65 Minyip Road, Lara

Ecology and Tree Assessment

June 2026

ESV | Ecology Services Victoria

Acknowledgement of Country

Ecology Services Victoria proudly acknowledge Victoria's Aboriginal people as the traditional custodians of the land on which we work and live.

We pay our respects to their Ancestors and Elders.

We embrace the spirit of reconciliation, working towards self-determination, equity of outcomes and an equal voice for Australia's First People.

We recognise and value the intrinsic connection and ongoing contribution of Aboriginal people to country and support the need for genuine partnerships in the management of land, water, and natural landscapes.

Document information

Version	Date	Version	Author	Organisation
Rev A	01/06/2026	For submission	[redacted]	Ecology Services Victoria

Document review

Name	Title	Organisation
[redacted]		JKY Town Planning

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1. Introduction

This report details the results of an ecology and tree assessment undertaken at 65 Minyip Road, Lara for the development of a new Residential Dwelling, Granny flat, Shed and associated crossovers.

1.1 Objectives

The objectives of this assessment are to:

- Identify Ecology (flora and fauna) values present at 65 Minyip Road, Lara (the site).
- Assess trees and determine notional root zones and structural root zones as per the Protection of Trees on Development Sites (AS 4970:2025).
- Assess impact to ecology values, particularly native vegetation.
- Address environmental legislation applicable to the proposed development and use.

1.1.1 Assumptions and limitations

The accuracy of spatial data presented within this assessment is accurate to less than five metres.

Identification of some grasses and herbs to species level was not possible at the time of survey due to absence of flower or fruiting material (outside of flowering season).

1.2 The site

The site is located on the northern side of Minyip Road within Lara and has an overall area of 20,350 square meters. The site is relatively flat and currently contains an unoccupied single dwelling and rear shed. The site is regularly slashed and contains a row of planted trees along the site frontage. The roadside is also regularly slashed and contains a swale drain.

The site falls within the municipality of Greater Geelong and is located within the Rural Living Zone (RLZ). The surrounding land is generally zoned Rural Living. Within the wider area there is a Public Park and Recreation Zone (PPRZ) to the north of the site, Urban Growth Zone (UGZ) to the northwest of the site and a Farming Zone (FZ) to the east of the site.

The site is located within the Victorian Volcanic Plains Bioregion and the dominant pre-1750 Ecological Vegetation class model for the area is Plains Grassland (EVC-132) with Plains Grassy Wetland (EVC-125) scattered in the wider landscape.

2. Site assessment

The site was traversed on foot by an accredited and experienced ecologist on the 30th May 2026 [redacted] – Ecology Servies Victoria, VQA accredited). Vegetation was assessed in accordance with the *Vegetation Quality Assessment Manual* (DSE 2004) and the *Guidelines for the removal, destruction or lopping of native vegetation* (The Guidelines, DELWP 2017).

The site and roadside are highly modified and devoid of native vegetation. Historically the site was heavily cropped and de-rocked (refer to section 2.2). Currently the site is routinely mowed, resulting in establishment of exotic species including Yorkshire Fog *Holcus lanatus*, Phalaris *Phalaris aquatica*, Kikuyu *Cenchrus clandestinus*, Capeweed *Arctotheca calendula*, Wild Barley Grass *Hordeum glaucum*, Great Brome *Bromus diandrus*, Ox Tongue *Helminthotheca echioides*, Rye *Grass Lolium perenne*, Panic Veldgrass *Ehrharta erecta*, and Brassica *Brassica rapa*.

The site contains a row of planted exotic and non-indigenous native trees along the site frontage including Paperbark tree *Melaleuca quinquenervia*, Melaleuca Tree *Melaleuca lanceolata*, Pine tree *Pinus radiata*, Cypress Tree *Cupressus macrocarpa*, Fig Tree Ficus carica and Peppercorn Tree *Schinus molle* (Figure 1). No native scattered trees were identified onsite.

The roadside vegetation is also completely devoid of native species and contains a swale drain that is regularly slashed.

Plate 1. Site conditions

Plate 2. Roadside conditions

Plate 3. Roadside conditions

2.1 Tree Assessment

All trees were measured as per the Protection of Trees on Development Sites (AS 4970:2025) to determine notional root zones (NRZ) and structural root zones (SRZ). Appendix A contains the details of the tree assessment. Figure 3 contains the locations and NRZ and SRZ extents.

Most of the trees are of low retention value due to poor health and poor structural condition with many being multi-stemmed showing evidence of previous harvesting for firewood.

2.2 Historical aerial imagery review

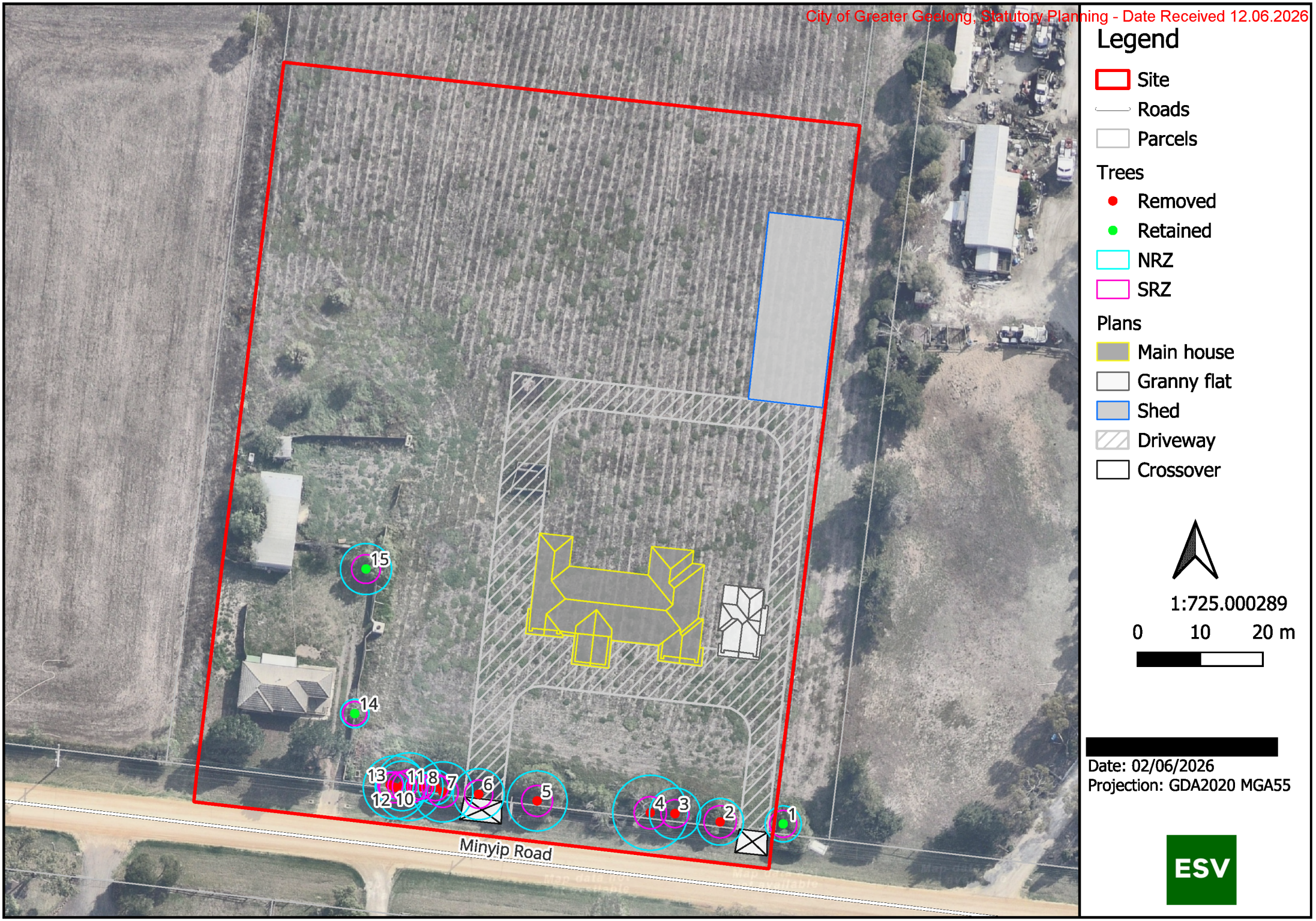
A historical aerial imagery review was conducted which shows the site and surrounding properties were previously heavily cropped and de-rocked.

Plate 4. Aerial image from 09/11/2009 showing the site was historically heavily cropped and de-rocked.

3. Impacts

The development will not result in the removal of native vegetation. The vegetation identified onsite contains very low conservation significance. The site and roadside are highly modified and are completed devoid of native vegetation.

Furthermore, a historical aerial imagery review was conducted which shows the site and surrounds were previously heavily cropped and de-rocked.



Legend

- Site
- Roads
- Parcels

Trees

- Removed
- Retained
- NRZ
- SRZ

Plans

- Main house
- Granny flat
- Shed
- Driveway
- Crossover

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Date: 02/06/2026
Projection: GDA2020 MGA55

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4. Legislative implications

The following legislation applies to the protection of the biodiversity values identified within the site.

4.1 *Environment Protection and Biodiversity Conservation Act 1999*

Due to the highly modified and degraded nature of the vegetation and habitat, the site does not contain any Matters of National Environmental Significance (MNES) or habitat for MNES. Therefore, a referral to the Commonwealth Minister for Environment is not required.

4.2 *Flora and Fauna Guarantee Act 1988*

A permit to 'take' protected flora from public land is required from Department of Energy, Environment and Climate Action (DEECA) under the *Flora and Fauna Guarantee Act 1988* (FFG).

No protected or threatened species were identified on the site or on the adjacent road reserve.

4.3 *Wildlife Act 1975*

Under the *Wildlife Act 1975* all native wildlife is protected in Victoria. It is an offence to kill, take, control or harm wildlife under the *Wildlife Act 1975*. Anyone wishing to control or handle wildlife must have appropriate authorisation by DEECA.

The planted trees identified on site likely provide habitat for arboreal mammals and nesting birds. A person with management authorisation under the *Wildlife Act* 1975 may be required on site during tree removal to salvage and relocate native fauna that may be encountered by works.

4.4 *Planning and Environment Act 1987*

The site is located within the Rural Living Zone (RLZ) in the Greater Geelong Planning Scheme which may require a planning permit from Council for the use and development of the dwelling and associated outbuildings and structures. A separate planning report is required to address the requirements of this zone. However, the following clauses of the planning scheme apply directly to biodiversity.

4.4.1 Clause 52.17 Native Vegetation

No native vegetation protected under Clause 52.17 was identified on the site including on the adjacent road reserve.

4.4.2 Clause 42.01 Environmental Significance Overlay – Schedule 4

The site is covered by an Environmental Significance Overlay Schedule 4 (ESO4) "Grasslands within the Werribee Plains Hinterland", which requires a permit to remove, destroy or lop any vegetation. The permit application must address the decision guidelines in schedule 4 to Clause 42.01 (Table 3). This report can be submitted to meet the application requirements.

Table 3. Decision guidelines of Clause 42.01 Schedule 4 – Grasslands within the Werribee Plains Hinterland.

Decision Guideline	Assessment and Response
The conservation significance of any vegetation to be removed and its habitat value for native fauna.	The vegetation identified onsite contains very low conservation significance. The site and roadside are highly modified and devoid of native vegetation. Historically the site was heavily cropped and de-rocked. Currently the site is routinely mowed, resulting in establishment of exotic species including Yorkshire Fog, Phalaris, Kikuyu, Capeweed, Wild Barley Grass, Great Brome, Ox Tongue, Rye Grass, Panic Veldgrass, and Brassica. The site contains a row of planted exotic and non-indigenous native trees along the site frontage that may provide habitat for common native species such as possums and nesting birds. It is recommended person with management authorisation under the *Wildlife Act 1975* is present on-site during tree removal to salvage and relocate native fauna.
Measures to protect and enhance native vegetation and native fauna habitat of the Victorian Volcanic Plain, including the retention of landform, surface soils and rocks.	The vegetation identified onsite contains very low conservation significance. The site and roadside are highly modified and devoid of native vegetation. Historically the site was heavily cropped and de-rocked. Currently the site is routinely mowed, resulting in establishment of exotic species. Furthermore, all adjacent properties are also highly modified as can be seen from historical aerial imagery (plate 4) and have also been cropped, cleared and modified.
Measures to maintain contiguous areas of native vegetation or native fauna habitat.	
Any relevant strategic grasslands management plan, particularly the potential impact of management activities, such as burning, on any proposed new use or development.	
The impact of any use, development or management of land on the grasslands including the potential impacts of nutrient and water run-off, increased weed and pest invasion or recreational impacts.	
Measures to encourage ecological restoration, regeneration and revegetation with indigenous species.	
The need to adopt a precautionary approach in the absence of scientific certainty.	The site was traversed on foot by an accredited and experienced ecologist on

Decision Guideline	Assessment and Response
The reason for removing any vegetation and the practicality of any alternative options.	the 30th May 2026 [redacted] – Ecology Servies Victoria, VQA accredited). Vegetation was assessed in accordance with the Vegetation Quality Assessment Manual (DSE 2004) and the Guidelines for the removal, destruction or lopping of native vegetation (The Guidelines, DELWP 2017). The development will not result in the removal of native vegetation. The vegetation identified onsite contains very low conservation significance. The site and roadside are highly modified and are completed devoid of native vegetation. Furthermore, a historical aerial imagery review was conducted (plate 4) which shows the site and surrounds were previously heavily cropped and de-rocked.
The impact on the integrity of the site from the proposed development, disturbance and removal of rock, indiscriminate weed control, habitat fragmentation and isolation and disturbance and destruction of habitat of threatened species.	
The proposed management practices for the land including: - The linking and enlarging of areas of significant flora and fauna habitats. - Effective and targeted weed control. - Programs to control or eliminate introduced predatory and pest animal species, in particular foxes, rabbits and hares. - Rehabilitation of degraded areas through fencing, revegetation with appropriate native species and ongoing management. - Collection of seed and other plant propagules for rehabilitation projects on and off site.	
The results of any flora and fauna survey and assessment of the land.	
Any Native Vegetation Precinct Plan, Conservation Management Plan, Precinct Structure Plan or other management plan approved for the area by the Minister for Planning or Minister for Environment and Climate Change.	The site is not subject to any Native Vegetation Precinct Plan, Conservation Management Plan, Precinct Structure Plan or other management plan approved for the area by the Minister for Planning or Minister for Environment and Climate Change.
Any action statement, significant impact guidelines or prescriptions for listed species or habitat of listed species occurring or likely to occur on the land.	No threatened species habitat was identified onsite or considered likely to occur on site.

5. Conclusion

The vegetation identified onsite contains very low conservation significance. The site and roadside are highly modified and devoid of native vegetation. Historical imagery shows that the site was heavily cropped and de-rocked. Currently the site is routinely mowed, resulting in establishment of exotic species. Furthermore, all adjacent properties are also highly modified and have also been historically cropped. As such, the development will not result in the removal or impact of native vegetation.

The site contains a row of planted exotic and non-indigenous native trees along the site frontage that may provide habitat for common native species such as possums and nesting birds. It is recommended person with management authorisation under the Wildlife Act 1975 is present on-site during tree removal to salvage and relocate native fauna.

6. References

DELWP (2017). Guidelines for the removal, destruction or lopping of native vegetation. Victorian Government Department of Environment, Land, Water and Planning Melbourne, 2017. Available at: https://www.environment.vic.gov.au/__data/assets/pdf_file/0021/91146/Guidelines-for-the-removal,-destruction-or-lopping-of-native-vegetation,-2017.pdf

DELWP 2018. Assessor's handbook - Applications to remove, destroy or lop native vegetation. Version 1.1. Department of Environment, Land, Water and Planning.

Appendix A – Tree Assessment

No.	Common name	Scientific Name	DBH (cm)	Above buttress	NRZ (m)	SRZ (m)	Photo
1	Melaleuca	*Melaleuca lanceolata*	24	36	2.88	2.15	
2	Paper Bark Tree	*Melaleuca quinquenervia*	31	55	3.72	2.57	

No.	Common name	Scientific Name	DBH (cm)	Above buttress	NRZ (m)	SRZ (m)	Photo
3	Pine Tree	*Pinus radiata*	34	39	4.08	2.23	
4	Paper Bark Tree	*Melaleuca quinquenervia*	50	55	6.00	2.57	

No.	Common name	Scientific Name	DBH (cm)	Above buttress	NRZ (m)	SRZ (m)	Photo
5	Paper Bark	*Melaleuca quinquenervia*	40	50	4.80	2.47	
6	Cypress	*Cupressus macrocarpa*	34	40	4.08	2.25	

No.	Common name	Scientific Name	DBH (cm)	Above buttress	NRZ (m)	SRZ (m)	Photo
7	Cypress	*Cupressus macrocarpa*	40	50	4.80	2.47	
8	Melaleuca	*Melaleuca lanceolata*	23 20	35	2.76	2.13	

No.	Common name	Scientific Name	DBH (cm)	Above buttress	NRZ (m)	SRZ (m)	Photo
9	Paper Bark Tree	*Melaleuca quinquenervia*	20	30	2.40	2.00	

No.	Common name	Scientific Name	DBH (cm)	Above buttress	NRZ (m)	SRZ (m)	Photo
10	Cypress	*Cupressus macrocarpa*	45	60	5.4	2.67	

No.	Common name	Scientific Name	DBH (cm)	Above buttress	NRZ (m)	SRZ (m)	Photo
11	Paperbark	*Melaleuca quinquenervia*	33	41	3.96	2.28	
12	Cypress	*Cupressus macrocarpa*	42	50	5.04	2.47	

No.	Common name	Scientific Name	DBH (cm)	Above buttress	NRZ (m)	SRZ (m)	Photo
13	Melaleuca	*Melaleuca lanceolata*	18	30	2.16	2.00	
14	Fig Tree	*Ficus carica*	19	27	2.28	1.91	

No.	Common name	Scientific Name	DBH (cm)	Above buttress	NRZ (m)	SRZ (m)	Photo
15	Peppercorn tree	*Schinus molle*	34	42	4.08	2.30