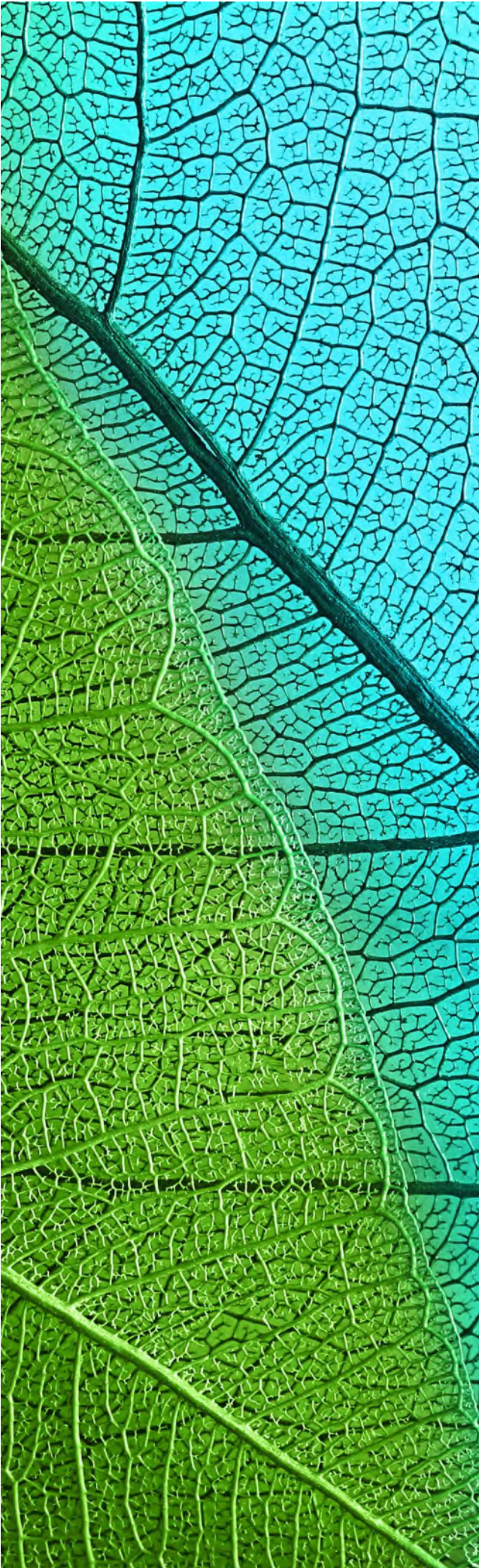




276 Rex Road, Campbellfield

Offset Management Plan for Matted Flax-lily *Dianella amoena* Habitat

**Prepared for
Bamford Management Pty Ltd**

April 2026
Report No. 20045.09 (1.0)



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Nature Advisory acknowledges the traditional owners and sovereign custodians of the land on which we work from – the Wurundjeri people of the Woi Wurrung language group. We extend our respect to their Ancestors and all First Peoples and Elders, past and present.

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1. Introduction

Bamford Management Pty Ltd engaged Nature Advisory Pty Ltd to prepare an Offset Management Plan (OMP) for a portion of land located within Lot S PS523266, Cunningham Chase, Burnside Heights (the offset site), occurring approximately 2.6 km north-east of Caroline Springs 19 km north-west of Melbourne CBD. The offset site is within a conservation reserve managed by Melton City Council.

The Offset Management Plan (OMP) is required to compensate for impacts associated with the proposed development at 276 Rex Road, Campbellfield (EPBC 2021/8934) under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth; EPBC Act).

The Matters of National Environmental Significance (MNES) listed under the EPBC Act to be impacted by the proposed works at 276 Rex Road Campbellfield comprise 40 individuals of Matted Flax-lily *Dianella amoena*. These impacted plants are subject to a salvage and translocation plan (Nature Advisory 2025). The translocation site is within the offset site.

This OMP aims to inform management requirements of threats including weeds, pests, habitat decline, fencing and lack of natural regeneration at the offset site.

This OMP prescribes management actions to be undertaken over a 10-year period and includes the following:

- A statement of methods used and sources of information consulted for the investigation, including any limitations, where applicable
- Results of the review of existing information documenting biodiversity, ecological values and management requirements of the site and study area
- A list of weed/flora species and habitat values identified during the site survey and identification of key threats to ecological values in the study area
- Maps of the study area showing the ecological values to be conserved, threats and relevant management measures
- Table of appropriate management actions required

The implementation of this OMP must commence immediately upon its approval by the Responsible Authority.

2. Methods

2.1. Site survey of offset site

The initial site assessment was undertaken by Nature Advisory on 12 January 2026. During the site survey, the study area for the investigation was assessed in detail on foot to determine cover and extent of native vegetation values. Sites in the study area found to support native vegetation in the form of *Heavier-soils* Plains Grassland (EVC 132_61, DSE 2004a) or with potential to support listed matters were mapped through a combination of aerial photograph interpretation and ground-truthing using ArcGIS Field Maps® (Esri) on a hand-held GPS device.

Vegetation Quality Assessments (VQA) were undertaken for all patches of native vegetation identified in the study area and determination of EVCs in the field was based on DEECA's pre-European modelled native vegetation (DSE 2004a), within or in close proximity to the study area. EVC determination was further based on the methodology outlined in the VQA method (DSE 2004b).

Furthermore, the *Heavier-soils* Plains Grassland (EVC 132_61, DSE 2004a) vegetation was assessed against the key diagnostic criteria and condition thresholds ('qualifying criteria') from the EPBC Act Policy Statement (TSSC 2008) for the EPBC Act-listed community *Natural Temperate Grassland of the Victorian Volcanic Plain* (NTGVVP).

Areas that qualified as this community were mapped. It should be noted that the vegetation mapped during this survey is vegetation that qualifies as NTGVPP, not necessarily native vegetation as defined under Victoria's *Guidelines for the removal, destruction or lopping of native vegetation* ('the Guidelines', DELWP 2017).

2.1.1. Site survey limitations

The site assessment was conducted during summer. The short duration and seasonal timing of site assessments can result in certain species remaining undetected despite their occasional presence at other times of year. Additionally, some flora species and lifeforms may be undetectable at the time of survey or unidentifiable due to a lack of flowers or fruit. Due to the variable nature of grasslands across the year and seasons, assessments at a different time of year may result in a slightly different extent. Summer is an adequate survey time for the assessment as many native grasses on the site have seed heads present which make them easily identifiable.

Dominant native species (Kangaroo Grass *Themeda triandra* and Spear Grass *Austrostipa* spp.) and the dominant perennial weedy species (Oat *Avena* spp. and Ribwort *Plantago lanceolata*) were readily identifiable due to their habit, distinctive colour and the occasional presence of seed heads. As such, the above-mentioned factors are not considered to be limitations to the extent of grassland recorded within the site.

3. Offset site

3.1. Description of offset site

The offset site totals 1.044 hectares and is comprised of a single conservation management zone (CMZ), containing one patch of *Heavier-soils Plains Grassland* (EVC 132_61; 0.662 ha) as outlined in Figure 1. The patch (herein referred to as the ‘habitat zone’) will be managed to protect the native grassland values *and* the translocated Matted Flax-lily’s.

The habitat zone qualified as EPBC Act-listed community *Natural Temperate Grassland of the Victorian Volcanic Plain* (NTGVVP), listed as Critically Endangered under the EPBC act (refer to Table 1 for detailed assessment). The associated management zone occurred on public property amongst a range of exotic grasses, such as Toowoomba Canary-grass *Phalaris aquatica*, Wild Oat *Avena fatua* and herbaceous weeds, particularly Ribwort *Plantago lanceolata* and Ox-tongue *Helminthotheca echioides*.

Cover of native values was moderate to high, with high graminoid and herbaceous diversity. Native grasses such as Kangaroo Grass *Themeda triandra*, Spear Grass *Austrostipa spp.*, Velvet Tussock-grass *Poa rodwayi*, and Silky Blue-grass *Dichanthium sericeum subsp. sericeum* were present across the habitat zone. Bidgee-widgee *Acaena novae-zelandiae*, Lemon Beauty-heads *Calocephalus citreus* and Spur Goodenia *Goodenia paradoxa* comprised part of the diverse herbaceous ground cover.

The Vegetation Quality Field Assessment Sheets (DSE 2004b) for the offset site are provided in Appendix 1. Descriptions of the environmental values of the proposed offset management zones are provided below.

3.2. Conservation Management Zones

Management Zone (1.044 hectares)

Habitat Zone A (EVC 132_61) was assessed as having a habitat score of 43 out of 100. The management zone will comprise the study area which encompasses both Habitat Zone A and non-mapped exotic vegetation.

The dominant native species comprised Kangaroo Grass, Spear Grass, and Wallaby Grass *Rytidosperma spp.* Other prominent indigenous species present within the management zone included Grassland Wood-sorrel *Oxalis perennans*, Bidgee-widgee, and Black Cotton-bush *Maireana decalvans*.

Weed cover was high (80%) and was dominated by Wild Oat and Ribwort, with lesser covers of Toowoomba Canary-grass, Great Brome *Bromus hordeaceus*, and Ox-tongue.

Table 1: Assessment against NTGVVP listing advice (TSSC 2008)

Key diagnostic criteria / Condition thresholds	Assessment
Distribution is mainly limited to Quaternary basalt soils within the Victorian Volcanic Plain IBRA bioregion, sometimes extending into the adjacent Victorian Midlands and South-east Coastal Plain bioregions.	The study area occurs on basalt soils in the Victorian Volcanic Plain IBRA bioregion.
At least one of the following grass genera is the dominant native species in the ground layer:	The dominant native grass species in the ground layer was Kangaroo Grass with Spear Grass

▪ <i>Themeda</i> (Kangaroo-grass); ▪ <i>Austrodanthonia</i> [<i>Rytidosperma</i>] (Wallaby-grass); ▪ <i>Austrostipa</i> (Spear-grass); and/or ▪ <i>Poa</i> (Tussock-grass).	<i>Austrostipa</i> spp. and Wallaby Grass <i>Rytidosperma</i> spp. co-dominant in some areas.
The minimum size of the grassland patch and the maximum cover of woody vegetation depends on the native vegetation remnant within which the grassland patch occurs. ▪ For a native vegetation remnant ≤ 1 hectare in size, the minimum contiguous size of the grassland patch is 0.05 hectare and the crown cover of shrubs and trees over one metre tall within the grassland patch should not exceed 5%; For a native vegetation remnant > 1 hectare in size, the minimum contiguous size of a grassland patch is 0.5 hectare and the density of mature trees within the grassland patch should not exceed 2 trees per hectare	Habitat Zone A has a total area of 0.66 ha. Though small and prostrate shrubs were present, their total cover did not exceed 5% (~ 2% cover).
Either: ▪ The total perennial tussock cover represented by the native grass genera <i>Themeda</i>, <i>Austrodanthonia</i> [<i>Rytidosperma</i>], <i>Austrostipa</i> or <i>Poa</i> is at least 50%; and/or ▪ If the total perennial tussock cover represented by the above 4 native grass genera is less than 50%, then the ground cover of native forbs (wildflowers) is at least 50% of total vegetation cover during spring-summer (September to February); and/or ▪ The cover of non-grass weeds is less than 30% of total vegetation cover at any time of the year	Total cover of native vegetation within the habitat zone comprised a $\geq 50\%$. Cover of non-grass weeds within the habitat zone comprised $< 30\%$, with an approximate total cover of 15%.



Figure 1. Matted Flax-lily offset site

Project No: 20045.09

Project: 276 Rex Road,
Campbellfield, VIC

Date: 21/01/2026

- Study area
- Management zone
- ⬡ Photopoint

EPBC Act listed community

- Natural Temperate
Grassland of the Victorian
Volcanic Plain

FFG Act listed community

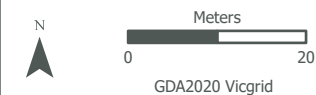
- Western (Basalt) Plains
Grasslands Community

Native vegetation

- Plains Grassland (EVC 132)

Weed species

- ▲ African Box-thorn
- ▲ Sifton Bush
- ▲ Sweet Briar



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4. Management actions

The goal of management within the CMZ is to protect and enhance translocated Matted Flax-Lily individuals and NTGVVP, primarily by increasing recruitment area available for native species. Additionally, the area of NTGVVP will aim to be increased over time through management of the entire study area, beyond the current mapped extent of NTGVVP.

The following management actions are required to reduce threats within the proposed offset site to maintain the quality of the Matted Flax-Lily offset management zone and NTGVVP.

Management of the CMZ will be undertaken by Melton City Council, as part of their restoration and conservation efforts of the grassland reserve adjacent to Cunningham Chase.

4.1. Fencing

The approval holder has an obligation under this current plan to install, upgrade and maintain fencing to exclude threats for the duration of the plan. Fencing helps manage threats to native vegetation from overgrazing, as well as inappropriate or unauthorised access. In the context of this site, fencing is primarily required to prevent inappropriate access from pedestrians and native/ exotic herbivores in the CMZ. Accordingly, the establishment of simple fencing is recommended where the CMZ abuts access tracks.

Fences must be installed and upgraded (if required) within three months of this plan being approved by the responsible authority.

Standards for suitable permanent fencing are provided in Figure 2: Permanent perimeter fencing.

Construction details are presented below, as per *Management standards for native vegetation offset sites* (DEECA 2023):

- Posts are at least 1.8 metres high and of treated pine or steel, no more than 10 metres apart and with two droppers in between these.
- Strainers are 2.1-metre-high posts of either 150 mm wide treated pine, railway iron or large diameter steel.
- Stays are 3 metre treated pine.
- Wires are to be four strand plain wire, with rabbit-proof mesh affixed to the lower portion of the fence and pegged to the ground outside of the offset area

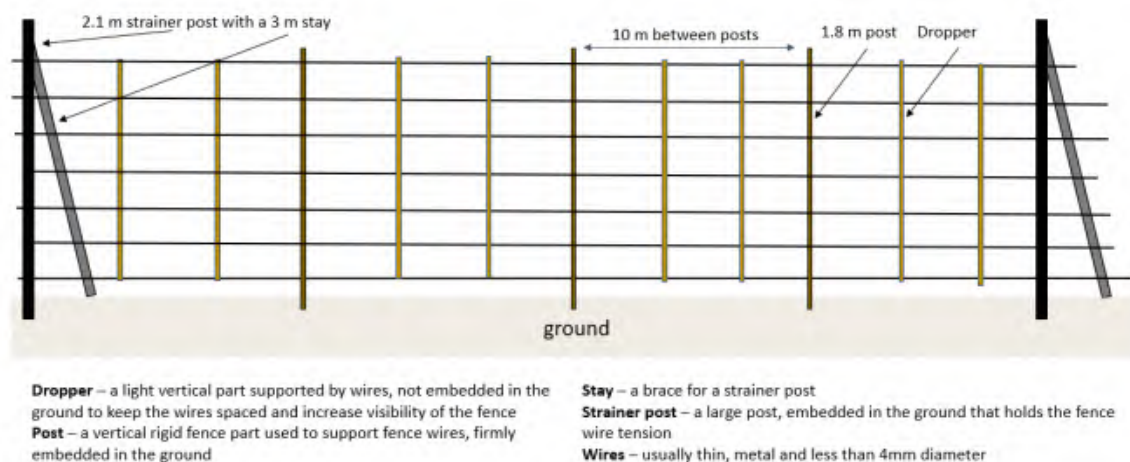


Figure 2: Permanent perimeter fencing

4.2. Weed control

A total of 11 priority weeds to be controlled were identified during the field assessment, which demonstrated a combined cover of approximately 40% within the extent of Habitat Zone A.

Weeds were assessed as being a priority for management based on the following criteria:

- All woody weeds;
- Declared noxious weeds under the CaLP Act 1994;
- Any other weed deemed to be high-threat due to the potential risk the species poses to the surrounding landscape; or
- Weeds not otherwise accounted for above that are on DELWP's *Advisory List of Environmental Weeds* and occurred above a negligible cover.

The aim of weed control is to prevent perennial and annual weed cover from increasing beyond its current levels and provide habitat improvement within buffer zones. Any new weed species recorded must be eradicated.

It should be noted that a baseline survey by a qualified botanist during late-spring to early-summer will be undertaken prior to the commencement of the OMP, to establish a more extensive weed species list and determine baseline covers. This baseline survey will be used to inform management targets.

Weed control will be undertaken at least quarterly each year for the duration of the OMP.

All weed control is to be carried out by a suitably qualified revegetation and/or weed control contractor, with experience in working in ecologically sensitive areas.

Woody weeds

The following high-threat woody weeds were recorded in the CMZ:

- Sifton Bush *Cassinia sifton*
- African Box-thorn *Lycium ferocissimum*
- Sweet Briar *Rosa rubiginosa*

All woody weeds are to be removed from the CMZ and disposed of appropriately. The 'cut-and-paint' method is the most effective means of controlling any woody weeds on the site. This entails a clean cut to the main stem/s of the plant followed by immediate application of a non-selective herbicide to the entire surface of the cut stem/s. The dead left over branches should be removed and immediately disposed of at a municipal landfill. Seedlings or woody weeds with a spreading habit must be sprayed with an appropriate herbicide during their active growth period.

High-threat herbaceous weeds

The following high-threat herbaceous weeds were recorded in the CMZ:

- Galenia *Aizoon pubescens*
- Ox-tongue
- Ribwort

These species can be treated with an appropriate broadleaf-selective herbicide. This must be timed during periods of active growth and early in the species' flowering period, to minimise the potential for seed set while also maximising the effectiveness of herbicide application.

High-threat grassy weeds

The following high-threat grassy weeds were recorded in the CMZ:

- Wild Oat
- Cane Needle-grass *Nassella hyalina*
- Chilean Needle-grass *Nassella neesiana*
- Serrated Tussock *Nassella trichotoma*
- Toowoomba Canary-grass

These species will be treated through a combination of herbicide application and ecological burns.

All other weeds

All other weeds will be controlled such that their combined cover does not exceed current levels.

The control method utilised will be subject to the species present and will ultimately be informed by the expert advice of a suitably qualified land care specialist.

4.2.1. Disposal of weed material

Any fertile weed material, especially that of any CaLP Act-listed weeds, **must** be legally disposed of using appropriate permits for disposal and transportation.

4.3. Pest control

Though no evidence of rabbit activity was observed in the study area, monitoring of presence should be conducted annually in autumn and/or whenever vegetation maintenance works are being undertaken. If rabbit activity and presence is observed, their control will be of particular importance as they as they could promote erosion and loss of native flora, which is detrimental to native grassland. Potential methods of rabbit control are summarised in Table 2.

Table 2: Summary of possible rabbit control methods

Method	Time	Cost	Advantages	Risks
1080 Baiting with carrot pieces	Late summer	Most cost-effective method	Large areas covered quickly. Foxes killed by eating poisoned rabbit. Most native animals at low risk from ingesting carrot bait.	Dry weather required. No effective antidote. Hazardous to livestock. Not suitable if stock grazing.
Pindone baiting	Late summer	Moderate cost	Less hazardous to domestic animals.	Hazardous to livestock. Not suitable in view of current land use (i.e., grazing land) Risk to some native animals.
Harbor removal	Any time	Labor-intensive	Good follow-up method to combine with other treatments.	Few where native vegetation not present

Method	Time	Cost	Advantages	Risks
Warren fumigation and ripping	After autumn rains when soil softens	Labor intensive	Removes shelter – effective when undertaken in combination with harbor removal.	Limited
Rabbit-proof fencing	Before planting/seeding.	Very labour-intensive. High initial cost.	Long-term effect, stops reinvasion.	Need regular checking. May also stop native fauna dispersal and would require significant changes in stock management on the farms.
Shooting	All year round. Optimum late summer.	Low to Moderate cost.	Appropriate for low numbers.	Very labor-intensive and unlikely to exclude rabbits permanently

Source: adapted from Farrelly & Merks 2001.

Combining several control methods listed in Table 2 is more effective in controlling rabbit populations than limiting control to one method. Rabbit control, where required, should focus on harbour removal and warren destruction. Where numbers are high, baiting should be considered prior to warren ripping. Any baiting would require careful stock management to ensure they were not poisoned as well. Shooting can also be undertaken when numbers are low.

4.4. Biomass control

Biomass control will be necessary to maintain a healthy, open grassland structure. This will enable recruitment of native herbs in inter-tussock spaces and contribute to the overall species richness of NTGVVP onsite. Accordingly, biomass control should aim to achieve bare ground cover of 10-25%.

4.4.1. Ecological burning

Ecological burns may be implemented periodically for biomass control to promote inter-tussock spacing. The most appropriate time for burning is the end of autumn to early winter (February through May) or in early spring (September) as the weather is cooler and will result in a low intensity burn.

Only patch burns may be conducted, with no more than one third of the total offset site burnt in any one year so that unburnt areas provide areas of refuge for fauna. Burns will only be undertaken at a moderate frequency i.e., every 3 to 5 years.

Following burns, it is expected that exposed ground will be rapidly colonised by invasive weeds. Therefore, intensive weed control measures must be conducted in burn areas approximately one month after burns have occurred and will be ongoing every three months, until weed covers stabilise at target cover levels. These measures will be adaptive, and the frequency will ultimately be dependent on the rate of weed invasion and success of grassland enhancement.

Ecological burning requires bushland management contractors to have appropriate insurance to prepare for and implement such burns. They also need to have experience in undertaking burns and must prepare a burn plan that aims to ensure any burns are undertaken at the appropriate time of year, under correct weather conditions and in a mosaic fashion.

4.5. Monitoring

4.5.1. Ecological monitoring and reporting

The Approval Holder is responsible for engaging a suitably qualified ecologist to conduct baseline monitoring of habitat condition and weed cover estimates in Year 1, and annual monitoring thereafter for the 10-year period of this Plan. Monitoring will be undertaken to determine the following:

- Native vegetation condition and extent - i.e. VQA assessment;
- The percentage cover and abundance of high threat weeds;
- The combined percentage cover of all weeds;
- Pest animal activity;
- Condition and health of each Matted Flax-lily (as per the Salvage and Translocation Plan [Nature Advisory, 2025]); and
- Biomass levels – i.e., the percentage cover of bare ground/litter between native grass tussocks.

Photopoints have been established across the reserve, with the aim of providing a clear visual reference for the progress of management actions. This photographic evidence of monitoring must be included in all annual reporting.

The Approval Holder is responsible for engaging a suitably qualified ecologist to monitor the CMZ in Years 2, 4, 6, 8 and 10. The Approval holder-nominated ecologist is to prepare a report documenting the findings of habitat condition, photopoint photos and any resultant recommendations. The Approval holder will be responsible for forwarding the Ecological monitoring reports to Melton City Council and DCCEEW.

4.5.2. Contractor monitoring

Ten-year management period

Regular monitoring by suitably qualified land care contractors must include:

- Quarterly inspections for burrows and other harbour;
- General observations of problematic weed infestations; and
- Ongoing monitoring of fencing.

The approval holder will submit annual reports detailing the contractor monitoring efforts to Melton City Council two (2) months prior to each anniversary of registration of the offset covenant, over the 10-year period of this Plan. Annual reports will also be provided to the proponent.

4.6. Adaptive management

Adaptive management in the form of minor changes in management approach (e.g., grazing strategy or weed control methods) may occur in consultation with Melton City Council.

5. Management actions and timing

The following tables provide the management actions to be undertaken and proposed timelines.

Table 3: Management actions and timing year 1

Year 1						
Management Action	Timing	Target to be achieved	Responsible person	OMP reference	Completed (Yes/No)	Month completed
Establish offset site	Upon approval of this Plan	Defines the start of the prescribed management period under this Plan	Approval Holder	N/A		
Erect permanent fencing where the CMZ abuts access tracks	Upon implementation of this Plan	Permanent fencing to be established prior to management actions being undertaken.	Approval Holder	Section 4.1		
Baseline surveys	In the first spring of Year 1. Aim for spring surveys from October/November when the main flowering season is observed.	Habitat condition and ecological threats assessed and documented, such that the following is accounted for: - The percentage cover and abundance of high threat weeds; - The combined percentage cover of all weeds; - Pest animal activity; - Condition and health of each Matted Flax-lily (as per the Salvage and Translocation Plan [Nature Advisory, 2025]); and - Biomass levels – i.e., the percentage cover of bare ground/litter between native grass tussocks.	Approval Holder	Section 4.2 & 4.5.1		
Pest animal monitoring and control (if required)	Monitored annually in autumn Control implemented as required	Pest animals controlled	Landholder	Section 4.3		
Weed monitoring and control (if required)	Quarterly monitoring Control as per optimal time for each species	Weed control targets for each species, as determined during baseline monitoring.	Landowner	Section 4.2		
Biomass control (if required)	Autumn to early winter, or early spring (ecological burns)	Bare ground cover of 10-25% achieved (ecological burns)	Landowner	Section 4.4		
Ecological reporting	Baseline Report due within two months of monitoring.	Ecologist to prepare and deliver a report documenting the findings of habitat monitoring and photopoints. Approval holder to forward the Ecological monitoring reports to Melton City Council and the landowner within 2 months of monitoring events.	Approval Holder	Section 4.2 & 4.5.1		

Table 4: Management actions and timing years 2–10

Year 2 – 10						
Management Action	Timing	Target to be achieved	Responsible person	Year		
				Location in Plan	Completed (Yes/No)	Month completed
Monitor fencing condition	Ongoing	Fencing maintained to exclude inappropriate vehicular access	Landowner	Section 4.1, Section 4.5.2		
Pest animal monitoring and control (if required)	Monitored annually in autumn Control implemented as required	Pest animals controlled	Landowner	Section 4.3		
Weed monitoring and control (if required)	Quarterly monitoring Control as per optimal time for each species	Weed control targets for each species, as determined during baseline monitoring.	Landowner	Section 4.2		
Biomass control (if required)	Autumn to early winter, or early spring (ecological burns)	Bare ground cover of 10-25% achieved (grazing and ecological burns)	Landowner	Section 4.4		
Landowner Reporting	Report due no later than two months prior to the anniversary of registration of deed of covenant.	Report delivered to Melton City Council 2 months prior to the anniversary of the registration of the deed of covenant. Annual reports also provided to proponent.	Landowner	Section 4.5.2		
Ecological reporting	Annual report due within two months of monitoring, in Years 2, 4, 6, 8 and 10	Ecologist to prepare and deliver a report documenting the findings of habitat monitoring and photopoints. Approval holder to forward the Ecological monitoring reports to Melton City Council and the landowner within 2 months of monitoring events.	Approval Holder	Section 4.5.1		

6. Risk assessment

Events may occur over time that have the potential to compromise the success of management of the offset site. Table 8 lists events that may occur, and assigns a risk rating to each event based on the likelihood of the event occurring and the consequence if it does occur using the criteria outlined in Table 5 and Table 6 and the risk matrix included in Table 7.

Table 5: Likelihood criteria

Likelihood	Across the 10-year management period:	
	Description	Approximate probability (%)
Unlikely	Less probable than more probable that impact could occur	<5 to < 30
Possible	Equally probable that impact could or could not occur	30-70
Likely	More probable than not that impact could occur	>70 to 100

Table 6: Consequence criteria

Impact to NTGVVP	Consequence
Short-term; limited reduction in NTGVVP quality (<5% reduction); habitat quality is reduced for <1 year	Minor
Medium-term; moderate reduction in NTGVVP quality (≥5-25% reduction) habitat quality is reduced for >1 year but <10 years	Moderate
Long-term; significant reduction in NTGVVP quality (≥25% reduction), habitat quality is reduced >10 years	Severe

Table 7: Risk ratings

		Consequence		
		Minor	Moderate	Severe
Likelihood	Unlikely	Low	Low	Medium
	Possible	Low	Medium	High
	Likely	Medium	High	High

Table 8: Risk assessment

Event	Likelihood	Consequence	Risk rating	Trigger	Contingency measures
Uncontrolled access of pedestrians	Possible	Minor	Low	Unauthorised persons sighted in offset site	Repair fencing
Weed control targets not being met	Possible	Moderate	Medium	Weed targets not being met during ecologist or landowner monitoring	Increase weed control works
Pest animal presence in offset site increases	Possible	Moderate	Medium	Increase in fresh ground disturbance or scats Increase in active rabbit warrens Active fox dens observed Increase in pest animal numbers from baseline survey during monitoring	Increase pest animal control
Loss of species and structural diversity in vegetation	Possible	Moderate	Medium	Ecological monitoring detects decline in structural and species diversity in vegetation	Increase or alter biomass control Increase weed control works
Ground cover exceeds 90%, or falls below 75%	Possible	Moderate	Medium	Ground cover issues noted during ecological monitoring	Alter biomass control
Wildfire	Unlikely	Severe	Medium	Wildfire results in excessive burning of NTGVVP	Increase weed control, to address opportunistic weeds Conduct direct-seeding and/or tube stock planting to reinstate grassland
	Unlikely	Minor	Low	Loss of fences	Re-instate fences

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Appendix 1: Offset site Vegetation Quality Field Assessment Sheets (VQA Sheets) for NTGWVP

Treeless Vegetation Quality Field Assessment Sheet

Version 1.4 - July 2009

Department of
Sustainability and
Environment

Site Name/No. A Location Cunningham Chare Date 12/1/26
Assessor(s) KT Map Name/No. 20045 AMG / MGA _____
Tenure Pub. EVC 132-61 Bioregion VVP

'Site Condition Score'

Understorey Life forms

LF Code from EVC benchmark	# spp observed / Benchmark spp.	% cover observed / Benchmark % cover	Present (✓)	Modified (✓)
	/	/		
LH	2 / 2	1 / 5	✓	-
MH	8 / 8	7 / 20	✓	✓
SH	6 / 3	2 / 10	✓	✓
LIG	4 / 1	5 / 5	✓	-
MTG	10 / 10	35 / 30	✓	-
MNG	- / 2	- / 5	-	-
BL	- / na	+ / 20	-	-
	/	/		
	/	/		
	/	/		
	/	/		
	/	/		

- Present**
- For life forms with benchmark cover of < 10%, considered 'present' if
- any specimens are observed.
- For life forms with benchmark cover of ≥ 10%, considered 'present' if
- the life form occupies at least 10% of benchmark cover.
- Modified**
(apply only where life form is 'present')
- For life forms with benchmark cover of < 10%, then considered substantially 'modified' if the life form has either:
- < 50% of the benchmark species diversity; or
 - no reproductively-mature specimens are observed.
- For life forms with benchmark cover of ≥ 10%, then considered substantially 'modified' if the life form has either:
- < 50% of benchmark cover; or
 - < 50% of benchmark species diversity; or
 - ≥ 50% of benchmark cover due largely to immature canopy specimens but the cover of reproductively-mature specimens is < 10% of the benchmark cover.

Understorey

Score

- 15

Category & Description	Score
All strata and Life forms effectively absent	0
Up to 50% of life forms present	5
≥ 50% to 90% of Life forms present	10
• of those present, ≥ 50% substantially modified	15
• of those present, < 50% substantially modified	15
≥ 90% of Life forms present	15
• of those present, ≥ 50% substantially modified	15
• of those present, < 50% substantially modified	20
• of those present, none substantially modified	25

Lack of Weeds

Score

- 0

Category & Description	'high threat' weeds*		
	None	≤ 50%	> 50%
> 50% cover of weeds	4	2	0
25 - 50% cover of weeds	7	6	4
5 - 25% cover of weeds	11	9	7
< 5% cover of weeds**	15	13	11

* proportion of weed cover due to 'high threat' weeds - see EVC benchmark for guide.

'High threat' weed species are defined as those introduced species (including non-indigenous 'natives') with the ability to out-compete and substantially reduce one or more indigenous life forms in the longer term assuming ongoing current site characteristics and disturbance regime.

The EVC benchmark lists typical weed species for the EVC in the bioregion and provides an estimate of their 'invasiveness' and 'impact'. In general, those weed species considered to have a *high impact* are considered *high threat* regardless of their invasiveness.

**if total weed cover is negligible (<1%) and high threat weed species are present then score '13'.

Recruitment

Score

- 6

Percentage cover of recruitment area*	High native herb diversity*	Low native herb diversity*
0 to 5% cover	0	0
> 5% to 20% cover	6	3
> 20% to 40% cover	10	6
> 40% to 60% cover	6	3
> 60% to 90% cover	3	1
> 90% cover	0	0

* cumulative % cover of bare ground, bryophytes/lichens and soil crust

* high native herb diversity defined as ≥ 50% of benchmark diversity within 'herb' life forms

Organic Litter

Score

- 4

Category & Description	Dominated by native organic litter	Dominated by non-native organic litter
< 10% of benchmark cover	0	0
< 50% or > 150% of benchmark cover	3	2
> 50% or ≤ 150% of benchmark cover	5	4

Treeless Vegetation Quality Field Assessment Sheet

Version 1.4 - July 2009

Department of
Sustainability and
Environment

Logs (where applicable*)

Score

- n/a

Category & Description	Large logs present*	Large logs absent#
< 10% of benchmark length	0	0
< 50% of benchmark length	3	2
≥ 50% of benchmark length	5	4

Large logs defined as those with diameter ≥ 0.5 of benchmark large tree dbh.

+ Applicable to some shrublands and scrubs (refer to EVC benchmark as a guide). Where applicable assess in accordance with the habitat hectares method for logs in treed EVCs. Note that most shrublands and scrubs do not contain a large tree component and hence a large log assessment is not required (refer to EVC benchmark as a guide). Such EVCs should be scored as if 'large logs present'.

* present if large log length is ≥ 25% of EVC benchmark log length.

absent if large log length is < 25% of EVC benchmark log length.

'Landscape Context Score'

Patch Size

Score

- 6

Category & Description	
< 2 ha	1
Between 2 and 5 ha	2
Between 5 and 10 ha	4
Between 10 and 20 ha	6
≥ 20 ha, but 'significantly disturbed'*	8
≥ 20 ha, but not 'significantly disturbed'*	10

* 'significantly disturbed' defined as per RFA 'Old Growth' analyses eg. roading, coupes, grazing etc. – effectively most patches within fragmented landscapes.

Neighbourhood

Score

3

Radius from site	% Native vegetation*	Weighting	
100 m	- 80	0.03	-0.00 2.4
1 km	- 40	0.04	-0.00 1.6
5 km	- 40	0.03	-0.00 1.2
subtract 2 if the neighbourhood is 'significantly disturbed'			- 5.2
Add Values and 'round-off'			0 3.2

* to nearest 20%.

Multiply % native vegetation x Weighting for each radius from the zone (eg. 40% x 0.03 = 1.2); then add values to obtain final Neighbourhood Value.

Distance to Core Area

Score

- 0

Distance	Core Area not significantly disturbed*	Core Area significantly disturbed*
> 5 km	0	0
1 to 5 km	2	1
< 1 km	4	3
contiguous	5	4

* defined as per RFA 'Old Growth' analyses.

Final Habitat Score

Component	'Site Condition Score'						'Landscape Context Score'			Total
	Understorey	Lack of Weeds	Recruitment	Organic Litter	Logs (if applicable)	Standardiser	Patch Size	Neighbourhood	Distance to Core Area	
Score	15 0	0 0	6 0	4 0	- 0	34 0	6 0	3 0	0 0	43 0

- 1.36

VVP Grassland Habitat Hectare Assessment (GC ≥ 25)

Size ranges: Canopy Tree (5m-min can); Understory Tree/Shrub (1-5m); Mallee (>3m); Epiphyte; Scrambler/Climber; Herb (5-50cm); TGram (10cm-1m); NGram (>/<1m); Misc: Hummock Grass; Ground Fern; Tree Fern. **Can. & LOTs** (<30/30-70/>70). **Weeds** (0/<50/>50). **UnC**=Uncontrollable.

Job: 20045

Surveyor: ket

Date: 12/1/26

Bioreg: VVP

EVC: 132

Epis recr _____ Y / N

Seas LFs:

P/A

HZ	A
WP	
Photo	✓
NH	
Tenure	

Indigenous		LF	% Cover				Exotic			
Rec	Species		L	M	S/T	P/ misc.	Species	HT	%C	UnC
	<i>Acaena norae-zoal.</i>	H		↑			<i>Avena</i>	✓	20	
	<i>Convolvulus</i> spp.	H			2		<i>Helminthotheca ech.</i>	✓	2	
	<i>Senecio</i> spp.	H	✓	↑			<i>Aizoon pub.</i>	✓	+	
	<i>Lythrum hyssop.</i>	H		↑	↑		<i>Bromus diandrus</i>		1	
	<i>Oxalis perennans</i>	H		↑	↑		<i>Bromus horol</i>		1	
	<i>Calocephalus citreus</i>	H		↑			<i>Nasella trich.</i>	✓	1	
	<i>Bulbine tenuilar.</i>	H	↑	↑			<i>Plantago lanceolata</i>	✓	7	
	<i>Maireana decalv.</i>	S			1		<i>Sonchus asp.</i>		+	
	<i>Enchylaena torn</i>	S			↑	+	<i>Sonchus oleraceus</i>		+	
	<i>Atriplex semib.</i>	S			↑	↑	<i>Lolium</i>		+	
	<i>Australstipa</i> spp. 3	TGr		35			<i>Hordeum</i>		1	
	<i>Australstipa</i> spp. 2	TGr	5	↑			<i>Lactuca serriola</i>		+	
	<i>Themeda triandra</i>	TGr	↑	↑			<i>Phalaris aquatica</i>	✓	5	
	<i>Australstipa</i> 1.	TGr	↑				<i>Madia caroli.</i>		+	
	<i>Rytidoparma</i> spp. 1	TGr		↑			<i>Brassica fruticulosa</i>		1	
	<i>Dichanthium des.</i>	TGr		↑			<i>Biza maxima</i>		+	
	<i>Eriochloa pseudoachot.</i>	TGr		↑			<i>Lycium ferocissimum</i>		+	
	<i>Natwaleya prol.</i>	TGr		↑			<i>Cassinia viflor</i>	✓	1	
	<i>Enteropogon acicu.</i>	TGr		↑			<i>Rosa rubiginosa</i>	✓	1	
	<i>Rytidoparma</i> 2	TGr		↑			NTGVVP? ☐ Y / ☐ N Must meet all 4 diagnostic features: ☒ Basalt soils ☐ Natives comprise ≥ 50 % total veg cover ☐ Themeda, Rytid, Stipa or Poa is dom native sp ☒ Patch ≥ 0.05 ha (may vary if multiple patches) Must meet one condition threshold: ☐ Native grass genera ≥ 50% ☐ Native wildflowers ≥ 50 % ☒ Non-grass weeds < 30% WBPGC? ☐ Y / ☐ N			
	<i>Poa lab.</i>	TGr	↑	↑						
	<i>Poa rodwayi</i>	TGr		↑						
	<i>Dichondra repens</i>	H		↑	↑					
	<i>Chryscephalum apic.</i>	H		↑						
	<i>Podolepis jacobae</i>	H		↑						
	<i>Geranium</i> spp.	H		↑						
	<i>Goodenia paradoxu</i>	H		↑	↑					
	<i>Eryngium</i>	H		↑						
	<i>Brachyscome</i> ?	H		↑						

Bryophytes +

Woody weeds 2 %

Total Weeds 80 % (79 % HT) Description:

Soil Crusts 3

NonW. weeds %

planting of Burs. spinosa, Helianthus dent, Allacrasia.

Litter (N/E) 5

GS targ. weeds %

Bare Ground 5

Annual weeds %

JSA COMPLETED?

Management notes & onsite threats (OPs only):

</>25% per. grass weed

NOTE SOILS

Appendix 2: Impact site Vegetation Quality Field Assessment Sheets (VQA Sheets)

Habitat Zone			A		
Bioregion			VVP		
EVC name			PGW		
EVC number			55_61		
Total area of habitat zone (ha)			1.030		
Site Condition	Large Old Trees	/10	0		
	Canopy Cover	/5	0		
	Lack of Weeds	/15	4		
	Understorey	/25	10		
	Recruitment	/10	6		
	Organic Matter	/5	5		
	Logs	/5	0		
Landscape Context	Patch Size	/10	1		
	Neighbourhood	/10	0		
	Distance to Core Area	/5	3		
Total habitat score		/100	29	0	0

[illegible]

[Appendix 3: EPBC Act Offset Calculator for NTGWVP](#)

Offsets Assessment Guide

For use in determining offsets under the *Environment Protection and Biodiversity Conservation Act 1999*
2 October 2012

This guide relies on Macros being enabled in your browser.

Matter of National Environmental Significance	
Name	MFL
EPBC Act status	Endangered
Annual probability of extinction Based on IUCN category definitions	1.2%

Key to Cell Colours
User input required
Drop-down list
Calculated output
Not applicable to attribute

Impact calculator							
Impact calculator	Protected matter attributes	Attribute relevant to case?	Description	Quantum of impact		Units	Information source
	Ecological communities						
	Area of community	No		Area			
				Quality			
				Total quantum of impact	0.00		
	Threatened species habitat						
	Area of habitat	Yes		Area	0.1	Hectares	PD, F&F
				Quality	3	Scale 0-10	
				Total quantum of impact	0.03	Adjusted hectares	
	Protected matter attributes	Attribute relevant to case?	Description	Quantum of impact		Units	Information source
	Number of features e.g. Nest hollows, habitat trees	No					
	Condition of habitat Change in habitat condition, but no change in extent	No					
	Threatened species						
	Birth rate e.g. Change in nest success	No					
	Mortality rate e.g. Change in number of road kills per year	No					
	Number of individuals e.g. Individual plants/animals	No					

Offset calculator																						
Offset calculator	Protected matter attributes	Attribute relevant to case?	Total quantum of impact	Units	Proposed offset	Time horizon (years)	Start area and quality		Future area and quality without offset		Future area and quality with offset		Raw gain	Confidence in result (%)	Adjusted gain	Net present value (adjusted hectares)	% of impact offset	Minimum (90%) direct offset requirement met?	Cost (\$ total)	Information source		
	Ecological Communities																					
	Area of community	No				Risk-related time horizon (max. 20 years)		Start area (hectares)		Risk of loss (%) without offset		Risk of loss (%) with offset										
									Future area without offset (adjusted hectares)	0.0	Future area with offset (adjusted hectares)	0.0										
						Time until ecological benefit		Start quality (scale of 0-10)		Future quality without offset (scale of 0-10)		Future quality with offset (scale of 0-10)										
	Threatened species habitat																					
	Area of habitat	Yes	0.03	Adjusted hectares	0.662	Time over which loss is averted (max. 20 years)	20	Start area (hectares)	0.662	Risk of loss (%) without offset	0%	Risk of loss (%) with offset	0%									
									Future area without offset (adjusted hectares)	0.7	Future area with offset (adjusted hectares)	0.7										
						Time until ecological benefit	10	Start quality (scale of 0-10)	4	Future quality without offset (scale of 0-10)	3	Future quality with offset (scale of 0-10)	5	2.00	80%	1.60	1.42					
	Protected matter attributes	Attribute relevant to case?	Total quantum of impact	Units	Proposed offset	Time horizon (years)	Start value		Future value without offset		Future value with offset		Raw gain	Confidence in result (%)	Adjusted gain	Net present value	% of impact offset	Minimum (90%) direct offset requirement met?	Cost (\$ total)	Information source		
Number of features e.g. Nest hollows, habitat trees	No																					
Condition of habitat Change in habitat condition, but no change in extent	No																					
Threatened species																						
Birth rate e.g. Change in nest success	No																					
Mortality rate e.g. Change in number of road kills per year	No																					
Number of individuals e.g. Individual plants/animals	Yes		Count									0		0.00	0.00	#DIV/0!	#DIV/0!					

Summary								
Summary	Protected matter attributes	Quantum of impact	Net present value of offset	% of impact offset	Direct offset adequate?	Cost (\$)		
						Direct offset (\$)	Other compensatory measures (\$)	Total (\$)
	Birth rate	0				\$0.00		\$0.00
	Mortality rate	0				\$0.00		\$0.00
	Number of individuals	0	0.00	#DIV/0!	#DIV/0!	\$0.00	#DIV/0!	#DIV/0!
	Number of features	0				\$0.00		\$0.00
	Condition of habitat	0				\$0.00		\$0.00
	Area of habitat	0.03	0.09	313.37%	Yes	\$0.00	N/A	\$0.00
	Area of community	0				\$0.00		\$0.00
							\$0.00	#DIV/0!

Appendix 4: EPBC Act Offset Calculators values table MFL

Impact calculator values table

Guide component	Assessed value	Discussion and justification
Impact calculator values		
Area (ha)	0.1 ha	The total area value represents the calculated area of loss of Matted Flax-lily habitat at the site of the proposed action. The total area of removal of habitat within the limit of works area is 0.1 ha (Nature Advisory 2026).
Quality (scale 0-10)	3/10	The quality rating of 3/10 was calculated as per the directions in the DCCEEW 'How to use the offsets assessment guide', where the site quality score was derived from the following three components: <i>site condition</i> and <i>site context</i>. The value for these components was entirely derived from <i>habitat score</i> obtained for the site, using the DEECA's Habitat Hectares methodology (DSE 2004). An explanation on how the habitat score was applied to each quality rating component was as follows: • <i>Site condition</i>: The site condition score was based directly on the weighted average of the site condition component of the habitat score comprising the impact area, which is 25 out of a maximum possible score of 75. Hence a site condition rating of 2.5 out of a possible 7.5. • <i>Site context</i>: The site context score was based directly on the site context component of the habitat score comprising the area of impact, which is 4 out of a maximum possible score of 25. Hence a site context rating of 0.2 out of a possible 2.5. • <i>Species stocking rate (SSR)</i>: Important habitat for threatened species at the site was identified as threatened species were recorded within the study area. SSR was scored out of 2, with a score of 1 indicating a single individual has been recorded and a score of 2 indicating that multiple individuals have been recorded. As a total of 45 individuals of MFL were recorded, a total score of 2 has been assigned to this component. Therefore, the overall site quality rating of the NTGVVP at the site of the proposed action was calculated to be $2.5 + 0.4 + 0.2 = 3.1/10$. When rounded this equates to 3/10.
Total quantum of impact (adjusted hectares)	0.03 ha	This value was derived directly from the Offset Calculator, provided in Appendix 3 of this OMS.
Offset calculator values		
Start area (hectares)	0.662	The offset site (comprising one conservation management zone) is represented below for the purposes of DCCEEW's consideration for the suitability of this offset site.

Guide component	Assessed value	Discussion and justification
		 Figure 1. Matted Flax-lily offset site Project No: 20045.09 Project: 276 Rex Road, Campbellfield, VIC Date: 21/01/2026 Study area Management zone Photopoint EPBC Act listed community Natural Temperate Grassland of the Victorian Volcanic Plain FFG Act listed community Western (Basalt) Plains Grasslands Community Native vegetation Plains Grassland (EVC 132) Weed species African Box-thorn Sifton Bush Sweet Briar Scale: 0 to 20 Meters ©2026 Nature Advisory PO Box 327, Cammerall, VIC 3124, Australia www.natureadvisory.com.au 03 9855 2113 - info@natureadvisory.com.au
Risk-related time horizon	20 years	As the mechanism for securing this offset is on-title and secured in perpetuity, the maximum value has been applied. We propose to secure this agreement with Melton City Council.
Risk of loss without offset: (0 – 100%)	0%	The DCCEEW have advised that this value should always be zero, in accordance with their current policy.
Risk of loss with offset (0 – 100%)	0%	The DCCEEW have advised that this value should always be zero, in accordance with their current policy.
Confidence in result (%) (risk related)	80%	While a value of 80% was entered in the Offset Guide, it has no relevance when risk of loss with and without an offset is at 0%.
Time until ecological benefit	10 years	This value reflects the duration it will take to achieve the management objectives of the OMP once it has been finalised. The OMP targets will be realised by the end of 10 years. The exact specifications on the OMP will require collaboration with Melton City Council and DCCEEW. The most significant target will be to control perennial grassy and herbaceous weeds and prevent further spread. A reduction in perennial weed cover would be expected to result in increases in bare ground, decreased weed cover and decreased exotic litter cover. All of these outcomes are expected to occur feasibility within the first 2-3 years of the OMP, but a precautionary duration of 10 years was used to ensure that once these targets are reached that they can be maintained at this level and that the ecological benefit is lasting.

Guide component	Assessed value	Discussion and justification
Start quality (1 – 10)	4/10	The start quality rating of 4/10 was calculated as per the directions in the DCCEEW 'How to use the offsets assessment guide', where the site quality score was derived from the following three components: <i>site condition</i>, <i>site context</i> and <i>species stocking rate</i>. The value for these components was entirely derived from <i>habitat score</i> obtained for the offset sites, using the DEECA's Habitat Hectares methodology (DSE 2004b). An explanation on how the habitat score was applied to each quality rating component was as follows: • <i>Site condition</i>: The site condition score was based directly on the average site condition component of the habitat score of the areas of NTGVVP proposed for this offset site, which is 34 out of a maximum possible score of 75. Hence a site condition rating of 3.4 was applied. • <i>Site context</i>: The site context score was based directly on the average site context component of the habitat score of the area of NTGVVP proposed for this offset site, which is 9 out of a maximum possible score of 25. Hence a site context rating of 0.9 was applied. • <i>Species Stocking Rate (SSR)</i>: No threatened species were recorded within the proposed offset site. The habitat hectare analysis considers not only native vegetation components, but also important fauna habitat features such as Large Tree density, log abundance and diversity of lifeforms. As such the habitat hectare score can be used as a surrogate for determining the SSR at the site, thus the SSR score is incorporated in the site condition component of the quality rating score. Therefore, the overall start site quality rating of the NTGVVP proposed for this offset site was calculated to be $3.4 + 0.9 = 4.3/10$. When rounded, this equates to a rating of 4/10.
Future quality without offset (1 – 10)	3/10	A one-point decrease in the quality of the offset site could be expected without implementation of the offset, through increased weed cover and declining diversity resulting in decreased quality. Therefore, the start quality of 3/10 minus 1/10 equals a future quality score without the offset of 2/10.
Future quality with offset (1 – 10)	5/10	A one-point increase in the quality of the offset site could be expected without implementation of the offset, through weed control and grazing to improve diversity. Therefore, the start quality of 4/10 plus 1/10 equals a future quality score with the offset of 5/10.
Confidence (%) (quality related)	80%	This high value in confidence was applied to allow for limitations in predictions on vegetation quality, with and without the offset. However, the modest assumptions, i.e. ± 1 quality value are considered precautionary and realistic outcomes especially given the moderate quality of vegetation present. It is considered highly likely that the vegetation quality will degrade without the offset and management due to high threat weed invasion (primarily Toowoomba Canary Grass) as well as the vulnerability of these values with a lack of security (may be proposed for development by future landowners). Conversely, if the site becomes an offset, the OMP and the associated weed control obligations will eliminate and prevent the spread of high threat weeds, facilitate native species colonisation and result in an improvement in the quality of the offset. Additionally, securing this offset on title will protect these values from any future development of the site leading to its degradation/removal.