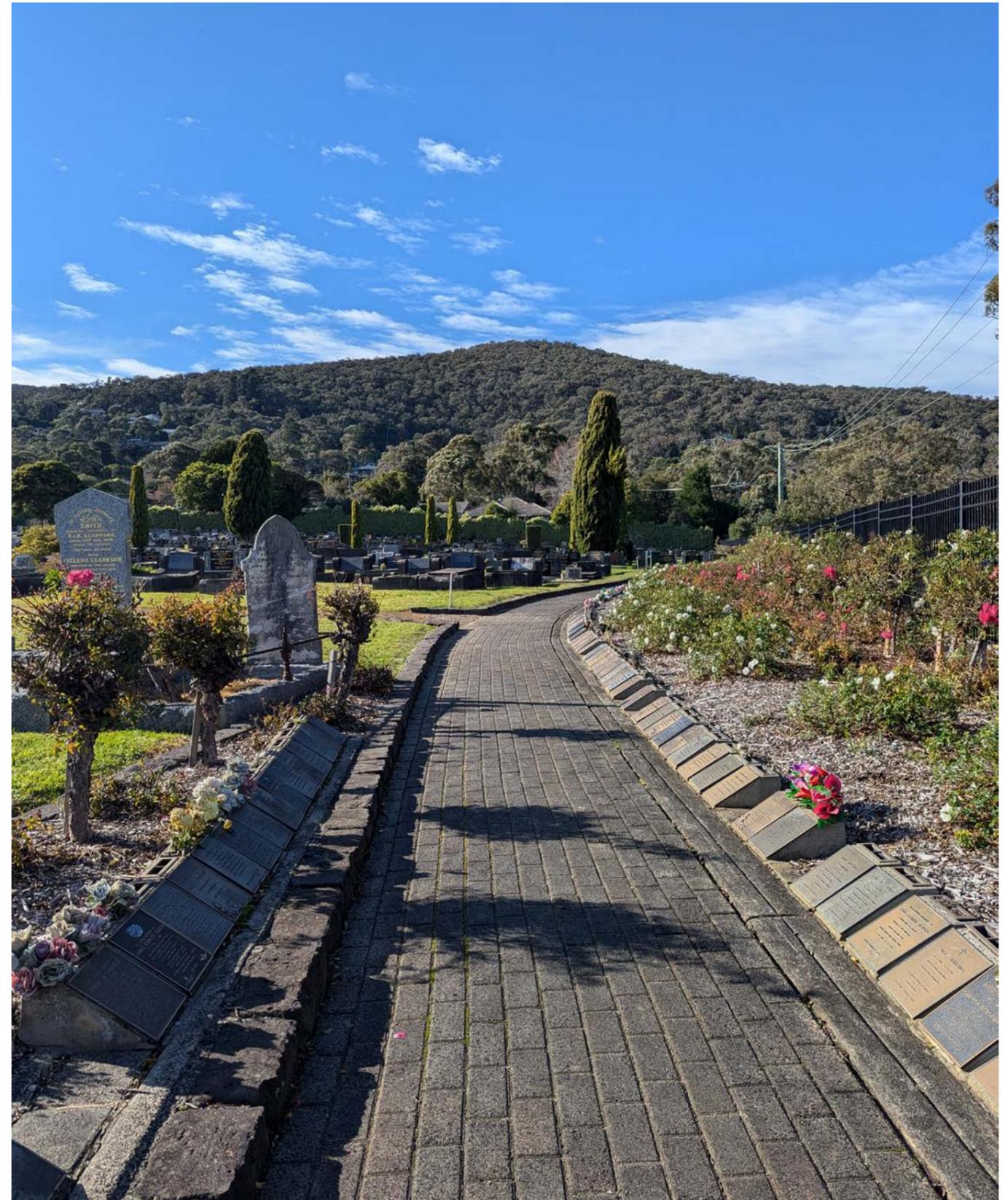


Ferntree Gully Cemetery Landscape Master Plan Report

14 October 2025

Prepared by:



Knox City Council acknowledges the Wurundjeri Woi-wurrung people and Bunurong people of the Kulin Nation as Traditional Custodians of the land in Knox. The Knox Aboriginal and Torres Strait Islander communities come from a variety of different Nations within Australia including the Torres Strait, the Traditional Custodians and Stolen Generation. As such, we pay respect to all Aboriginal and Torres Strait Islander Elders, past and present, who have resided in the area and have been an integral part of the region's history.

Prepared by:

Prepared for & in collaboration with:



Suite 3, 25 Argyle St
Fitzroy Vic 3065

p. 9329 6844 f. 9329 6336

e. office@urbaninitiatives.com.au

City Mill, Level 3 Morrison Street,
Hobart TAS 7000

p. 03 6223 3138

e. office@urbaninitiatives.com.au

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01	01.04.2025	Minor text update	KH
02	16.04.2025	Minor text updates Fig 10, Fig 13 - 17 inclusive updated	KH
03	14.10.2025	Fig 15, Master plan recommendation no. 17 revised following community consultation.	BM



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1 Introduction

Urban Initiatives has been commissioned by Knox City Council to prepare a Master Plan for the Ferntree Gully Cemetery. The Masterplan was developed following community and stakeholder engagement and feedback.

It is evident that the local community value the Cemetery as a resting place for loved ones, and as a beautiful space in the centre of the Ferntree Gully village. The Master Plan sets the strategic direction for the site and will provide a framework for planning and delivery of future ashes interment and other memorialisation opportunities.

The Master Plan will consider short, medium and long term opportunities for development. Options will also be provided at various price points to provide equitable access for the community.

It is also understood that some background documents will contribute, inform and influence specific design considerations, such as:

- A Strategic Approach to the Management of Ferntree Gully Cemetery by Changing Places.

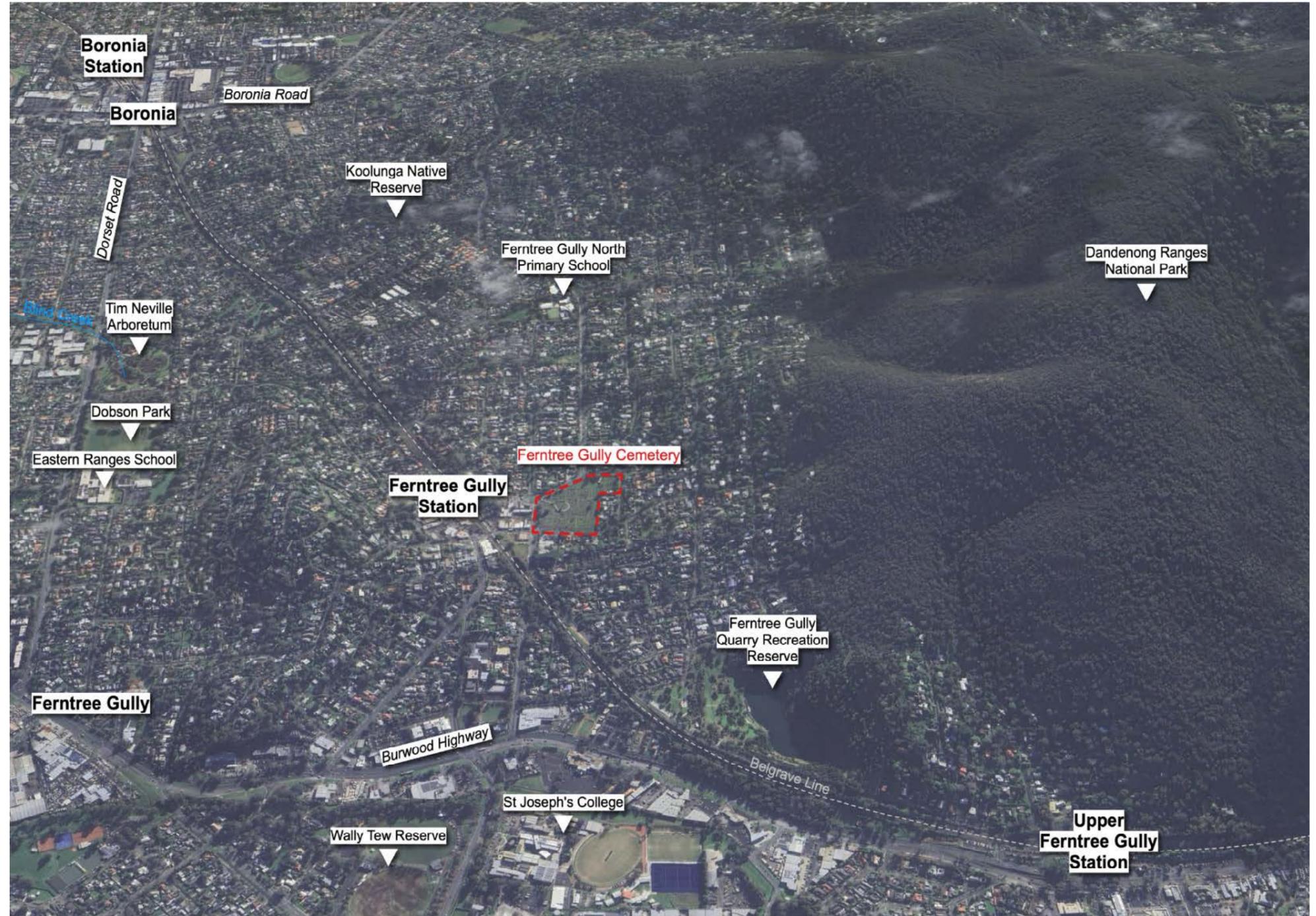
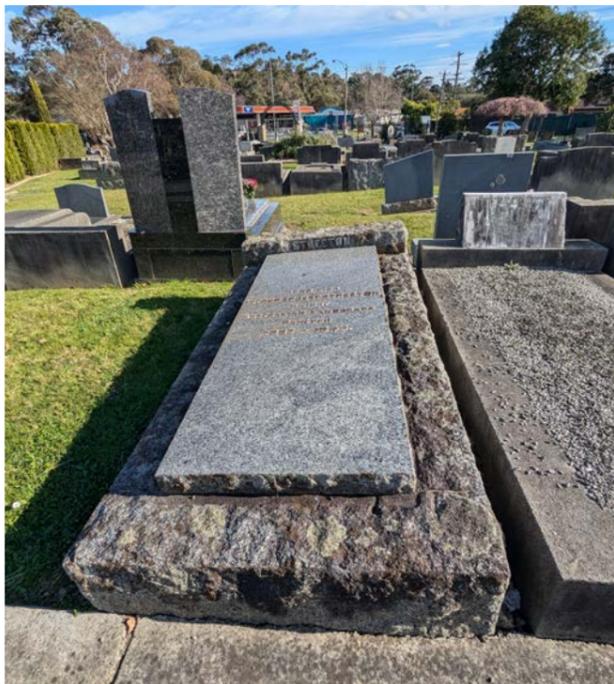


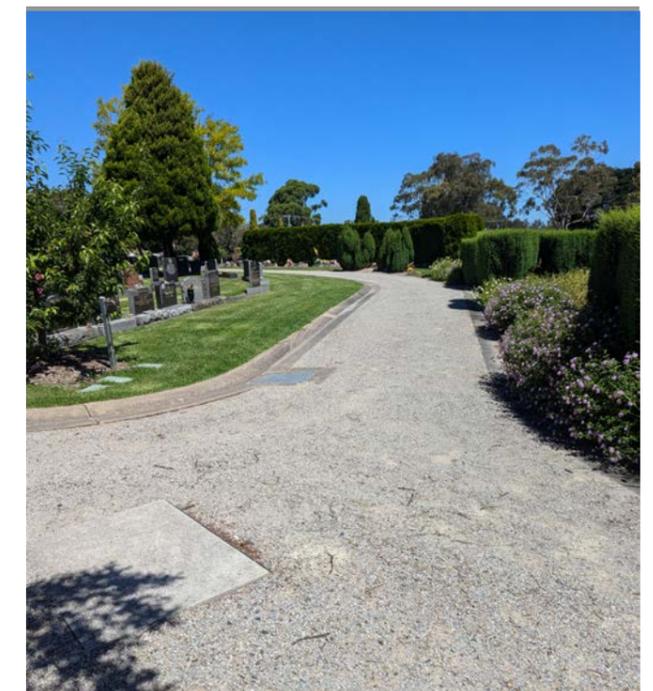
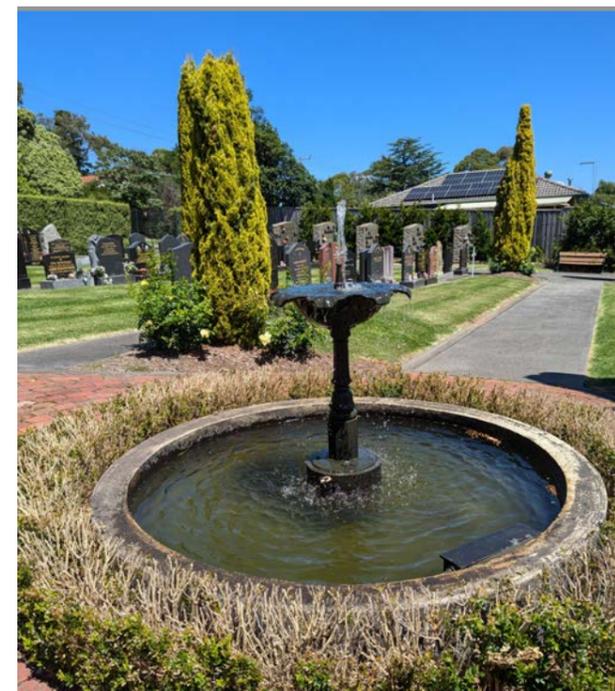
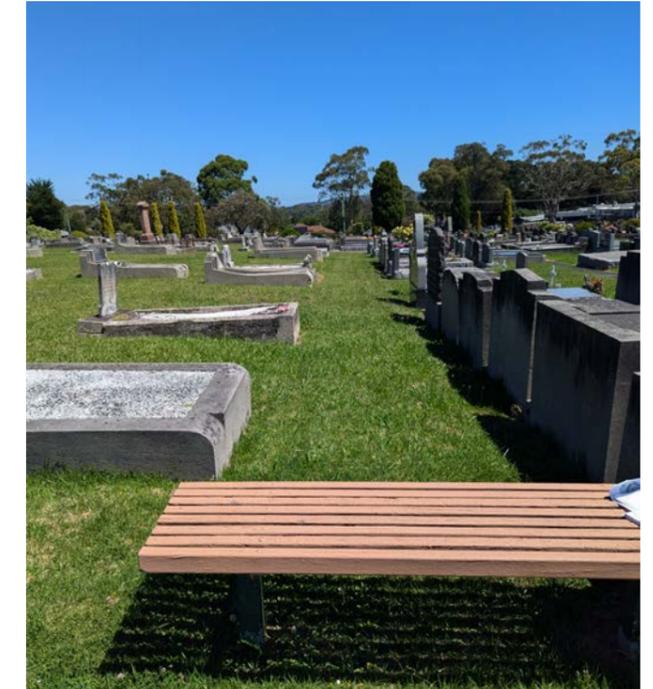
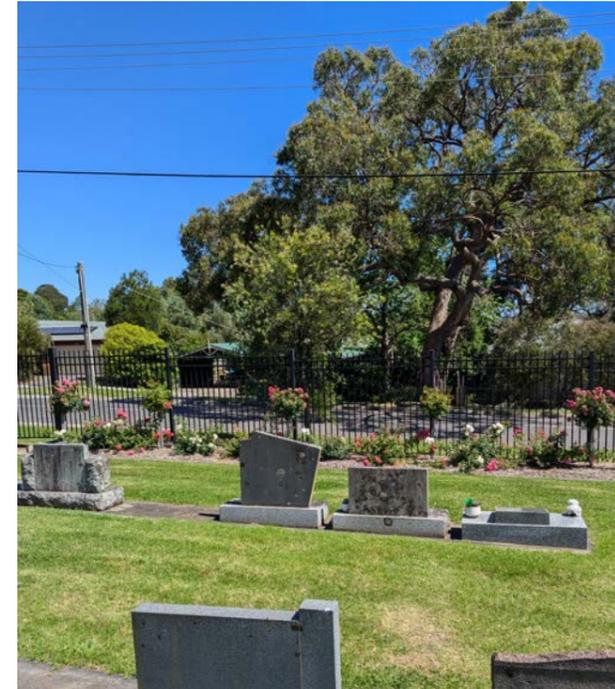
Fig. 1 Site Context Plan

2 Master Plan Vision

The purpose of the master plan is to provide a holistic vision for the site. It provides a framework to guide future design and development of the Cemetery.

The key master plan objectives identified include:

- Protect and strengthen the Cemetery as a valuable public asset into perpetuity.
- Create opportunities for enhancement of the rich history of the site, such as incorporating wayfinding signage and identification of unmarked graves.
- Enhance the natural character of the Cemetery within the Foothills of the Dandenong Ranges.
- Activate the site and improve access to attract more visitors.
- Identify memorial options at various price points to provide equitable access for the whole community.
- Generate a financial return to enable the trust to operate and maintain the site in perpetuity.



3 Site Analysis

3.1 Location & a brief history

Ferntree Gully Cemetery is located in Ferntree Gully, Victoria, approximately 40km south east of Melbourne’s CBD, and offers serenity and scenic views of the Dandenong Ranges. It is a relatively small cemetery of 23,139m².

Ferntree Gully Cemetery was established in 1873 on Crown Land. Located on Forest Road it is surrounded by predominantly residential properties with the Ferntree Gully shopping precinct immediately west of the cemetery.

Many pioneers of the district are buried in the cemetery. The cemetery also has the honour of being the last resting place of renowned landscape artist Sir Arthur Streeton.

Knox City Council (KCC) took over responsibility as Trustee of the cemetery in July 1982 and lodges reports annually with the Victorian Department of Health & Human Services (DHHS). The responsibility for cemetery operations is delegated by KCC to its staff.

The cemetery was closed for sale from 1984. The acquisition of two residential properties in the north east portion of the site at the corners of Clematis Avenue and The Glade occurred in 2000. This facilitated reopening in 2002 to release 386 plots and 20 vaults. Apart from a small number of graves held in reserve no interment rights for graves are available for sale

Five new cremated remains niche walls in The Grove were installed and released for sale in 2013/14. Those 374 ash interment positions are now sold out.

In 2019 additional cremated remains were released in conjunction with a major upgrade to the main entry on Forest Road.



Fig. 2 Aerial Photo (August 2024) of Ferntree Gully Cemetery sourced from NearMaps

3.2 Zoning and Overlays

Ferntree Gully Cemetery is located on Crown land and is zoned Public Use (PUZ5). It is surrounded by Neighbourhood Residential Zone (NRZ1); Mixed Use Zone (MUZ) along parts of The Glen and Forest Road; and Commercial Zone (C1Z) along part of Forest Road.

The Cemetery falls within SLO2 – Significant Landscape Overlay within the Dandenong Foothills Policy: Foothills Backdrop and Ridgeline Area to protect the amenity of the landscape setting. Importantly under this overlay a permit is not required to construct a building or construct or carry out works at 2 Clematis Avenue and 8 The Glade, Ferntree Gully, that are generally in accordance with the Ferntree Gully Cemetery Extension Design Development Plan (November 1999).

The Cemetery is also located in DDO1 - Design and Development Overlay which limits buildings and impervious surfaces. Proposed Master Plan works are not expected to exceed the limits imposed by this overlay.

A small part in the north east corner ES03 - Environmental Significance Overlay as it forms a buffer to the Dandenong Ranges National Park and abuts other identified sites of biological significance.

Overlays adjacent to the Cemetery include:

- BMO - Bushfire Management Overlay
- EAO - Environmental Audit Overlay
- VPO - Vegetation Protection Overlay

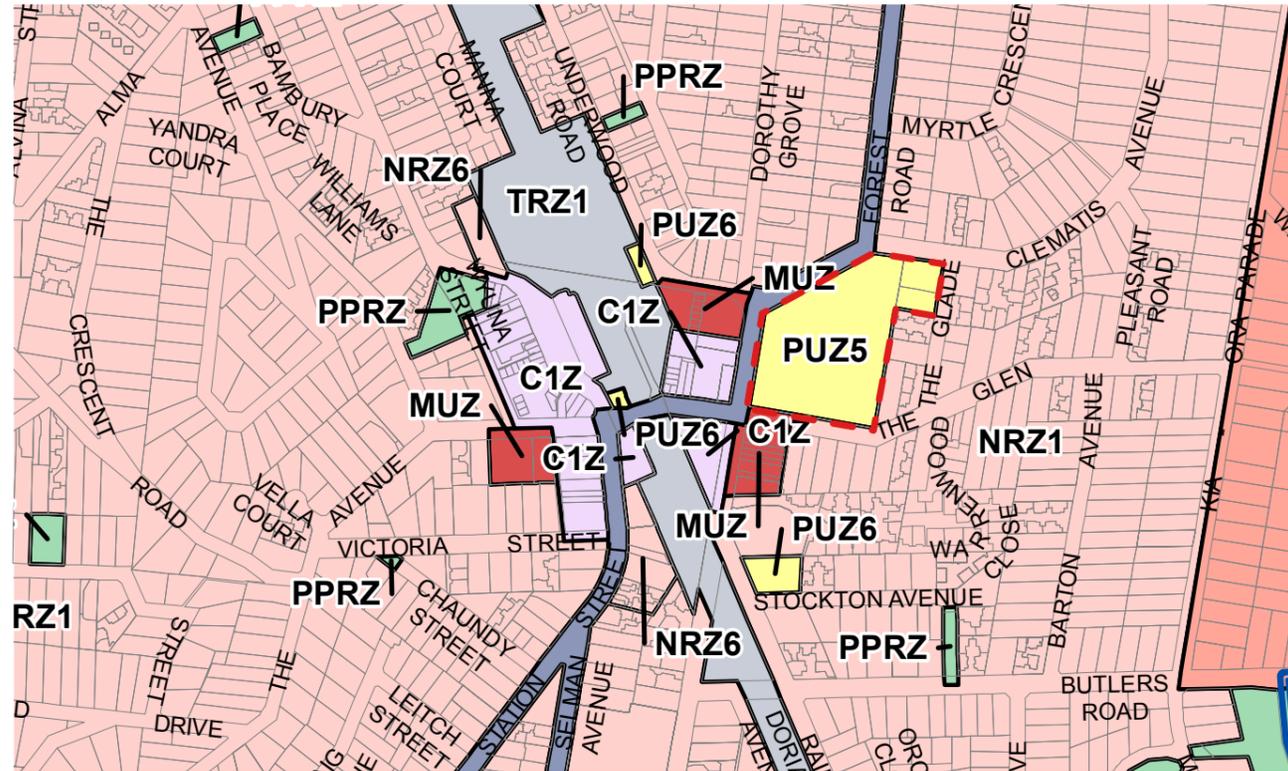


Fig. 3 Planning Zones



Fig. 4 Significant Landscape Overlay

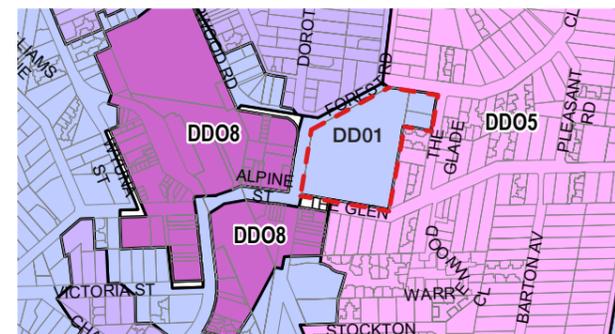


Fig. 5 Design Development Overlay



Fig. 6 Environmental Significance Overlay



Fig. 7 Bushfire Management Overlay

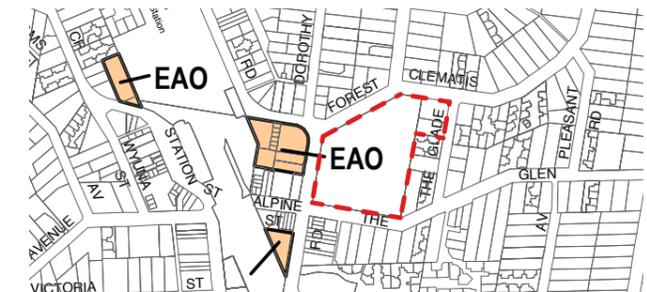


Fig. 8 Environmental Audit Overlay

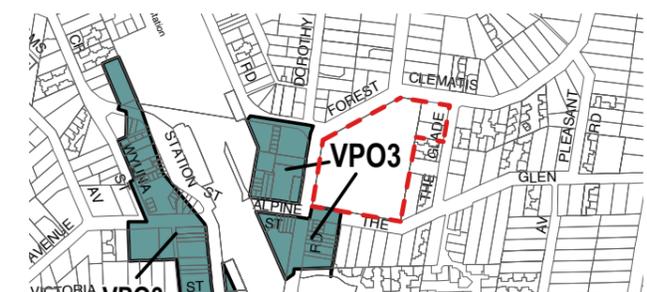


Fig. 9 Vegetation Protection Overlay

3.3 Existing Conditions

Ferntree Gully is a well-maintained cemetery thanks to the long-standing site management by the Sexton. The main entrance is located off the roundabout of Forest Road with a significant gateway and path leading towards a formal central circle containing some original niche walls. Lawn burial is generally aligned parallel to the western boundary of Forest Road with most headstones or graves facing east-west. The north east corner of the cemetery is a more recent addition with some additional lawn burial and cremated remains niche walls. Most existing facilities including car parking, the depot building and toilets are associated with the north east portion of the site on Clematis Avenue.

Its location in the foothills of the Dandenongs offers key views eastward as well as serene internal views. The cemetery could offer increased opportunities for seating throughout which was supported as the highest priority to address in the first round of community consultation. Generally existing seats are in good condition, of inconsistent styles, and are unlikely to be DDA compliant.

There is also a surprising lack of shade cover (4.3%) which was identified as the second highest priority to address in any upgrades. This is in part due to use of Pencil Pines which lack a canopy due to their columnar form, use of hedging shrubs around the cemetery's borders and less than one canopy tree per section. xs are also susceptible to disease and dieback with an invasive root system which is problematic for adjacent paving.

Community consultation also identified amenity improvements with a desire for more flowers, and shrubs. This preference should be balanced carefully with the increased maintenance requirements of more flowers and shrubs, or as part of the Master Plan, move away from high maintenance annual planting to more durable, lower maintenance flowering vegetation such as perennials which may only require annual pruning. Existing roses that are planted memorials should be preserved from any change.

The Cemetery falls entirely within the Ecological Vegetation (EVC) Class (Pre-1750) Valley Heathy Forest (EVC Number 127) within the Gippsland Plain Bioregion. To the immediate east the vegetation is classified as Valley Heathy Forest (EVC Number 127) within the Highlands - Southern Fall Bioregion, and slightly east again Grassy Forest (EVC Number 128 the Highlands - Southern Fall Bioregion.

[Refer Appendix 7.1 for Ecological Vegetation Classes information.](#)

With visitation primarily related to attending the final resting place for family members, loved ones or deceased friends this Cemetery also functions as a key open space in the Ferntree Gully village. Many people walk through or past the cemetery, as well as driving past or living nearby.

As the site is currently only accessible from Forest Rd and Clematis Ave it feels very enclosed once inside. Existing maintenance gates on The Glade and the Glen are locked for use by general visitors.

[Refer Fig. 9 Existing conditions & pedestrian movement plan following for locations.](#)

Although the majority of existing paving is generally well maintained some sections are very old, uneven or unsealed. Some sections also exceed the acceptable gradients for walkways, lack handrails and ramps to comply with current Australian Standards (AS 2124) which represents a risk to people with limited mobility accessing parts of the cemetery.

[Refer Fig. 10 Site Contours & Slope Analysis for locations.](#)

These paths should be upgraded as soon as possible, and perhaps in conjunction with some of the upgrades proposed as part of this Master Plan.



Fig. 10 Existing conditions & pedestrian movement



- LEGEND**
- - - SITE TITLE BOUNDARY
 - ← EXISTING GRADE >1:21
 - ← EXISTING GRADE 1:14-1:21
 - ← EXISTING GRADE <1:14
 - EXISTING 0.2M CONTOURS

Fig. 11 Site Contours & Slope Analysis



LEGEND

-  SITE TITLE BOUNDARY
-  EXISTING WATER TAP
-  EXISTING WATER PIPE
-  EXISTING DRAINAGE PIPE

Fig. 12 Existing Services



Fig. 13 Opportunities & Existing Conditions - Sheet 1 (North East)



Fig. 14 Opportunities & Existing Conditions - Sheet 2 (North West)

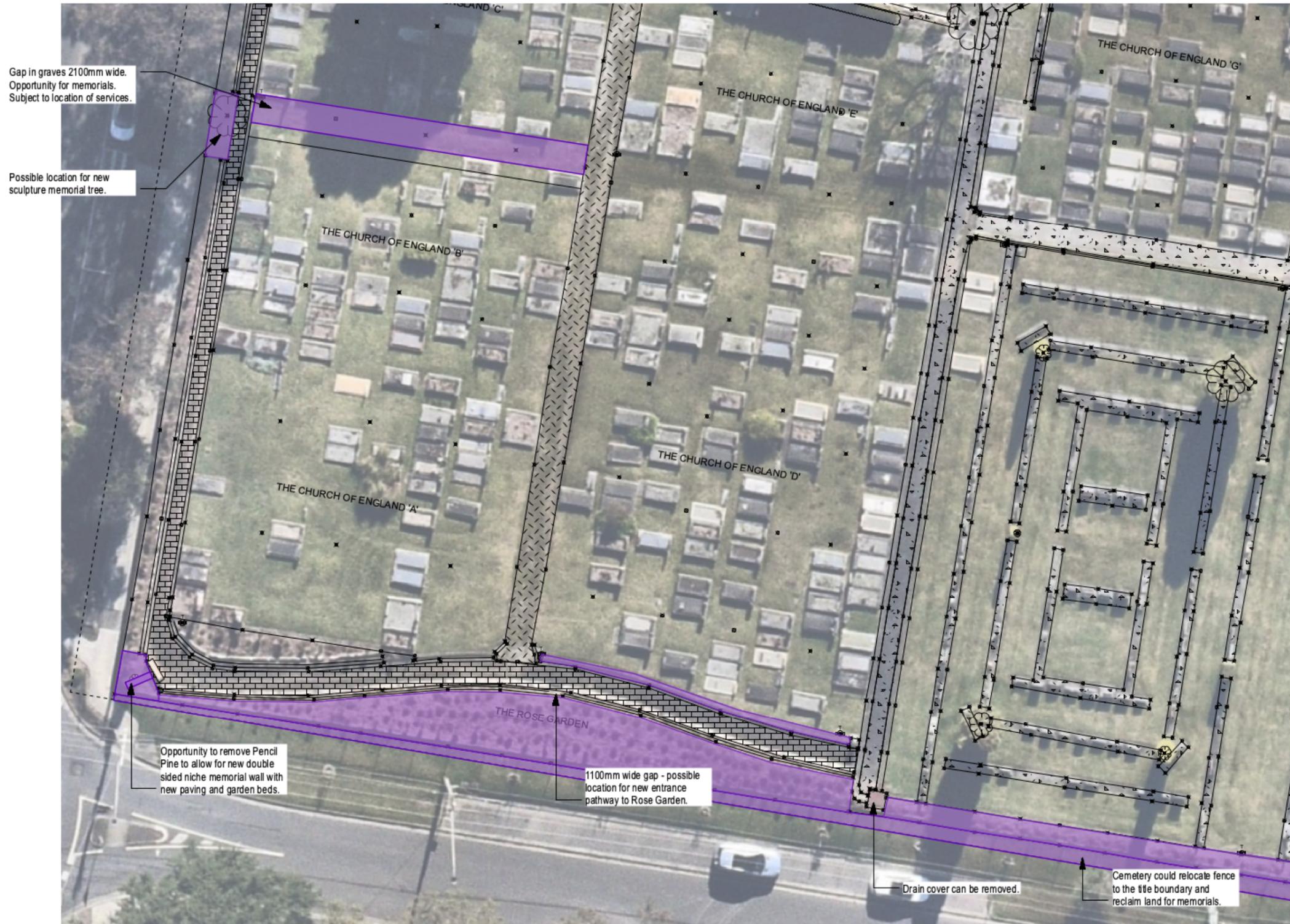


Fig. 15 Opportunities & Existing Conditions - Sheet 3 (South West)

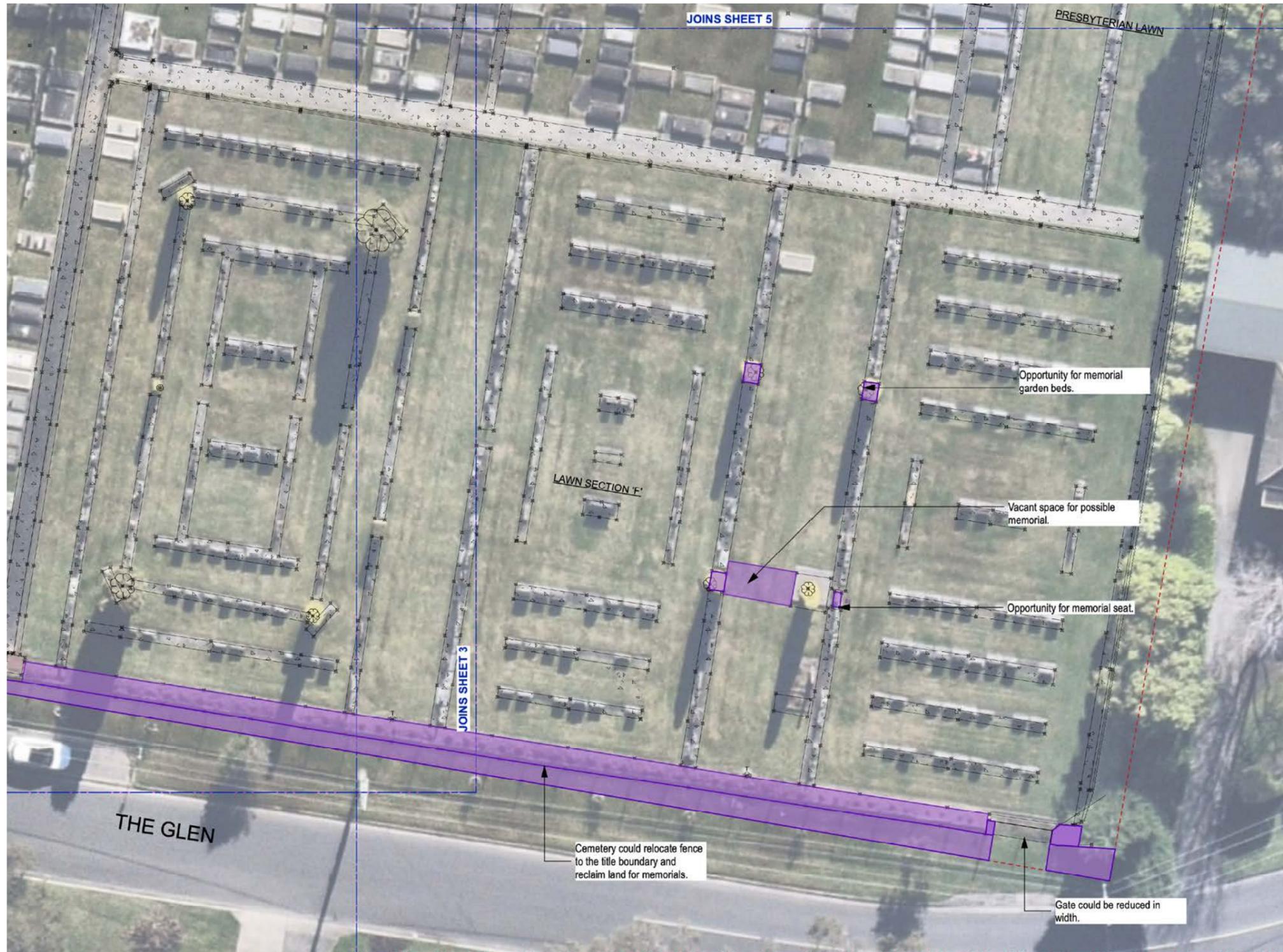


Fig. 16 Opportunities & Existing Conditions - Sheet 4 (South East)



Fig. 17 Opportunities & Existing Conditions - Sheet 5 (East)

3.4 Site photography

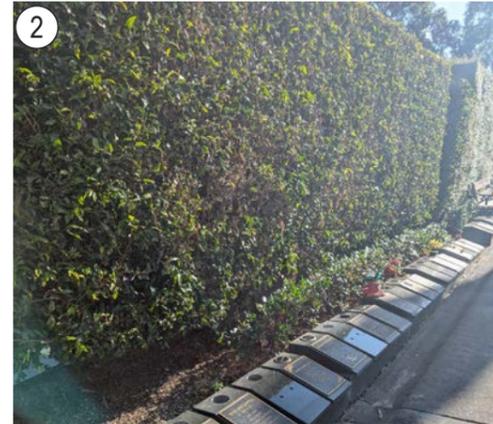


Refer next pages for site photography & commentary.

Fig. 18 Site Photography Location and Orientation Plan



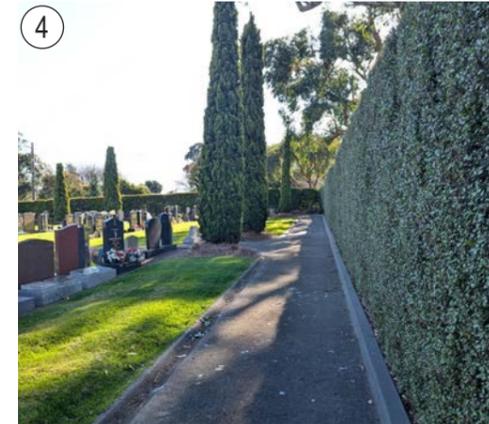
1 Existing service access off Forest Road (refer Master Plan #1)



2 Existing hedge could be replaced with a niche wall (refer Master Plan #3)



3 Childrens' Garden memorial stone (Master Plan #2)



4 Existing hedge and path in the north east corner parallel to The Glade (refer Master Plan #3)



5 Existing service access off The Glade (refer Master Plan #1)



6 Existing exotic trees with invasive root systems (refer Master Plan #6)



7 Existing fountain with uneven brick paving (refer Master Plan #4)



8 Existing granite niche walls (refer Master Plan #5)



9 Existing 'Foothills' log sign in poor condition & poorly oriented to the burial area (refer Master Plan #8)



10 Under utilised area adjacent to Depot building (refer Master Plan #7)



11 Identified location for memorial for unmarked graves (refer Master Plan #9)



12 Gap between graves and existing seat (refer Master Plan #11)



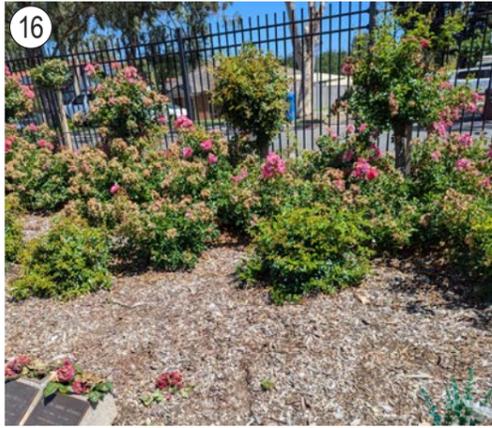
13 Existing seat and garden bed (refer Master Plan #13)



14 Existing fence identified from survey as located inside title boundary (refer Master Plan #14)



15 Existing brick paving (refer Master Plan #15)



Existing Rose Garden parallel with The Glen (refer Master Plan #16)



Corner of Forest Road and The Glen (refer Master Plan #17)



Existing niche walls within a central part of the cemetery (refer Master Plan #18)



Existing garden bed without memorialisation



Main entry path from Forest Road (refer Master Plan #19)



Recently constructed niche memorial at the corner of Forest Road



Existing garden bed and standard roses along main entry path

4 Consultation Summary

4.1 Overview

The initial stage of community engagement was completed in October 2024 - December 2024 prior to any draft Master Plan work.

Overall the community appears to love the Cemetery as a resting place for a loved ones, and as a beautiful space in the centre of the Ferntree Gully village. Sentiment towards the existing maintenance and facilities provided was generally positive with a number of contributions specifically stating minimal or no change is preferred. Given the Master Plan has been triggered by the need for ongoing interment opportunities the imperative for no change cannot be supported.

However, the intention of the engagement activities were to help inform the draft Master Plan. Sensitive changes should be considered as part of the Master Plan and are generally well supported and as detailed within this summary.

4.2 Stage One Engagement Results

Engagement activities

Community engagement resulted with 131 contributions (from 128 contributors/people) providing their feedback. The contributors found out about the engagement via:

- Other – Social media (Facebook, Instagram etc.);
- Council eNewsletter;
- Council website;
- Have Your Say website;
- Have Your Say email;
- Letter in mail;
- Signage and posters on site;
- Family member; and
- Church newsletter.

The methods for providing feedback during the consultation was via a Digital Survey comprised of 4 questions online.

Overall engagement findings

The top five additional features or beautification works to see in the cemetery were:

1. More seating
2. More trees
3. More flowers AND low impact changes only (equal ranking)
4. Better paving
5. More shrubs

The top five new ashes interment options were:

1. Ashes walls (similar to existing) AND Rose garden (similar to existing) (equal ranking)
2. Path edges (similar to existing)
3. Within existing garden beds
4. Other – Not interested in ashes interment
5. Other - More burial plots

The top five reasons for visiting the Cemetery were:

1. Visit deceased friends, loved ones or family members
2. Walk through or past
3. Drive past or live nearby
4. Don't visit
5. Reflection, contemplation, prayer or similar

The top five suggestions to make the Cemetery a more welcoming space for visitors were:

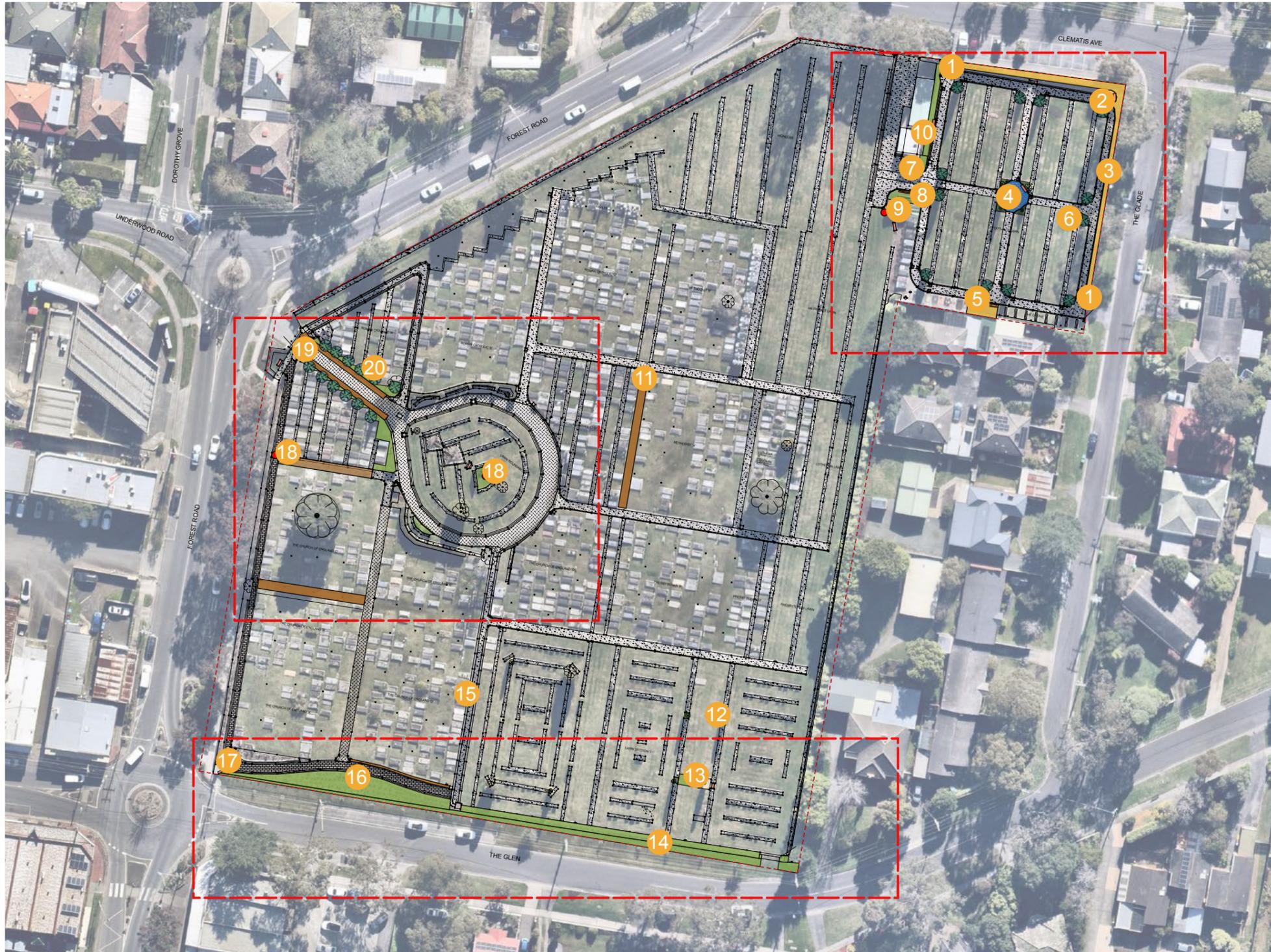
1. Paths, seats etc.
2. Shade, trees, flowers, shrubs etc.
3. No change
4. Minimal change AND More maintenance AND Signage/ location map(equal ranking)
5. Historical – improvements to existing graves, storytelling etc. AND More/better Parking AND Water feature or fountain (equal ranking)

The key findings resulted in four clear themes emerging:

1. Nature and Environment
2. Accessibility
3. History and storytelling
4. Minimal or No change

Theme	Includes
Nature and Environment	• Trees
	• Flowers
	• Shrubs
Accessibility	• Water feature/fountain
	• Seating
	• Paths and paving
Presentation	• Parking
	• Grave & Interment map/s
	• History and storytelling
Minimal or No change	• More maintenance
	• Minimal changes
	• No change

5 Master Plan Recommendations



It is evident that the local community value the Cemetery as a resting place for loved ones, and as a beautiful space in the centre of the Ferntree Gully village. Improvements and new works are intended to complement and enhance the existing features and character of the Cemetery. The Master Plan considers a variety of memorial types with short, medium and long term opportunities for development. Identified opportunities include:

- 1 Entrance reconfigured to activate the Cemetery.
- 2 Redesign as a Children's Area.
- 3 Hedge could be replaced with a niche wall.
- 4 Redesign the fountain and surrounds for memorialisation opportunities including new seating. Brick paving is uneven and should be replaced.
- 5 Additional niche walls.
- 6 Consider replacement species for memorial trees.
- 7 Area redesigned for garden bed memorials.
- 8 Wayfinding signage location. Replace existing rotten 'Foothills' sign.
- 9 Identified location for memorial for unmarked graves.
- 10 Existing depot building and toilet retained.
- 11 Opportunity for new seating and pathway memorialisation in this gap between graves.
- 12 Garden bed memorials.
- 13 Vacant space with existing seat for memorial opportunity.
- 14 Cemetery could relocate fence to the title boundary and reclaim land for memorials.
- 15 Path edge developed with memorials.
- 16 Existing Rose Garden extended with pathway to allow for double row.
- 17 Opportunity for new niche memorial wall with new paving and garden beds.
- 18 Possible location for memorial artwork sculpture.
- 19 Opportunity for existing path width to be reduced to 2.4m, allowing garden bed to be extended for memorialisation.
- 20 New avenue trees along entry pathway.

The following pages illustrate a range of burial types that offer different price points and options for interment or memorialisation.

5.1 Memorial Type: Garden Beds

- Garden beds present an opportunity to add more flowers and shrubs in the cemetery consistent with memorialisation opportunities as well as improve amenity to active the site more generally.
- Consultation feedback for more flowers, and shrubs, should be balanced carefully with the increased maintenance requirements.
- The Master Plan recommends gradual replacement of high maintenance and annual planting gardens to more durable, lower maintenance flowering vegetation such as perennials.
- Existing roses that are planted memorials should be preserved from any change.



Kew Cemetery



Springvale Botanical Cemetery



Fawkner Memorial Park

5.2 Memorial Type: Path Edges

- Path edge memorials are easily accommodated within the existing cemetery and can replace more pragmatic concrete kerb and channel path edges at a relatively low cost.
- Existing path edge types are generally offered in high cost, high amenity granite along key pathways and in combination with garden beds.
- Lower cost path edge memorials could be provided in concrete with bronze plaques along minor pathways or adjacent to lawn burials with no garden beds.
- Any path edge upgrades should be considered in conjunction with pavement upgrades needed to improve general cemetery accessibility.



Lilydale Cemetery

5.3 Memorial Type: Rocks

- Rocks can accommodate numerous low cost memorialisation opportunities.
- In accordance with the Changing Places report the location relative to eye height could be a key differentiation in pricing.
- Rocks with a single plaque could also be offered as part of more naturalistic garden bed planting.
- While consistent with the garden design style popularised in the 1970s basalt or volcanic rock is not indigenous to Ferntree Gully. Consideration should be given to local geology (e.g. schist) in future rock selection where possible, and especially in naturalistic garden settings.



Gumnut Memorial, Bunurong Memorial Park



Eltham Cemetery



Berwick Cemetery

5.4 Memorial Type: Sculpture

- Sculptural offerings, such as the Blacksmith Tree shown adjacent, can create a large number of memorials on a very small footprint.
- Sculpture selection should prioritise sensitivity to the location at the Foothills of the Dandenong Ranges in scale, form, materiality and narrative. Possibilities include male lyrebird tail, ferns or other native flora and fauna.



The Blacksmith Tree - metal sculpture
Strathewen bushfire memorial



The Blacksmith Tree - leaf detail



Strathewen bushfire memorial

5.5 Memorial Type: Seat

- Generally existing seats are in good condition, but are inconsistent styles, and are unlikely to be DDA compliant.
- With visitation primarily related to attending the final resting place for family members, loved ones or deceased friends increased opportunities for seating throughout is highly supported by community consultation and the recommendations of this Master Plan.
- Good seating allocation throughout also supports the secondary function of the cemetery as a peaceful and serene place for locals to visit and spend time in contemplation.
- Seating also offers opportunity for memorialisation, particularly as part of a seating walls as shown adjacent at Bunurong Memorial Park rather than individual seats.
- Any new or replacement seating should consider DDA access such as backrests and armrests wherever possible.



Bunurong Memorial Park



Kew Cemetery

5.6 Memorial Type: Signage

- Only one location is proposed for memorial signage for unmarked graves.
- This signage is intended to replace the existing rock memorial.
- No income would be generated from provision of this memorial so while it should be aesthetically appropriate and durable it need not be a very expensive installation.



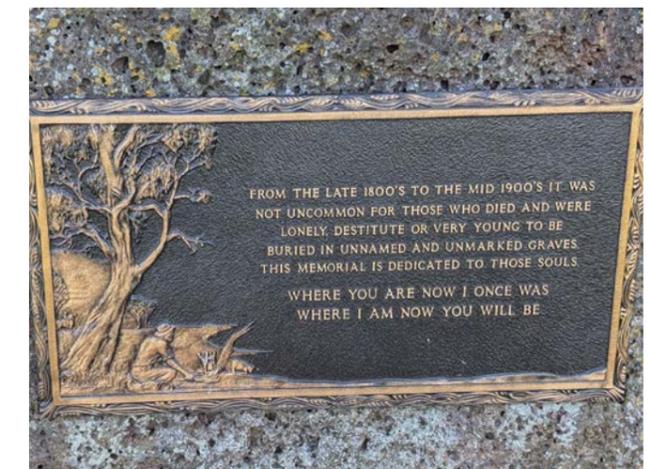
Hobart City Wayfinding



Fairbridge Children's Park, Molong NSW
(credit Brenton Cox Photography)



Humevale road bushfire memorial plaque - Digiglass



Existing memorial signage for unmarked graves on a basalt rock.

5.7 Memorial Type: Tree

- Tree planting throughout the cemetery is a key aim of community consultation and this Master Plan.
- Many opportunities to replace existing problematic Cypress species exist already within the cemetery to improve canopy cover and shade provision.
- The main entry path from Forest Road would also benefit from an avenue of tall trees without inhibiting vehicular access.
- Tree planting could be combined with path edge, garden bed or seating memorials.
- There may be a small number of opportunities to associate a single or family memorial with an individual tree. This should be considered where there are gaps or existing garden beds existing lawn burial areas without nearby shade. The exclusivity of these opportunities could be reflected in the pricing.



Bunurong Memorial Park



Lilydale Cemetery



Kew Cemetery

5.8 Memorial Type: Walls

- There are already a range of wall memorials within the cemetery, generally of high quality granite. Bronze plaques with or without vases identify the remains.
- More contemporary concrete walls with sculptural elements, or relief texture could be considered where new walls are proposed e.g. where replacing existing hedges.
- New walls in proximity to existing wall types should maintain all visual, materiality and design characteristics.
- In accordance with the Changing Places report the location relative to eye height could be a key differentiation in pricing.
- Walls on the boundary could also be double sided with niches on the cemetery and road reserve sides.
- Walls on the cemetery boundary should balance adjacent residential property privacy with visual barriers to and within the cemetery. This could be achieved through scale, materiality, visual permeability or a combination.



Humevale memorial walls



Lilydale Cemetery leaf walls



Northern Memorial Park cremated remains walls

5.9 Memorial Type: Water Feature

- Only one location is proposed for a water feature memorial to replace the existing heritage style cast iron fountain within the “Foothills” area.
- The water feature could be combined with path edge, garden bed or seating memorials.
- Water feature selection should prioritise sensitivity to the location at the Foothills of the Dandenong Ranges in scale, form, materiality and narrative.



Kew Cemetery



Eltham Cemetery carved rock



Keilor Cemetery pond

5.10 Entry Upgrades

- Upgrades to entries are not to take precedence over the main entry on Forest Road.
- Selections of more humble materiality such as asphalt or concrete paving is appropriate rather than swan bluestone paving.
- Entry arches with cemetery signage are not required.
- Minor directional signage to navigate to the cemetery wayfinding sign may be appropriate at key locations.
- Gates or fence openings should be of a scale appropriate to predominantly pedestrian entry while accommodating occasional vehicular entry as required.



5.11 Childrens' Area

- A small dedicated memorial area in a discreet corner of the cemetery.
- Provision of new paving and seating for quiet contemplation.
- Garden bed memorial with small plaques grouped on rocks rather than individual plaques/rocks.



5.12 Other Recommendations

- Commission Arboriculture report
- Prepare tree replacement strategy to address Cypress tree removal in a staged fashion



6 Implementation Framework

No.	Item	Unit	Rate	Qty	Total	Priority	High Priority	Medium Priority	Low Priority
1.0 Entrance reconfigured to activate Cemetery						L			
Clematis Avenue Entrance									
1.1	New seat	no.	\$ 3,000.00	1	\$ 3,000.00				
1.2	Signage	item	\$ 5,000.00	1	\$ 5,000.00				
1.3	New Garden Bed	m2	\$ 120.00	29	\$ 3,480.00				
The Glade Entrance									
1.4	Gate upgrade to narrow to 2.4m wide	item	\$ 6,500.00	1	\$ 6,500.00				
1.5	Signage	item	\$ 5,000.00	1	\$ 5,000.00				
1.6	New concrete kerb	lin. m.	\$ 100.00	35	\$ 3,500.00				
1.7	New Garden Bed	m2	\$ 120.00	2	\$ 240.00				
Subtotal					\$ 26,720.00		\$ 26,720.00		
2.0 Redesign as a Children's Area						H			
2.1	Allowance for Rock memorials in garden bed	item	\$ 10,000.00	1	\$ 10,000.00				
2.2	New paving	m2	\$ 180.00	3	\$ 540.00				
2.3	New seats	no.	\$ 3,000.00	1	\$ 3,000.00				
2.4	New Garden Bed	m2	\$ 120.00	18	\$ 2,160.00				
Subtotal					\$ 15,700.00		\$ 15,700.00		
3.0 Hedge could be replaced with a niche wall						H			
Clematis Avenue									
3.1	Demolish existing hedge	lin. m.	\$ 100.00	35	\$ 3,500.00				
3.2	Single sided niche walls to match existing in Balmoral Green Granite (estimated 1.5m high). Scale factor applied to single sided niche wall (x0.8)*	lin. m.	\$ 14,976.00	35	\$ 524,160.00				
*Niche wall pricing from 2019 construction indexed to 2025									
3.3	New paving	m2	\$ 180.00	36	\$ 6,480.00				
The Glade									
3.4	Demolish existing hedge	lin. m.	\$ 100.00	44	\$ 4,400.00				
3.5	Single sided niche walls to match existing in Balmoral Green Granite (estimated 1.5m high). Scale factor applied to single sided niche wall (x0.8)*	lin. m.	\$ 14,976.00	44	\$ 658,944.00				
*Niche wall pricing from 2019 construction indexed to 2025									
3.6	New paving	m2	\$ 180.00	24	\$ 4,320.00				
3.7	New Garden Bed	m2	\$ 120.00	2	\$ 240.00				
Subtotal					\$ 1,202,044.00		\$ 1,202,044.00		

No.	Item	Unit	Rate	Qty	Total	Priority	High Priority	Medium Priority	Low Priority	
Redesign the fountain and surrounds for memorialisation opportunities including new seating. Brick paving is uneven and should be replaced						M				
4.0										
4.1	Remove existing fountain	item	\$ 2,000.00	1	\$ 2,000.00					
4.2	Remove brick paving	m2	\$ 40.00	32	\$ 1,280.00					
4.3	Remove existing trees	no.	\$ 100.00	4	\$ 400.00					
4.4	New water feature	item	\$ 30,000.00	1	\$ 30,000.00					
4.5	Path edge "Sloper Plaque" memorials to match existing English Tan Brown Granite*	lin. m.	\$ 2,220.00	15	\$ 33,300.00					
	*Path edge memorial pricing from 2019 construction indexed to 2025									
4.6	New curved/circular seat for memorialisation	lin. m.	\$ 2,000.00	17	\$ 34,000.00					
4.7	New paving	m2	\$ 180.00	32	\$ 5,760.00					
4.8	New Garden Bed	m2	\$ 120.00	13	\$ 1,560.00					
4.9	New semi-advanced canopy trees	no.	\$ 350.00	4	\$ 1,400.00					
	Subtotal				\$ 109,700.00			\$ 109,700.00		
5.0 Additional niche walls						H				
5.1	Double sided niche walls to match existing in Balmoral Green Granite (estimated 1.5m high)*	lin. m.	\$ 18,720.00	8.1	\$ 151,632.00					
	*Niche wall pricing from 2019 construction indexed to 2025									
5.2	Natural turf between walls	m2	\$ 35.00	21	\$ 735.00					
	Subtotal				\$ 152,367.00			\$ 152,367.00		
6.0 Consider replacement species for memorial trees						M				
6.1	Remove existing trees	no.	\$ 100.00	12	\$ 1,200.00					
6.2	New semi-advanced canopy trees	no.	\$ 350.00	12	\$ 4,200.00					
	Subtotal				\$ 5,400.00		\$ 5,400.00			
7.0 Area redesigned for garden bed memorials						M				
7.1	Demolish existing sundry items	item	\$ 2,000.00	1	\$ 2,000.00					
7.2	Path edge "Sloper Plaque" memorials to match existing English Tan Brown Granite*	lin. m.	\$ 2,220.00	12	\$ 26,640.00					
	*Path edge memorial pricing from 2019 construction indexed to 2025									
7.3	New Garden Bed	m2	\$ 120.00	19	\$ 2,280.00					
7.4	New semi-advanced canopy trees	no.	\$ 350.00	1	\$ 350.00					
	Subtotal				\$ 31,270.00		\$ 31,270.00			
8.0 Wayfinding signage location. Replace existing rotten 'Foothills' sign						M				
8.1	Demolish existing sign	item	\$ 2,000.00	1	\$ 2,000.00					
8.2	Signage	item	\$ 5,000.00	1	\$ 5,000.00					
8.3	Path edge "Sloper Plaque" memorials to match existing English Tan Brown Granite*	lin. m.	\$ 2,220.00	7	\$ 15,540.00					
	*Path edge memorial pricing from 2019 construction indexed to 2025									
8.4	New planting & mulch to existing Garden Bed	m2	\$ 80.00	17	\$ 1,360.00					
8.5	New semi-advanced canopy trees	no.	\$ 350.00	2	\$ 700.00					
	Subtotal				\$ 24,600.00		\$ 24,600.00			

No.	Item	Unit	Rate	Qty	Total	Priority	High Priority	Medium Priority	Low Priority	
9.0 Identified location for memorial for unmarked graves							H			
9.1	Memorial	item	\$ 20,000.00	1	\$ 20,000.00					
9.2	New Garden Bed	m2	\$ 120.00	7	\$ 840.00					
Subtotal					\$ 20,840.00			\$ 20,840.00		
10.0 Existing depot building and toilet retained							-			
	No changes	item	\$ -	1	\$ -					
Subtotal					\$ -					
11.0 Opportunity for new seating and pathway memorialisation in this gap between graves							M			
Between Methodist A & Roman Catholic D										
11.01	Location services testing	item	\$ 2,000.00	1	\$ 2,000.00					
11.02	Remove existing grass	m2	\$ 20.00	43	\$ 860.00					
11.03	Path edge "Sloper Plaque" memorials to match existing English Tan Brown Granite*	lin. m.	\$ 2,220.00	62	\$ 137,640.00					
ϕ										
11.04	New paving	m2	\$ 180.00	43	\$ 7,740.00					
11.05	New seats	no.	\$ 3,000.00	1	\$ 3,000.00					
Church of England C (North)										
11.06	Location services testing	item	\$ 2,000.00	1	\$ 2,000.00					
11.07	Remove existing grass	m2	\$ 20.00	34	\$ 680.00					
11.08	Path edge "Sloper Plaque" memorials to match existing English Tan Brown Granite*	lin. m.	\$ 2,220.00	43	\$ 95,460.00					
*Path edge memorial pricing from 2019 construction indexed to 2025										
11.09	New paving	m2	\$ 180.00	34	\$ 6,120.00					
Church of England C (South)										
11.10	Location services testing	item	\$ 2,000.00	1	\$ 2,000.00					
11.11	Remove existing grass	m2	\$ 20.00	41	\$ 820.00					
11.12	Path edge "Sloper Plaque" memorials to match existing English Tan Brown Granite*	lin. m.	\$ 2,220.00	54	\$ 119,880.00					
*Path edge memorial pricing from 2019 construction indexed to 2025										
11.13	New paving	m2	\$ 180.00	41	\$ 7,380.00					
Subtotal					\$ 385,580.00		\$ 385,580.00			
12.0 Garden bed memorials							M			
12.1	Path edge "Sloper Plaque" memorials to match existing English Tan Brown Granite*	lin. m.	\$ 2,220.00	9	\$ 19,980.00					
*Path edge memorial pricing from 2019 construction indexed to 2025										
12.2	New planting & mulch to existing Garden Bed	m2	\$ 80.00	2	\$ 160.00					
12.3	New semi-advanced canopy trees	no.	\$ 350.00	2	\$ 700.00					
Subtotal					\$ 20,840.00			\$ 20,840.00		

No.	Item	Unit	Rate	Qty	Total	Priority	High Priority	Medium Priority	Low Priority	
13.0 Vacant space with existing seat for memorial opportunity							H			
*Path edge memorial pricing from 2019 construction indexed to 2025										
13.2	New planting & mulch to existing Garden Bed	m2	\$ 80.00	2	\$ 160.00					
13.3	New semi-advanced canopy trees	no.	\$ 350.00	1	\$ 350.00					
Subtotal					\$ 7,170.00		\$ 7,170.00			
14.0 Cemetery could relocate fence to the title boundary and reclaim land for memorials							L			
14.1	Title reestablishment survey	item	\$ 5,000.00	1	\$ 5,000.00					
14.2	Demolish existing fence	lin. m.	\$ 100.00	127	\$ 12,700.00					
14.3	Supply & install new ARC style palisade fence (estimated 1.8m) to match existing OR if feasible relocate existing. Note no allowance for plinth.	lin. m.	\$ 250.00	127	\$ 31,750.00					
14.4	New Garden Bed	m2	\$ 120.00	139	\$ 16,680.00					
Subtotal					\$ 66,130.00				\$ 66,130.00	
15.0 Path edge developed with memorials							H			
15.1	Path edge "Sloper Plaque" memorials to match existing English Tan Brown Granite*	lin. m.	\$ 2,220.00	24	\$ 53,280.00					
*Path edge memorial pricing from 2019 construction indexed to 2025										
Subtotal					\$ 53,280.00		\$ 53,280.00			
16.0 Existing Rose Garden extended with pathway to allow for double row							L			
16.1	Path edge "Sloper Plaque" memorials to match existing English Tan Brown Granite*	lin. m.	\$ 2,220.00	38	\$ 84,360.00					
*Path edge memorial pricing from 2019 construction indexed to 2025										
16.2	New paving	m2	\$ 180.00	21	\$ 3,780.00					
16.3	New Garden Bed	m2	\$ 120.00	96	\$ 11,520.00					
Subtotal					\$ 99,660.00			\$ 99,660.00		
17.0 Opportunity to redesign corner and add a memorial niche wall							M			
17.1	Demolish existing Pencil Pine tree	item	\$ 100.00	1	\$ 100.00					
17.2	New paving	m2	\$ 180.00	4	\$ 720.00					
17.3	Double sided niche wall to match existing in Balmoral Green Granite (estimated 1.5m high)*	lin. m.	\$ 18,720.00	1.9	\$ 35,568.00					
*Path edge memorial pricing from 2019 construction indexed to 2025										
17.4	New Garden Bed	m2	\$ 120.00	4	\$ 480.00					
Subtotal					\$ 36,868.00			\$ 36,868.00		

No.	Item	Unit	Rate	Qty	Total	Priority	High Priority	Medium Priority	Low Priority	
18.0 Possible location for memorial artwork sculpture							H			
18.3	New Garden Bed	m2	\$ 120.00	6	\$ 720.00					
18.4	New semi-advanced canopy trees Church of England C (North)	no.	\$ 350.00	1	\$ 350.00					
18.5	Memorial Artwork 2 north of Church of England C	item	\$ 60,000.00	1	\$ 60,000.00					
	Subtotal				\$ 121,430.00			\$ 121,430.00		
19.0 Opportunity for existing path width to be reduced to 2.4m, allowing garden bed to be extended for memorialisation							M			
19.1	Remove existing paving	m2	\$ 40.00	44	\$ 1,760.00					
19.2	Path edge "Sloper Plaque" memorials to match existing English Tan Brown Granite" *Path edge memorial pricing from 2019 construction indexed to 2025	lin. m.	\$ 2,220.00	57	\$ 126,540.00					
19.3	New Garden Bed	m2	\$ 120.00	44	\$ 5,280.00					
	Subtotal				\$ 133,580.00			\$ 133,580.00		
20.0 New avenue trees along entry pathway							M			
20.1	New Garden Bed	m2	\$ 120.00	78	\$ 9,360.00					
20.2	New semi-advanced trees	no.	\$ 350.00	14	\$ 4,900.00					
	Subtotal				\$ 14,260.00		\$ 14,260.00			
SUBTOTAL (exc GST)					\$ 2,527,439.00		\$ 563,980.00	\$ 1,897,329.0	\$ 66,130.00	
15% contingency for design and construction phases					\$ 379,115.85					
ANTICIPATED TOTAL (exc GST)					\$ 2,906,554.85					

Exclusions

- GST
- Off site disposal of soil
- Services & utilities upgrades
- Staging costs
- Tendering or Construction cost indexing (subject to understanding of construction timeframe)

7 Appendix

7.1 Ecological Vegetation Classes for Ferntree Gully Cemetery

Department of Sustainability and Environment

EVC/Bioregion Benchmark for Vegetation Quality Assessment
Gippsland Plain bioregion

EVC 127: Valley Heathy Forest

Description:

A low, open forest to 15 m tall with a sedgy/grassy understorey with a component of small ericoid shrubs and grass-trees. Soil and moisture factors are critical in delimiting the vegetation.

Large trees:

Species	DBH(cm)	# / ha
<i>Eucalyptus</i> spp.	70 cm	20 / ha

Tree Canopy Cover:

%cover	Character Species	Common Name
30%	<i>Eucalyptus melliodora</i>	Yellow Box
	<i>Eucalyptus goniacalyx</i> s.l.	Bundy
	<i>Eucalyptus cephalocarpa</i> s.l.	Silverleaf Stringybark
	<i>Eucalyptus obliqua</i>	Messmate Stringybark

Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	2	10%	T
Medium Shrub	7	15%	MS
Small Shrub	5	5%	SS
Prostrate Shrub	2	1%	PS
Medium Herb	6	10%	MH
Small or Prostrate Herb	3	5%	SH
Large Tufted Graminoid	2	5%	LTG
Large Non-tufted Graminoid	2	20%	LNG
Medium to Small Tufted Graminoid	7	15%	MTG
Medium to Tiny Non-tufted Graminoid	1	1%	MNG
Ground Fern	1	1%	GF
Scrambler or Climber	3	5%	SC
Bryophytes/Lichens	na	10%	BL

Department of Sustainability and Environment

EVC/Bioregion Benchmark for Vegetation Quality Assessment
Highlands – Southern Fall bioregion

EVC 127: Valley Heathy Forest

Description:

A low, open forest to 15 m tall with a sedgy/grassy understorey with a component of small ericoid shrubs and grass-trees. Soil and moisture factors are critical in delimiting the vegetation.

Large trees:

Species	DBH(cm)	# / ha
<i>Eucalyptus</i> spp.	70 cm	20 / ha

Tree Canopy Cover:

%cover	Character Species	Common Name
30%	<i>Eucalyptus macrorhyncha</i>	Red Stringybark
	<i>Eucalyptus dives</i>	Broad-leaved Peppermint
	<i>Eucalyptus obliqua</i>	Messmate Stringybark

Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	3	10%	T
Medium Shrub	7	15%	MS
Small Shrub	5	10%	SS
Prostrate Shrub	2	1%	PS
Medium Herb	6	10%	MH
Small or Prostrate Herb	3	5%	SH
Large Tufted Graminoid	2	5%	LTG
Large Non-tufted Graminoid	2	20%	LNG
Medium to Small Tufted Graminoid	7	15%	MTG
Medium to Tiny Non-tufted Graminoid	1	1%	MNG
Ground Fern	1	1%	GF
Scrambler or Climber	3	5%	SC
Bryophytes/Lichens	na	10%	BL

Ecological Vegetation Class bioregion benchmark



Fig. 19 EVC 127: Valley Heathy Forest - Gippsland Plain bioregion

Ecological Vegetation Class bioregion benchmark





EVC 127: Valley Heathy Forest

Description:

A low, open forest to 15 m tall with a sedgy/grassy understorey with a component of small ericoid shrubs and grass-trees. Soil and moisture factors are critical in delimiting the vegetation.

Large trees:

Species	DBH(cm)	#/ha
<i>Eucalyptus</i> spp.	70 cm	20 / ha

Tree Canopy Cover:

%cover	Character Species	Common Name
30%	<i>Eucalyptus macrorhyncha</i>	Red Stringybark
	<i>Eucalyptus dives</i>	Broad-leaved Peppermint
	<i>Eucalyptus obliqua</i>	Messmate Stringybark

Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	3	10%	T
Medium Shrub	7	15%	MS
Small Shrub	5	10%	SS
Prostrate Shrub	2	1%	PS
Medium Herb	6	10%	MH
Small or Prostrate Herb	3	5%	SH
Large Tufted Graminoid	2	5%	LTG
Large Non-tufted Graminoid	2	20%	LNG
Medium to Small Tufted Graminoid	7	15%	MTG
Medium to Tiny Non-tufted Graminoid	1	1%	MNG
Ground Fern	1	1%	GF
Scrambler or Climber	3	5%	SC
Bryophytes/Lichens	na	10%	BL

Ecological Vegetation Class bioregion benchmark



EVC 127: Valley Heathy Forest Highlands – Southern Fall bioregion

LF Code	Species typical of at least part of EVC range	Common Name
T	<i>Exocarpos cupressiformis</i>	Cherry Ballart
T	<i>Acacia melanoxylon</i>	Blackwood
MS	<i>Epacris impressa</i>	Common Heath
MS	<i>Cassinia aculeata</i>	Common Cassinia
MS	<i>Daviesia leptophylla</i>	Narrow-leaf Bitter-pea
MS	<i>Cassinia arcuata</i>	Drooping Cassinia
SS	<i>Platylobium obtusangulum</i>	Common Flat-pea
SS	<i>Dillwynia cinerascens s.l.</i>	Grey Parrot-pea
SS	<i>Hovea heterophylla</i>	Common Hovea
SS	<i>Pimelea humilis</i>	Common Rice-flower
PS	<i>Acrotriche serrulata</i>	Honey-pots
PS	<i>Bossiaea prostrata</i>	Creeping Bossiaea
MH	<i>Leptorhynchus tenuifolius</i>	Wiry Buttons
MH	<i>Gonocarpus tetragynus</i>	Common Raspwort
MH	<i>Helichrysum scorpioides</i>	Button Everlasting
SH	<i>Opercularia varia</i>	Variable Stinkweed
SH	<i>Drosera whittakeri ssp. aberrans</i>	Scented Sundew
SH	<i>Oxalis corniculata s.l.</i>	Yellow Wood-sorrel
LTG	<i>Xanthorrhoea minor ssp. lutea</i>	Small Grass-tree
LTG	<i>Deyeuxia quadriseta</i>	Reed Bent-grass
LNG	<i>Gahnia radula</i>	Thatch Saw-sedge
MTG	<i>Joycea pallida</i>	Silvertop Wallaby-grass
MTG	<i>Lomandra filiformis</i>	Wattle Mat-rush
MTG	<i>Poa morrisii</i>	Soft Tussock-grass
MTG	<i>Dianella revoluta s.l.</i>	Black-anther Flax-lily
MNG	<i>Microlaena stipoides var. stipoides</i>	Weeping Grass
GF	<i>Lindsaea linearis</i>	Screw Fern
SC	<i>Billardiera scandens</i>	Common Apple-berry
SC	<i>Hardenbergia violacea</i>	Purple Coral-pea

Recruitment:

Episodic/Fire. Desirable period between disturbances is 30 years.

Organic Litter:

40 % cover

Logs:

20 m/0.1 ha.

Weediness:

LF Code	Typical Weed Species	Common Name	Invasive	Impact
T	<i>Pinus radiata</i>	Radiata Pine	low	high
MS	<i>Rubus fruticosus spp. agg.</i>	Blackberry	high	high
LH	<i>Plantago lanceolata</i>	Ribwort	high	low
MH	<i>Hypochoeris radicata</i>	Cat's Ear	high	low
MTG	<i>Briza maxima</i>	Large Quaking-grass	high	low
MTG	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	high	high

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Fig. 20 EVC 127: Valley Heathy Forest - Highlands - Southern Fall bioregion



EVC 128: Grassy Forest

Description:

Low growing forest to 20 m tall with an understorey of small and medium shrubs and a rich diversity of herbs. Large shrubs and understorey trees may also be conspicuous. Often grows in areas transitional between drier box stringybark forests and taller, herb-rich forests typical of more favourable environments.

Large trees:

Species	DBH(cm)	#/ha
<i>Eucalyptus</i> spp.	70 cm	20 / ha

Tree Canopy Cover:

%cover	Character Species	Common Name
30%	<i>Eucalyptus radiata</i> s.l.	Narrow-leaf Peppermint
	<i>Eucalyptus obliqua</i>	Messmate Stringybark
	<i>Eucalyptus goniocalyx</i> s.l.	Bundy

Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	1	5%	T
Medium Shrub	5	30%	MS
Small Shrub	1	1%	SS
Prostrate Shrub	1	1%	PS
Large Herb	2	1%	LH
Medium Herb	5	10%	MH
Small or Prostrate Herb	2	5%	SH
Large Tufted Graminoid	2	5%	LTG
Large Non-tufted Graminoid	2	10%	LNG
Medium to Small Tufted Graminoid	5	15%	MTG
Medium to Tiny Non-tufted Graminoid	1	5%	MNG
Ground Fern	1	5%	GF
Scrambler or Climber	3	5%	SC
Bryophytes/Lichens	na	10%	BL

LF Code	Species typical of at least part of EVC range	Common Name
T	<i>Acacia mearnsii</i>	Black Wattle
MS	<i>Ozothamnus ferrugineus</i>	Tree Everlasting
MS	<i>Epacris impressa</i>	Common Heath
MS	<i>Cassinia aculeata</i>	Common Cassinia
MS	<i>Leptospermum continentale</i>	Prickly Tea-tree
SS	<i>Pimelea humilis</i>	Common Rice-flower
PS	<i>Acrotriche serrulata</i>	Honey-pots
PS	<i>Acrotriche prostrata</i>	Trailing Ground-berry
MH	<i>Gonocarpus tetragynus</i>	Common Raspwort
MH	<i>Hypericum gramineum</i>	Small St John's Wort
MH	<i>Viola hederacea</i> sensu Willis (1972)	Ivy-leaf Violet
SH	<i>Dichondra repens</i>	Kidney-weed
SH	<i>Opercularia varia</i>	Variable Stinkweed
LTG	<i>Deyeuxia quadriseta</i>	Reed Bent-grass
LTG	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush
LNG	<i>Gahnia radula</i>	Thatch Saw-sedge
MTG	<i>Lomandra filiformis</i>	Wattle Mat-rush
MTG	<i>Themeda triandra</i>	Kangaroo Grass
MNG	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass
GF	<i>Pteridium esculentum</i>	Austral Bracken
GF	<i>Adiantum aethiopicum</i>	Common Maidenhair
SC	<i>Billardiera scandens</i>	Common Apple-berry
SC	<i>Glycine clandestina</i>	Twining Glycine



Ecological Vegetation Class bioregion benchmark

Fig. 21 EVC 128: Grassy Forest - Highlands - Southern Fall bioregion

EVC 128: Grassy Forest Highlands – Southern Fall bioregion

Recruitment:

Episodic/Fire. Desirable period between disturbances is 30 years.

Organic Litter:

40 % cover

Logs:

20 m/0.1 ha.

Weediness:

LF Code	Typical Weed Species	Common Name	Invasive	Impact
MS	<i>Rubus fruticosus</i> spp. agg.	Blackberry	high	high
MH	<i>Hypochoeris radicata</i>	Cat's Ear	high	low
MH	<i>Centaureum erythraea</i>	Common Centaury	high	low
MTG	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	high	high

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