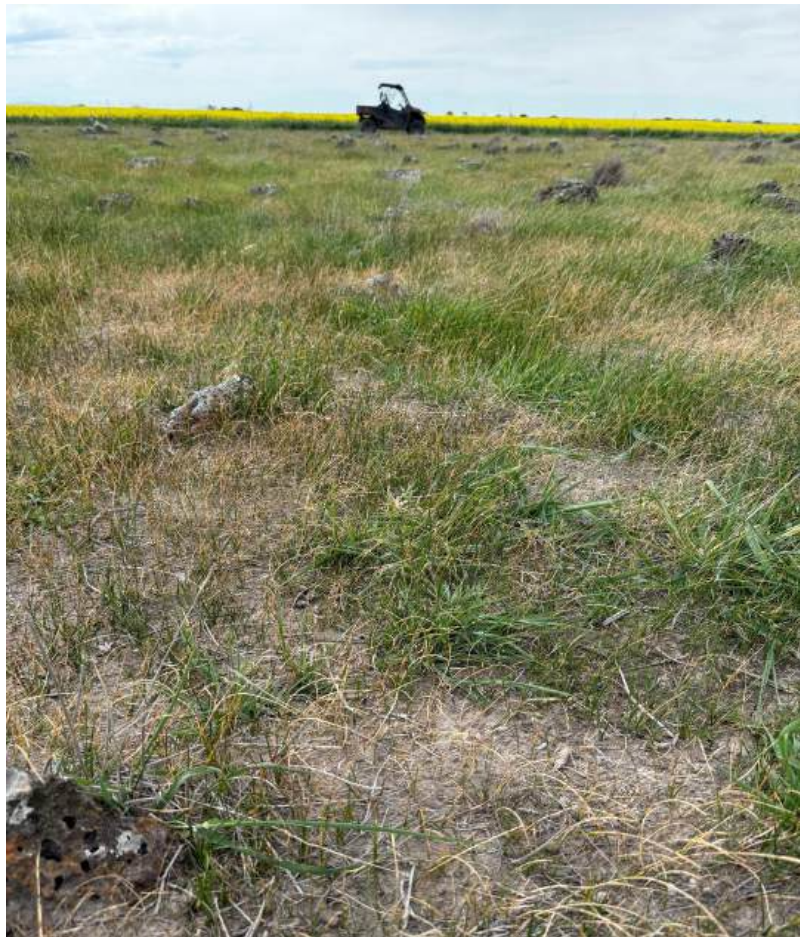
**Photo Point Number:** PP1 **Location of Photo Point:** 37.97953° S, 143.87713° E **Site & Zones:** VLQ-9382 Offset Site  
**Direction:** N/E **Date:** 9/10/25 **Note:** Oxalis and Spear Grass



**Photo Point Number:** PP1 **Location of Photo Point:** 37.97953° S, 143.87713° E **Site & Zones:** VLQ-9382 Offset Site  
**Direction:** S/W **Date:** 9/10/25



**Photo Point Number:** PP2 **Location of Photo Point:** 37.97983° S, 143.87908° E **Site & Zones:** VLQ-9382 Offset Site  
**Direction:** N/E **Date:** 9/10/25 **Note:** *Blue Devils*



**Photo Point Number:** PP2 **Location of Photo Point:** 37.97983° S, 143.87908° E **Site & Zones:** VLQ-9382 Offset Site  
**Direction:** S/W **Date:** 19/10/25



**Photo Point Number:** PP3 **Location of Photo Point:** 37.98054° S, 143.88146° E **Site & Zones:** VLQ-9382 Offset Site  
**Direction:** N/E **Date:** 9/10/25 *Note Poa & Spear Grass*



**Photo Point Number:** PP3 **Location of Photo Point:** 37.98054° S, 143.88146° E **Site & Zones:** VLQ-9382 Offset Site  
**Direction:** S/W **Date:** 9/10/25



**Photo Point Number:** PP4 **Location of Photo Point:** 37.98088° S, 143.88274° E **Site & Zones:** VLQ-9382 Offset Site  
**Direction:** N/E **Date:** 9/10/25 **Note:** Blue Devils & Poa



**Photo Point Number:** PP4 **Location of Photo Point:** 37.98088° S, 143.88274° E **Site & Zones:** VLQ-9382 Offset Site  
**Direction:** S/W **Date:** 9/10/25



**Photo Point Number:** PP5 **Location of Photo Point:** 37.98130° S, 143.88378° E **Site & Zones:** VLQ-9382 Offset Site  
**Direction:** N/E **Date:** 9/10/25



**Photo Point Number:** PP5 **Location of Photo Point:** 37.98130° S, 143.88378° E **Site & Zones:** VLQ-9382 Offset Site  
**Direction:** S/W **Date:** 9/10/25



## **6.2 Appendix 2 – Vegetation Quality and Management Assessment 185 Mount Gow Road Ecolink Consulting Pty Ltd 2025)**

Liam McCormack  
Consultant Ecologist  
Ecolink Consulting Pty Ltd  
PO Box 356  
Northcote VIC 3070

Our Ref: 2318g

25 November 2025

Matt Apostola  
Development Manager  
The GPT Group  
Level 10, 360 Elizabeth Street  
Melbourne VIC 3000

Dear Matt,

**Re: Vegetation Quality and Management Assessment,  
185 Mount Gow Road, Shelford, Victoria**

Ecolink Consulting was engaged by The GPT Group Pty Ltd to undertake a monitoring survey to evaluate the effectiveness of the management of an offset site, located at 185 Mount Gow Road, Shelford, Victoria (hereafter the study area: Figure 1). The eight-hectare offset site was established to offset for impacts to ecological values associated with the development of an industrial estate at 485 Cooper Street, Epping, Victoria. This development was approved under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) via referral 2022/09440 subject to the proponent offsetting losses for the nationally threatened Natural Temperate Grasslands of Victorian Volcanic Plain (NTGVVP) ecological community.

An Offset Management Plan (OMP) for the offset site was prepared by Ecolink Consulting Pty Ltd. It prescribes a range of measures to ensure that the offset site is appropriately managed to preserve and enhance the NTGVVP. The OMP describes the requirements for the monitoring of NTGVVP and requires that vegetation monitoring is undertaken in years 2, 5, 8 and 10 of the Plan (Ecolink Consulting Pty Ltd 2024).

This report presents the findings of the first vegetation assessment, undertaken in October 2025.

## Purpose

The purpose of the ongoing monitoring of the vegetation within the study area is to determine whether management actions are improving the quality of NTGVVP.

## Methods

The site was traversed on foot by Consultant Ecologist, Liam McCormack, on 22 October 2025. A list of flora species observed whilst traversing the site was recorded.

Monitoring of the vegetation included the following:

- An assessment of the quality and quantity of vegetation and composition of species, using the Department of Environment, Land, Water and Planning's endorsed Habitat Hectare assessment methods (Department of Sustainability and Environment 2004);
- Biomass levels (vegetation height and vegetation cover), assessed through 10 x 1m<sup>2</sup> sampling plots equidistant along the offset site (Figure 2); and,
- The presence, extent, severity, trend and of current weed species and any new and emerging weed species.

The quadrat size and height metrics were measured with a tape measure, and a photograph of each quadrat was taken. Whilst these photographs are not included within these reports, they can be provided via email.

The Habitat Hectare assessment was undertaken in accordance with the methodology prescribed within the *Vegetation Quality Assessment Manual – Guidelines for Applying the Habitat Hectares Scoring Method* (Department of Sustainability and Environment 2004). All indigenous vegetation was assessed, and then assigned a quality rating based on the Habitat Hectare score (Department of Sustainability and Environment 2004).

## Results

### Flora Species

A total of 41 flora species were recorded within the study area during the current assessment. This comprised 25 indigenous and 16 exotic plant species (Table A1).

The study area was dominated by native Kangaroo Grass *Themeda triandra*, which averaged 21.9% cover abundance (projective foliage cover) across the survey sites. Other present and widespread indigenous species included Blue Devil *Eryngium ovium* (2.5%), Finger Rush *Juncus subsecundus* (3%), Grassland Wood-sorrel *Oxalis perennans* (2.6%) and Kneed Spear-grass *Austrostipa bigeniculata* (1.1%) (Table A2)

Other indigenous species included Common Tussock-grass *Poa labillardierei*, Common Blown-grass *Lachnagrostis filiformis*, Common Woodruff *Asperula conferta*, Jointed Rush *Juncus articulatus*, Lemon Beauty-heads *Calocephalus citreus*, Pink Bindweed *Convolvulus erubescens*, Sieber Crassula *Crassula sieberiana* and Swamp Isotome *Isotoma fluviatilis* (Table A1).

The results of the current cover abundance of exotic vegetation are provided in Table A3. Dominant exotic species included Onion Grass *Romulea rosea* (6.1%), Toowoomba Canary-grass *Phalaris aquatica* (25.4%) and Squirrel-tail Fescue *Vulpia bromoides* (5.6%) (Table A3).

#### *Cover Abundance*

The cover abundance of exotic vegetation was visually higher during the current assessment when compared with initial assessment of the offset site. The vegetation quadrats had an average exotic vegetative cover of 37%, and the average cover abundance of native vegetation was 33%. Bare ground cover was on average, 27% and rock cover was an average of 3%.

The Offset Management Plan did not record explicit percentages of native vegetation cover but reported a coverage of native vegetation cover, dominated by Kangaroo Grass, between 50-60% (Ecolink Consulting Pty Ltd 2024). Quadrats surveys were not utilised during the initial assessment, and some variance may be attributed to this. Nevertheless, the site has had an increase in Toowoomba Canary-grass since the initial assessment, especially at the edges and north of the study area. This may be attributed to the cool conditions and wet Spring recently experienced which has favoured this species (Bureau of Meteorology 2025).

#### *Vegetation Community – Natural Temperate Grassland of the Victorian Volcanic Plain*

When the bare ground and rock cover are excluded, and the cover abundance of vegetation cover is assessed, the total vegetation cover of native vegetation is 47.1 % and the total cover of exotic vegetation is 52.9 %.

To qualify as NTGVVP, the vegetation should have a cover abundance of 50% or higher and the total perennial tussock cover should also be dominated by native species. The total cover abundance of native vegetation has fallen below the 50% vegetative cover abundance threshold based on the quadrat assessment. Five of the ten quadrats had a dominant native cover, and five had a dominant exotic cover. The quadrats represent the structural patchiness of NTGVVP with some quadrats recording low percentages of native vegetation (12-26%) and others recording higher percentages of native vegetation (47-50%) (Table A2).

The exotic Squirrel-tailed Fescue and Onion Grass are annual species which are expected to “die-off” when the temperatures rise further into Summer. They do not contribute to the cover abundance of perennial grasses within the study area, which are clearly dominated by perennial native species. Toowoomba Canary Grass was recorded at an average of 25.4% (Table A3) with perennial native species reaching 30.8% (Table A2), in turn native perennials are recorded at an 5.6% higher density than exotic perennials.

The cover abundance of Toowoomba Canary-grass has increased since the last assessment (as stated above). Because of the increased cover abundance of Toowoomba Canary-grass as well as the two annual species since the last assessment, the classification of the study area as NTGVVP is marginal.

A reduction in cover abundance of the exotic species will increase the numbers of quadrats representative of NTGVVP and ensure that the vegetation within the study area remains representative of NTGVVP. The annuals will be difficult to manage, and Toowoomba Canary-grass should be a high priority for future weed control.

#### *Vegetation Quality*

Vegetation quality throughout the offset site remains high, with a Habitat Hectare Score of 54 (out of 100). The increased presence of exotic vegetation has reduced the Lack of Weeds component by two points, although an increase in inter-tussock space has increased the Recruitment component by 4 points. This represents an increase in vegetation quality since the assessment for the OMP (Table A4).

Biomass was assessed at 10 x 1 m<sup>2</sup> sampling plots placed throughout the study area (Table A5 Figure 2). Bare ground cover was assessed at an average of 27% across the plots (Table A5). This is an improvement further into the optimum range of 20-40%, as indicated in the Habitat Hectare Gain Scoring Manual (Department of Sustainability and Environment 2004).

Rock cover was approximately 3% cover across all quadrats assessed. The average height of the vegetation was just greater than 19 centimetres. Sheep were noted in the wider paddock but not within the offset site, it appears that sheep grazing has been undertaken, as prescribed, in early spring. This is likely attributable for the increase in inter-tussock space, and the somewhat lower height of vegetation.

#### **Discussion**

The OMP identifies 14 exotic species to be managed. The current assessment identified all of these species as being present within the study area, in addition to three other weeds. These weeds included Bucks Horn Plantain *Plantago lanceolata*, Ox-tongue *Helminthotheca echinoides* and Panic Veldt-grass *Ehrharta erecta*. Of these additional weeds most are low-threat, herbaceous annuals which are unlikely to overly affect the structure of NTGVVP. Panic Veldt-grass *Ehrharta erecta* is an additional weed that may outcompete native tussocks. Its coverage was very low, <1%, and future monitoring will identify any further increase in cover abundance of this species (and others) The cover percentages of recorded weeds are presented against their management targets (Table A6).

Inter-tussock space was approximately 20% in the OMP, with targets to maintain and improve into the 20-40% range. This is being achieved with a recorded inter-tussock space of 27%, likely assisted by the grazing which reduces the coverage of spring annual grasses. This suggests that biomass is being reduced to acceptable levels within the site.

Only one noxious weed was recorded by the current assessment, and the OMP: Spear Thistle *Cirsium vulgare*. This species is classified as Regionally Controlled within the Corangamite Catchment Management Area. The examples of this weed included only one living plant and two dead plants, suggesting that the management of this species has been largely successful. This, and two other species, have been identified as priority weeds.

Priority weeds include dominant and widespread perennial exotic species the same as the previous report and largely regarded Toowoomba Canary-grass and Yorkshire Fog *Holcus lanatus* (Table A2). Within the OMP, the proliferation of Toowoomba Canary-grass was highlighted as one of the major contributors to reduced (relative) cover abundance of native vegetation at the study area. It appears outcompeting of native tussocks has already occurred within microsystems in the north of the site, and along the edges of the study area. As stated, this may be due to the long running La Nina climate cycle which has created conditions amenable for exotic pasture grasses over native grasses, in the last two years (Bureau of Meteorology 2025). An increased management effort is recommended to ensure the dominance of native vegetation and therefore the classification of NTGVVP within the study area.

The current management regime includes pulse grazing, burning and a weed management program. Some evidence of control of larger tussocks of Toowoomba Canary-grass was observed within the area. It is recommended that monthly applications of herbicide are applied to the Toowoomba Canary-grass. This will be especially important given the prescribed ecological burn in year 3. Fire is not an especially effective tool to specifically control Toowoomba Canary-grass but can help reduce biomass and exhaust the seedbank when paired with herbicide application. This recommendation for increased Toowoomba Canary-grass control is consistent with the adaptive management objectives which must be applied under the OMP.

## **Conclusion**

The total native vegetative cover has reduced from a previously estimated 50-60% cover down to 47.1% cover (when comparing the relative cover of vegetation excluding rock and bare ground). However, native vegetation remains the dominant perennial vegetation cover, and the vegetation quality remains the same under the Habitat Hectare assessment results.

Whilst this increase in exotic vegetation includes annuals, the perennial Toowoomba Canary-grass cover abundance has also increased. Further management of this species is required to ensure that the study area remains classified as NTGVVP.

The next round of vegetation monitoring will be undertaken in spring 2028, the equivalent of the fifth year of the OMP).

I trust the above meets with your expectations, but please call me if you have any queries, or require any amendments.

Vegetation Quality and Management Assessment, Shelford, Victoria

Kind regards,

A handwritten signature in black ink, appearing to read "Liam McCormack", enclosed within a white rectangular box.

Liam McCormack  
Consultant Ecologist  
Ecolink Consulting Pty Ltd

## References

- Bureau of Meteorology (2025). Southern hemisphere monitoring. Available at <https://www.bom.gov.au/climate/enso/?ninoIndex=nino3.4&index=sam&period=daily#overview-section=Monitoring-graphs>. Accessed November 2025. Bureau of Meteorology, Canberra.
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**Table A1.** Flora species recorded during the current assessment

| Origin | Common Name            | Scientific Name                 | Weed of National Significance | Noxious Weeds Classification |
|--------|------------------------|---------------------------------|-------------------------------|------------------------------|
|        | Poison Lobelia         | <i>Lobelia pratensis</i>        | -                             | -                            |
|        | Austral Crane's-bill   | <i>Geranium solanderi</i>       | -                             | -                            |
| *      | Bearded Oat            | <i>Avena barbata</i>            | -                             | -                            |
|        | Blue Devil             | <i>Eryngium ovinum</i>          | -                             | -                            |
| *      | Buck's-horn Plantain   | <i>Plantago coronopus</i>       | -                             | -                            |
| *      | Cape Weed              | <i>Arctotheca calendula</i>     |                               |                              |
| *      | Chickweed              | <i>Stellaria media</i>          | -                             | -                            |
|        | Common Blown-grass     | <i>Lachnagrostis filiformis</i> | -                             | -                            |
|        | Common Raspwort        | <i>Gonocarpus tetragynus</i>    | -                             | -                            |
| *      | Common Sow-thistle     | <i>Sonchus oleraceus</i>        | -                             | -                            |
|        | Common Tussock-grass   | <i>Poa labillardierei</i>       | -                             | -                            |
|        | Common Wallaby-grass   | <i>Rytidosperma caespitosum</i> | -                             | -                            |
|        | Common Woodruff        | <i>Asperula conferta</i>        | -                             | -                            |
|        | Finger Rush            | <i>Juncus subsecundus</i>       | -                             | -                            |
| *      | Flatweed               | <i>Hypochaeris radicata</i>     | -                             | -                            |
|        | Grassland Wood-sorrel  | <i>Oxalis perennans</i>         | -                             | -                            |
| *      | Greater Plantain       | <i>Plantago major</i>           |                               |                              |
|        | Hairy Centrolepis      | <i>Centrolepis strigosa</i>     | -                             | -                            |
|        | Jointed Rush           | <i>Juncus articulatus</i>       | -                             | -                            |
|        | Kangaroo Grass         | <i>Themeda triandra</i>         | -                             | -                            |
|        | Knead Spear-grass      | <i>Austrostipa bigeniculata</i> | -                             | -                            |
|        | Lemon Beauty-heads     | <i>Calocephalus citreus</i>     | -                             | -                            |
| *      | Lesser Quaking-grass   | <i>Briza minor</i>              | -                             | -                            |
|        | Native Millet          | <i>Panicum decompositum</i>     | -                             | -                            |
| *      | Onion Grass            | <i>Romulea rosea</i>            | -                             | -                            |
| *      | Ox-tongue              | <i>Helminthotheca echioides</i> | -                             | -                            |
| *      | Panic Veldt-grass      | <i>Ehrharta erecta</i>          | -                             | -                            |
|        | Pink Bindweed          | <i>Convolvulus erubescens</i>   | -                             | -                            |
| *      | Quicksilver Grass      | <i>Aira cupaniana</i>           | -                             | -                            |
|        | Sheep's Burr           | <i>Acaena echinata</i>          | -                             | -                            |
|        | Sieber Crassula        | <i>Crassula sieberiana</i>      |                               |                              |
|        | Slender Speedwell      | <i>Veronica gracilis</i>        | -                             | -                            |
|        | Small Loosestrife      | <i>Lythrum hyssopifolia</i>     | -                             | -                            |
| *      | Spear Thistle          | <i>Cirsium vulgare</i>          | -                             | Controlled                   |
| *      | Squirrel-tailed Fescue | <i>Vulpia bromoides</i>         | -                             | -                            |

| Origin | Common Name            | Scientific Name                                   | Weed of National Significance | Noxious Weeds Classification |
|--------|------------------------|---------------------------------------------------|-------------------------------|------------------------------|
|        | Star Cudweed           | <i>Euchiton sphaericus</i>                        | -                             | -                            |
|        | Swamp Isotome          | <i>Isotoma fluviatilis</i>                        | -                             | -                            |
| *      | Toowoomba Canary-grass | <i>Phalaris aquatica</i>                          | -                             | -                            |
|        | Weeping Grass          | <i>Microlaena stipoides</i> var. <i>stipoides</i> | -                             | -                            |
|        | Yam Daisy              | <i>Microseris walteri</i>                         | -                             | -                            |
| *      | Yorkshire Fog          | <i>Holcus lanatus</i>                             | -                             | -                            |

\* exotic

**Table A2.** Cover abundance of native flora species within each quadrat

| Quadrat     | Blue Devil  | Common Raspwort | Common Tussock-grass | Finger Rush | Grassland Wood-sorrel | Kangaroo Grass | Kneed Spear-grass | Sheep's Burr | Total      |
|-------------|-------------|-----------------|----------------------|-------------|-----------------------|----------------|-------------------|--------------|------------|
| 1           | 0%          | 1%              | 0%                   | 0%          | 5%                    | 0%             | 10%               | 0%           | 16%        |
| 2           | 0%          | 0%              | 0%                   | 25%         | 1%                    | 0%             | 0%                | 0%           | 26%        |
| 3           | 10%         | 0%              | 0%                   | 0%          | 1%                    | 0%             | 1%                | 0%           | 12%        |
| 4           | 0%          | 0%              | 10%                  | 0%          | 18%                   | 0%             | 0%                | 0%           | 24%        |
| 5           | 0%          | 0%              | 0%                   | 0%          | 1%                    | 46%            | 0%                | 0%           | 47%        |
| 6           | 0%          | 0%              | 0%                   | 0%          | 0%                    | 50%            | 0%                | 0%           | 50%        |
| 7           | 15%         | 0%              | 0%                   | 0%          | 0%                    | 30%            | 0%                | 5%           | 50%        |
| 8           | 0%          | 0%              | 0%                   | 0%          | 0%                    | 25%            | 0%                | 0%           | 25%        |
| 9           | 12%         | 0%              | 0%                   | 0%          | 0%                    | 28%            | 0%                | 0%           | 40%        |
| 10          | 0%          | 0%              | 0%                   | 0%          | 0%                    | 40%            | 0%                | 0%           | 40%        |
| <b>Avg.</b> | <b>3.7%</b> | <b>0.1%</b>     | <b>1.0%</b>          | <b>2.5%</b> | <b>2.6%</b>           | <b>21.9%</b>   | <b>1.1%</b>       | <b>0.5%</b>  | <b>33%</b> |

**Table A3.** Cover abundance of exotic flora species within each quadrat

| Quadrat No. | Onion Grass | Ox-tongue  | Squirrel-tailed Fescue | Toowoomba Canary-grass | Total     |
|-------------|-------------|------------|------------------------|------------------------|-----------|
| 1           | 11%         | 0%         | 10%                    | 35%                    | 56%       |
| 2           | 3%          | 2%         | 0%                     | 45%                    | 50%       |
| 3           | 9%          | 0%         | 0%                     | 40%                    | 49%       |
| 4           | 5%          | 0%         | 0%                     | 42%                    | 47%       |
| 5           | 5%          | 0%         | 0%                     | 20%                    | 25%       |
| 6           | 10%         | 0%         | 0%                     | 20%                    | 30%       |
| 7           | 3%          | 0%         | 5%                     | 7%                     | 10%       |
| 8           | 5%          | 0%         | 5%                     | 45%                    | 55%       |
| 9           | 5%          | 0%         | 18%                    | 0%                     | 23%       |
| 10          | 5%          | 2%         | 18%                    | 0%                     | 25%       |
| <b>Avg.</b> | <b>6.1</b>  | <b>0.4</b> | <b>5.6</b>             | <b>25.4</b>            | <b>37</b> |

**Table A4.** Habitat Hectare Score results

|                                             |                       |                                |                    |
|---------------------------------------------|-----------------------|--------------------------------|--------------------|
| <b>Bioregion</b>                            |                       | Vic Volcanic Plain             |                    |
| <b>EVC name</b>                             |                       | Heavier-soils Plains Grassland |                    |
| <b>EVC number</b>                           |                       | 132_61                         |                    |
| <b>Conservation rating within bioregion</b> |                       | Endangered                     |                    |
| <b>Assessment Criteria</b>                  |                       | <b>Maximum Score</b>           | <b>Patch Score</b> |
| <b>Site Condition</b>                       | a. Large old trees    | 10                             | N/A                |
|                                             | b. Canopy cover       | 5                              | N/A                |
|                                             | c. Understorey        | 25                             | 15                 |
|                                             | d. Lack of weeds      | 15                             | 4                  |
|                                             | e. Recruitment        | 10                             | 10                 |
|                                             | f. Organic litter     | 5                              | 3                  |
|                                             | g. Logs               | 5                              | N/A                |
|                                             | h. Total (sum of a-g) | 75                             | 32                 |
| <b>Standardise Score (x 1.36)</b>           |                       | 44                             |                    |
| <b>Landscape value</b>                      | i. Patch size         | 10                             | 8                  |
|                                             | j. Neighbourhood      | 10                             | 1                  |
|                                             | k. Distance to core   | 5                              | 1                  |
| <b>I. Habitat Points (total)</b>            |                       | <b>100</b>                     | <b>54</b>          |
| <b>m. Habitat score (I ÷ 100)</b>           |                       | 0.54                           |                    |

**Table A5.** Co-ordinates, rock, bare ground, vegetation height and percentage cover of vegetation

| Quadrat No  | Latitude  | Longitude | Rock<br>(cover %) | Bare ground<br>(cover %) | Average height of<br>vegetation (cm) | Native Vegetation<br>(% of quadrat) | Exotic Vegetation<br>(% of quadrat) |
|-------------|-----------|-----------|-------------------|--------------------------|--------------------------------------|-------------------------------------|-------------------------------------|
| 1           | 143.87856 | -37.97969 | 10%               | 18%                      | 20                                   | 16%                                 | 56%                                 |
| 2           | 143.87894 | -37.97977 | 0%                | 24%                      | 25                                   | 26%                                 | 50%                                 |
| 3           | 143.87916 | -37.97982 | 3%                | 36%                      | 20                                   | 12%                                 | 49%                                 |
| 4           | 143.87938 | -37.97989 | 2%                | 27%                      | 30                                   | 24%                                 | 47%                                 |
| 5           | 143.87986 | -37.98019 | 8%                | 20%                      | 15                                   | 47%                                 | 25%                                 |
| 6           | 143.88085 | -37.98045 | 0%                | 20%                      | 15                                   | 50%                                 | 30%                                 |
| 7           | 143.88159 | -37.98049 | 2%                | 38%                      | 15                                   | 50%                                 | 10%                                 |
| 8           | 143.88239 | -37.98062 | 0%                | 20%                      | 10                                   | 25%                                 | 55%                                 |
| 9           | 143.88314 | -37.98086 | 0%                | 37%                      | 15                                   | 40%                                 | 23%                                 |
| 10          | 143.88385 | -37.98099 | 5%                | 30%                      | 15                                   | 40%                                 | 25%                                 |
| <b>Avg.</b> |           |           | <b>3%</b>         | <b>27%</b>               | <b>19.00</b>                         | <b>33%</b>                          | <b>37%</b>                          |

**Table A6.** Recorded exotic flora species, cover abundance and cover targets

| Common Name            | Cover (%)2025 | Priority Weed | Target (cover %) |
|------------------------|---------------|---------------|------------------|
| Annual Meadow-grass    | <1            | -             | <10              |
| Bearded Oat            | <1            | -             | <10              |
| Buck's-horn Plantain   | <1            | -             | <5               |
| Cape Weed              | <1            | -             | <5               |
| Chickweed              | <1            | -             | <5               |
| Common Sow-thistle     | <1            | -             | <5               |
| Flatweed               | 3             | -             | <5               |
| Greater Plantain       | <1            | -             | <5               |
| Lesser Quaking-grass   | <1            | -             | <10              |
| Onion Grass            | 5             | -             | <10              |
| Ox-tongue              | <1            | -             | <5               |
| Panic Veldt-grass      | <1            | -             | <5               |
| Quicksilver Grass      | <1            | -             | <10              |
| Spear Thistle          | <1            | Yes           | <1               |
| Squirrel-tailed Fescue | 15            | -             | <10              |
| Toowoomba Canary-grass | 35            | Yes           | <5               |
| Yorkshire Fog          | <1            | Yes           | <5               |

**Figure 1:** Results of the current assessment

185 Mt Gow Road, Shelford,  
Victoria

**Legend**

**Patches of Native Vegetation**

-  Natural Temperate Grasslands of the Victorian Volcanic Plain
-  Plains Grassland
-  Study Area

