

Voluntary Planning Agreement

Penrith City Council

ABN 43 794 422 563

Mark Ventures Pty Ltd

ACN 649 653 565

Sydney

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Contents

Parties	4
Background	4
Operative part	4
1 <i>Definitions</i>	4
2 <i>Interpretation</i>	8
3 <i>Planning Agreement under the Act</i>	9
4 <i>Application of this agreement</i>	9
5 <i>Operation of this agreement</i>	9
6 <i>Contributions to be made under this agreement</i>	9
6.1 Monetary Contribution	9
6.2 Works	10
6.3 Dedication of Land	11
7 <i>Application of s 7.11, s 7.12 and s 7.24 of the Act</i>	11
8 <i>Registration of this agreement</i>	12
8.1 Developer Interest	12
8.2 Registration of this agreement	12
8.3 Removal from Register	12
8.4 Caveat	13
9 <i>Review of this agreement</i>	13
9.1 Review generally	13
10 <i>Dispute Resolution</i>	13
10.1 Reference to Dispute	13
10.2 Notice of Dispute	14
10.3 Representatives of Parties to Meet	14
10.4 Further Notice if Not Settled	14
10.5 Mediation	14
10.6 Expert determination	15
10.7 Litigation	16
10.8 No suspension of contractual obligations	16
11 <i>Enforcement and Security</i>	16
11.1 Default	16
11.2 Security	16
11.3 Compulsory Acquisition	18

11.4	Restriction on the issue of Certificates	18
11.5	General Enforcement	18
12	<i>Assignment and Dealings</i>	19
12.1	Assignment	19
12.2	Transfer of Land	19
13	<i>Approvals and consents</i>	19
14	<i>No fetter</i>	20
14.1	Discretion	20
14.2	No fetter	20
15	<i>Notices</i>	20
16	<i>General</i>	21
16.1	Relationship between parties	21
16.2	Time for doing acts	21
16.3	Further assurances	21
16.4	Variation	21
16.5	No assignment	21
16.6	Counterparts	21
16.7	Legal expenses, stamp duty and administration fees	22
16.8	Entire agreement	22
16.9	Representations and warranties	22
16.10	Severability	22
16.11	Invalidity	22
16.12	Waiver	22
16.13	GST	23
16.14	Governing law and jurisdiction	23
17	<i>Reporting</i>	23
	Schedule 1 Contributions Table	24
	Schedule 2 Summary of requirements (section 7.4)	25
	Annexure A Plan showing Land	28
	Annexure B Plan showing Dedication Land	29
	Annexure C Approved Vegetation Management Plan for Dedication Land	30

Agreement

Date 17 December 2025

Parties

First party

Name Penrith City Council (**Council**)
ACN 43 794 422 563
Contact The General Manager
Telephone 02 4732 7777

Second party

Name Mark Ventures Pty Ltd (**Developer**)
ACN 649 653 565
Contact Mr. Andrew Kelada
Telephone 9970 7214

Background

- A. On 12 September 2022, the Developer made Development Application DA22/0835 to carry out the Development on the Land.
- B. That application was accompanied by an offer by the Developer to enter into this agreement to make contributions for public purposes, being the dedication of land, maintenance works and contributions for ongoing maintenance if Development Consent was granted. The offer was made on the basis that the VPA would exclude the application of s7.11 of the *Environmental Planning and Assessment Act 1979*.
- C. Development Consent was granted by the Land and Environment Court on 5 May 2025.

Operative part

1 Definitions

In this agreement, unless the context indicates a contrary intention:

Act means the *Environmental Planning and Assessment Act 1979* (NSW);

Address means a party's address set out in the Notices clause of this agreement;

Approval means any certificate, licence, consent, permit, approval or other requirement of any Authority having jurisdiction in connection with the activities contemplated by this agreement;

Approved VMP means the Vegetation Management Plan for the C2 - Environmental Conservation zoned portion of the Land which is approved by Council pursuant to condition 11 of the Development Consent and annexed at Annexure C.



Authority means any government, semi-governmental, statutory, administrative, fiscal or judicial body, department, commission, authority, tribunal, public or other person;

Bank Guarantee means an irrevocable and unconditional undertaking that is not limited in time and does not expire by one of the following trading banks:

- (a) Australia and New Zealand Banking Group Limited,
- (b) Commonwealth Bank of Australia,
- (c) Macquarie Bank,
- (d) National Australia Bank,
- (e) St George Bank Limited,
- (f) Westpac Banking Corporation, or
- (g) Other financial institution approved by the Council,

to pay an amount or amounts of money to the Council on demand and containing terms and conditions reasonably acceptable to the Council;

Bond means a documentary performance bond which must be denominated in Australian dollars and be an unconditional undertaking issued by an Australian Prudential Regulation Authority (APRA) regulated authorised deposit taking institution or an insurer authorised by APRA to conduct new or renewal insurance business in Australia that has at all times an investment grade security rating from an industry recognised rating agency;

Business Day means a day on which banks are open for general banking business in Sydney, excluding Saturdays and Sundays;

Certificate of Practical Completion means the written certificate prepared by Council confirming the Works, or part of the Works, have been completed to the Council's satisfaction;

Claim means any claim, loss, liability, damage, proceeding, order, judgment or expense arising out of the operation of this agreement;

Contributions means the dedication of land, the payment of money or the carrying out of Works required under this agreement.

Contributions Plan has the same meaning as under the Act;

CPI means the All Groups Consumer Price Index applicable to Sydney published by the Australian Bureau of Statistics;

Damages means all liabilities, losses, damages, costs and expenses, including legal fees and disbursements and costs of investigation, litigation, settlement, judgment, interest and penalties;

Dealing, in relation to the Land, means, without limitation, selling, transferring, assigning, mortgaging, charging, encumbering or otherwise dealing with the Land;

Dedication Land means that part of the Land to be dedicated to Council in accordance with this agreement, as shown on the plan at Annexure B;

Development means the development approved by the Land and Environment Court in *Mark Ventures Pty Ltd v Penrith City Council* [2025] NSWLEC 1293 for the demolition of existing structures and consolidation of two lots to facilitate a 9-lot Torrens Title

subdivision including associated site works at 262-268 and 270-274 Caddens Road, Claremont Meadows;

Development Application has the same meaning as in the Act;

Development Consent means the consent issued by the Land and Environment Court in *Mark Ventures Pty Ltd v Penrith City Council* [2025] NSWLEC 1293 for the demolition of existing structures and consolidation of two lots to facilitate a 9-lot Torrens Title subdivision including associated site works at 262-268 and 270-274 Caddens Road, Claremont Meadows;

Establishment Works means the works identified as "Phase 1: Site Preparation" and "Phase 2: Restoration Works" in Table 3 and as further described in the Approved VMP and achieves no more than 5% weed coverage of the Land;

Establishment Maintenance Works means the maintenance activities identified as "Phase 3: Maintenance" and "Phase 4: Monitoring and Reporting" in Table 3 and as further described in the Approved VMP;

Establishment Maintenance Works Period means 12 month period which commences upon Council issuing a Certificate of Practical Completion with respect to the Establishment Works pursuant to clause 6.2;

Fax Number means a party's facsimile number set out in the Notices clause of this agreement;

GST has the same meaning as in the GST Law;

GST Law has the meaning given to that term in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition of or administration of the GST;

Handover means, with respect to any Works, the time Council takes possession of and assumes responsibility for the work;

Insolvent means, in relation to a party:

- (a) that party makes an arrangement, compromise or composition with, or assignment for, the benefit of its creditors or a class of them;
- (b) a receiver, receiver and manager, administrator, provisional liquidator, trustee, controller, inspector or analogous person is appointed in relation to, or over, all or any part of that party's business, assets or securities;
- (c) a presumption of insolvency has arisen under legislation because of the party's failure to comply with a statutory demand or analogous process;
- (d) an application for the winding up of, or for the appointment of a receiver to, that party, other than winding up for the purpose of solvent reconstruction or re amalgamation, is presented and not withdrawn or dismissed within [21] days (or such longer period agreed to by the parties), or an order is made or an effective resolution is passed for the winding up of, or for the appointment of a receiver to, that party, or any analogous application is made or proceedings initiated;
- (e) any shareholder or director of that party convenes a meeting for the purpose of considering or passing any resolution for the winding up or administration of that party;

- (f) that is an individual, a creditor's petition or a debtor's petition is presented to the Official Receiver or analogous authority in relation to that party;
- (g) an execution or analogous process is levied or enforced against the property of that party;
- (h) that party ceases or suspends, or threatens to cease or suspend, the conduct of all or a substantial part of its business;
- (i) that party disposes of, or threatens to dispose of, a substantial part of its assets;
- (j) that party stops or suspends, or threatens to stop or suspend, payment of all or a class of its debts; or
- (k) that party is unable to pay the party's debts as and when they become due and payable.

Land means Lot 4 DP 27107 and Lot 51 DP 1166569, known as 262-268 and 270-274 Caddens Road, Claremont Meadows;

Landowner means Mark Ventures Pty Ltd;

Law means:

- (a) any law applicable including legislation, ordinances, regulations, by-laws and other subordinate legislation;
- (b) any Approval, including any condition or requirement under it; and
- (c) any fees and charges payable in connection with the things referred to in paragraphs (a) and (b);

Maintenance Period means to the 5-year maintenance period for the Dedication Land that is to be undertaken by Council at the cost of the Developer at the end of the 12-month ;

Monetary Contribution means the monetary contribution payable by the Developer under clause 6 of this agreement;

Occupation Certificate means an occupation certificate as defined under section 6.4 the Act;

Public Reserve has the same meaning as in the *Local Government Act 1993*;

Register means the Torrens title register maintained under the *Real Property Act 1900* (NSW);

Regulation means the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*;

Related Body Corporate has the meaning given to that term in s 9 of the *Corporations Act 2001* (Cth);

Subdivision Certificate means a subdivision certificate defined under section 6.4 of the Act;

Subdivision Works Certificate means a subdivision works certificate defined under section 6.4 of the Act; and

Works means the Establishment Works and Establishment Maintenance Works as set out in Clause 6.2.

2 Interpretation

In this agreement, unless the context indicates a contrary intention:

- (a) **(documents)** a reference to this agreement or another document includes any document which varies, supplements, replaces, assigns or novates this agreement or that other document;
- (b) **(references)** a reference to a party, clause, paragraph, schedule or annexure is a reference to a party, clause, paragraph, schedule or annexure to or of this agreement;
- (c) **(headings)** clause headings and the table of contents are inserted for convenience only and do not affect interpretation of this agreement;
- (d) **(person)** a reference to a person includes a natural person, corporation, statutory corporation, partnership, the Crown and any other organisation or legal entity and their personal representatives, successors, substitutes (including persons taking by novation) and permitted assigns;
- (e) **(party)** a reference to a party to a document includes that party's personal representatives, executors, administrators, successors, substitutes (including persons taking by novation) and permitted assigns;
- (f) **(president, General Manager, CEO or managing director)** the president, General Manager, CEO or managing director of a body or Authority means any person acting in that capacity;
- (g) **(requirements)** a requirement to do any thing includes a requirement to cause that thing to be done, and a requirement not to do any thing includes a requirement to prevent that thing being done;
- (h) **(including)** including and includes are not words of limitation, and a list of examples is not limited to those items or to items of a similar kind;
- (i) **(corresponding meanings)** a word that is derived from a defined word has a corresponding meaning;
- (j) **(singular)** the singular includes the plural and vice-versa;
- (k) **(gender)** words importing one gender include all other genders;
- (l) **(parts)** a reference to one or more things includes each part and all parts of that thing or group of things but nothing in this clause implies that part performance of an obligation constitutes performance of that obligation;
- (m) **(rules of construction)** neither this agreement nor any part of it is to be construed against a party on the basis that the party or its lawyers were responsible for its drafting;
- (n) **(legislation)** a reference to any legislation or provision of legislation includes all amendments, consolidations or replacements and all regulations or instruments issued under it;
- (o) **(time and date)** a reference to a time or date in connection with the performance of an obligation by a party is a reference to the time and date in City or State, Australia, even if the obligation is to be performed elsewhere;

- (p) **(joint and several)** an agreement, representation, covenant, right or obligation:
 - (i) in favour of two or more persons is for the benefit of them jointly and severally; and
 - (ii) on the part of two or more persons binds them jointly and severally;
- (q) **(writing)** a reference to a notice, consent, request, approval or other communication under this agreement or an agreement between the parties means a written notice, request, consent, approval or agreement;
- (r) **(replacement bodies)** a reference to a body (including an institute, association or Authority) which ceases to exist or whose powers or functions are transferred to another body is a reference to the body which replaces it or which substantially succeeds to its power or functions;
- (s) **(Australian currency)** a reference to dollars or \$ is to Australian currency;
- (t) **(month)** a reference to a month is a reference to a calendar month; and
- (u) **(year)** a reference to a year is a reference to twelve consecutive calendar months.

3 Planning Agreement under the Act

- (a) The parties agree that this agreement is a planning agreement within the meaning of section 7.4 of the Act.
- (b) Schedule 2 of this agreement summarises the requirements for planning agreements under s 7.4 of the Act and the way this agreement addresses those requirements.

4 Application of this agreement

This agreement applies to:

- (a) the Development, and
- (b) the Land.

5 Operation of this agreement

This agreement commences on and from the date it is executed by all parties.

6 Contributions to be made under this agreement

6.1 Monetary Contribution

- (a) The Developer will pay to Council a monetary contribution for the purpose of the Council undertaking the Maintenance Period of \$63,395.88 or an amount calculated in accordance with the following formula, whichever is the greater:

$$\begin{array}{rcl} \$63,395.88 & \times & \frac{\text{The CPI at the time of payment}}{\text{The CPI at 20 September 2024}} \end{array}$$

- (b) The Monetary Contribution must be paid to Council prior to the issue of the first **Subdivision Certificate** for the Development.

- (c) The Monetary Contribution must be paid by way of bank cheque in favour of Council or by deposit by means of electronic funds transfer into an account specified by Council.
- (d) The Monetary Contribution will be taken to have been made when the Council notifies the Developer in writing that the bank cheque has been received and cleared funds or electronic funds have been deposited in the Council's bank account.
- (e) The parties agree and acknowledge that the Monetary Contribution will be used by the Council to undertake the Maintenance Works to the Dedication Land for a period of five years following the completion of the Establishment Maintenance Works.

6.2 Works

- (a) The Developer will carry out the Works in accordance with this agreement, including the Approved VMP and any Development Consent or other Approval granted for the Works.
- (b) Upon completion of the Establishment Works, the Developer must provide Council with a written report confirming that the Establishment Works have been completed. If Council is satisfied that the Establishment Works have been completed, it shall issue a Certificate of Practical Completion.
- (c) The Developer will undertake the Establishment Maintenance Works for the Establishment Maintenance Works Period. The Establishment Maintenance Works Period will commence upon the issue of a Certificate of Practical Completion for the Establishment Works pursuant to clause 6.2(b). If Council is satisfied that the Establishment Maintenance Works have been completed, it shall issue a Certificate of Practical Completion.
- (d) The Works or any part of the Works required under this agreement will be taken to have been completed for the purposes of this agreement when a Certificate of Practical Completion has been issued for those Works.
- (e) The Works or any part of the Works required under this agreement will be taken to have been delivered to Council on Handover.
- (f) The Establishment Works and the Establishment Maintenance Works must be delivered to the Council prior to the issue of a **Subdivision Certificate** for the Development or any part of the Development.
- (g) Despite clause 6.2(f), Council may issue a Subdivision Certificate in circumstances where the Establishment Maintenance Works have not been completed for the full length of the Establishment Maintenance Works Period, in the following circumstances:
 - (i) Council will retain the security referred to in clause 11.2(c) until such time as the Establishment Maintenance Works are completed and a Certificate of Practical Completion has been issued; and
 - (ii) the Developer and Council must enter into a deed of agreement relating to site access and the completion of the Establishment Maintenance Works.

- (h) The parties agree and acknowledge that the Works serve the following public purposes:

Establishment of vegetation and removal of weeds in a conservation zone in accordance with the Approved VMP on the Land which will be dedicated to Council.

6.3 *Dedication of Land*

- (a) The Developer must dedicate or cause to be transferred to the Council, at no cost to the Council, the Dedication Land freed and discharged from all estates, interests, trusts, restrictions, dedications, reservations, easements, rights, charges, rates and contracts in, over or in connection with the land, including but not limited to, municipal rates and charges, water rates and land tax.
- (b) The Developer must take all steps, prepare all documents and meet all costs required to dedicate the Dedication land including, but not limited to:
 - (i) removing any encumbrances on the title to the land;
 - (ii) creating an interest in land in favour of Council if required;
 - (iii) subdividing the Land to create a separate lot for the Dedication Land;
 - (iv) preparing and lodging documents for registration;
 - (v) obtaining the consent of any other parties to the registration of the relevant documents; and
 - (vi) attending to any requisition relating to any dealing or document lodged for registration.
- (c) The obligation to dedicate the Dedication Land will be taken to have been satisfied when the Public Reserve is dedicated to Council by operation of the registration of a plan of subdivision in accordance with section 49 of the *Local Government Act 1993*.
- (d) For the avoidance of doubt:
 - (i) the Establishment Works on the land to be dedicated under this clause 6.3 must be completed in accordance with clause 6.2 prior to Council accepting the dedication; and
 - (ii) the Establishment Maintenance Works on the land to be dedicated under this clause 6.3 must be completed in accordance with clause 6.2 prior to Council accepting the dedication, unless Council issues a Subdivision Certificate in the circumstances set out in clause 6.2(g) above.
- (e) The Dedication Land must be dedicated or transferred to Council upon the subdivision and creation of title for the Dedication Land by NSW Land and Registry Services.
- (f) The parties agree and acknowledge that the embellishment and dedication of the Dedication Land serve the public purpose of a Public Reserve.

7 *Application of s 7.11, s 7.12 and s 7.24 of the Act*

- (a) This agreement **excludes** the application of section 7.11 of the Act to the Development.

- (b) This agreement does not exclude the application of section 7.12 of the Act to the Development.
- (c) This agreement does not exclude the application of section 7.24 of the Act to the Development.

8 Registration of this agreement

8.1 Developer Interest

The Developer represents and warrants to the Council that on the date of this agreement it is the registered proprietor of the Land.

8.2 Registration of this agreement

- (a) The Developer agrees to procure the registration of this agreement under the *Real Property Act 1900* (NSW) in the relevant folios of the Register of the Land in accordance with section 7.6 of the Act.
- (b) The Developer, at its own expense, must:
 - (i) procure the lodgement of this agreement with the Registrar-General as soon as reasonably practicable after this agreement comes into operation, but in any event, no later than 10 Business Days after that date;
 - (ii) procure the registration of this agreement by the Registrar-General in the relevant folios of the Register for the Land as soon as reasonably practicable after this agreement is lodged for registration; and
 - (iii) provide documentary evidence that the registration of this agreement has been completed to Council within 5 Business Days of receiving confirmation that the registration has occurred.
- (c) The Developer warrants that, as at the date of this agreement, it has obtained the consent of each person who has an estate or interest in the Land registered under the *Real Property Act 1900* (NSW) or is seized or possessed of an estate or interest in the Land to the registration of this agreement on title.
- (d) The Developer, at its own expense will, promptly after the execution of this agreement, take all practical steps, and otherwise do anything that the Council reasonably requires to procure:
 - (i) An acceptance of the terms of this agreement and an acknowledgement in writing from any existing mortgagee in relation to the Land that the mortgagee will adhere to the provisions of this agreement if it takes possession of the Land as mortgagee in possession,
 - (ii) The execution of any documents; and
 - (iii) The production of the relevant duplicate certificates of title,to enable the registration of this agreement in accordance with clause 8.2.

8.3 Removal from Register

The Council will, at the Developer's cost, provide a release and discharge of this agreement so that it may be removed from the folios of the Register for the Land (or any

part of it) provided the Council is satisfied the Developer has duly fulfilled its obligations under this agreement in respect of that part of the Land.

8.4 Caveat

- (a) The Developer acknowledges and agrees that:
 - (i) when this agreement is executed, the Council is deemed to have acquired and the Developer is deemed to have granted, an equitable estate and interest in the Land for the purposes of section 74F(1) of the *Real Property Act 1900* (NSW) and consequently the Council will have a sufficient interest in the Land in respect of which to lodge a caveat over the Land notifying that interest;
 - (ii) it will not object to the Council lodging a caveat in the relevant folios of the Register for the Land nor will it seek to remove any caveat lodged by the Council provided the caveat does not prevent registration of any dealing or plan other than a transfer.
- (b) The Council must, at Developer's cost, register a withdrawal of any caveat in respect of the Land within five Business Days after the Developer complies with clause 8.2.
- (c) The Developer must notify the Council within 5 Business Days after the registration of any subdivision plan that creates a separate lot for the Dedication Land or any part of the Dedication Land.
- (d) The Developer acknowledges and agrees that, in the event a separate lot is created for the Dedication Land or any part of the Dedication Land, it will not object to Council lodging a caveat in the relevant folios of the Register for that land, nor will it seek to remove any such caveat lodged by Council, until the relevant part of the Land is dedicated to Council in accordance with this agreement.

9 Review of this agreement

9.1 Review generally

- (a) This agreement may be reviewed or modified.
- (b) any review or modification of this agreement will be conducted in the circumstances and in the manner determined by the parties;
- (c) no modification or review of this agreement will be of any force or effect unless it is in writing and signed by the parties to this agreement; and
- (d) a party is not in breach of this agreement if it does not agree to an amendment to this agreement requested by a party in, or as a consequence of, a review.

10 Dispute Resolution

10.1 Reference to Dispute

If a dispute arises between the parties in relation to this agreement, the parties must not commence any court proceedings relating to the dispute unless the parties have complied with this clause, except where a party seeks urgent interlocutory relief.

10.2 *Notice of Dispute*

The party wishing to commence the dispute resolution process must give written notice (**Notice of Dispute**) to the other parties of:

- (a) The nature of the dispute,
- (b) The alleged basis of the dispute, and
- (c) The position which the party issuing the Notice of Dispute believes is correct.

10.3 *Representatives of Parties to Meet*

- (a) The representatives of the parties must promptly (and in any event within 14 Business Days of the Notice of Dispute) meet in good faith to attempt to resolve the notified dispute.
- (b) The parties may, without limitation:
 - (i) resolve the dispute during the course of that meeting,
 - (ii) agree that further material or expert determination in accordance with clause 10.6 about a particular issue or consideration is needed to effectively resolve the dispute (in which event the parties will, in good faith, agree to a timetable for resolution); or
 - (iii) agree that the parties are unlikely to resolve the dispute and, in good faith, agree to a form of alternative dispute resolution (including expert determination, arbitration or mediation) which is appropriate for the resolution of the relevant dispute.

10.4 *Further Notice if Not Settled*

If the dispute is not resolved within 14 Business Days after the nominated representatives have met, either party may give to the other a written notice calling for determination of the dispute (Determination Notice) by mediation under clause 10.5 or by expert determination under clause 10.6.

10.5 *Mediation*

If a party gives a Determination Notice calling for the dispute to be mediated:

- (a) The parties must agree to the terms of reference of the mediation within Business Days of the receipt of the Determination Notice (the terms shall include a requirement that the mediation rules of the Institute of Arbitrators and Mediators Australia (NSW Chapter) apply;
- (b) The mediator will be agreed between the parties, or failing agreement within 14 Business Days of receipt of the Determination Notice, either Party may request the President of the Institute of Arbitrators and Mediators Australia (NSW Chapter) to appoint a mediator;
- (c) The mediator appointed pursuant to this clause 10.5 must:
 - (i) Have reasonable qualifications and practical experience in the area of the dispute; and
 - (ii) Have no interest or duty which conflicts or may conflict with his or her function as a mediator, he or she being required to fully disclose any such interest or duty before his or her appointment;

- (d) The mediator shall be required to undertake to keep confidential all matters coming to his or her knowledge by reason of his or her appointment and performance of his or her duties;
- (e) The parties must within **14** Business Days of receipt of the Determination Notice notify each other of their representatives who will be involved in the mediation (except if a resolution of the Council is required to appoint a representative, the Council must advise of the representative within **14** Business Days of the resolution);
- (f) The parties agree to be bound by a mediation settlement and may only initiate judicial proceedings in respect of a dispute which is the subject of a mediation settlement for the purpose of enforcing that mediation settlement; and
- (g) In relation to costs and expenses:
 - (i) Each party will bear its own professional and expert costs incurred in connection with the mediation; and
 - (ii) The costs of the mediator will be shared equally by the parties unless the mediator determines that a party has engaged in vexatious or unconscionable behaviour in which case the mediator may require the full costs of the mediation to be borne by that party.

10.6 *Expert determination*

If the dispute is not resolved under clause 10.3 or clause 10.5, or the parties otherwise agree that the dispute may be resolved by expert determination, the parties may refer the dispute to an expert, in which event:

- (a) The dispute must be determined by an independent expert in the relevant field:
 - (i) Agreed upon and appointed jointly by the parties; and
 - (ii) In the event that no agreement is reached or no appointment is made within **14** Business Days of the agreement to refer the dispute to an expert, appointed on application of a party by the then President of the Law Society of New South Wales;
- (b) The expert must be appointed in writing and the terms of the appointment must not be inconsistent with this clause;
- (c) The determination of the dispute by such an expert will be made as an expert and not as an arbitrator and will be in writing and contain the reasons for the determination;
- (d) The expert will determine the rules for the conduct of the process but must conduct the process in accordance with the rules of natural justice;
- (e) Each party will bear its own costs in connection with the process and the determination by the expert and will share equally the expert's fees and costs; and
- (f) Any determination made by an expert pursuant to this clause is final and binding upon the parties except unless:
 - (i) Within **14** Business Days of receiving the determination, a party gives written notice to the other party that it does not agree with the determination and commences litigation; or

- (ii) The determination is in respect of, or relates to, termination or purported termination of this agreement by any party, in which event the expert is deemed to be giving a non-binding appraisal.

10.7 *Litigation*

If the dispute is not *finally* resolved in accordance with this clause 10, then either party is at liberty to litigate the dispute.

10.8 *No suspension of contractual obligations*

Subject to any interlocutory order obtained under clause 10.1, the referral to or undertaking of a dispute resolution process under this clause 10 does not suspend the parties' obligations under this agreement.

11 *Enforcement and Security*

11.1 *Default*

- (a) In the event a party considers another party has failed to perform and fulfil an obligation under this agreement, it may give notice in writing to the other party (**Default Notice**) giving all particulars of the matters in respect of which it considers default has occurred and by such notice require the default to be remedied within a reasonable time not being less than 21 days.
- (b) In determining a reasonable time, regard must be had to both the nature of the default and the work or other action required to remedy it and whether or not the continuation of the default constitutes a public nuisance or raises other circumstances of urgency or emergency.
- (c) If a party disputes the Default Notice it may refer the dispute to dispute resolution under clause 10 of this agreement.

11.2 *Security*

- (a) In this clause 11.2, **Security** means a Bank Guarantee, Bond or cash deposit to be held by Council.
- (b) Prior to the issue of a Subdivision Works Certificate for the Development, the Developer must provide to the Council Security in an amount equivalent to 125% of the agreed value of the Establishment Works and the Establishment Maintenance Works, subject to indexation as follows:

\$110,662 x The CPI at the time of payment

The CPI at 20 September 2024

- (c) *Not used*
- (d) The Council may call on a Security provided under this clause if:
 - (i) the Developer is in material or substantial breach of this agreement and has failed to rectify the breach within a reasonable period of time after having been given reasonable notice (which must not be less than 21 Business Days) in writing to do so in accordance with clause 11.1 of this agreement; or
 - (ii) the Developer becomes insolvent.

- (e) Within 20 Business Days of each anniversary of a Security provided under clause (a), the Developer must provide Council with one or more replacement Securities (**Replacement Security**) in an amount calculated in accordance with the following:

$$A = \frac{B \times D}{C}$$

Where:

A is the amount of the Replacement Security,

B is the amount of the Security to be replaced,

C is the CPI for the quarter ending immediately before the date of the Security to be replaced,

D is the CPI for the quarter ending immediately before the date of the Replacement Security,

provided A is greater than B.

- (f) On receipt of a replacement Security provided under clause 11.2(e), the Council must release and return to the Developer, as directed, the Security that has been replaced as soon as reasonably practicable.
- (g) At any time following the provision of a Security under this clause, the Developer may provide the Council with one or more replacement Securities totalling the amount of all Securities required to be provided under this clause for the time being. On receipt of such replacement Security, the Council must release and return to the Developer, as directed, the Securities which it holds that have been replaced as soon as reasonably practicable.
- (h) Subject to this clause and the provisions of this agreement, the Council may apply the proceeds of a Security to satisfy:
- (i) any obligation of the Developer under this agreement to deliver Contributions, and
 - (ii) any associated liability, loss, cost, charge or expense directly or indirectly incurred by the Council because of the failure by the Developer to comply with this agreement.
- (i) The Council must promptly return a Security provided under this clause if requested by the Developer and:
- (i) a Certificate of Practical Completion has been issued for an item of Works to which the Security relates; and
 - (ii) if the Security relates to other items of Works for which a Certificate of Practical Completion has not been issued, a replacement Security is provided by the Developer in an amount determined in accordance with clause 11.2(c).
- (j) *Not used.*
- (k) Nothing in this clause 11.2 prevents or restricts the Council from taking any enforcement action in relation to:
- (i) any obligation of the Developer under this agreement; or

- (ii) any associated liability, loss, cost, charge or expense directly or indirectly incurred by the Council because of the failure by the Developer to comply with this agreement,

that is not or cannot be satisfied by calling on a Security.

11.3 Compulsory Acquisition

- (a) If the Developer does not dedicate the Dedication Land to Council as required by this agreement, the Council may compulsorily acquire the relevant land, in which case the Developer consents to the Council compulsorily acquiring that land for compensation in the amount of \$1.00 without having to follow the pre-acquisition procedures in the *Land Acquisition (Just Terms Compensation) Act 1991* and may recover any costs, including legal costs, incurred by the Council on acquisition of the land from the Developer.
- (b) Clause 11.3(a) constitutes an agreement for the purposes of section 30 of the *Land Acquisition (Just Terms Compensation) Act 1991*.
- (c) Except as otherwise agreed between the Developer and Council, the Developer must ensure the Dedication Land is freed and discharged from all estates, interests, trusts, restrictions, dedications, reservations, rights, charges, rates, strata levies and contracts, except as may be permitted by this agreement on the date that the Council will acquire the land in accordance with clause 11.3(a).
- (d) The Developer indemnifies and keeps indemnified the Council against all Claims made against the Council as a result of any acquisition by the Council of the whole or any part of the relevant land under clause 11.3(a).
- (e) The Developer must pay the Council, promptly on demand, an amount equivalent to all costs, including legal costs, incurred by the Council acquiring the whole or any part of the relevant land under clause 11.3(a) that are not or cannot be recovered by calling on a Security.

11.4 Restriction on the issue of Certificates

- (a) In accordance with section 6.14 of the Act and section 34(2) of the Regulation the following obligations under this agreement must be satisfied before a Subdivision Works Certificate is issued for the Development or any part of the Development:
 - (i) Payment of the administration fee under clause 16.7(b); and
 - (ii) Provision of Securities required under clause 11.2.
- (b) In accordance with section 6.15(1)(d) of the Act, the following obligations under this agreement must be satisfied before a Subdivision Certificate is issued for the Development or any part of the Development:
 - (i) Payment of the Monetary Contribution in accordance with clause 6.1;
 - (ii) Delivery of the Works in accordance with clause 6.2; and
 - (iii) Dedication of the Dedication Land in accordance with clause 6.3.

11.5 General Enforcement

- (a) Without limiting any other remedies available to the parties, this agreement may be enforced by any party in any Court of competent jurisdiction.

- (b) Nothing in this agreement prevents:
 - (i) a party from bringing proceedings in the Land and Environment Court to enforce any aspect of this agreement or any matter to which this agreement relates; and
 - (ii) the Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this agreement or any matter to which this agreement relates.

12 Assignment and Dealings

12.1 Assignment

- (a) A party must not assign or deal with any right under this agreement without the prior written consent of the other parties.
- (b) Any change of ownership or control (as defined in section 50AA of the *Commonwealth Corporations Act 2001*) of a party (excluding the Council) shall be deemed to be an assignment of this agreement for the purposes of this clause.
- (c) Any purported dealing in breach of this clause is of no effect.

12.2 Transfer of Land

- (a) The Developer may not transfer, assign or dispose of the whole or any part of its right, title or interest in the Land (present or future) or in the Development to another person (**Transferee**) unless before it sells, transfers or disposes of that right, title or interest:
 - (i) the Developer satisfies the Council that the proposed Transferee is financially capable of complying with the Developer's obligations under this agreement;
 - (ii) the Developer satisfies the Council that the rights of the Council will not be diminished or fettered in any way;
 - (iii) the Transferee delivers to the Council a novation deed signed by the Transferee in a form and of such substance as is acceptable to the Council containing provisions under which the Transferee agrees to comply with all the outstanding obligations of the Developer under this agreement;
 - (iv) any default under any provisions of this agreement has been remedied or waived by the Council, on such conditions as the Council may determine, and
 - (v) the Developer and the Transferee pay the Council's reasonable costs in relation to the assignment.

13 Approvals and consents

Except as otherwise set out in this agreement, and subject to any statutory obligations, a party may give or withhold an approval or consent to be given under this agreement in that party's absolute discretion and subject to any conditions determined by the party. A party is not obligated to give its reasons for giving or withholding consent or for giving consent subject to conditions.

14 No fetter

14.1 Discretion

This agreement is not intended to operate to fetter, in any manner, the exercise of any statutory power or discretion of the Council, including, but not limited to, any statutory power or discretion of the Council relating to the Development Application or any other application for Development Consent (all referred to in this agreement as a "**Discretion**").

14.2 No fetter

No provision of this agreement is intended to constitute any fetter on the exercise of any Discretion. If, contrary to the operation of this clause, any provision of this agreement is held by a court of competent jurisdiction to constitute a fetter on any Discretion, the parties agree:

- (a) They will take all practical steps, including the execution of any further documents, to ensure the objective of this clause is substantially satisfied,
- (b) In the event that (a) cannot be achieved without giving rise to a fetter on the exercise of a Discretion, the relevant provision is to be severed and the remainder of this agreement has full force and effect, and
- (c) To endeavour to satisfy the common objectives of the parties in relation to the provision of this agreement which is to be held to be a fetter on the extent that is possible having regard to the relevant court judgment.

15 Notices

Any notice given under or in connection with this agreement (**Notice**):

- (a) must be in writing and signed by a person duly authorised by the sender;
- (b) must be addressed as follows and delivered to the intended recipient by hand, by prepaid post or by email at the address below, or at the address last notified by the intended recipient to the sender after the date of this agreement:
 - (i) to Penrith City Council: PO Box 60, Penrith, NSW 2751
Fax: (02) 4732 7958
Email: council@penrith.city
Attention: The General Manager
 - (ii) to Mark Ventures Pty Ltd: Unit 49B, Slough Business Park
2 Slough Avenue
SILVERWATER NSW 2128
Email: andrewk@stratumtax.com.au
Attention: Mr. Andrew Kelada
- (c) is taken to be given or made:
 - (i) in the case of hand delivery, when delivered;
 - (ii) in the case of delivery by post, three Business Days after the date of posting (if posted to an address in the same country) or seven Business

Days after the date of posting (if posted to an address in another country);
and

- (iii) in the case of an email, when the sender receives an email acknowledgement from the recipient's information system showing the Notice has been delivered to the email address stated above; and
- (d) if under clause (c) a Notice would be taken to be given or made on a day that is not a Business Day in the place to which the Notice is sent, or later than 4.00 pm (local time), it is taken to have been given or made at the start of business on the next Business Day in that place.

16 General

16.1 *Relationship between parties*

- (a) Nothing in this agreement:
 - (i) constitutes a partnership between the parties; or
 - (ii) except as expressly provided, makes a party an agent of another party for any purpose.
- (b) A party cannot in any way or for any purpose:
 - (i) bind another party; or
 - (ii) contract in the name of another party.
- (c) If a party must fulfil an obligation and that party is dependent on another party, then that other party must do each thing reasonably within its power to assist the other in the performance of that obligation.

16.2 *Time for doing acts*

- (a) If the time for doing any act or thing required to be done or a notice period specified in this agreement expires on a day other than a Business Day, the time for doing that act or thing or the expiration of that notice period is extended until the following Business Day.
- (b) If any act or thing required to be done is done after 5.00 pm on the specified day, it is taken to have been done on the following Business Day.

16.3 *Further assurances*

Each party must promptly execute all documents and do all other things reasonably necessary or desirable to give effect to the arrangements recorded in this agreement.

16.4 *Variation*

A provision of this agreement can only be varied by a later written document executed by or on behalf of all parties and in accordance with the provisions of the Act.

16.5 *No assignment*

A party cannot assign or otherwise transfer its rights under this agreement without the prior written consent of the other party.

16.6 *Counterparts*

This agreement may be executed in any number of counterparts. All counterparts taken together constitute one instrument.

16.7 Legal expenses, stamp duty and administration fees

- (a) The Developer must pay on demand Council's reasonable legal costs and disbursements in connection with the negotiation, preparation, execution, stamping, and release and discharge of this agreement, including the reasonable costs incurred by the Council in obtaining any advice about this agreement or the value of land or works to be delivered under this agreement.
- (b) On execution of this agreement, the Developer must pay an administration, monitoring and enforcement fee to the Council in the amount of \$5,602.

16.8 Entire agreement

The contents of this agreement constitute the entire agreement between the parties and supersede any prior negotiations, representations, understandings or arrangements made between the parties regarding the subject matter of this agreement, whether orally or in writing.

16.9 Representations and warranties

The parties represent and warrant that they have the power and authority to enter into this agreement and comply with their obligations under the agreement and that entry into this agreement will not result in the breach of any law.

16.10 Severability

If a clause or part of a clause of this agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this agreement, but the rest of this agreement is not affected.

16.11 Invalidity

- (a) A word or provision must be read down if:
 - (i) this agreement is void, voidable, or unenforceable if it is not read down;
 - (ii) this agreement will not be void, voidable or unenforceable if it is read down; and
 - (iii) the provision is capable of being read down.
- (b) A word or provision must be severed if:
 - (i) despite the operation of clause (a), the provision is void, voidable or unenforceable if it is not severed; and
 - (ii) this agreement will be void, voidable or unenforceable if it is not severed.
- (c) The remainder of this agreement has full effect even if clause 16.11(b) applies.

16.12 Waiver

A right or remedy created by this agreement cannot be waived except in writing signed by the party entitled to that right. Delay by a party in exercising a right or remedy does not constitute a waiver of that right or remedy, nor does a waiver (either wholly or in part) by a party of a right operate as a subsequent waiver of the same right or of any other right of that party.

16.13 GST

- (a) Words and expressions which are not defined in this agreement but which have a defined meaning in GST Law have the same meaning as in the GST Law.
- (b) Unless otherwise expressly stated, all prices or other sums payable or consideration to be provided under this agreement are exclusive of GST.
- (c) If GST is imposed on any supply made under or in accordance with this agreement, the Developer must pay the GST or pay to the Council an amount equal to the GST payable on or for the taxable supply, whichever is appropriate in the circumstances.

16.14 Governing law and jurisdiction

- (a) The laws applicable in New South Wales govern this agreement.
- (b) The parties submit to the non-exclusive jurisdiction of the courts of New South Wales and any courts competent to hear appeals from those courts.

17 Reporting

On or before 31 July in each calendar year after the execution of this agreement and until the Developer's obligations under this agreement are satisfied, the Developer must provide a written report to Council detailing the progress of the provision of Contributions under this agreement and the progress of the Development.

Schedule 1 Contributions Table

Monetary Contributions				
No	Description	Amount	Timing	Security
1	Monetary contribution for the Maintenance Works	\$63,395.88	To be paid prior to issue of Subdivision Certificate	Release of Subdivision Certificate
Works				
No	Description	Amount	Timing	Security
2	Establishment Works and Establishment Maintenance Works	\$110,662	Establishment Works to be completed prior to issue of Subdivision Certificate. Establishment Maintenance Works to be completed prior to issue of Subdivision Certificate, unless clause 6.2(g) applies.	Release of Subdivision Certificate and security in the amount of 125% of value of works prior to Subdivision Works Certificate
Dedication of Land				
No	Description	Value	Timing	Security
3	Land dedication of the Dedication Land	\$560,254 as at 2 October 2024	Land to be dedicated prior to issue of Subdivision Certificate	Release of Subdivision Certificate and compulsory acquisition provision

Schedule 2 Summary of requirements (section 7.4)

Subject and subsection of the Act	Planning Agreement
Planning instrument and/or Development Application – Section 7.4(1) The Landowners have: (a) Sought a change to an environmental planning instrument ☐ Yes ☒ No (b) Made, or propose to make a Development Application ☒ Yes ☐ No (c) Entered into an agreement with, or are otherwise associated with, a person to whom paragraph (a) or (b) applies ☐ Yes ☒ No	DA22/0835
Description of the land to which the planning Agreement applies – Section 7.4(3)(a)	Lot 4 DP 27107 Lot 51 DP 1166569
Description of the change to the environmental planning instrument or development to which the Planning Agreement applies - Section 7.4(3)(b)	Demolition of existing structures and consolidation of two lots to facilitate a 9-lot Torrens Title subdivision including associated site works at 262-268 and 270-274 Caddens Road, Claremont Meadows.
The scope, timing and manner of delivery of contributions required by the Planning Agreement – Section 7.4(3)(c)	See Schedule 1.
Applicability of section 7.11 of the Act – Section 7.4(3)(d)	Excluded, see clause 7.
Applicability of section 7.12 of the Act – Section 7.4(3)(d)	Not excluded, see clause 7.
Applicability of section 7.24 of the Act – Section 7.4(3)(d)	Not excluded, see clause 7.
Whether the benefits are or are not to be taken into consideration in determining a development contribution under section 7.11 – Section 7.4(3)(e)	Not applicable as application of 7.11 is excluded, see clause 7.
Mechanism for dispute resolution – Section 7.4(3)(f)	See clause 10.
Enforcement of the Planning Agreement by a suitable means – Section 7.4(3)(g)	See clause 11.
Registration of the Planning Agreement – Section 7.6	See clause 8.

No obligation to grant consent or exercise functions – Section 7.4(9)	See clause 14 (no fetter).
--	----------------------------

Executed as an agreement

The common seal of Penrith City)
Council was hereunto affixed on)
[DATE] 17 December 2025)
Pursuant to a resolution passed on)
[DATE] 27 October 2025)



J. Brock.

Signature of witness

Signature of Authorised Delegate

Print position: General Manager

Jemma Brock.

Print name

Andrew Moore.

Print name

Executed for and on behalf of Mark)
Ventures Pty Ltd by its authorised)
delegate in accordance with Section 127)
Corporations Act 2001:)

Signature of witness

George Daoud

Print name

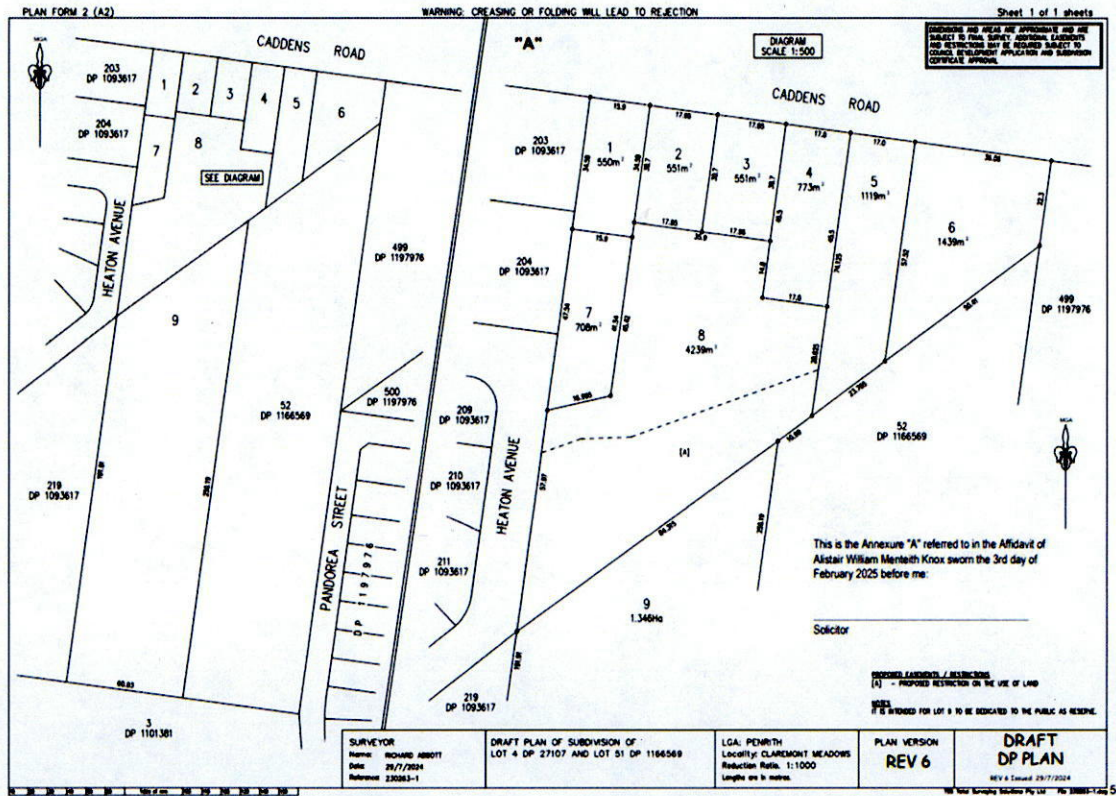
Signature of Authorised Delegate

Print position: Sole Director

Andrew Kelada

Print name

Annexure A Plan showing Land



Annexure B Plan showing Dedication Land

The dedication land is identified as Proposed Lot 9 above with an area of 1.346Ha and boundary dimensions of 84.315 (North), 250.19 (East), 60.93 (South) and 191.91 (West).

A handwritten signature in black ink, consisting of a stylized capital 'A' followed by a cursive flourish.

Annexure C

Approved Vegetation Management Plan for
Dedication Land

A handwritten signature or mark, possibly a stylized 'X' or a signature, located at the bottom right of the page.

262 - 268 and 270 - 274 Caddens Road, Claremont Meadows

Vegetation Management Plan (C2 Zone)

Mark Ventures Pty Ltd

10 September 2025

Final



Report No. 22193RP3

The preparation of this report has been in accordance with the brief provided by the Client and has relied upon the data and results collected at or under the times and conditions specified in the report. All findings, conclusions or commendations contained within the report are based only on the aforementioned circumstances. The report has been prepared for use by the Client and no responsibility for its use by other parties is accepted by Cumberland Ecology.

Version	Date Issued	Amended by	Details
1	13/06/2023	JT/BF	Draft issued to client
2	21/06/2023	JT	Final issued to client
3	8/07/2024	JT/BF	Updated final
4	26/07/2024	JT	Updated final
5	23/05/2025	JT	Updated final
6	13/08/2025	JT	Updated final
7	10/09/2025	JT	Updated final following Council review

Approved by:	David Robertson
Position:	Director
Signed:	
Date:	10 September, 2025

Table of Contents

Glossary	vi
1. Introduction	1
1.1. Purpose	1
1.2. Background	1
1.3. Relevant Legislation	3
1.4. Structure of this VMP	3
2. Methodology	4
2.1. Desktop assessments and Literature Review	4
2.2. Field Surveys	4
3. Existing Biodiversity Values	7
3.1. Vegetation Communities of the Subject Site	7
3.2. Flora Species	14
3.3. Fauna Species	15
3.4. Fauna Habitat	15
4. Management Zones	17
4.1. Management Zone 1 – PCT 3320 Intact	17
4.2. Management Zone 2 – PCT 3320 Modified	18
4.3. Management Zone 3 – PCT 4025 Intact	18
4.4. Management Zone 4 – PCT 4025 Modified	19
4.5. Management Zone 5 – PCT 4023	20
5. Weed Management Plan	21
5.1. Relevant Legislation	21
5.2. Preliminary Actions	21
5.3. Best Management Practice	22
5.4. Weed Control Measures	22
5.5. Stages of Weed Control	23
6. Revegetation Plan	25
6.1. Objectives	25
6.2. Recommended Revegetation Techniques	25
6.3. Ongoing Maintenance and Management	26
7. Monitoring and Reporting	28
7.1. Monitoring Program	28
7.2. Reporting	29
8. Timing and Responsibilities	30
8.1. Schedule of Works	30
8.2. Costing	30
9. References	40

Table of Tables

Table 1 Extent of vegetation communities within the subject site and VMP Area	7
Table 2 Priority weed species and WoNS recorded within VMP Area	15
Table 3 Timing and responsibilities for vegetation management	32
Table 4 Timing and responsibilities for fauna during clearing	37
Table 5 High level cost estimate for VMP works	38
Table 6 Weed control methods	2
Table 7 PCT 3320 species suitable for planting	12
Table 8 PCT 4023 species suitable for planting	15
Table 9 PCT 4025 species suitable for planting	18

Table of Photographs

Photograph 1 An example of PCT 4025 Canopy over modified understorey within VMP Area.....	8
Photograph 2 An example of PCT 4025 Intact within VMP Area	10
Photograph 3 An example of PCT 3320 Intact within VMP Area	12
Photograph 4 An example of PCT 4023 Intact within VMP Area	14

Table of Appendices

APPENDIX A : Weed Control Methods

APPENDIX B : Species Planting Lists

Table of Figures

Figure 1 Location of the study area and VMP Area

Figure 2 Land zoning and watercourses

Figure 3 Vegetation communities

Figure 4 Management zones and monitoring plots within the VMP Area

Glossary

Term/ Abbreviation	Definition
APZ	Asset Protection Zone
BAM	Biodiversity Assessment Methodology 2020
BC Act	NSW <i>Biodiversity Conservation Act 2016</i>
Biosecurity Act	NSW <i>Biosecurity Act 2015</i>
BRC	Bushland Regeneration Contractor
CEEC	Critically Endangered Ecological Community
DA	Development Application
DAWE	Former Commonwealth Department of Agriculture, Water and the Environment
DPIE	NSW Department of Planning, Industry, and Environment
EEC	Endangered Ecological Community
EP&A Act	NSW <i>Environmental Planning and Assessment Act 1979</i>
EPBC Act	Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>
GIS	Geographic Information System
GPS	Global Positioning System
ha	Hectares
IPA	Inner Protection Area
LGA	Local Government Area
NSW	New South Wales
OEH	NSW Office of Environment and Heritage (Now defunct)
PCT	Plant Community Type
Project	Proposed development of 262-268 and 270-274 Caddens Road, Claremont Meadows
Penrith LEP	<i>Penrith Local Environment Plan 2010</i>
Study Area	Lot 4 DP27107 and Lot 51 DP1166569
TEC	Threatened ecological community
VMP	Vegetation Management Plan
VMP Area	The southern portion of Lot 4 DP27107 within the E2 Environmental Conservation zone
WoNS	Weed of National Significance

1. Introduction

Cumberland Ecology has been commissioned by Mark Ventures Pty Ltd (the 'client') to prepare a Vegetation Management Plan (VMP) to support a Development Application (DA) DA22/0835 located at 262 and 270-274 Caddens Road, Claremont Meadows 2747 (the 'project') which proposes development within the northern portion of Lot 4 DP 27107 ('Lot 4') and Lot 51 DP 1166569 ('Lot 51'). Lot 4 and Lot 51, hereafter referred as the 'study area', have a total area of 2.42 ha, of which 0.85 ha are proposed to be subdivided and developed, and 0.2 ha is proposed to be retained, managed and revegetated under a separate VMP (our reference: 22193RP4). The remaining 1.37 ha comprising the central and southern portions of Lot 4, hereafter referred to as the 'VMP Area' (**Figure 1**), is to be retained, managed, and revegetated as required by this VMP.

The purpose of this VMP is primarily to protect areas of vegetation as well as the threatened ecological communities (TECs) within the VMP Area that are located outside of the development footprint. The VMP Area occurs within the Penrith City Council Local Government Area (LGA), and is zoned as C2 - Environment Conservation under the *Penrith Local Environment Plan 2010* (Penrith LEP). This VMP is for the initial establishment works and a 12-month maintenance period, after which the VMP Area is to be dedicated to Council.

This VMP should be read in conjunction with the Biodiversity Development Assessment Report (BDAR) prepared by Cumberland Ecology (2024).

1.1. Purpose

The purpose of this VMP is to provide guidelines for the conservation, management and revegetation of retained vegetation associated with the VMP Area. This VMP has been prepared to allow the retention and restoration of the remnant vegetation in the VMP Area, using bushland regeneration techniques.

The aims of this VMP are as follows:

- To enable protection of vegetation to be retained within the VMP Area during and after construction activities related to the project;
- To improve the biodiversity values of the VMP Area;
- To re-establish native vegetation that is broadly representative of the original vegetation communities within the VMP Area, comprising three strata including canopy trees, shrubs and groundcovers;
- To establish and enhance habitat for local fauna species with the potential to occur or known to occur within the VMP Area; and
- To enhance the ecological character of the site by systematic staged removal and routine control of weed species within the VMP Area.

1.2. Background

1.2.1. Location

The VMP Area, which has an area of approximately 1.37 ha, is located at 262 Caddens Road, Claremont Meadows and comprises the southern and central portions of Lot 4. It is located on the fringe of a residential

landscape in the suburb of Claremont Meadows in the Penrith City Council LGA and is currently zoned as C2 - Environment Conservation under the Penrith LEP (**Figure 2**). The VMP area is bounded to the north by native vegetation to be retained and protected under a separate VMP (our reference: 22193RP4), and by remnant bushland to the south, west and east.

The study area comprises historically managed areas, which have been utilised for the project's subdivision, as well as areas of intact bushland.

1.2.2. Hydrology and Habitat Connectivity

The study area occurs within the Hawkesbury Nepean catchment. No important wetlands listed in the Directory of Important Wetlands in Australia are present in the study area. No mapped areas of wetlands under Chapter 2 of the *State Environmental Planning Policy (Resilience and Hazards) 2021* are present in the study area. However, one (1) fourth order watercourse (Claremont Creek), as per the Strahler method, is present within the VMP Area in close proximity to its north boundary as well as the project's south boundary. In addition, an ephemeral water body with an area of approximately 250 m² is present within VMP Area (**Figure 2**). During the latest surveys undertaken within the VMP Area, the waterbody was found empty and seemed to be intermittent, occasionally filling during rainfall.

During a section 34 conciliation conference held on 13 June 2024, it was agreed that a 30m riparian corridor would be applied to either side of Claremont Creek.

1.2.3. Vegetation

Vegetation within the VMP Area consists of remnants of three TECs. TECs within the VMP Area and their listing statuses under the NSW *Biodiversity Conservation Act 2016* (BC Act) and the Commonwealth *Environment Protection and Biodiversity Conservation Act (1999)* (EPBC Act) are:

- Cumberland Plain Woodland in the Sydney Basin Bioregion (CPW) which is listed as a Critically Endangered Ecological Community (CEEC) under the BC Act and the EPBC Act;
- River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions (RFEF) which is listed as an Endangered Ecological Community (EEC) under the BC Act and a CEEC under the EPBC Act;
- Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions (SOFF) which is listed as an EEC under the BC Act and the EPBC Act.

These TECs correspond to the following Plant Community Types (PCTs), which are state-wide vegetation classification units described in the BioNet Vegetation Classification database:

- CPW - PCT 3320: Cumberland Shale Plains Woodland;
- RFEF - PCT 4025: Cumberland Red Gum Riverflat Forest; and
- SOFF - PCT 4023: Coastal Valleys Swamp Oak Riparian Forest.

1.3. Relevant Legislation

Legislation relevant to this VMP includes:

- Commonwealth EPBC Act;
- NSW *Environmental Planning and Assessment Act 1979* (EP&A Act);
- NSW *Biosecurity Act 2015* (Biosecurity Act);
- NSW *Pesticides Act 1999* (Pesticides Act);
- NSW BC Act; and
- NSW *Water Management Act 2000* (WM Act).

1.4 Structure of this VMP

The structure of the remainder of this document is as follows:

- Chapter 1 – Introduction: outlines VMP purpose and VMP Area's background;
- Chapter 2 – Methodology: outlines the methods of data collection for the preparation of this VMP;
- Chapter 3 – Existing Biodiversity Values: provides a summary of the existing flora and fauna values of the VMP Area and wider study area;
- Chapter 4 – Management Zones: identifies zones within the VMP Area with differing vegetation management requirements;
- Chapter 5 – Vegetation Clearing Plan: provides details on the vegetation clearing protocols required to be followed during the clearing process;
- Chapter 6 – Weed Management Plan: identifies the main weed species in the VMP Area that require management and the appropriate control measures;
- Chapter 7 – Restoration and Regeneration Plan: provides details of restoration which is to be undertaken in the VMP Area and guidelines for ongoing maintenance of vegetated areas (including weed control);
- Chapter 8 – Monitoring and Reporting: outlines establishment of a monitoring program and associated reporting to ensure the objectives of the VMP are met; and
- Chapter 9 – Schedule, Timing and Responsibilities: providing information about the associated activities, who will be responsible and when these are to be implemented.

2. Methodology

2.1. Desktop assessments and Literature Review

The preparation of this VMP involved a literature review to determine the most up to date methods of weed control for exotic species recorded by Cumberland Ecology within VMP Area and study area. This literature review involved a variety of sources including government fact sheets and websites. Cumberland Ecology staff with expertise in bushland maintenance were also consulted on current best practice methods and techniques.

In order to prepare this VMP and compile species lists for revegetation, the following documents were reviewed:

- Recovering Bushland on the Cumberland Plain (DEC 2005);
- Atlas of NSW Wildlife (DCCEE (NSW) 2024);
- Guidelines for vegetation management plans on waterfront land (DPE 2022);
- 262-268 and 270-274 Caddens Road, Claremont Meadows: Streamlined Biodiversity Development Assessment Report (Cumberland Ecology 2024);
- Cumberland Plain Woodland in the Sydney Basin Bioregion – critically endangered ecological community listing (NSW Scientific Committee 2009);
- River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions – Determination to make a minor amendment to Part 3 of Schedule 1 of the Threatened Species Conservation Act (NSW Scientific Committee 2011a); and
- Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner bioregions – Determination to make a minor amendment to Part 3 of Schedule 1 of the Threatened Species Conservation Act (NSW Scientific Committee 2011b).

In order to prepare species planting lists for revegetation, and revegetation strategies for remnant vegetation in the VMP Area, survey data was reviewed along with the existing BDAR prepared by Cumberland Ecology (2024) for the DA.

2.2. Field Surveys

The VMP Area was surveyed on 20 December 2022 and 27 February 2023 by a botanist and an ecologist, in order to map vegetation communities within the VMP Area, verify the existing conditions of the vegetation communities within the VMP Area, assess the overall condition of the vegetation, and to identify any locations of significant weed invasion. The site was traversed, and photographs were taken in various locations. Photograph waypoints were taken using a handheld Global Positioning System (GPS) device.

The wider study area was also surveyed by Cumberland Ecology on 20 December 2022 and 27 February 2023, for the purposes of vegetation mapping, target species surveying, random meander surveying as well as undertaking Biodiversity Assessment Method (BAM) plots for the preparation of a BDAR related to the project.

2.2.1. Plot-based Floristic Survey

During the aforementioned surveys of the VMP Area and area of the proposed development footprint, a total of ten (10) BAM Plots (three within the project's development footprint and seven within the VMP Area) were undertaken to assess the condition and species composition of vegetation communities. Each included establishment of a 20 x 50 m plot within which the following data was collected:

- Composition for each growth form group by counting the number of native plant species recorded for each growth form group within a 20 m x 20 m plot;
- Structure of each growth form group as the sum of all the individual projected foliage cover estimates of all native plant species recorded within each growth form group within a 20 m x 20 m plot;
- Cover of 'High Threat Exotic' weed species;
- Assessment of function attributes within a 20 m x 50 m plot, including:
 - Count of number of large trees;
 - Tree stem size classes measured as 'diameter at breast height over bark' (DBH);
 - Regeneration based on the presence of living trees with stems <5 cm DBH;
 - The total length in metres of fallen logs over 10 cm in diameter;
- Assessment of litter cover within five 1 m x 1 m plots evenly spread within the 20 m x 50 m plot; and
- Number of trees with hollows that are visible from the ground within the 20 m x 50 m plot.

2.2.2. Vegetation Mapping

Previous broad-scale mapping of the Cumberland Plain West by the Office of Environment and Heritage (OEH 2016) and the Department of Planning and Environment (DPE 2023) was reviewed prior to the survey in order to determine vegetation communities that could be present within the study area. The vegetation within the study area was ground-truthed by Cumberland Ecology to examine and verify the existing mapping including the condition and extent of the different vegetation communities. Where vegetation community boundaries were found to differ from the existing mapping, records were made of new boundaries using a hand-held GPS and marked-up on aerial photographs. The data collected was analysed and the resultant information was synthesised using a Geographic Information System (GIS) to create a spatial database to produce a vegetation map of the study area.

2.2.3. Data Analysis

2.2.3.1. Plant Community Types

Identification of the PCTs occurring within the study area was guided by the findings of the floristic survey. The data collected during surveys of the study area was analysed in conjunction with a review of the PCTs held within the BioNet Vegetation Classification Database. Consideration was given to the following:

- Occurrence within the Sydney Basin Interim Biogeographic Regionalisation for Australia subregion and Hawkesbury Nepean management area;
- Vegetation formation;
- Alignment with TECs;
- Landscape position;
- Associated upper stratum species; and
- Upper, mid and ground strata species.

Where locally defined map units were not readily able to be matched to PCTs, best-fit communities were selected, or noted as unassigned if comprised of planted or exotic vegetation.

2.2.3.2. Classification of Threatened Ecological Communities

Following review of potentially occurring TECs, the vegetation communities identified within the study area were examined against the listings of TECs under the BC Act and EPBC Act.

For TECs listed under the BC Act, vegetation communities were examined against the final determinations for potentially occurring TECs. A component of this analysis was to compare the species recorded during the field surveys with the species lists provided in the final determinations. Additional information such as location and biophysical aspects of each final determination were also taken into account in the assessment.

For TECs listed under the EPBC Act, vegetation communities were examined against the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) (formerly the Department of Agriculture, Water and the Environment) Species Profile and Threats Database and any associated documentation, such as listing advice and policy statements.

3. Existing Biodiversity Values

3.1. Vegetation Communities of the Subject Site

Ground-truthing by Cumberland Ecology refined the existing vegetation mapping of the subject site and identified three native vegetation communities.

The vegetation communities recorded within the study area are provided within **Table 1**, as well as their associated PCT, listing status under the BC Act and EPBC Act, and extent. The distribution of vegetation communities within the VMP Area and study area is provided in **Figure 3**.

Table 1 Extent of vegetation communities within the subject site and VMP Area

Vegetation Community	PCT	BC Act	EPBC Act	VMP Area (ha)	Study Area (ha)
Cumberland Red Gum Riverflat Forest	4025	EEC	CE	0.63	0.87
Cumberland Shale Plains Woodland	3320	CEEC	CE	0.41	0.71
Coastal Valleys Swamp Oak Riparian Forest	4023	EEC	E	0.33	0.33
Total				1.26	1.91

3.1.1. Cumberland Red Gum Riverflat Forest

Vegetation Formation: Forested Wetlands

Statewide Class: Coastal Floodplain Wetlands

NSW PCT: 4025 Cumberland Red Gum Riverflat Forest

3.1.1.1. General Description

Cumberland Red Gum Riverflat Forest is an open eucalypt forest situated on broad alluvial flats of the Hawkesbury and Nepean river systems as well as forming narrower ribbons alongside streams and creeks that drain the Cumberland Plain (EHG 2023a). Typically, the canopy includes *Angophora floribunda* (Rough-barked Apple), *Eucalyptus tereticornis* (Forest Red Gum) and/or *Eucalyptus amplifolia* (Cabbage Gum). The understorey within this community is characterised by an occasional sparse to open small tree stratum of *Melaleuca* spp. (Paperbark) and *Acacia* spp. (Wattles). A sparse lower shrub layer features *Bursaria spinosa* (Native Blackthorn) (EHG 2023a). The ground layer is characterised by an abundant cover of grasses with small herbs and ferns. River-flat Eucalypt Forest occurs at altitudes between one and 160 metres above sea level and with a mean annual rainfall of 750-1000 millimetres (EHG 2023a).

3.1.1.2. Site Description

Within the study area, Cumberland Red Gum Riverflat Forest occurs as two condition classes:

- Canopy over a modified understorey (subject site and study area)
- Intact (study area)

i. Canopy over a modified understorey

BC Act Status: EEC

EPBC Act Status: Does not conform – Critically Endangered

The Cumberland Red Gum Riverflat Forest in the north west of the VMP Area occurs within the floodplain area associated with Claremont Creek. It occurs as canopy trees over a modified understorey that has been previously cleared in the past. The canopy species include *Eucalyptus amplifolia* (Cabbage Gum), *Eucalyptus tereticornis* (Forest Red Gum) and *Casuarina glauca* (Swamp Oak). The understorey is dominated by exotic species such as *Tradescantia fluminensis* (Small-leaf spiderwort), *Cenchrus clandestinus* (Kikuyu Grass), *Paspalum dilatatum* (Paspalum), *Chloris gayana* (Rhodes Grass), *Cirsium vulgare* (Spear Thistle), *Sida rhombifolia* (Paddy's Lucerne) and *Bidens pilosa* (Cobblers Pegs). The native species present include *Commelina cyanea*, *Microlaena stipoides* var. *stipoides* (Weeping Grass), *Oplismenus aemulus* (Basket Grass), *Asperula conferta* (Common Woodruff), *Dichondra repens* (Kidney weed) and *Carex inversa*. The shrub strata includes the exotics *Olea europaea* spp. *cuspidata* (African Olive), *Ligustrum lucidum* (Large-leaved Privet) and *Ligustrum sinense* (Small-leaved Privet).

An example of this vegetation community is shown in **Photograph 1**.

Photograph 1 An example of PCT 4025 Canopy over modified understorey within VMP Area



a. Alignment with Threatened Ecological Communities

PCT 4025 is aligned with RFEF which is listed as an EEC under the BC Act and as Critically Endangered under EPBC Act within the BioNet Vegetation Classification database.

The RFEF canopy over a modified understory on the subject site conforms to the listing criteria under the BC Act due to the canopy species present, the canopy height, the shale influenced alluvial soils present on the study area and the geographic area where the subject site is located (OEH 2019). The RFEF canopy over a modified understory on the site conforms to the EPBC Act listing of Critically Endangered due to being a small patch (≥ 0.5 ha), having a perennial understorey vegetative cover comprised of 30% or more native species, and having a ground cover richness of 4 or more native species, as stated in Table 4 of the EPBC Act Listing Advice for the community.

ii. Intact

BC Act Status: EEC

EPBC Act Status: Critically Endangered

Within the VMP Area the RFEF occurs on a floodplain associated with Claremont Creek in the north-eastern, central and southern areas of Lot 4. It is characterised by the occurrence of *Eucalyptus moluccana* (Grey Box), *Eucalyptus tereticornis* (Forest Red Gum), and, to a lesser extent *Casuarina glauca* (Swamp Oak) and *Eucalyptus amplifolia* (Cabbage Gum). The sub-canopy includes the mentioned canopy species. The shrub stratum in some areas is dominated by *Bursaria spinosa* (Blackthorn). Exotic species present include *Olea europaea* spp. *cuspidata* (African Olive), *Ligustrum lucidum* (Large-leaved Privet), *Ligustrum sinense* (Small-leaved Privet), *Lonicera japonica* (Japanese Honeysuckle), *Senecio madagascariensis* (Fireweed), *Bidens pilosa* (Blackjack) and *Asparagus* spp. The native groundcover includes the species *Microlaena stipoides* var. *stipoides* (Weeping Grass), *Entolasia marginata* (Bordered Panic), *Alternanthera denticulata* (Lesser Joyweed), *Dichondra repens* (Kidney Weed) and *Centella asiatica* (Indian Pennywort).

An example of this vegetation community is shown in **Photograph 2**.

Photograph 2 An example of PCT 4025 Intact within VMP Area



a. Alignment with Threatened Ecological Communities

PCT 4025 is aligned with RFEF which is listed as an EEC under the BC Act and as Critically Endangered under EPBC Act within the BioNet Vegetation Classification database.

The RFEF within VMP Area conforms to the listing criteria under the BC Act due to the canopy species present, the canopy height, the shale influenced alluvial soils present on the study area and the geographic area where the subject site is located (OEH 2024). Also, the RFEF on the site conforms to the EPBC Act listing of Critically Endangered due to being a small patch (≥ 0.5 ha) with a perennial understorey vegetative cover comprised of 30% or more native species, and having a ground cover richness of 4 or more native species, as stated in Table 4 of the EPBC Act Listing Advice for the community.

3.1.2. Cumberland Shale Plains Woodland

Vegetation Formation: Grassy Woodlands

Statewide Class: Coastal Valley Grassy Woodlands

NSW PCT: 3320 Cumberland Shale Plains Woodland

3.1.2.1. General Description

Cumberland Shale Plains Woodland is found throughout the Cumberland Plain. It is one of the plant communities associated with clay-rich shale soil derived from Wianamatta Shale occurring at elevations less than 150 meters above sea level throughout the driest part of the Sydney Basin (Tozer et al. 2010). Some sites occur at higher elevations where the landscape remains gently inclined. The main canopy species include *Eucalyptus moluccana* (Grey Box), *Eucalyptus tereticornis* (Forest Red Gum) and *Eucalyptus crebra* (Narrow-leaved Ironbark) (NSW Government 2010).

3.1.2.2. Site Description

BC Act Status: CEEC

EPBC Act Status: Critically Endangered

The Cumberland Shale Plains Woodland in the south of lot 4 occurs above the floodplain associated with Claremont Creek. It occurs as an intact community although include *Olea europaea* spp. *cuspidata* (African Olive) is prevalent in the sub-canopy and shrub strata. The canopy species include *Eucalyptus tereticornis* (Forest Red Gum) and *Eucalyptus moluccana* (Grey Box). The sub-canopy includes the species *Melaleuca decora*, *Eucalyptus tereticornis* (Forest Red Gum) and *Eucalyptus moluccana* (Grey Box). The native shrub layer includes *Bursaria spinosa* (Blackthorn). The understorey includes the native species *Microlaena stipoides* var. *stipoides* (Weeping Grass), *Themeda triandra* (Kangaroo Grass), *Scaevola albida* (Pale Fan-flower), *Hibbertia aspera* (Rough Guinea Flower), *Isotoma fluviatilis* (Swamp Isotome), *Lobelia purpurascens* (Whiteroot), *Dichondra repens* (Kidney weed) and *Brunoniella australis* (Blue trumpet). Exotic species present include *Olea europaea* spp. *cuspidata* (African Olive), *Ligustrum lucidum* (Large-leaved Privet), *Ligustrum sinense* (Small-leaved Privet), *Senecio madagascariensis* (Fireweed), *Bidens pilosa* (Blackjack) and *Asparagus* spp.

An example of this vegetation community is shown in **Photograph 3**.

Photograph 3 An example of PCT 3320 Intact within VMP Area



3.1.2.3. Alignment with Threatened Ecological Communities

PCT 3320 is aligned with CPW which is listed as a CEEC under the BC Act and as Critically Endangered under EPBC Act within the BioNet Vegetation Classification database.

The CPW present within VMP Area conforms to the listing criteria under the BC Act due to the canopy species present, the canopy height, the shale soils identified on the subject site and the geographic area where the study area is located (NSW Government 2010). The CPW within VMP Area also conforms to the EPBC Act listing of Critically Endangered due to the patch being ≥ 0.5 ha and having 50% or more of the perennial understorey vegetation comprising of native species, and therefore does meet the listing criteria located in Table 1 of the EPBC Act Listing Advice for the community.

3.1.3. Coastal Valleys Swamp Oak Riparian Forest

Vegetation Formation: Forested Wetlands

Statewide Class: Coastal Floodplain Wetlands

NSW Plant Community Type: 4023 Coastal Valleys Swamp Oak Riparian Forest

3.1.3.1. General Description

Cumberland Swamp Oak Riparian Forest (EHG 2023b) is found on the river flats of the Cumberland Plain in western Sydney. The distinguishing feature is the prominent stands of *Casuarina glauca* (Swamp Oak) found along or near streams. The community is associated with grey-black clay-loams and sandy loams, where the groundwater is saline or sub-saline, on waterlogged or periodically inundated flats, drainage lines, lake margins and estuarine fringes associated with coastal floodplains. It generally occurs below 20 m (rarely above 10 m) elevation. The structure of the community may vary from open forests to low woodlands, scrubs or reedlands with scattered trees (EHG 2023b). It may be that this is a pioneering community that is re-establishing following clearing. It is known that many creek lines in western Sydney are slightly saline, particularly during drought (Benson and Howell 1990). Water tables are likely to rise following clearing, bringing salt water closer to the surface. This may explain why the salt tolerant swamp oak is so prolific in these environments and in many instances appears to survive where the eucalypt species do not.

3.1.3.2. Site Description

BC Act Status: EEC

EPBC Act Status: Endangered

This community fringes Claremont Creek and wetter areas within VMP Area. The community has a canopy dominated by *Casuarina glauca* (Swamp Oak). The shrub layer is very sparse but includes regenerating *Casuarina glauca* (Swamp Oak) and *Bursaria spinosa* (Native Blackthorn). The ground layer includes *Juncus usitatus* (Rush), *Elliptica platyglossa*, *Commelina cyanea*, *Marsilea hirsuta* (Nardoo), *Haloragis heterophylla* (Rough Raspwort), *Eleocharis minuta* and *Alternanthera denticulata* (Lesser Joyweed).

An example of this vegetation community is shown in **Photograph 4**.

Photograph 4 An example of PCT 4023 Intact within VMP Area



3.1.3.3. Alignment with Threatened Ecological Communities

PCT 4023 is aligned with SOFF which is listed as an EEC under the BC Act and as Endangered under the EPBC Act within the BioNet Vegetation Classification database.

The SOFF on the subject site conforms to the listing criteria under the BC Act due to the canopy species present, the canopy height, the waterlogged soils identified on the study area and the geographic area where the subject site is located (OEH 2022). The SOFF in the VMP Area does conform to the EPBC Act listing of Endangered due to being a large patch (≥ 0.5 ha) and having a mostly native understorey (<50% non-native) as stated in Table 1 of the EPBC Act Listing Advice for the community (DoEE 2018).

3.2. Flora Species

A total of 97 flora species were recorded within the study area during field surveys, including 60 native species and 37 exotic species. Of the native species recorded in the study area, the most frequently recorded plant families were Poaceae (14), Myrtaceae (6), Fabaceae (Faboideae) (5) and Asteraceae (3). Of the exotic species recorded in the study area, the most frequently recorded plant families were Asteraceae (7) and Poaceae (6), Oleaceae (3) and Asparagaceae (3).

3.2.1. Threatened Flora Species

No threatened flora species were recorded within the VMP Area or study area.

3.2.2. Weeds

A total of five (5) weeds recorded within the study area are listed as State or Regional Priority weeds under the *Greater Sydney Regional Strategic Weed Management Plan 2023-2027* (LLS: Greater Sydney 2022). Five weeds recorded within the study area are also listed as Weeds of National Significance (WoNS) under the Biosecurity Act, four of which occur in the VMP Area (**Table 2**).

Table 2 Priority weed species and WoNS recorded within VMP Area

Species	Common Name	Priority Status	WoNS
<i>Asparagus aethiopicus</i>	Asparagus Fern	SP	Yes
<i>Asparagus asparagoides</i>	Bridal Creeper	SP	Yes
<i>Lantana camara</i>	Lantana	SP	Yes
<i>Olea europaea</i> subsp. <i>cuspidata</i>	African Olive	RP	No
<i>Senecio madagascariensis</i>	Fireweed	SP	Yes

Key: SP = State Priority, RP = Regional Priority, WoNS = Weed of National Significance

3.3. Fauna Species

3.3.1. General Species

The VMP Area provides potential foraging and breeding habitat for a number of fauna species. Some fauna species recorded during site surveys are: Black-faced Cuckoo Shrike (*Coracina novaehollandiae*), White faced Heron (*Egretta novaehollandiae*), Grey Fantail (*Rhipidura albiscapa*), Superb fairy Wren (*Malurus cyaneus*), Pacific black Duck (*Anas superciliosa*), and Willie Wagtail (*Rhipidura leucophrys*).

3.3.2. Threatened Fauna Species

One threatened fauna species, the Cumberland Plain Land Snail (*Meridolum corneovirens*) was recorded in the study area during surveys conducted by Narla Environmental (2022), and suitable habitat occurs within the VMP Area. In addition, the Swift Parrot (*Lathamus discolor*) has been assumed present within the study area which includes the VMP Area and the project's development footprint due to the occurrence of a mapped important area for the species being present.

3.4. Fauna Habitat

The VMP Area contains remnant woodland, an ephemeral water body and the Claremont Creek's riparian corridor that comprise potential foraging, shelter and breeding opportunities for a suite of fauna species. Key habitat features within the study area include:

- Canopy trees containing habitat features such as hollows and nests, providing shelter and breeding habitat for a range of reptiles, birds, arboreal mammals and microchiropteran bats (microbats)

- Rocks and leaf litter – providing foraging and basking habitat for small reptiles, and foraging habitat for invertebrate species;
- Nectar-producing trees and shrubs – foraging habitat for insects, blossom-dependant birds, arboreal mammals and megachiropteran bats (flying-foxes).
- Fallen logs suitable as habitat for a range of reptiles and small mammals; and
- A creek and a water body suitable as foraging and breeding habitat for wetland birds and amphibians. At minimal, both water sources are likely to be utilised by numerous species from time to time.

These key habitat features may provide habitat for a range of fauna species, including some species that are listed as threatened under the EPBC Act and/or the BC Act, which are also likely to utilise the VMP Area as part of a wider foraging range. Figure 5 of the BDAR (Cumberland Ecology 2024) shows the locations of key habitat features within the study area.

4. Management Zones

The VMP Area will be managed as five (5) Management Zones, as shown in **Figure 4**. It is expected that management under this VMP, which includes weed management, monitoring, and the restoration and revegetation with native, locally indigenous plant species would be undertaken over a five-year period. **Appendix A** includes recommended weed control measures for exotic species previously recorded within the study area. Where possible, all existing native species will be retained.

4.1. Management Zone 1 – PCT 3320 Intact

Management Zone 1 consists of 0.26 ha of PCT 3320 in good condition that occurs as a medium sized patch along the southern boundary of the VMP Area. This patch consists of a native canopy, understorey and ground layer, with minor occurrences of exotic species in the understorey and ground layer.

As this vegetation is in good condition it is expected that minor management actions are required. Initial actions within this management zone will be clearing of any exotic shrub and ground cover species present within the management zone. **Appendix A** includes recommended weed control measures for exotic species previously recorded within the VMP Area.

The overall objectives for Management Zone 1 include:

- Remove and control exotic species;
- Allow natural regeneration of native species; and
- Revegetate with native species, where gaps or no regeneration occur.

As it is likely that native species will naturally regenerate following removal of exotic species, replanting with native species is unlikely to be required. However, where gaps in the strata, or no natural regeneration occur, replanting would be suitable. A species list for PCT 3320 is provided in **Appendix B**.

It should be noted that part of this management zone occur within the riparian corridor of Claremont Creek (**Figure 4**). As such, specific management actions will be required in order to maintain the riparian corridor of Claremont Creek. The objectives for Management Zone 1 within the riparian corridor will include:

- Remove and control exotic weed species;
- Re-habilitate the water body margin and riparian corridor with wetland species; and
- Revegetation of the stream bank with shrub and ground layer species to stabilise banks.

The species recommended for revegetation for parts of Management Zone 1 within the riparian corridor will include wetland species, and species adapted to moist environments, where required, which are associated with PCT 3320. The species list for PCT 3320 provided in **Appendix B** also contains information on suitable planting locations for each species.

4.2. Management Zone 2 – PCT 3320 Modified

Management Zone 2 consists of 0.15 ha of modified PCT 3320 that occurs in the VMP Area as a medium sized patch along the northern boundary of the VMP Area. This patch consists of a native canopy over a modified understorey and ground cover which comprises a mixture of native and exotic flora species.

The selection of species to be planted in this area has been prepared to be consistent with CPW, which occurs naturally within the study area as well as surrounding areas adjacent to the study area. Species selected are species known to occur in the locality and naturally occur in the community within the Sydney Basin. All structural layers are to be revegetated including trees, shrubs, and the ground layer.

The overall objectives for Management Zone 2 include:

- Removal and control exotic weed species; and
- Revegetate with native canopy, shrub and groundcover species.

After the clearance of exotic groundcover has taken place, characteristic PCT 3320 species will be planted in the ground and shrub strata. A species list for PCT 3320 is provided in **Appendix B**.

It should be noted that the majority of this management zone occurs within the riparian corridor of Claremont Creek (**Figure 4**). As such, specific management actions will be required in order to maintain the riparian corridor of Claremont Creek. In addition to the overall objectives listed above, the objectives for Management Zone 2 with regards to the riparian corridor include:

- Re-habilitate the water body margin and riparian corridor with wetland species; and
- Revegetate the stream bank with shrub and ground layer species to stabilise banks.

The species recommended for revegetation for parts of Management Zone 2 within the riparian corridor will include wetland species, and species adapted to moist environments, where required, which are associated with PCT 3320. The species list for PCT 3320 provided in **Appendix B** also contains information on suitable planting locations for each species

4.3. Management Zone 3 – PCT 4025 Intact

Management Zone 3 consists of 0.56 ha of PCT 4025 in good condition that occurs in a large patch within the central portion of the VMP Area. This patch consists of a native canopy, understorey and ground layer, with minor occurrences of exotic species in the understorey and ground layer.

As this vegetation is in good condition it is expected that minor management actions are required. Initial actions within this management zone will be clearing of any exotic shrub and ground cover species present within the management zone. **Appendix A** includes recommended weed control measures for exotic species previously recorded within the VMP Area.

The overall objectives for Management Zone 3 include:

- Remove and control exotic species;

- Allow natural regeneration of native species; and
- Revegetate with native species, where gaps or no regeneration occur.

As it is likely that native species will naturally regenerate following removal of exotic species, replanting with native species is unlikely to be required. However, where gaps in the strata, or no natural regeneration occur, replanting would be suitable. A species list for PCT 4025 is provided in **Appendix B**.

It should be noted that parts of this management zone occur within the riparian corridor of Claremont Creek (**Figure 4**). As such, specific management actions will be required in order to maintain the riparian corridor of Claremont Creek. The objectives for Management Zone 3 within the riparian corridor will include:

- Remove and control exotic weed species;
- Re-habilitate the water body margin and riparian corridor with wetland species; and
- Revegetation of the stream bank with shrub and ground layer species to stabilise banks.

The species recommended for revegetation for parts of Management Zone 3 within the riparian corridor will include wetland species, and species adapted to moist environments, where required. The species list for PCT 4025, provided in **Appendix B** also contains information on suitable planting locations for each species.

4.4. Management Zone 4 – PCT 4025 Modified

Management Zone 4 consists of 0.06 ha of modified PCT 4025 that occurs in the VMP Area as a small patch in the north east corner. This patch consists of a native canopy over a modified understorey and ground cover which comprises a mixture of native and exotic flora species.

The selection of species to be planted in this area has been prepared to be consistent with RFEF which occurs naturally within the study area as well as surrounding areas adjacent to the study area. Species selected are species known to occur in the locality and naturally occur in the community within the Sydney Basin. All structural layers are to be revegetated including trees, shrubs, and the ground layer.

The overall objectives for Management Zone 4 include:

- Removal and control exotic weed species; and
- Revegetate with native canopy, shrub and groundcover species.

After the clearance of exotic groundcover has taken place, characteristic PCT 4025 species will be planted in the ground and shrub strata. A species list for PCT 4025 is provided in **Appendix B**.

It should be noted that parts of this management zone occur within the riparian corridor of Claremont Creek. As such, specific management actions will be required in order to maintain the riparian corridor of Claremont Creek. The objectives for Management Zone 4 within the riparian corridor will include:

- Remove and control exotic weed species;
- Re-habilitate the water body margin and riparian corridor with wetland species; and

- Revegetation of the stream bank with shrub and ground layer species to stabilise banks.

The species recommended for revegetation for parts of Management Zone 4 within the riparian corridor will include wetland species, and species adapted to moist environments, where required. The species list for PCT 4025 provided in **Appendix B** also contains information on suitable planting locations for each species.

4.5. Management Zone 5 – PCT 4023

Management Zone 5 consists of 0.33 ha of PCT 4023 in good condition that occurs in two small patches within the southern portion of the VMP Area. These patches consist of a native canopy, understorey and ground layer, with minor occurrences of exotic species in the understorey and ground layer.

As this vegetation is in good condition it is expected that minor management actions are required. Initial actions within this management zone will be clearing of any exotic shrub and ground cover species present within the management zone. **Appendix A** includes recommended weed control measures for exotic species previously recorded within the VMP Area.

The overall objectives for Management Zone 5 include:

- Remove and control exotic species;
- Allow natural regeneration of native species; and
- Revegetate with native species, where gaps or no regeneration occur.

As it is likely that native species will naturally regenerate following removal of exotic species, replanting with native species is unlikely to be required. However, where gaps in the strata, or no natural regeneration occur, replanting would be suitable. A species list for PCT 4023 is provided in **Appendix B**.

It should be noted that parts of this management zone occur within the riparian corridor of Claremont Creek. As such specific management actions will be required in order to maintain the riparian corridor of Claremont Creek. The objectives for Management Zone 5 within the riparian corridor will include:

- Remove and control exotic weed species;
- Re-habilitate the water body margin and riparian corridor with wetland species; and
- Revegetation of the stream bank with shrub and ground layer species to stabilise banks.

The species recommended for revegetation for parts of Management Zone 5 within the riparian corridor will include wetland species, and species adapted to moist environments, where required. The species list for PCT 4025 provided in **Appendix B** also contains information on suitable planting locations for each species.

5. Weed Management Plan

The VMP Area contains several Priority Weed species identified in the *Greater Sydney Regional Strategic Weed Management Plan 2023 – 2027* (LLS: Greater Sydney 2022). In addition, future development within the project footprint has the potential to contribute to the spread of exotic species, including garden escapees into the VMP Area. The objectives of weed management in the VMP Area are to control the existing weeds that occur in order to facilitate the recovery of the native vegetation present and to prevent the establishment of any additional weed species, through ongoing maintenance.

Weeds identified within the VMP Area, or elsewhere in the project footprint are listed with their respective control measures in **Appendix A** which form the basis of this Weed Management Plan.

5.1. Relevant Legislation

5.1.1. Biosecurity Act 2015

Priority Weeds are weeds prioritised for control under the Biosecurity Act. State Level Priority Weeds have specific legal requirements for management written into the Biosecurity Act under regulations and controls, while Regional Priority Weeds have recommended management actions and strategic regional responses under the *Greater Sydney Regional Strategic Weed Management Plan 2023-2027* (LLS: Greater Sydney 2022).

5.1.2. Pesticides Act 1999

The Pesticides Act controls the use of herbicides within New South Wales. Under the Pesticides Act, it is illegal to use herbicides for species not listed on a particular herbicide's label, or in a concentration or manner not outlined on the label. Off-label use of a particular herbicide is permitted only upon obtaining a specific permit.

5.2. Preliminary Actions

The directions under the following headings should be undertaken sequentially in the VMP Area, and as appropriate in the development footprint.

5.2.1. Sediment Fencing

Areas in the VMP Area that are designated for revegetation will require site preparation prior to revegetation. Initially, it should be determined whether the topography of the land will result in soil erosion after initial weed management works are completed. In areas where soil erosion is likely, temporary silt sediment fencing will be installed around the area to be revegetated, to prevent soil loss during rainfall.

5.2.2. Installation of Tree Guards around Native Plants

Prior to commencing initial weed management, the ground layer of the VMP Area should be searched for native shrubs, herbs and grasses present within any large patches of dominant weeds. These plants where practical should have a plastic tree guard installed around them to protect them from herbicide drift.

5.2.3. Laying of Weed Suppression Materials

Several days after the second application of herbicide (described in **Section 6.5.2** below), weed suppression materials can be installed if required. This will inhibit germination rates of exotic weed seed in the soil, inhibit vegetative regrowth of resilient exotic weed species, and prevent soil runoff of surface soils during rain in the

period until native plantings have become established to prevent erosion. Weed suppression material can be a form of biodegradable matting such as jute matting.

Jute matting is a commonly used biodegradable form of matting for bushland regeneration works. The heavier available forms of this product suppress weed growth. Holes would be cut in the matting if used, to allow it to be placed around remnant native plant individuals occurring on the site. Holes would also need to be cut to plant tube stock.

Jute matting, or any other form of weed suppressing layer across the ground will also inhibit regrowth of native plants from seed. For this reason, weed suppression matting should only be used initially to establish the revegetation site while intensive weed control is needed, and be allowed to biodegrade over time without being reapplied, unless required during the establishment period. It should only be used in areas where substantial exposure of soil surfaces following weed control will occur to prevent soil runoff, and should not be used in intact bushland areas. Following application of weed suppression materials the reconstructed bushland areas will be planted out with native plants selected from the list provided in **Appendix B**.

Tree guards should remain installed around remnant, native herbaceous plants within large patches of exotic species until such time as they mature and set seed. This will prevent predation by exotic herbivorous animal species such as rabbits before they contribute seed to the soil seed bank and protect them from herbicide drift during maintenance site visits by the Bushland Regeneration Contractor (BRC).

5.3. Best Management Practice

The BRC for weed removal within the VMP Area is required to minimise impacts upon existing vegetation and habitats, and is required to take the following into consideration during works:

- The main principles of the Bradley Method of bush regeneration, i.e. not over-clearing (remove only targeted species), employment of minimal disturbance techniques to avoid soil and surrounding vegetation disturbance, and replacement of disturbed mulch/leaf-litter;
- Removal of fruiting/seeding parts of weeds carefully, to minimise spread of plant propagules;
- Use of chemicals and sprays only during suitable weather conditions (i.e. not during wet or windy conditions), and only during appropriate seasons;
- All equipment will be thoroughly cleaned prior to entering the site to minimise contamination;
- Proximity to watercourses and swampy areas; and
- Presence of native fauna or nesting/breeding sites.

5.4. Weed Control Measures

Weed control is to be implemented across the VMP Area, and also where relevant in the project footprint. Weed control works will be undertaken using the strategies outlined below.

5.4.1. Manual Weed Removal

Manual removal, or hand weeding, is an effective form of weed control when all viable parts of the plant are removed from the soil (roots, fruiting material and rhizomes) and site. All weeds removed by hand will be handled according to best practice bush regeneration techniques to prevent subsequent seed set from the removed weeds. Any weed material containing propagules, or plant parts capable of asexual reproduction will be bagged and removed from site.

5.4.2. Use of Herbicides

All herbicides should be used according to recommendations on the herbicide label. Appropriate Personal Protective Equipment (PPE) should be worn, and consideration given to time of day, likelihood of rainfall, wind direction and likely impact on native species as per guidelines on the label. Use of glyphosate will be appropriate for most species. Glyphosate is the preferred herbicide for use in environmentally sensitive areas as it is rapidly broken down by microbes in the soil so residue is short lived and will not affect remnant and planted native individuals in the long-term following application. The nominate herbicide form for use in the VMP Area is Roundup Biactive, due to this herbicide containing surfactants that are formulated to minimise harm to amphibians. Spraying of herbicides should not occur within 2m of the dam and/or Claremont Creek. As runoff is a likely means of herbicide residue entering watercourses, chemical treatment should be avoided prior to or directly after rains. Spraying of herbicides should also not occur during periods of high wind.

It is important to note that there can be legal restrictions and permit requirements for use of specific herbicides for specific plants, and chemical labels and permit requirements always need to be read prior to herbicide application. While the recommended methods for weed treatment detailed in **Appendix A** are effective, some will require a permit. Some relevant permit numbers are PER9907, and PER11916. These permits need to be obtained from the Federal Government body, the Australian Pesticides and Veterinary Management Authority. Manual removal will be an appropriate form of control for some species, and all chemical treatment should be carried out according to best practice guidelines. Planting should not be undertaken within ten (10) days of herbicide application.

5.5. Stages of Weed Control

5.5.1. Primary Weeding

Primary weeding is the first stage of bushland regeneration and may involve techniques such as:

- Eliminating any woody weed species; and
- Targeting and eliminating any large, dominant infestations of exotic herbs and grasses. Prior to chemical treatment any seed on mature exotic plants should be bagged to prevent seed fall and addition to the exotic soil seed bank of propagules.

The goal of primary weeding for the VMP Area will be to eliminate all the larger weed infestations to allow planting to take place to fill gaps in the understorey and canopy without competition from weed species. Primary weeding may involve techniques such as:

- The selective spraying of weeds, with Roundup Biactive, except within 500m of the dam and Claremont Creek;
- Cutting/scraping and painting deep rooted woody weeds and climbers with hand tools, chainsaws and brush cutters and painting cut stumps with Roundup Biactive; and
- Selective hand removal of weeds and wicker wiping of tall herbaceous weeds in situations where damage to proximate, low growing native plants can be avoided.

Following the initial spraying of areas in which revegetation is to take place the site should be left for three weeks to allow time for treated weeds to die back. After this period the entire area should be resprayed with Glyphosate again, with a focus made on treating any exotic plant species that still have green colouring left in foliage.

5.5.2. Ongoing Weed Maintenance

Weed suppression methods such as jute matting will suppress mass regrowth of weeds initially, but not entirely prevent regrowth of weeds. The most cost and time effective method of controlling weed regrowth in a revegetation area or weedy bushland area is by spraying a non-selective glyphosate herbicide. A list of effective methods for control of weeds on site is found in **Appendix A**.

Follow-up weeding should be undertaken in all zones that have received past primary weeding treatments in the following months, to treat any regrowth of weeds. Ongoing maintenance of the revegetation and natural regeneration areas should occur for a five-year period by the contracted bushland regeneration company, and each area should be covered in its entirety once every month, to diminish the soil seed bank of exotic weed species present on site. In order to eliminate the occurrence of these species they need to be controlled before they have a chance to set seed.

Tree guards should remain around native remnant plants, and native plants that have been planted, for at least 6 months to protect them from herbivory. Rabbits and other fauna can devastate revegetation areas soon after planting, if tree guards are not used. Tree guards will also allow herbicide to be used for control of the majority of regrowth weeds, without damage to native plants by herbicide drift.

It is important during site visits for ongoing weed maintenance that as many weeds as possible are controlled so individuals are not able to achieve maturity and set seed between site visits. Some weed species such as *Bidens pilosa* (Cobbler's Pegs) are prolific seeders, and many exotic plants can have seed that remains viable in the soil for long periods of time. In order to effectively diminish the soil seed bank occurrences of exotic species it is important that individuals are not allowed to set seed.

Temporary sediment fencing should be retained until it is determined plants have established enough to prevent surface soil runoff. Follow-up weeding should be implemented under this VMP for a minimum period of five continuous years, after primary weeding and erosion control and revegetation works have been completed. After the initial five-year follow-up and maintenance period has been completed, a review should be conducted to determine ongoing on-site maintenance requirements and an updated VMP for the ongoing and in perpetuity management should be developed.

6. Revegetation Plan

6.1. Objectives

This chapter provides details of restoration specific to all Management Zones in the VMP Area, and guidelines for ongoing maintenance of the VMP Area, according to the guidelines of *Recovering Bushland on the Cumberland Plain: Best Practice Guidelines for the Management and Restoration of Bushland* (DEC 2005).

The aim for the vegetation to be retained in the VMP Area is to achieve the following performance-based outcomes:

- Control threats affecting the health of regenerating native vegetation and inhibiting the future regeneration potential of these plant communities;
- Increase species diversity and percentage cover of native vegetation plant species in the VMP Area;
- Improve the resistance of native vegetation within the VMP Area to future weed colonization and establishment and related threats, by initiating the two above aims; and
- Use measurable indicators to monitor regeneration responses and to assist in prioritizing bushland regeneration works during the proposed works program.

6.2. Recommended Revegetation Techniques

Appropriate plant species for PCT 3320, PCT 4023, and PCT 4025 within the VMP Area are provided in **Appendix B** and are to be used for selection for revegetation.

6.2.1. Species Selection and Planting Densities

6.2.1.1. Species Selection

It is recommended that a mix of local native trees, shrubs, and ground layer plants are replanted at the specified densities outlined below. Lists of suitable plant species are provided in **Appendix B**. All plants will be disease and pest-free, hardened off and well-watered at the time of planting. All plants are to be provided in a healthy condition. They must have good root development and a sturdy shoot system.

Final species selection will be based upon:

- Availability of seed material;
- Exclusion of plants likely to naturally regenerate on the site; and
- Previous experience with species re-vegetation performance.

6.2.1.2. Planting Densities

The recommended reconstruction planting specifications for PCT 3320, PCT 4023, and PCT 4025 are as follows:

- Canopy Trees @ 1 unit / 16 m²;
- Shrubs @ 1 unit / 5 m²; and
- Groundcovers @ 6 units / 1 m² planted in clumps/thickets.

6.2.2. Characteristic Planting Units

It is advised that species should be planted in characteristic planting units to correspond with the topology, aspect, soil type and proximity to water.

Grasses may be planted in clumps of 3+ (spaced 15–20 cm apart within clumps) to generate physical / structural support for each other and microclimates. Wind pollinated grasses such as *Microlaena stipoides* var. *stipoides* (Weeping Grass) may be particularly planted in clumps to aid fertilisation and to create a natural grassland understorey within the restoration areas.

6.2.3. Plant Supply

Plants used in revegetation should be of local provenance from within the Penrith City Council Local Government Area. The securing of stock through the Penrith City Council's nursery may be used to assist with the supply of local provenance plants.

It may be necessary to get the required amounts of seed and vegetative material contract collected and grown-on by specialist nurseries. Local native plants should be grown in "Hiko" tube, maxi cell or viro-tube, or Forestry Tube-type containers.

6.2.4. Revegetation Objectives to Maximise Fauna Utilisation

The following actions are recommended to improve fauna usage of the VMP Area:

- Increase winter flowering Eucalypts for threatened bird species;
- Include marsupial feed trees;
- Increase trees and groundcovers favoured by arboreal mammals such as flowering Eucalypts; and
- Include species that mature to become good hollow-bearing trees (such as Eucalypts) for hollow-dependent fauna such as parrots, owls, gliders and microchiropteran bats.

6.3. Ongoing Maintenance and Management

A one-year maintenance period has been allowed for this plan prior to ownership of the C2 zoned land being transferred to Council. Maintenance works are outlined below.

6.3.1. Weed Control

Weed control is the greatest component of long-term management of the VMP Area. After regeneration site preparation and planting works have been completed, treated areas will be maintained by appropriately qualified personnel, selectively spot spraying and hand weeding around native plants, watering plants and replacing dead plantings if needed.

Re-growing environmental weeds such as vines, woody trees and shrubs, broadleaf annuals and naturalised grasses should be closely monitored and controlled using ecologically sensitive bushland regeneration hand weeding and spot-spraying methods, to ensure adequate weed control and native plant establishment. Weeding within the VMP Area using selective herbicides will be required.

A strategic Weed Management Plan is included in this report (**Chapter 5**) that provides weed management measures for a maintenance period of five years.

6.3.2. Monitoring of Regenerating Vegetation

Inspection of the VMP Area should be undertaken by the BRC supervisor / project manager six-monthly thereafter for the duration of the project. This can be done by maintenance personnel during normal maintenance tasks and reported back to the BRC supervisor / project manager.

7. Monitoring and Reporting

It is recommended that a project manager/supervisor with the BRC be assigned to coordinate, supervise and manage all works and correspondence with respect to the restoration of the VMP Area. The project manager should be available for the duration of the project and become familiar with the site and progress of all aspects of works undertaken.

The project manager will be responsible for allocation of maintenance tasks to personnel in response to establishment issues and other factors as monitoring results are reported (e.g.: plant losses/re-planting, weed control, irrigation). Regular monitoring and feedback from personnel will assist in the allocation of labour relative to available funds.

7.1. Monitoring Program

The following activities are to be conducted in the VMP Area as part of the monitoring program:

- Establish a series of fixed 20 x 20 m monitoring plots. Two monitoring plots should be established as a minimum within each management zone, but additional plots can be established if required. Due to the small size of Management Zones 2 and 4, only one monitoring plot will be established in each of these zones. Indicative monitoring plot locations are identified in **Figure 4**. Four photos will be taken prior to commencement of the restoration works in a north, south, east, and west direction to establish a baseline visual assessment of the site. Four photos should also be taken from each monitoring plot during each three-monthly monitoring survey to visually document the progression of the restoration works;
- Take photographs every three months from each monitoring point. Compare photographs to monitoring periods;
- Within each monitoring plot, note the following:
 - Any weeds occurring in the plot;
 - Relative abundance of weed species;
 - Numbers of failed plantings in each plot (note this will not be recorded during baseline monitoring); and
 - Composition and structure of native and exotic vegetation in accordance with the BAM.
- Note any other weed outbreaks in the regeneration and restoration areas. This can be done while walking between monitoring plots;
- Note survival percentage of any planting undertaken;
- Note areas where erosion control is inadequate and needed; and
- Note areas where natural regeneration of native species is not occurring, and planting is needed.

Monitoring will be conducted before weed control commences, then every three months after that for the life of the VMP.

7.2. Reporting

A brief and concise report will be prepared every three months based on the findings of the previous monitoring visits during the 12-month maintenance period. The report will be prepared by the BRC and forwarded to Penrith City Council for approval at the end of each yearly period for the duration of the VMP maintenance period.

Each annual report will:

- Describe the revegetation works undertaken;
- Provide an assessment of works against performance criteria being 50% of the associated PCT's benchmark values (refer to **Table 3**);
- State the findings of the monitoring surveys;
- Discuss any problems encountered in implementing the VMP; and
- Recommend any adaptations or additions to the VMP.

The report will contain site photographs, as well as a short description of weeds in each Management Zone and a short comparison of the photographs to the previous years. Any other notable occurrences of weeds will also be reported. The report will also recommend and prioritise areas where additional weed control should be targeted for the following maintenance period.

A final report should be prepared at the end of the one-year maintenance period documenting the success of the works against performance criteria. The performance criteria detailed in **Table 3** must be achieved prior to handover of the VMP Area to Council.

8. Timing and Responsibilities

The subject site is to be managed in a series of phases as follows:

Phase 1 – Site Preparation;

Phase 2 – Restoration Works Commence;

Phase 3 – Maintenance; and

Phase 4 – Monitoring and Reporting.

Timing and responsibilities at each phase of management within each management zone are shown within **Tables 3** and **4**. These tables assign each activity for the management zone within each phase to those responsible.

8.1. Schedule of Works

The measures that will be implemented over the one-year maintenance and management period of this VMP are presented below;

- Fencing;
- Weed control;
- Planting of canopy, shrub, and groundcover species;
- Replacement of any tube stock individuals that have died between site visits; and
- Monitoring, management and reporting.

8.2. Costing

Table 5 provides a very high-level estimate of costings for the implementation and maintenance for the life of this VMP. All estimations are based on previous projects. Although every effort has been made to provide accurate cost estimates, final costs are still subject to a high degree of variability based on the availability of resources and other unforeseen economic factors. Therefore, the costing provided should be considered a general guide as totals may vary over the life of the VMP and should be updated as required following receipt of formal quotes from bush regeneration contractors. The cost and works associated with the establishment works and 12-month maintenance period of the VMP are the responsibility of the developer.

8.2.1. Inclusions

Although Zones 1, 3, and 5 will be allowed to regenerate naturally, an allowance for assisted natural regeneration and bank stabilisation has been incorporated into the costing by calculating revegetation costs for 25% of the area of Zones 1, 3, and 5. The requirement for assisted natural regeneration and/or bank stabilisation will be determined during the initial monitoring periods and will be implemented if required.

Maintenance visits include ongoing weeding, watering until establishment, and plant replacement at 5% of total plant costs. Maintenance visits also include CPI increases of 3% each year.

8.2.2. Exclusions

Sediment fencing and temporary fencing for site delineation has not been included within this VMP as it is assumed these will form part of civil works.

Costings for seed collection have not included in these estimates as the full extent of area from which seed is to be collected is currently unknown as the collection of an adequate supply of seeds will vary with seasons and plant conditions.

Table 3 Timing and responsibilities for vegetation management

Management Zone	Action	Responsibility	Performance Criteria	Performance Measure	Timing
Phase 1: Site Preparation					
All Zones	Delineation of clearing boundary	Property Owner / Subcontractor	Marking using GPS and high visibility flagging tape and boundary markers.	All clearing boundaries have been clearly marked and photographs taken for documentation.	Before construction works commence.
All Zones	Establish fixed monitoring points	BRC or Ecologist	Using star pickets (or something smaller like a small stake and pink flagging tape) and GPS, establish a series of monitoring sites that can be used for photograph comparison, measuring weed and plant retention.	All monitoring points have a star picket installed and photographs taken for documentation.	Prior to commencement of bushland restoration and weeding works.
All Zones	Delineate and protect retained native vegetation	Property Owner / Subcontractor	Temporary metal fencing and/or high visibility marking tape with clear signage. All native species within these areas will be retained.	Temporary fencing and/or high visibility tape with clear signage installed.	Prior to construction works commencing.
Development Footprint (outside of the VMP Area)	Salvage habitat features	Contractor	Tree hollows, bushrock, log hollows and other habitat features will be salvaged and stockpiled for future use in the VMP Area and for habitat complexity.	Salvaged habitat features have been stockpiled. Details on the number and type of items are recorded.	Salvage during clearing, and relocate when VMP Area works commence or earlier
Phase 2: Restoration Works Commence					

Management Zone	Action	Responsibility	Performance Criteria	Performance Measure	Timing
All Zones	Fixed point baseline monitoring	BRC	Monitoring site inspection before initial weeding with data collected as detailed in Chapter 7 .	Monitoring point 20 x 20 m quadrat data results.	Prior to commencement of restoration works for each Management Zone.
All Zones	Carry out primary weeding	BRC	Main weed infestations and WONS – Reproductively mature plants absent from site.	Primary weeding completed and documented.	First two months of restoration works for each Management Zone.
Zone 2	Revegetation. Full understorey replanting. PCT 3320 species will need to be planted.	BRC	Native plants have been planted (species from Appendix B) in shrub and ground layers. 50% PCT benchmark Shrubs: 4 species Forbs: 7 species Grasses: 6 species	Revegetation has occurred and been documented.	Immediately upon establishment of Management Zones.
Zone 4	Revegetation. Full understorey replanting. PCT 4025 species will need to be planted.	BRC	Native plants have been planted (species from Appendix B) in shrub and ground layers. 50% PCT benchmark Shrubs: 4 species Forbs: 4 species Grasses: 4 species	Revegetation has occurred and been documented.	Immediately upon establishment of Management Zones.
All Zones	Fixed point monitoring	BRC	Photographs of fixed monitoring sites to compare the survival and retention of plantings.	Photographs taken at each monitoring plot in	Every three months following the initial establishment works

Management Zone	Action	Responsibility	Performance Criteria	Performance Measure	Timing
				a north, south, east and west direction.	for the duration of the one-year maintenance period under the VMP.
All Zones	Carry out secondary weeding	BRC	Weed regrowth following primary weeding removed. Work has commenced on control of annual weed species.	Weeding of regrowth following primary weeding completed and documented.	Following primary weeding, site visits monthly.
Phase 3: Maintenance					
All Zones	Carry out maintenance weeding throughout Management Zones	BRC	At the end of the one-year maintenance period, priority weed cover should be <5%	Monitoring point 20 x 20 m quadrat data results.	Monthly for each zone for the duration of the one-year maintenance period under the VMP.
			At the end of the one-year maintenance period, non-priority weed cover should be <5%	Monitoring point 20 x 20 m quadrat data results.	
			No new weed species or infestations, including the encroachment of exotic lawn/vegetation into areas of bushland regeneration.	Monitoring point 20 x 20 m quadrat data results.	
All Zones	Maintenance of plantings	BRC	Survival rate of plantings is 90%.	Monitoring point 20 x 20 m quadrat data results.	Monthly for each zone for the duration of the one-year maintenance period under the VMP.
			Plants watered when drought stressed	Plants are watered during times of	During times of drought

Management Zone	Action	Responsibility	Performance Criteria	Performance Measure	Timing
				drought and documented.	
Zones 1 and 2	Maintenance of plantings	BRC	Species composition and structure $\geq 50\%$ of benchmark for CPW: Composition: Tree: 3 species Shrub: 4 species Grass and grasslike: 6 species Forb: 7 species Fern: 1 species Other: 2 species Structure: Tree: 26 Shrub: 7.5 Grass and grasslike: 29.5 Forb: 4.5 Fern: 0.5 Other: 2	Monitoring point 20 x 20 m quadrat data results.	Monthly for each zone for the duration of the one-year maintenance period under the VMP.
Zones 3 and 4	Maintenance of plantings	BRC	Species composition and structure $\geq 50\%$ of benchmark for RFEF: Composition: Tree: 2 species Shrub: 4 species	Monitoring point 20 x 20 m quadrat data results.	Monthly for each zone for the duration of the one-year maintenance period under the VMP.

Management Zone	Action	Responsibility	Performance Criteria	Performance Measure	Timing
			Grass and grasslike: 4 species Forb: 4 species Fern: 1 species Other: 2 species Structure: Tree: 10.5 Shrub: 10.5 Grass and grasslike: 34.5 Forb: 1.5 Fern: 0.5 Other: 0.5		
Zone 5	Maintenance of plantings	BRC	Species composition and structure $\geq 50\%$ of benchmark for SOFF: Composition: Tree: 2 species Shrub: 4 species Grass and grasslike: 4 species Forb: 4 species Fern: 1 species Other: 2 species Structure: Tree: 10.5 Shrub: 10.5	Monitoring point 20 x 20 m quadrat data results.	Monthly for each zone for the duration of the one-year maintenance period under the VMP.

Management Zone	Action	Responsibility	Performance Criteria	Performance Measure	Timing
			Grass and grasslike: 34.5 Forb: 1.5 Fern: 0.5 Other: 0.5		
Phase 4: Monitoring and Reporting					
All Zones	Three-monthly inspection of site	Bushland Management or Ecologist	Site inspection completed as outlined in Chapter 8 .	Monitoring point 20 x 20 m quadrat data results	Every 3 months for the one-year maintenance period of the VMP.
All Zones	Final report	Bushland Management or Ecologist	Final report detailing success of restoration or outlining further works needed.	Results of data analysis of all data collected for the life of the VMP	At the end of the one-year maintenance period of the VMP.

Table 4 Timing and responsibilities for fauna during clearing

Management Zone	Action	Responsibility	Performance Criteria	Timing
Development Footprint	Pre-clearance surveys	Ecologist	Identify and mark all habitat features.	1-2 weeks prior to clearing.
Development Footprint	Clearance supervision	Ecologist	Inspect habitat features for fauna, supervise clearing of habitat features, and catch and relocate fauna into VMP Area.	During clearing.
Development Footprint	Salvage habitat features	Contractor	Bushrock, tree hollows, logs and other woody material will be salvaged and stockpiled for future use in revegetation areas and for habitat complexity.	1-2 weeks after clearing.

Table 5 High level cost estimate for VMP works

Task	High Level Cost Estimate	
	Establishment Cost	Year 1
ESTABLISHMENT WORKS		
Site Preparation (Initial Weeding) - 3 days for bush regen team @ \$2,500.00 per day	\$7,500.00	
Jute matting	\$3,500.00	
Hiko Planting Ground Cover (3 units/m ² for 650 m ²) (25% of Zone 1)	\$5,850.00	
Hike Planting Shrub (1 unit/10 m ² for 650 m ²) (25% of Zone 1)	\$195.00	
Hiko Planting Ground Cover (3 units/m ² for 1,500 m ²) (Zone 2)	\$13,500.00	
Hike Planting Shrub (1 unit/10 m ² for 1,500 m ²) (Zone 2)	\$450.00	
Hike Planting Canopy (1 unit/10 m ² for 1,500 m ²) (Zone 2)	\$450.00	
Hiko Planting Ground Cover (3 units/m ² for 1,400 m ²) (25% of Zone 3)	\$12,600.00	
Hike Planting Shrub (1 unit/10 m ² for 1,400 m ²) (25% of Zone 3)	\$420.00	
Hiko Planting Ground Cover (3 units/m ² for 600 m ²) (Zone 4)	\$5,400.00	
Hike Planting Shrub (1 unit/10 m ² for 600 m ²) (Zone 4)	\$180.00	
Hike Planting Canopy (1 unit/10 m ² for 600 m ²) (Zone 4)	\$180.00	
Hiko Planting Ground Cover (3 units/m ² for 825 m ²) (25% of Zone 5)	\$7,425.00	
Hike Planting Shrub (1 unit/10 m ² for 825 m ²) (25% of Zone 5)	\$250.00	
Tree guards (for trees and shrubs)	\$585.00	
8 Star Pickets (monitoring points)	\$200.00	

Task	High Level Cost Estimate	
	Establishment Cost	Year 1
Total Establishment Costs	\$58,485.00	
MONITORING AND MAINTENANCE		
Maintenance Costs (weeding and plant replacement)		\$30,135.35
Monitoring and reporting		\$4,120.00
		12 Maintenance Visits 4 Monitoring Visits
Total Cost over 1 Year		\$34,255.35

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APPENDIX A :

Weed Control Methods

Table 6 Weed control methods

Family	Scientific Name	Common Name	Priority Status	Control Method
Amaranthaceae	<i>Gomphrena celosioides</i>	Gomphrena Weed		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Apiaceae	<i>Cyclospermum leptophyllum</i>	Slender Celery		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Apocynaceae	<i>Araujia sericifera</i>	Moth vine		- Hand Weed Juveniles. - Spray juveniles with glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek. - Skirt mature vines (cut through plant close to root) and then pull root manually or apply undiluted glyphosate to cut surface. - Scrape and paint vine with undiluted glyphosate.
Asparagaceae	<i>Asparagus aethiopicus</i>	Asparagus weed	SP	- Any branches profuse with fruit should be cut with secateurs and bagged to prevent further spread of species by birds. - Juvenile plants can be eased out of soil with a trowel or knife - care should be taken to remove below ground plant material. - For large, mature plants the woody crown at the base can be cut around with a sharp knife, or hacked out with a mattock or peter lever and removed - it is easiest to cut all branches off near the base with secateurs prior to removing crown - plant will not resprout from water storing tubers or roots below ground so these can be left to rot to reduce soil disturbance.
Asparagaceae	<i>Asparagus asparagoides</i>	Bridal creeper	SP	- Dig out with hand tools - Care needs to be taken to remove all tuberous masses and rhizomes - Tuberous masses need soil excavation around and careful levering with hand tools to remove without leaving plant material behind to resprout. - August-September - Spray foliage with glyphosate 10mL/1L + surfactant.

Family	Scientific Name	Common Name	Priority Status	Control Method
Asparagaceae	<i>Asparagus officinalis</i>	Asparagus		- Spraying of herbicide must not occur within 2m of the dam and Claremont Creek. - Remove with secateurs and bag and reproductive material. - Plant can be dug out of ground with hand tools, however care needs to be taken to completely remove crown from base of plant as it will resprout. - Foliar spray with 10 mL/1L glyphosate can be effective for large infestations however regrowth will need to be resprayed over a number of months upon resprouting from crown. - Spraying of glyphosate must not occur within 2m of the dam and Claremont Creek.
Asteraceae	<i>Aster subulatus</i>	Wild Aster		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Asteraceae	<i>Bidens pilosa</i>	Cobbler's Pegs		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Asteraceae	<i>Cirsium vulgare</i>	Spear Thistle		- Hand Weed juveniles. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Asteraceae	<i>Conyza sumatrensis</i>	Tall Fleabane		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek. - On-going grubbing (all year).
Asteraceae	<i>Gamochaeta pensylvanica</i>	Cudweed		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Asteraceae	<i>Gamochaeta purpurea</i>	Purple Cudweed		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Asteraceae	<i>Hypochaeris glabra</i>	Smooth Catsear		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.

Family	Scientific Name	Common Name	Priority Status	Control Method
Asteraceae	<i>Hypochaeris radicata</i>	Catsear		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Asteraceae	<i>Senecio madagascariensis</i>	Fireweed	SP	- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Asteraceae	<i>Sonchus asper</i>	Sow Thistle		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Cactaceae	<i>Opuntia stricta</i>	Common Prickly Pear	SP	- This weed is difficult to treat with chemicals, and chemicals such as arsenic that do kill the plant are highly toxic to other plants and animals so should not be used in bushland. - Due to the introduction of the Cactoblastis moth in 1926, which preys on the species, mature individuals of the plant occur only sporadically and are easily manually removed. - As the plant reproduces vegetatively the entirety of the plant must be bagged and removed from the site, including as much root material as possible. As the plant is soft the above ground areas of the plant are easily cut into pieces with a hand saw, and after removal of the upper areas of the plant the root material should be dug out with a hand mattock.
Caprifoliaceae	<i>Lonicera japonica</i>	Japanese honeysuckle		- Cut and scrape vine stems with undiluted glyphosate. - Hand weed seedlings. - Roots of plant can be dug up with mattock or shovel.
Commelinaceae	<i>Tradescantia fluminensis</i>	Trad		- Small infestations can be removed by hand weeding - Care needs to be taken not to leave behind any plant material which will resprout. - Large infestations can be controlled by spraying with glyphosate 10mL/1L, and the use of a surfactant will increase the efficacy of herbicide. Spraying needs to be repeated during every site visit. It can take several months before the mature plants

Family	Scientific Name	Common Name	Priority Status	Control Method
				appear to be affected but a sudden die off will occur after several months of treatment. Any regrowth material following die off of mature plants needs to be sprayed or removed by hand. - Large infestations can be raked up and bagged and removed from site. This is time consuming and labour intensive due to the large mass and weight of heavy infestations of healthy plants. - Large infestations can be covered with black plastic sheets for several months. The plants will die eventually due to lack of required sunlight. This method is not recommended for bushland regeneration as it also inhibits regrowth from seed of native plant species. - Large infestations within 2m of the dam and Claremont Creek must be removed by hand.
Cyperaceae	<i>Cyperus eragrostis</i>	Umbrella Sedge		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Cyperaceae	<i>Eleocharis minuta</i>			- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Gentianaceae	<i>Centaurium tenuiflorum</i>			- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Juncaginaceae	<i>Cynogeton procerum</i>			- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Malvaceae	<i>Modiola caroliniana</i>	Red-flowered Mallow		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Malvaceae	<i>Pavonia hastata</i>			- Hand weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.

Family	Scientific Name	Common Name	Priority Status	Control Method
				- Cut large, firmly rooted individuals at the base with secateurs and paint with undiluted glyphosate.
Malvaceae	<i>Sida rhombifolia</i>	Paddy's Lucerne		- Hand weed. - Spray with glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek. - Cut large, firmly rooted individuals at the base with secateurs and paint with undiluted glyphosate.
Ochnaceae	<i>Ochna serrulata</i>	Ochna		- Stems of all juvenile and mature plants should be scraped and painted with undiluted glyphosate - follow up treatment may be needed on regrowth stems around base of plant in following monthly site visits. - Mature fruits on plants should be bagged and removed from site.
Oleaceae	<i>Ligustrum lucidum</i>	Large-leaved Privet		- Hand weed juveniles. - Use an applicator calibrated to deliver 1mL (basal diameter 0 – 25cm) or 2mL (basal diameter 25 – 60cm) of undiluted glyphosate per cut. Make 5cm cuts at an oblique angle to penetrate the sapwood beneath the bark. Space cuts at 13cm centres around tree circumference below any branching, otherwise remove or treat all branches below cuts. Ensure each trunk is treated on multi-trunked trees. - Cut shrub and mature individuals (basal diameter 0 – 30cm) as close to ground as possible with loppers or hand saw (or chainsaw) and immediately treat stump with undiluted glyphosate. - Spray juveniles and regrowth foliage of cut and painted individuals with glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Oleaceae	<i>Ligustrum sinense</i>	Small-leaved Privet		- Hand weed juveniles. - Use an applicator calibrated to deliver 1mL (basal diameter 0 – 25cm) or 2mL (basal diameter 25 – 60cm) of undiluted glyphosate per cut. Make 5cm cuts at an oblique angle to penetrate the sapwood beneath the bark. Space cuts at 13cm centres around

Family	Scientific Name	Common Name	Priority Status	Control Method
				tree circumference below any branding, otherwise remove or treat all branches below cuts. Ensure each trunk is treated on multi-trunked trees. - Cut shrub and mature individuals (basal diameter 0 – 30cm) as close to ground as possible with loppers or hand saw (or chainsaw) and immediately treat stump with undiluted glyphosate. - Spray juveniles and regrowth foliage of cut and painted individuals with glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Oleaceae	<i>Olea europaea</i> subsp. <i>cuspidata</i>	African olive	RP	- Hand weed juveniles. - Spray juveniles with glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek. - Cut shrub and mature individuals (basal diameter 0 – 30cm) as close to ground as possible with loppers or hand saw (or chainsaw) and immediately treat stump with undiluted glyphosate. - Use a power drill (9mm drill bit with dowelling tip) to drill holes less than 20mm apart throughout lignotuber of mature trees and fill holes with glyphosate at a 1:5 mixture with water. After all holes have been filled with herbicide mixture refill holes with herbicide mixture a second time (plant will have absorbed herbicide by this time). - Check trees monthly for regrowth and repeat treatment if resprouting foliage is observed.
Plantaginaceae	<i>Plantago lanceolata</i>	Lamb's Tongues		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Poaceae	<i>Avena barbata</i>	Bearded Oats		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Poaceae	<i>Briza subaristata</i>	Chilean Quaking Grass		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.

Family	Scientific Name	Common Name	Priority Status	Control Method
Poaceae	<i>Bromus cartharticus</i>	Prairie Grass		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Poaceae	<i>Cenchrus clandestinus</i>	Kikuyu		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Poaceae	<i>Chloris gayana</i>	Rhodes grass		- Hand weed juveniles. - Remove carefully with secateurs and bag seed plumes of mature plants. - Dig mature plants out of the ground with a mattock; or - Brushcut mature plants to near ground level and spray with glyphosate 10mL/1L. - During subsequent site visits spray regrowth foliage with glyphosate 10mL/1L. - Spraying of glyphosate must not occur within 2m of the dam and Claremont Creek.
Poaceae	<i>Ehrharta erecta</i>	Panic Veldtgrass		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Poaceae	<i>Eragrostis curvula</i>	African lovegrass		- Any seed heads present on mature individuals should be cut from plants with secateurs and bagged and removed from site. - Dig large individuals out with a mattock. - Juvenile individuals can be dug out using hand tools or spot sprayed using glyphosate 10mL/1L. - Spot spraying with glyphosate 10mL/1L is effective during the growth period during Spring and Summer - During this period large individuals can be mown or brushcut to the ground level and regrowth foliage sprayed with glyphosate. - Spraying of herbicide must not occur within 2m of the dam and Claremont Creek.
Poaceae	<i>Paspalum dilatatum</i>	Dallisgrass		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.

Family	Scientific Name	Common Name	Priority Status	Control Method
Poaceae	<i>Vulpia bromoides</i>	Squirrel Tail Fescue		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Polygonaceae	<i>Rumex conglomeratus</i>	Clustered Dock		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Portulacaceae	<i>Talinum paniculatum</i>			- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.
Sapindaceae	<i>Cardiospermum grandiflorum</i>	Balloon vine		- Hand weed juveniles or spray with glyphosate 10mL/1L. - Hand pull roots of mature vines. - Vines growing over trees, shrubs, or other objects should be skirted with shears as close to the ground as possible - Spray remaining ground coverage with glyphosate 10mL/1L, or treat cut stems with undiluted glyphosate. - Bag and remove seed cases where possible. - Spraying of glyphosate must not occur within 2m of the dam and Claremont Creek.
Solanaceae	<i>Solanum nigrum</i>	Blackberry Nightshade		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek. - Remove all fruit and seeds.
Solanaceae	<i>Solanum pseudocapsicum</i>	Jerusalem Cherry		- Hand Weed. - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek. - Remove all fruit and seeds
Verbenaceae	<i>Lantana camara</i>	Lantana	SP	- Hand weed juveniles and regrowth from small pieces. - Spot spray with glyphosate 10mL/1L. - Slash using brushcutter, or hand cut with loppers, and spray regrowth foliage with glyphosate 10mL/1L.

Family	Scientific Name	Common Name	Priority Status	Control Method
				- Cut near ground level and paint with undiluted glyphosate - Some individuals will have stumps which will still regrow foliage, spray regrowth foliage with glyphosate 10mL/1L. - Spraying of glyphosate must not occur within 2m of the dam and Claremont Creek.
Verbenaceae	<i>Verbena bonariensis</i>	Purple Top		- Hand Weed - Spot Spray - Glyphosate 10mL/1L, except within 2m of the dam and Claremont Creek.

APPENDIX B :

Species Planting Lists

Table 7 PCT 3320 species suitable for planting

Family	Scientific name	Common Name	Suitable Planting Locations
Tree			
Casuarinaceae	<i>Allocasuarina littoralis</i>	Black She-Oak	Woodland
Fabaceae (Mimosoideae)	<i>Acacia decurrens</i>	Black Wattle	Woodland
Fabaceae (Mimosoideae)	<i>Acacia parramattensis</i>	Parramatta Wattle	Woodland
Myrtaceae	<i>Angophora floribunda</i>	Rough-barked Apple	Woodland/RC
Myrtaceae	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	Woodland
Myrtaceae	<i>Eucalyptus eugenioides</i>	Thin-leaved Stringybark	Woodland
Myrtaceae	<i>Eucalyptus fibrosa</i>	Red Ironbark	Woodland
Myrtaceae	<i>Eucalyptus moluccana</i>	Grey Box	Woodland
Myrtaceae	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Woodland
Shrub			
Asteraceae	<i>Ozothamnus diosmifolius</i>	White Dogwood	Woodland
Dilleniaceae	<i>Hibbertia diffusa</i>	Wedge Guinea Flower	Woodland
Ericaceae	<i>Astroloma humifusum</i>	Native Cranberry	Woodland
Ericaceae	<i>Leucopogon juniperinus</i>	Prickly Beard-heath	Woodland
Fabaceae (Faboideae)	<i>Daviesia ulicifolia</i>	Gorse Bitter Pea	Woodland
Fabaceae (Faboideae)	<i>Dillwynia sieberi</i>	-	Woodland
Fabaceae (Faboideae)	<i>Indigofera australis</i>	Australian Indigo	Woodland
Fabaceae (Mimosoideae)	<i>Acacia falcata</i>	Hickory Wattle	Woodland
Fabaceae (Mimosoideae)	<i>Acacia implexa</i>	Hickory Wattle	Woodland
Myrtaceae	<i>Melaleuca decora</i>	-	Woodland/RC
Phyllanthaceae	<i>Breynia oblongifolia</i>	Coffee Bush	Woodland
Pittosporaceae	<i>Bursaria spinosa</i>	Native Blackthorn	Woodland
Santalaceae	<i>Exocarpos cupressiformis</i>	Cherry Ballart	Woodland
Sapindaceae	<i>Dodonaea viscosa</i>	Sticky Hop-bush	Woodland
Scrophulariaceae	<i>Eremophila debilis</i>	Amulla	Woodland
Grass & Grass-like			
Asparagaceae	<i>Lomandra filiformis</i>	Wattle Matt-rush	Woodland
Asparagaceae	<i>Lomandra multiflora</i> subsp. <i>multiflora</i>	Many-flowered Mat-rush	Woodland
Cyperaceae	<i>Bolboschoenus caldwellii</i>	-	RC
Cyperaceae	<i>Bolboschoenus fluviatilis</i>	Marsh Club-rush	RC
Cyperaceae	<i>Carex appressa</i>	Tall Sedge	RC

Family	Scientific name	Common Name	Suitable Planting Locations
Cyperaceae	<i>Carex inversa</i>	Knob Sedge	Woodland/RC
Cyperaceae	<i>Cyperus difformis</i>	Dirty Dora	RC
Cyperaceae	<i>Cyperus polystachyos</i>	-	RC
Cyperaceae	<i>Fimbristylis dichotoma</i>	Common Fringe-sedge	Woodland/RC
Cyperaceae	<i>Schoenoplectiella mucronata</i>	-	RC
Cyperaceae	<i>Schoenoplectus validus</i>	-	RC
Juncaceae	<i>Juncus planifolius</i>	-	RC
Juncaceae	<i>Juncus subsecundus</i>	Finger Rush	RC
Juncaceae	<i>Juncus usitatus</i>	-	RC
Poaceae	<i>Aristida ramosa</i>	Purple Wiregrass	Woodland
Poaceae	<i>Aristida vagans</i>	Threeawn Speargrass	Woodland
Poaceae	<i>Chloris ventricosa</i>	Tall Chloris	Woodland
Poaceae	<i>Cymbopogon refractus</i>	Barbed Wire Grass	Woodland
Poaceae	<i>Dichelachne micrantha</i>	Shorthair Plumegrass	Woodland
Poaceae	<i>Echinopogon caespitosus</i>	Bushy Hedgehog-grass	Woodland/RC
Poaceae	<i>Echinopogon ovatus</i>	Forest Hedgehog Grass	Woodland/RC
Poaceae	<i>Entolasia marginata</i>	Bordered Panic	Woodland/RC
Poaceae	<i>Eragrostis brownii</i>	Brown's Lovegrass	Woodland/RC
Poaceae	<i>Eragrostis leptostachya</i>	Paddock Lovegrass	Woodland
Poaceae	<i>Microlaena stipoides</i>	Weeping Grass	Woodland/RC
Poaceae	<i>Oplismenus aemulus</i>	Australian Basket Grass	Woodland/RC
Poaceae	<i>Panicum effusum</i>	Hairy Panic	Woodland
Poaceae	<i>Panicum simile</i>	Two-colour Panic	Woodland
Poaceae	<i>Paspalidium distans</i>	-	Woodland
Poaceae	<i>Phragmites australis</i>	Common Reed	RC
Poaceae	<i>Rytidosperma racemosum</i>	Wallaby Grass	Woodland
Poaceae	<i>Rytidosperma tenuius</i>	-	Woodland
Poaceae	<i>Sporobolus creber</i>	Slender Rat's Tail Grass	Woodland
Poaceae	<i>Themeda triandra</i>	Kangaroo Grass	Woodland
Typhaceae	<i>Typha orientalis</i>	Broad-leaved Cumbungi	RC
Forb			
Acanthaceae	<i>Brunoniella australis</i>	Blue Trumpet	Woodland
Anthericaceae	<i>Caesia parviflora</i>	Pale Grass-lily	Woodland
Anthericaceae	<i>Laxmannia gracilis</i>	Slender Wire Lily	Woodland

Family	Scientific name	Common Name	Suitable Planting Locations
Anthericaceae	<i>Tricoryne elatior</i>	Yellow Autumn-lily	Woodland
Apiaceae	<i>Centella asiatica</i>	Indian Pennywort	RC
Asparagaceae	<i>Arthropodium milleflorum</i>	Pale Vanilla-lily	Woodland
Asphodelaceae	<i>Dianella longifolia</i>	Blueberry Lily	Woodland
Asphodelaceae	<i>Dianella revoluta</i>	Blueberry Lily	Woodland
Asteraceae	<i>Cyanthillium cinereum</i>	Little Ironweed	Woodland
Asteraceae	<i>Eclipta platyglossa</i>	Yellow Twin-heads	RC
Asteraceae	<i>Euchiton sphaericus</i>	Star Cudweed	Woodland/RC
Campanulaceae	<i>Lobelia purpurascens</i>	Whiteroot	Woodland/RC
Campanulaceae	<i>Wahlenbergia gracilis</i>	Sprawling Bluebell	Woodland
Chenopodiaceae	<i>Einadia hastata</i>	Berry Saltbush	Woodland
Chenopodiaceae	<i>Einadia nutans</i>	Climbing Saltbush	Woodland
Clusiaceae	<i>Hypericum gramineum</i>	Small St John's Wort	Woodland
Commelinaceae	<i>Commelina cyanea</i>	Native Wandering Jew	Woodland/RC
Convolvulaceae	<i>Dichondra repens</i>	Kidney Weed	Woodland
Fabaceae (Faboideae)	<i>Oxytes brachypoda</i>	Large Tick-trefoil	Woodland
Goodeniaceae	<i>Goodenia hederacea</i>	Ivy Goodenia	Woodland
Hypoxidaceae	<i>Hypoxis hygrometrica</i>	Golden Weather-grass	Woodland
Oxalidaceae	<i>Oxalis perennans</i>	-	Woodland
Phyllanthaceae	<i>Phyllanthus virgatus</i>	Wiry Spurge	Woodland
Phyllanthaceae	<i>Poranthera microphylla</i>	Small Poranthera	Woodland/RC
Plantaginaceae	<i>Veronica plebeia</i>	Trailing Speedwell	Woodland
Rubiaceae	<i>Asperula conferta</i>	Common Woodruff	Woodland
Rubiaceae	<i>Opercularia diphylla</i>	Stinkweed	Woodland
Solanaceae	<i>Solanum prinophyllum</i>	Forest Nightshade	Woodland
Stackhousiaceae	<i>Stackhousia viminea</i>	Slender Stackhousia	Woodland
Fern			
Dennstaedtiaceae	<i>Hypolepis muelleri</i>	Harsh Ground Fern	RC
Dennstaedtiaceae	<i>Pteridium esculentum</i>	Bracken	Woodland
Pteridaceae	<i>Adiantum aethiopicum</i>	Common Maidenhair	Woodland/RC
Pteridaceae	<i>Cheilanthes sieberi subsp. sieberi</i>	Rock Fern	Woodland
Pteridaceae	<i>Pellaea falcata</i>	Sickle Fern	Woodland/RC
Other			

Family	Scientific name	Common Name	Suitable Planting Locations
Convolvulaceae	<i>Convolvulus erubescens</i>	Pink Bindweed	Woodland
Convolvulaceae	<i>Polymeria calycina</i>	-	Woodland
Fabaceae (Faboideae)	<i>Glycine clandestina</i>	Twining Glycine	Woodland
Fabaceae (Faboideae)	<i>Glycine microphylla</i>	Small-leaf Glycine	Woodland
Fabaceae (Faboideae)	<i>Glycine tabacina</i>	Variable Glycine	Woodland
Fabaceae (Faboideae)	<i>Grona varians</i>	-	Woodland
Fabaceae (Faboideae)	<i>Hardenbergia violacea</i>	False Sarsaparilla	Woodland
Loranthaceae	<i>Amyema gaudichaudii</i>	-	Woodland
Loranthaceae	<i>Amyema miquelli</i>	-	Woodland
Ranunculaceae	<i>Clematis glycinoides</i>	Headache Vine	Woodland

Note: RC = Riparian Corridor

Table 8 PCT 4023 species suitable for planting

Family	Scientific Name	Common Name	Suitable Planting Locations
Tree			
Casuarinaceae	<i>Casuarina glauca</i>	Swamp Oak	Woodland/RC
Fabaceae (Faboideae)	<i>Acacia decurrens</i>	Black Wattle	Woodland
Fabaceae (Faboideae)	<i>Acacia parramattensis</i>	Parramatta Wattle	Woodland
Myrtaceae	<i>Angophora floribunda</i>	Rough-barked Apple	Woodland
Myrtaceae	<i>Eucalyptus amplifolia</i>	Cabbage Gum	Woodland/RC
Myrtaceae	<i>Eucalyptus moluccana</i>	Grey Box	Woodland
Myrtaceae	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Woodland
Shrub			
Myrtaceae	<i>Melaleuca decora</i>	-	Woodland/RC
Myrtaceae	<i>Melaleuca styphelioides</i>	Prickly-leaved Tea Tree	Woodland
Phyllanthaceae	<i>Breynia oblongifolia</i>	Coffee Bush	Woodland
Pittosporaceae	<i>Bursaria spinosa</i>	Native Blackthorn	Woodland
Rosaceae	<i>Rubus parvifolius</i>	Native Raspberry	Woodland
Scrophulariaceae	<i>Eremophila debilis</i>	Amulla	Woodland
Solanaceae	<i>Solanum cinereum</i>	Narrawa Burr	Woodland
Grass and Grass-like			
Asparagaceae	<i>Lomandra filiformis</i>	Wattle Matt-rush	Woodland
Asparagaceae	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	Woodland

Family	Scientific Name	Common Name	Suitable Planting Locations
Asparagaceae	<i>Lomandra multiflora</i> subsp. <i>multiflora</i>	Many-flowered Mat-rush	Woodland
Cyperaceae	<i>Carex inversa</i>	Knob Sedge	Woodland/RC
Cyperaceae	<i>Cyperus gracilis</i>	Slender Flat-sedge	RC
Cyperaceae	<i>Fimbristylis dichotoma</i>	Common Fringe-sedge	Woodland/RC
Juncaceae	<i>Juncus usitatus</i>	-	RC
Poaceae	<i>Aristida ramosa</i>	Purple Wiregrass	Woodland
Poaceae	<i>Aristida vagans</i>	Threeawn Speargrass	Woodland
Poaceae	<i>Bothriochloa macra</i>	Red Grass	Woodland
Poaceae	<i>Chloris truncata</i>	Windmill Grass	Woodland
Poaceae	<i>Cymbopogon refractus</i>	Barbed Wire Grass	Woodland
Poaceae	<i>Cynodon dactylon</i>	Common Couch	Woodland
Poaceae	<i>Dichelachne micrantha</i>	Shorthair Plumegrass	Woodland
Poaceae	<i>Echinopogon caespitosus</i>	Bushy Hedgehog-grass	Woodland/RC
Poaceae	<i>Echinopogon ovatus</i>	Forest Hedgehog Grass	Woodland/RC
Poaceae	<i>Entolasia marginata</i>	Bordered Panic	Woodland/RC
Poaceae	<i>Entolasia stricta</i>	Wiry Panic	Woodland
Poaceae	<i>Eragrostis brownii</i>	Brown's Lovegrass	Woodland/RC
Poaceae	<i>Eragrostis leptostachya</i>	Paddock Lovegrass	Woodland
Poaceae	<i>Eriochloa pseudoacrotricha</i>	Early Spring Grass	Woodland
Poaceae	<i>Lachnagrostis filiformis</i>	-	Woodland/RC
Poaceae	<i>Microlaena stipoides</i>	Weeping Grass	Woodland/RC
Poaceae	<i>Oplismenus aemulus</i>	Australian Basket Grass	Woodland/RC
Poaceae	<i>Paspalidium distans</i>	-	Woodland
Poaceae	<i>Rytidosperma racemosum</i>	Wallaby Grass	Woodland
Poaceae	<i>Rytidosperma tenuius</i>	-	Woodland
Poaceae	<i>Themeda triandra</i>	Kangaroo Grass	Woodland
Forb			
Acanthaceae	<i>Brunoniella australis</i>	Blue Trumpet	Woodland
Amaranthaceae	<i>Alternanthera denticulata</i>	Lesser Joyweed	Woodland/RC
Apiaceae	<i>Centella asiatica</i>	Indian Pennywort	RC
Asphodelaceae	<i>Dianella longifolia</i>	Blueberry Lily	Woodland
Asteraceae	<i>Cyanthillium cinereum</i>	Little Ironweed	Woodland
Asteraceae	<i>Eclipta platyglossa</i>	Yellow Twin-heads	RC

Family	Scientific Name	Common Name	Suitable Planting Locations
Campanulaceae	<i>Lobelia purpurascens</i>	Whiteroot	Woodland/RC
Campanulaceae	<i>Wahlenbergia gracilis</i>	Sprawling Bluebell	Woodland
Chenopodiaceae	<i>Einadia hastata</i>	Berry Saltbush	Woodland
Chenopodiaceae	<i>Einadia trigonos</i>	Fishweed	Woodland
Commelinaceae	<i>Commelina cyanea</i>	Native Wandering Jew	Woodland/RC
Convolvulaceae	<i>Dichondra repens</i>	Kidney Weed	Woodland
Hypoxidaceae	<i>Hypoxis hygrometrica</i>	Golden Weather-grass	Woodland
Lamiaceae	<i>Plectranthus parviflorus</i>	Cockspur Flower	Woodland/RC
Oxalidaceae	<i>Oxalis perennans</i>	-	Woodland
Phyllanthaceae	<i>Phyllanthus virgatus</i>	Wiry Spurge	Woodland
Plantaginaceae	<i>Veronica plebeia</i>	Trailing Speedwell	Woodland
Polygonaceae	<i>Rumex brownii</i>	Swamp Dock	Woodland
Rubiaceae	<i>Asperula conferta</i>	Common Woodruff	Woodland
Rubiaceae	<i>Opercularia diphylla</i>	Stinkweed	Woodland
Solanaceae	<i>Solanum prinophyllum</i>	Forest Nightshade	Woodland
Fern			
Blechnaceae	<i>Blechnum spinulosum</i>	Small Rasp Fern	Woodland/RC
Dennstaedtiaceae	<i>Hypolepis muelleri</i>	Harsh Ground Fern	Woodland
Marsileaceae	<i>Marsilea hirsuta</i>	Short-fruited Nardoo	RC
Pteridaceae	<i>Adiantum aethiopicum</i>	Common Maidenhair	Woodland/RC
Pteridaceae	<i>Cheilanthes distans</i>	Bristly Cloak Fern	Woodland
Pteridaceae	<i>Cheilanthes sieberi</i> subsp. <i>sieberi</i>	Rock Fern	Woodland
Other			
Apocynaceae	<i>Parsonsia straminea</i>	Common Silkpod	Woodland
Convolvulaceae	<i>Polymeria calycina</i>	-	Woodland
Fabaceae (Faboideae)	<i>Glycine clandestina</i>	Twining Glycine	Woodland
Fabaceae (Faboideae)	<i>Glycine microphylla</i>	Small-leaf Glycine	Woodland
Fabaceae (Faboideae)	<i>Glycine tabacina</i>	Variable Glycine	Woodland
Fabaceae (Faboideae)	<i>Grona varians</i>	-	Woodland
Luzuriagaceae	<i>Eustrephus latifolius</i>	Wombat Berry	Woodland
Ranunculaceae	<i>Clematis glycinoides</i>	Headache Vine	Woodland

Note: RC = Riparian Corridor

Table 9 PCT 4025 species suitable for planting

Family	Scientific Name	Common Name	Suitable Planting Locations
Tree			
Fabaceae (Faboideae)	<i>Acacia decurrens</i>	Black Wattle	Woodland
Fabaceae (Faboideae)	<i>Acacia parramattensis</i>	Parramatta Wattle	Woodland
Myrtaceae	<i>Angophora floribunda</i>	Rough-barked Apple	Woodland/RC
Myrtaceae	<i>Angophora subvelutina</i>	Broad-leaved Apple	Woodland/RC
Myrtaceae	<i>Eucalyptus amplifolia</i>	Cabbage Gum	Woodland/RC
Myrtaceae	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	Woodland
Myrtaceae	<i>Eucalyptus eugenioides</i>	Thin-leaved Stringybark	Woodland
Myrtaceae	<i>Eucalyptus moluccana</i>	Grey Box	Woodland
Myrtaceae	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Woodland
Shrub			
Asteraceae	<i>Calotis dentex</i>	Burr-daisy	Woodland
Asteraceae	<i>Olearia viscidula</i>	Wallaby Weed	Woodland
Asteraceae	<i>Ozothamnus diosmifolius</i>	White Dogwood	Woodland
Dilleniaceae	<i>Hibbertia diffusa</i>	Wedge Guinea Flower	Woodland
Ericaceae	<i>Leucopogon juniperinus</i>	Prickly Beard-heath	Woodland
Fabaceae (Mimosoideae)	<i>Acacia floribunda</i>	White Sally	Woodland/RC
Fabaceae (Mimosoideae)	<i>Acacia implexa</i>	Hickory Wattle	Woodland
Myrtaceae	<i>Kunzea ambigua</i>	Tick Bush	Woodland
Myrtaceae	<i>Melaleuca decora</i>	-	Woodland/RC
Myrtaceae	<i>Melaleuca linariifolia</i>	Flax-leaved Paperbark	Woodland/RC
Phyllanthaceae	<i>Breynia oblongifolia</i>	Coffee Bush	Woodland
Pittosporaceae	<i>Bursaria spinosa</i>	Native Blackthorn	Woodland
Rosaceae	<i>Rubus parvifolius</i>	Native Raspberry	Woodland
Santalaceae	<i>Exocarpos cupressiformis</i>	Cherry Ballart	Woodland
Ulmaceae	<i>Trema tomentosa</i> var. <i>aspera</i>	Native Peach	Woodland
Grass and Grass-like			
Asparagaceae	<i>Lomandra filiformis</i>	Wattle Matt-rush	Woodland
Asparagaceae	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	Woodland
Cyperaceae	<i>Carex appressa</i>	Tall Sedge	RC
Cyperaceae	<i>Carex inversa</i>	Knob Sedge	Woodland/RC
Cyperaceae	<i>Carex longibrachiata</i>	-	Woodland

Family	Scientific Name	Common Name	Suitable Planting Locations
Cyperaceae	<i>Cyperus gracilis</i>	Slender Flat-sedge	RC
Cyperaceae	<i>Gahnia aspera</i>	Rough Saw-sedge	Woodland
Juncaceae	<i>Juncus usitatus</i>	-	RC
Poaceae	<i>Aristida ramosa</i>	Purple Wiregrass	Woodland
Poaceae	<i>Aristida vagans</i>	Threeawn Speargrass	Woodland
Poaceae	<i>Austrostipa ramosissima</i>	Stout Bamboo Grass	Woodland/RC
Poaceae	<i>Cynodon dactylon</i>	Common Couch	Woodland
Poaceae	<i>Dichelachne micrantha</i>	Shorthair Plumegrass	Woodland
Poaceae	<i>Digitaria parviflora</i>	Small-flowered Finger Grass	Woodland
Poaceae	<i>Echinopogon caespitosus</i>	Bushy Hedgehog-grass	Woodland/RC
Poaceae	<i>Entolasia marginata</i>	Bordered Panic	Woodland/RC
Poaceae	<i>Entolasia stricta</i>	Wiry Panic	Woodland
Poaceae	<i>Eragrostis brownii</i>	Brown's Lovegrass	Woodland/RC
Poaceae	<i>Lachnagrostis filiformis</i>	-	Woodland/RC
Poaceae	<i>Microlaena stipoides</i>	Weeping Grass	Woodland/RC
Poaceae	<i>Oplismenus aemulus</i>	-	Woodland/RC
Poaceae	<i>Oplismenus imbecillis</i>	-	Woodland
Poaceae	<i>Paspalidium distans</i>	-	Woodland
Poaceae	<i>Rytidosperma racemosum</i>	Wallaby Grass	Woodland
Poaceae	<i>Sporobolus creber</i>	Slender Rat's Tail Grass	Woodland
Poaceae	<i>Themeda triandra</i>	-	Woodland
Forb			
Acanthaceae	<i>Brunoniella australis</i>	Blue Trumpet	Woodland
Amaranthaceae	<i>Alternanthera denticulata</i>	Lesser Joyweed	Woodland/RC
Anthericaceae	<i>Tricoryne elatior</i>	Yellow Autumn-lily	Woodland
Apiaceae	<i>Centella asiatica</i>	Indian Pennywort	RC
Apiaceae	<i>Hydrocotyle sibthorpioides</i>	-	Woodland/RC
Asparagaceae	<i>Arthropodium milleflorum</i>	Pale Vanilla-lily	Woodland
Asphodelaceae	<i>Dianella longifolia</i>	Blueberry Lily	Woodland
Asteraceae	<i>Cyanthillium cinereum</i>	Little Ironweed	Woodland
Asteraceae	<i>Euchiton sphaericus</i>	Star Cudweed	Woodland
Asteraceae	<i>Sigesbeckia orientalis</i> subsp. <i>orientalis</i>	Indian Weed	Woodland/RC
Campanulaceae	<i>Lobelia purpurascens</i>	Whiteroot	Woodland/RC

Family	Scientific Name	Common Name	Suitable Planting Locations
Campanulaceae	<i>Wahlenbergia gracilis</i>	Sprawling Bluebell	Woodland
Chenopodiaceae	<i>Einadia hastata</i>	Berry Saltbush	Woodland
Chenopodiaceae	<i>Einadia trigonos</i>	Fishweed	Woodland
Clusiaceae	<i>Hypericum gramineum</i>	Small St John's Wort	Woodland
Commelinaceae	<i>Commelina cyanea</i>	Native Wandering Jew	Woodland/RC
Convolvulaceae	<i>Dichondra repens</i>	Kidney Weed	Woodland
Fabaceae (Faboideae)	<i>Oxytes brachypoda</i>	Large Tick-trefoil	Woodland
Geraniaceae	<i>Geranium solanderi</i>	Native Geranium	Woodland
Lamiaceae	<i>Plectranthus parviflorus</i>	-	Woodland/RC
Oxalidaceae	<i>Oxalis perennans</i>	-	Woodland
Phyllanthaceae	<i>Phyllanthus similis</i>	-	Woodland/RC
Phyllanthaceae	<i>Poranthera microphylla</i>	Small Poranthera	Woodland/RC
Plantaginaceae	<i>Plantago debilis</i>	Shade Plantain	Woodland
Plantaginaceae	<i>Veronica plebeia</i>	Trailing Speedwell	Woodland
Polygonaceae	<i>Rumex brownii</i>	Swamp Dock	Woodland
Rubiaceae	<i>Asperula conferta</i>	Common Woodruff	Woodland
Rubiaceae	<i>Galium leiocarpum</i>	-	Woodland/RC
Rubiaceae	<i>Opercularia diphylla</i>	Stinkweed	Woodland
Solanaceae	<i>Solanum prinophyllum</i>	Forest Nightshade	Woodland
Fern			
Blechnaceae	<i>Blechnum spinulosum</i>	Small Rasp Fern	Woodland/RC
Dennstaedtiaceae	<i>Pteridium esculentum</i>	Bracken	Woodland
Pteridaceae	<i>Adiantum aethiopicum</i>	Common Maidenhair	Woodland/RC
Pteridaceae	<i>Cheilanthes sieberi</i> subsp. <i>sieberi</i>	Rock Fern	Woodland
Pteridaceae	<i>Pellaea falcata</i>	Sickle Fern	Woodland
Other			
Bignoniaceae	<i>Pandorea pandorana</i> subsp. <i>pandorana</i>	Wonga Wonga Vine	Woodland/RC
Convolvulaceae	<i>Polymeria calycina</i>	-	Woodland
Fabaceae (Faboideae)	<i>Glycine clandestina</i>	Twining glycine	Woodland
Fabaceae (Faboideae)	<i>Glycine microphylla</i>	Small-leaf Glycine	Woodland
Fabaceae (Faboideae)	<i>Glycine tabacina</i>	Variable Glycine	Woodland
Fabaceae (Faboideae)	<i>Grona varians</i>	-	Woodland

Family	Scientific Name	Common Name	Suitable Planting Locations
Luzuriagaceae	<i>Geitonoplesium cymosum</i>	Scrambling Lily	Woodland
Ranunculaceae	<i>Clematis aristata</i>	Old Man's Beard	Woodland
Ranunculaceae	<i>Clematis glycinoides</i>	Headache Vine	Woodland
Vitaceae	<i>Cayratia clematidea</i>	Native Grape	Woodland

Note: RC = Riparian Corridor

FIGURES



Legend

- VMP Area
- Study Area

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
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Dated: 10/1/2023

Data Source:
NSW Government Spatial Services
SIX Maps 'Clip and Ship'
Pennth LGA

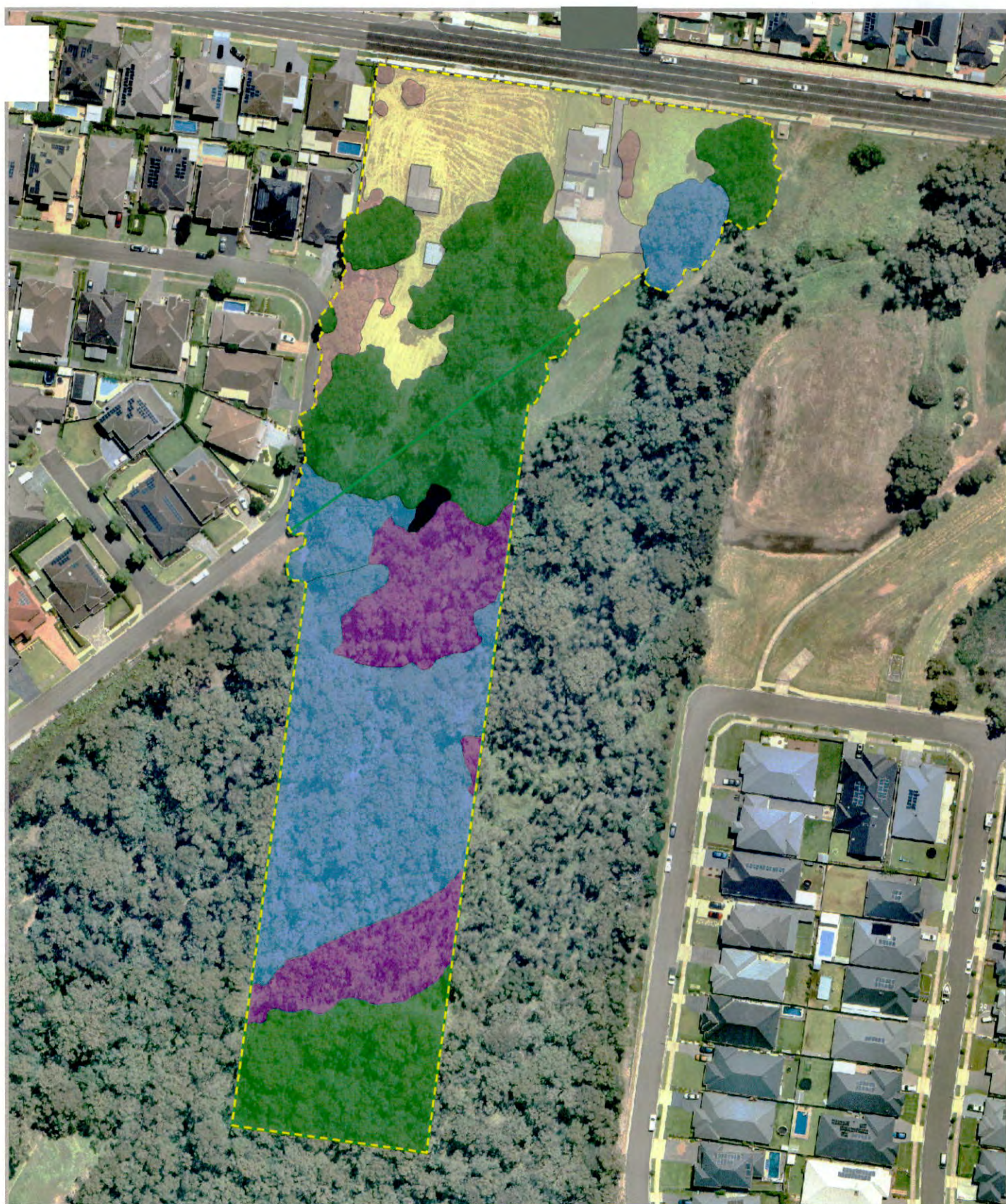


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Figure 1. Location of the study area and VMP area



Figure 2. Land zoning and watercourses of the study area



Legend

	VMP Area	Plant Community Type		Other Vegetation Types	
	Study Area		PCT 3320 - Cumberland Shale Plains Woodland		Exotic Vegetation
			PCT 4023 - Coastal Valleys Swamp Oak Riparian Forest		Exotic Dominated Grassland
			PCT 4025 - Cumberland Red Gum Riverflat Forest		Cleared Land
					Waterbody

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:

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Data Source:
NSW Government Spatial Services
SIX Maps 'Clip and Ship'
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Figure 3. Vegetation communities

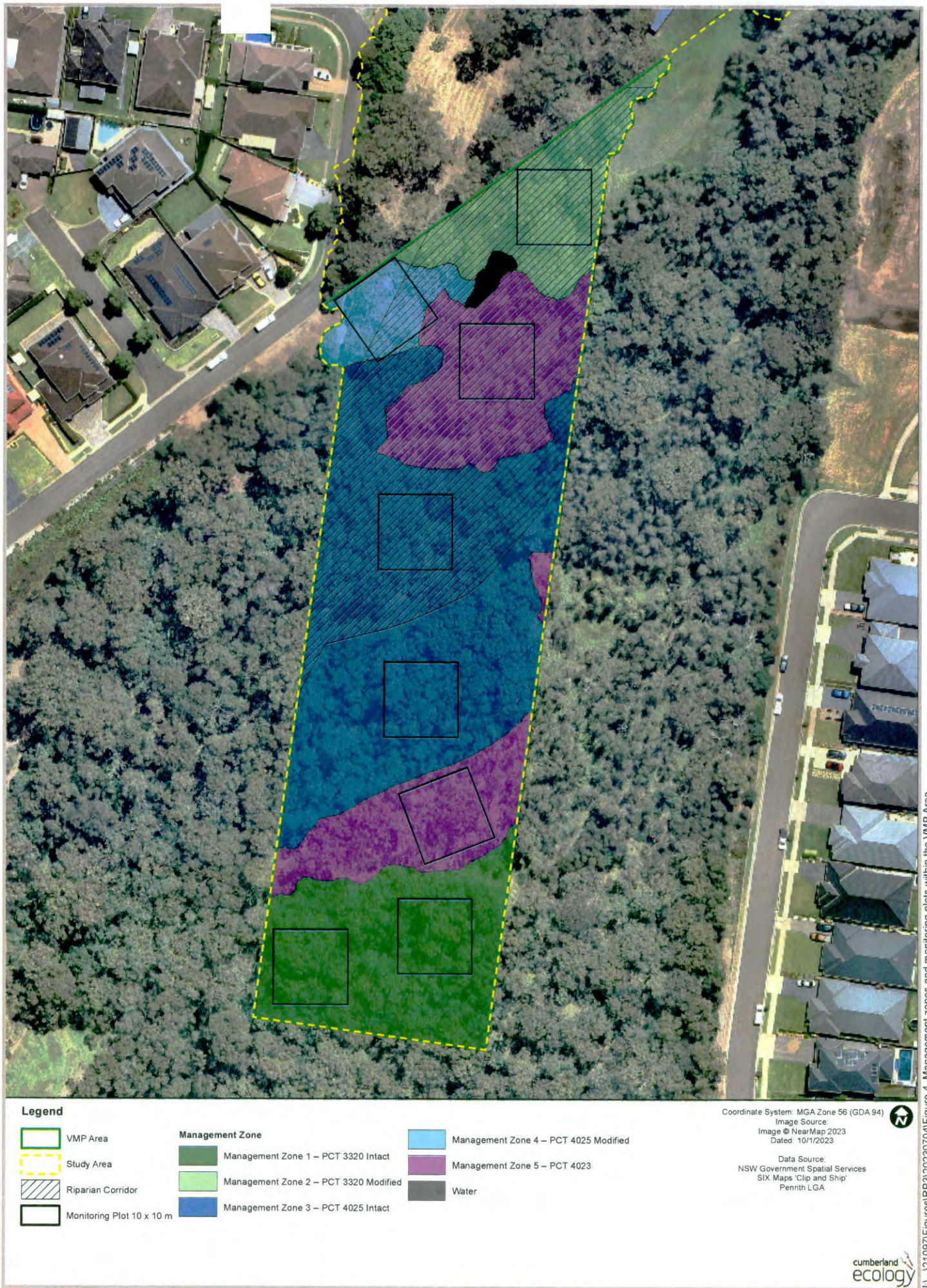


Figure 4. Management zones and monitoring plots within the VMP Area