

Vegetation Management Plan Crookwell II Wind farm

November 2018

Vegetation **Management Plan Crookwell II Wind farm**

Report for Crookwell Development Pty Ltd.

November 2018

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CONTENTS

ACKN	OWLEDGMENTS	///
1.0	INTRODUCTION	6
1.1	VMP Aims	6
2.0	RELEVANT LEGISLATIVE FRAMEWORK	8
2.1	Biosecurity Act 2015	8
2.2	Pesticides Act 1999	8
2.3	Pesticide Permits and Registration	9
2.4	Biodiversity Conservation Act 2016 (BC Act)	9
2.5 En	vironmental Protection and Biodiversity Conservation Act 1999 (Commonwealth)	10
2.6 Wa	ater Management Act 2000	10
3.0	SITE DESCRIPTION	12
	3.1.1 Location	12
	3.1.2 Land Use History	
	3.1.3 Soils and Geomorphology	
	3.1.4 Existing Vegetation	
	3.1.5 Priority Weeds	
4.0	MANAGEMENT AREAS	16
4.1	Area 1 – Stony Creek Crossing, 'Gundowringa'	
4.2	Area 2 – Cable Crossing of Wollondilly River, 'Gundowringa'	16
4.3	Area 3 – First Creek Crossing, 'Ahgunyah'	
4.4	Area 4 – Middle Creek Crossing, 'Ahgunyah'	16
5.0	VEGETATION MANAGEMENT MEASURES	17
5.1	Weed Management Planning	
	5.1.1 Weed Species	
5.2	Bush Regeneration Planning	
	5.2.1 Bush Regeneration	
5.3	Revegetation Planning	
	5.3.1 Species Collection and Propagation	
	5.3.2 Revegetation	
	5.3.3 Direct Seeding	
6.0	SCOPE OF WORKS	21
6.1 River, '	Area 1- Stony Creek Crossing 'Gundowringa'; Area 2 – cable crossing of Wollond 'Gundowringa'; Area 3 - First Creek Crossing; Area 4 – Middle creek Crossing 'Ahgu	
6.2	Additional Site and Vegetation Maintenance Requirements	
	6.2.1 Soil Testing	
	6.2.2 Planting Scheme	
	6.2.3 Fencing	
	6.2.4 Outlet structures	
	6.2.5 Irrigation	
	6.2.7 Erosion and Sediment Control Measures	
7.0	MONITORING, REPORTING AND PERFORMANCE EVALUATION PROGRAM	20 29
	MONITORING, REPORTING AND PERFORMANCE EVALUATION PROGRAM RENCES	29 32
FIGUR		33 33
PLATI		<i>37</i>
		Contents

APPENDICES	40
APPENDIX 1	41
FLORA RESULTS	41
APPENDIX 2	47
PPENDIX 1 LORA RESULTS PPENDIX 2 IONITORING REPORT TEMPLATE Tables able 1: Priority weed within the site	47
Tables	
Table 1: Priority weed within the site	14
Table 2: Estimated number of tubestock plants required	26
Table 3: Performance indicators, targets and responsibilities	30
Figures	
Figure 1. The locality	34
Figure 2. Vegetation type	35
Figure 3. Revegetation areas	36
Plates	
Plate 1: Creek tributary on the 'Ahgunyah' property	38
Plate 2: Creek tributary on the 'Ahgunyah' property. Eucalyptus dives growing on bank	38
Plate 3: Exotic riparian vegetation – Wollondilly River on the 'Gundowringa' property	39
Plate 4: Stony Creek on the 'Gundowringa' property	39

BIOSIS PTY. LTD. Contents V

1.0 INTRODUCTION

Biosis Pty. Ltd. was commissioned by Shaq Mohajerani, on behalf of Crookwell Development Pty Ltd to prepare a Vegetation Management Plan (VMP) for the revegetation and weed management of several sections of creekline and creek banks adjacent to crossing points on 'Gundowringa' and 'Ahgunyah', to the south of Crookwell. This VMP is required as a component of approval conditions for the development of Crookwell II Wind Farm.

This VMP is based on information collected during site visits by Biosis Research on 5 and 6 May 2009 and a review of relevant literature including:

- How to prepare a Vegetation Management Plan Guideline (NSW Government Dept. of Water and Energy, 2007)
- Recovering Bushland on the Cumberland Plain: Best Practice Guidelines for the Management and Restoration of Bushland (DEC 2005)
- State of the Environment report 2004 Upper Lachlan Riparian Condition and Ecological Communities
- Soil and Land Assessment for Native Vegetation Rehabilitation, Technical Guidelines, published by the NSW Government, Department of Natural Resources (DNR 2006).

1.1 VMP Aims

The aims of the VMP are to provide:

- guiding documentation toward revegetation and weed management in compliance with the relevant legislative framework (see Section 1.2)
- a rationale for the management actions recommended in the VMP
- management strategies for the regeneration and revegetation of native vegetation
- the protection and stabilisation of soils from erosion and sedimentation
- a working document for practical implementation by an appropriately qualified bush regeneration contractor
- an ecologically sustainable outcome for the site through the provision of reconstructed native flora and fauna habitats.

Revegetation of the site will seek to replicate original plant communities in order

BIOSIS PTY. LTD. Introduction 6

to maintain ecosystem health (corridor and habitat).

BIOSIS PTY. LTD. Introduction

7

2.0 RELEVANT LEGISLATIVE FRAMEWORK

Legislation that is relevant to the implementation of this VMP includes (but is not limited to) the following;

2.1 Biosecurity Act 2015

The *Biosecurity Act 2015* outlines biosecurity risks and impacts, which in relation to the current assessment includes those risks and impacts associated with weeds. A biosecurity risk is defined as the risk of a biosecurity impact occurring, which for weeds includes the introduction, presence, spread or increase of a pest into or within the State or any part of the State. A pest plant that has the potential to out-compete other organisms for resources, including food, water, nutrients, habitat and sunlight and / or harm or reduce biodiversity.

Under the Biosecurity Act a priority weed is any weed identified in a local strategic plan, for a region that includes that land or area, as a weed that is or should be prevented, managed, controlled or eradicated in the region. A local strategic plan here refers to a local strategic plan approved by the Minister under Division 2 of Part 4 of the *Local Land Services Act 2013*.

The Biosecurity Act also introduces the General Biosecurity Duty, which states:

All plants are regulated with a general biosecurity duty to prevent, eliminate or minimise any biosecurity risk they may pose. Any person who deals with any plant, who knows (or ought to know) of any biosecurity risk, has a duty to ensure the risk is prevented, eliminated or minimised, so far as is reasonably practicable.

Priority Weeds are discussed further in Section 3.1.5.

2.2 Pesticides Act 1999

The *Pesticides Act 1999* regulates and provides for the control and use of pesticides. Relevant objectives of this legislation include the protection of human health and the environment, property. There are different requirements under the Pesticides Act for the use of registered pesticides and unregistered pesticides. Under this legislation the following controls may apply (EDO 2008):

- unregistered pesticides cannot be used except with a permit
- registered pesticides must only be kept in containers bearing an approved label and must be used in accordance with the instructions on the label

 all pesticide users needs to meet certain public health and environmental standards in order to avoid harm

It is recognised that the application of pesticides (specifically herbicides) may be required during implementation of this VMP. The use of pesticides should follow the requirements of the Pesticides Act. Records will be kept of any use of pesticides on the project.

2.3 Pesticide Permits and Registration

Before agricultural and veterinary chemical products can be sold, supplied, distributed or used in Australia, they must be registered by the Australian Pesticides and Veterinary Medicines Authority (APVMA) in Canberra (APVMA 2008). The registration process is governed by Commonwealth legislation including (but not limited to) the *Agricultural and Veterinary Chemical Code Act* 1994 and associated amendments.

Under this legislation, agricultural chemical products include substances used to:

- destroy, stupefy, repel, inhibit the feeding of, or prevent pests on plants or other things
- destroy a plant or to modify its physiology
- modify the effect of another agricultural chemical product
- attract a pest for the purpose of destroying it

This encompasses all herbicides, insecticides and fungicides (APVMA 2008). The used of herbicides during the implementation of this WMP will require registration permits which can be obtained online from the APVMA website - http://www.apvma.gov.au/index.asp. Weed control must only be undertaken with herbicides registered for treatment of each specific weed, and in accordance with manufacturer's directions.

2.4 Biodiversity Conservation Act 2016 (BC Act)

The BC Act is the key piece of legislation providing for the protection and conservation of biodiversity in NSW through the listing of threatened species, populations and communities, key threatening processes (KTPs) and critical habitat for threatened species, populations and communities. Impacts to threatened species, populations and communities are assessed under Section 1.7 of the *Environmental Planning and Assessment Act 1979* and Section 7.3 of the BC Act.

Under the BC Act, restoration works will require a license where:

- seed collection of threatened species activities are to be carried out
- where bush regeneration activities are within or in close proximity to an Endangered or Threatened Ecological Community (TEC) (DEC 2005). It should be noted that no TECs exist within or adjacent to the study area.

Three Key Threatening Processes (KTPs) as listed under Schedule 4 of the BC Act are also relevant to the implementation of this VMP. These include:

- Clearing of native vegetation no clearing of native vegetation is proposed at any of the four crossing points.
- Invasion of native plant communities by exotic perennial grasses exotic perennial grasses including Phalaris spp., Sporobolus africanus and Nasella trichotoma are present within the study area. Soil disturbance and the importation of topsoils and organic materials (e.g. including tubestock) have the potential to introduce weed grass species. Management actions specified in this VMP include measures to control and suppress exotic perennial grasses.
- Infection of native plants by Phytophthora cinnamomi soil disturbance and the importation of topsoils or infected propagules has the potential to introduce or spread *P. cinnamomi*. Management actions specified in this VMP include measures to prevent the introduction of *P. cinnamomi*.

2.5 Environmental Protection and Biodiversity Conservation Act 1999 (Commonwealth)

Impacts on nationally listed threatened species and ecological communities, as well as internationally listed migratory bird species are considered by URS (2004) and Biosis Research (2009). The conclusions in these reports indicate that revegetation work at four crossing points will not cause a significant impact on a matter of national environmental significance.

2.6 Water Management Act 2000

The object of this Act is to manage the State's water for present and future generations. The Act is based on the principles of ecologically sustainable development and is concerned with the protection of the health of rivers, groundwater systems and associated wetlands. Under this Act, there are

Guidelines for Controlled Activities in the following areas which are relevant to the Crookwell II Windfarm:

- in-stream works
- watercourse crossings
- outlet structures
- riparian corridors
- laying pipes and cables in watercourses.

3.0 SITE DESCRIPTION

3.1.1 Location

This VMP has been prepared to minimise the impact of increased traffic of heavy vehicles across creek access tracks during the construction of the proposed Crookwell II Wind Farm.

The site of the proposed Crookwell II Wind Farm comprises approximately 2,088 hectares on three properties (Ahgunyah, Gundowringa and another land parcel), located approximately 14 kilometres southeast of Crookwell and 30 kilometres northwest of Goulburn. The study area is located in the Upper Lachlan Shire Local Government Area (LGA), within the Lachlan Catchment Management Authority and the South-eastern Highlands Biogeographic Region. The climate of the Crookwell area is temperate, with summer temperatures of up to 38°C and winter temperatures to -9°C, occasionally accompanied by snow falls. Average annual rainfall is 860 millimetres, evenly distributed over the year. The Goulburn region has been experiencing drought conditions for the last seven to ten years (Charlie Prell pers. comm.).

There are four proposed crossings that will require revegetation work: Access track one is to cross Stony Creek on the 'Gundowringa' property on the eastern side of Crookwell Rd, Access 2 involves a cable crossing of the Wollondilly River on 'Gundowringa' while access track three and four respectively are to cross First Creek and a tributary of Middle Creek on the 'Ahgunyah' property to the west of Crookwell Rd.

3.1.2 Land Use History

The dominant feature of the local landscape is cleared grazing lands for cattle with a small number of isolated woodland remnants of varying size within the wind farm site. Bayley (1951) refers to "...the paddocks of Gundowringa (as) the cradle of pasture improvement experiments in Australia and the home of their author and pioneer, the late Charles Ernest Prell" Clearing for agriculture in the area which comprised Gundowringa and adjacent properties began sometime after 1830. Charles Prell purchased Gundowringa in 1904 and divided the properties into three parts: Gundowringa homestead and paddocks, No 1 Farm and No 2 farm (see Bayley 1951). Mature trees, after ring-barking were cleared with a steam traction engine and potatoes were raised, making use of a horse-drawn mechanical potato digger and a potato grader, invented by Charles Prell.

Pasture was improved by the introduction of clover and the application of Superphosphate. "The results appeared slowly but were entirely satisfactory;

gradually the clover took possession, gradually it ousted the tussocks, gradually it raised the fertility of the land until it was good enough to grow rye and other valuable grasses which need a fertile soil. On the very poor land that took at least ten years but eventually the whole property had been treated and finally introduced grases, phalaris tuberosa, cocksfoot, sheep's burnet and perennial rye were sown with the clover" (Bayley 1951).

Gundowringa was divided into three properties in 1933, including Gundowringa, the home station, Ahgunyah and Wharekarori (see Bayley 1951).

3.1.3 Soils and Geomorphology

The soil landscape of the site where each of the creeks; Middle, First and Stony flow is mapped at a 1:250 000 scale by Hird (1990) as

• Taralga Soil Landscape Group (map unit ta) to the Northern extents of the Creeks.

Soils of the Taralga Group are formed on remnants of tertiary lava flows. The landscape is characterised by irregular valley fills which have formed around the basalt plateau. The crests, slide slopes and foot slopes are typically friable soils. These soils can be susceptible to sheet erosion along steep gradients where there is soil creep and occasional slumping. Alluvial soils are typically found in the drainage lines. A common tree species on this soil type is *Eucalyptus viminalis*.

 Garland Soil Landscape Group (map unit ga) to the Southern extents of the Creeks.

Soils of the Garland Group are derived from granitic parent material. The landscape is characterised by undulating rises and valleys marked by the occasional granite tor. Sandy textured top soils are found on the mid and lower slopes, with deep siliceous sands found in some drainage lines. These soils are susceptible to "significant erosion". Particularly in drainage depressions siliceous sands mean that the surface condition may be loose, and have a high potential for soil erosion. Provided appropriate soil conservation measures are adopted prior to and during land use developments, both short term and long-term erosion problems may be avoided. Common tree species on this soil type are *Eucalyptus melliodora* and *E. blakeleyi* (Hird 1990).

3.1.4 Existing Vegetation

Existing vegetation on the site has been described by Biosis Research 2009 and

URS 2004. Vegetation types which were recorded include:

- Exotic Grassland (Improved Pasture), occurring over a large proportion of the area
- Native Grassland (Secondary Grassland or Natural Temperate Grassland), recorded near the main entrance to 'Ahgunyah'
- Broad-leaved Peppermint (*Eucalyptus dives*) Red Stringybark (*E. macroryhyncha*) Grassy Woodland, described by URS (2004) as "...the dominant community recorded throughout the study area..."
- Yellow Box (*E. melliodora*) Apple Box (*E. bridgesiana*) Grassy Woodland, recorded on lower, gentler slopes
- Manna Gum (*E. viminalis*) Snow Gum (*E. pauciflora*) Grassy woodland, mainly recorded along gully lines of Middle Creek
- Gully Reedland/sedgeland, recorded along sections of the Wollondilly River, Stony, First, Middle and Grays Creeks.

3.1.5 Priority Weeds

Eight Priority Weeds for South East LLS region, which includes the Upper Lachlan LGA, that have been recorded in the study area are listed in Table 1, along with their associated Duty.

Under the National Weeds Strategy (CoA 2017), 32 introduced plants have been identified as Weeds of National Significance (WONS). A list of 20 was endorsed in 1999 and a further 12 were added in 2012. These weeds are regarded as the worst weeds in Australia because of their invasiveness, potential for spread, and economic and environmental impacts. Six WoNS were recorded within the study area (Table 1).

A comprehensive list of native and exotic plant species recorded at the site is included in Appendix 1.

Table 1: Priority weed within the site

Species Name	Common Name	General Biodiversity Duty	WoNS
Nasella trichotoma	Serrated	Prohibition on dealings	Yes
	Tussock	Must not be imported into the	
		State or sold	
Salix alba	Golden	Prohibition on dealings	Yes
	Willow	Must not be imported into the	
Salix sepulcralis	Weeping	State or sold	Yes
	Willow	All species in the Salix genus	

Species Name	Common Name	General Biodiversity Duty	WoNS
		have this requirement, except Salix babylonica (weeping willows), Salix x calodendron (pussy willow) and Salix x reichardtii (sterile pussy willow)	
Rubus fruticosus	Blackberry	Prohibition on dealings Must not be imported into the State or sold All species in the Rubus fruiticosus species aggregate have this requirement, except for the varietals Black Satin, Chehalem, Chester Thornless, Dirksen, Thornless, Loch Ness, Murrindindi, Silvan, Smooth Stem, and Thornfree	Yes
Lycium ferocissimum	African Boxthorn	Prohibition on dealings Must not be imported into the State or sold	Yes
Senecio madagascariensis	Fireweed	Prohibition on dealings Must not be imported into the State or sold	Yes
Eragrostis curvula	African Love Grass	Regional Recommended Measure Land managers reduce impacts from the plant on priority assets.	No
Hypericum gramineum	Small St John's Wort		No

As such to prevent the above listed biosecurity impacts from occurring as a result of the presence of the above listed Priority Weeds within the study area, all practical steps should be taken to control and eradicated the weeds from the study area prior to vegetation removal.

4.0 MANAGEMENT AREAS

The site has been divided into four vegetation management areas, allowing for the description and prioritisation of site specific management requirements (Figure 1).

4.1 Area 1 - Stony Creek Crossing, 'Gundowringa'

An access track will cross the upper reaches of Stony Creek. This crossing was dry during the survey in May 2009. A culvert with a diameter of 800 millimetres will be installed beneath the crossing.

4.2 Area 2 - Cable Crossing of Wollondilly River, 'Gundowringa'

A cable crossing will be installed to cross the Wollondilly River near the confluence of Stony Creek.

4.3 Area 3 - First Creek Crossing, 'Ahgunyah'

An access track will cross First Creek. During the May 2009 survey, water was flowing along a narrow, deeply incised channel. A culvert with a diameter of 1200 millimetres will be installed beneath the crossing.

4.4 Area 4 - Middle Creek Crossing, 'Ahgunyah'

An access track will cross Middle Creek. During the May 2009 survey, water was flowing along a narrow channel. A culvert with a diameter of 400 millimetres will be installed beneath the crossing.

BIOSIS PTY. LTD. Management Zones 16

5.0 VEGETATION MANAGEMENT MEASURES

The following section provides vegetation management measures which apply to the study area as detailed in the scope of works.

5.1 Weed Management Planning

A site can be particularly susceptible to weed invasion where the soil is disturbed or where introduced waste materials such as fill or topsoil are present (DNR 2006). The timing of weed management actions is critical to the successful control and suppression of weeds on a site. Weed management planning provides for the appropriate timing of weed control measures to be implemented during pre-construction, during development and during the post-construction and maintenance phases of the project.

The outcomes of appropriate weed management planning include:

- the provision of an initial inventory of weed species to be used as a guide for species to be targeted on site and for the long term monitoring of the site
- the minimisation of weed dispersal and colonisation as a consequence of the earthworks and disturbance during development activities
- minimising the impact of subsequent weed invasion in rehabilitated areas of the landscape
- outline a long term programme of maintenance for the site to enable the establishment of the plantings
- the identification of control measures that may be required for specific weed species
- the implementation of Integrated Pest Management (IPM) principles to achieve sustainable, long term weed management of the site.

Appropriate weed management should have its foundations in IPM, which is based on a sound knowledge of the life cycle (phenology), structure and function (physiology) and ecology of the pest species. A clear distinction is made between weed management and weed control. Weed control should not be considered in isolation and must be comprehensively integrated with regeneration, revegetation and ecological management.

Invasive species have the capacity to rapidly degrade the functioning of the ecological communities present by competing with regeneration and plantings. The control of both priority and environmental weeds is, therefore, an important

component of the weed management planning for the study area.

The early recognition and control of potentially problematic species can significantly reduce their ecological and economic cost (Lamp and Collet 1999). In this respect the implementation of a rigorous monitoring and performance evaluation program is of the utmost importance. The monitoring and performance evaluation measures to be adopted in respect to weed management at the site are outlined in Table 3. A monitoring report template is provided in Appendix 2.

5.1.1 Weed Species

A complete list of native and exotic plant species recorded at the site is included in Appendix 1. All four sites have a range of aquatic and pasture species which consist of a combination of exotic and native species.

Of the Priority weed species listed in Table 1, Willow species are the most commonly occurring in the creeklines. Small clumps of Blackberry occur, mainly on the Wollondilly River were recorded in Stony and Middle Creeks as well as in sections of the Wollondilly River. The most commonly occurring introduced species along the creekbanks include *Phalaris* spp., *Trifolium* spp., *Hordeum leporinum*, *Paspalum dilatatum*, *Lolium perenne* and *Polypogon monspeliensis*.

5.2 Bush Regeneration Planning

5.2.1 Bush Regeneration

Bush regeneration or assisted regeneration involves active intervention within bushland remnants through the treatment and removal of weed species. Bush regeneration is generally undertaken in areas where resilience is present. Although the aquatic vegetation at all crossing sites exhibit reasonable degrees of resilience, the creekbanks and uplands are generally devoid of native forb, shrub or tree species, therefore only the creeklines themselves allow for the implementation of bush regeneration management activities.

Bush regeneration is generally undertaken in three stages:

- **Primary weeding** is the first round of weeding activity and involves the removal of the majority of weed biomass present on the site.
- **Secondary weeding** generally occurs three to four months after the completion of primary weeding, depending on the seasonal response of weed regrowth. Secondary weeding often involves the treatment of annual and

herbaceous weeds depending on the degree of seed that is present in the soil.

• Maintenance weeding is then undertaken to ensure that any weed regeneration which occurs following secondary weeding is controlled over the long term. Maintenance is generally required over a long term period in order to ensure weed seed present on the site is exhausted. Without ongoing and long term maintenance including a sufficient allocation of resources, bush regeneration projects will almost certainly fail.

Before primary clearing is undertaken, consideration of management issues such as site stabilisation and likely annual weed infestations need to be considered. Adequate resources should be allocated to control erosion and potential annual weed flushes after primary clearing and disturbance. To ensure management issues such as these are adequately addressed, a suitably qualified and experienced contractor should be employed to undertake bush regeneration activities on the site.

5.3 Revegetation Planning

5.3.1 Species Collection and Propagation

In order to achieve optimal species richness, structural diversity and genetic integrity at the site, it is paramount that a provenance native plant nursery is engaged promptly upon project approval. This is to allow for any lag time (up to six to eight months) in the raising and hardening-off of stock and planting and to ensure the sourcing of locally indigenous tubestock.

Local provenance plants seed collection on-site and from adjacent bushland should be undertaken. Any seed collection will require the necessary licence for seed collection issued by the DECC under the National Parks & Wildlife Act (1974). For further information regarding the appropriate best practice protocols for provenance seed collection, handling, storage use in the landscape, see *Flora Bank Guidelines* at http://www.florabank.org.au/Default.htm.

5.3.2 Revegetation

Prior to the implementation of any revegetation efforts adequate soil testing and site preparation will be required (see Section 6.2.1 below). Revegetation involves the reconstruction of plant communities by planting out a site with locally indigenous plant species. Revegetation is generally considered necessary when:

• the resilience of a site has been severely depleted or is absent

- bush regeneration techniques fail to trigger natural regeneration
- where key species of a plant community are missing (DEC 2005).

Where revegetation is undertaken in areas that lack any native vegetation structure and have low resilience, the limitations of revegetation efforts need to be recognised. Based on current best practice techniques, the complete recreation of biological complexity (such as that represented by an undisturbed plant community) is not possible (DEC 2005).

It is generally recommended that the minimum time frame required to restore a plant community is five years (DNR 2006). It is likely that ongoing, occasional maintenance after this period will be necessary, therefore it is recommended that the early involvement of a local bushcare group be actively encouraged. Specific details regarding revegetation of the study area are provided in Section 6.2.2, including provision for the required plant numbers, application of fertiliser, irrigation requirements and plant replacements.

5.3.3 Direct Seeding

The direct application of local native seed including pre-treated or cleaned seed and brush matting (using seed laden branches) can be an effective and cheap method of native vegetation establishment. Brush matting with species such as *Eucalyptus* spp., *Casuarina* spp., *Kunzea* spp. and *Leptospermum* spp. can be very effective.

The initial stages (first year) of revegetation and direct seeding should include the use of hardy, fast growing, pioneer species (DNR 2006) such as *Acacia* species and other legumes. Such species can be established via direct seeding following appropriate seed treatment such as boiling water or scarification. Care should be taken not to create a monoculture of *Acacia* species as they are generally short lived and may not provide a long term vegetative cover for the site.

6.0 SCOPE OF WORKS

The following scope of works is to be implemented within each area and provides a guide for works to be carried out by an appropriately qualified bush regeneration contractor. It should be noted that the provision of specific methods or techniques that are required is beyond the scope of this VMP and is considered assumed knowledge of the qualified bush regeneration contractor.

Departures from the following scope of works may be required during VMP implementation in response to changing site conditions (e.g. due to unforeseen weather conditions) and the degree of natural regeneration following the implementation of management actions. Any departures from the scope of works that are considered necessary or which provide for appropriate adaptive management should only be undertaken with prior consultation and approval from the land-owners and CMA officers.

Under the *Water Management Act 2000* Guidelines relating to Riparian Corridors are relevant to this study: "Riparian corridors form a transition zone between terrestrial and aquatic environments and perform a range of important environmental functions. Riparian corridors:

- provide bed and bank stability and reduce bank and channel erosion
- protect water quality by trapping sediment, nutrients and other contaminants
- provide a diversity of habitat for terrestrial, riparian and aquatic flora and fauna species
- provide connectivity between wildlife habitats
- allow for conveyance of flood flows and control the direction of flood flows
- provide an interface between developments and waterways.

Three Riparian Corridor Zones need to be identified:

The Core Riparian Zone (CRZ) is the land contained within and adjacent to the channel. In the case of Areas 1, 3 and 4, the channel width varies from 3 to 10 metres. In Area 2, the width is 25 metres. Recommended CRZ widths for Area 2, 3 and 4 are 20 metres and 20-40 metres for Area 2 (see NSW DWE 2008).

The Vegetated buffer, which is usually recommended to be 10 metres, although this width will be dictated by the topography of the uplands.

The Asset protection Zone, which is required by the NSW Rural Fire service and is not relevant to the four crossings as they are not located near any buildings and are not adjacent to any vegetation stands.

6.1 Area 1- Stony Creek Crossing 'Gundowringa'; Area 2 – cable crossing of Wollondilly River, 'Gundowringa'; Area 3 - First Creek Crossing; Area 4 – Middle creek Crossing 'Ahgunyah'

Seed and Propagule Collection and Propagation

- Local provenance seed will be harvested from native vegetation for use in direct seeding activities and for propagation and revegetation activities in each area All seed collection, handling and storage will follow current best practice techniques outlined in *Florabank Guidelines* (Mortlock 1999).
- Seed and propagules for aquatic planting should be collected from upstream and downstream of the crossing site. Recommended species include Typha spp., Eleocharis spp., Juncus spp, Carex spp. and Phragmites australis. Seed of appropriate tree, shrub and herb species should be collected from adjacent small stands, as well as the larger stands near Woodhouselee Road (for Areas 1 and 2) and stands in 'Ahgunyah' for Areas 3 and 4. Recommended species for Areas 1 and 2 include Eucalyptus viminalis, E. pauciflora, E. dives, E. macrorhyncha, Acacia dealbata, A. melanoxylon, A. falciformis, Hardenbergia violacea, Glycine tabacina, Cassinia aculeata, Leptospermum obovatum, Kunzea parvifolia, Lomandra longifolia, Lomandra filiformis, Themeda triandra, Austrodanthonia spp. and Austrostipa spp. Recommended species for Areas 3 and 4 include Eucalyptus viminalis, E. blakelyi, E. stellulata, E. dives, E. macrorhyncha, Acacia dealbata, A. melanoxylon, A. falciformis, Hardenbergia violacea, Glycine tabacina, Cassinia aculeata, Hibbertia obtusifolia, Lomandra longifolia, Lomandra filiformis, Themeda australis, Austrodanthonia spp. and Austrostipa spp.
- Seed that is not to be used in direct seeding operations will be supplied to an appropriate native plant nursery for propagation, growing on and hardening off before later planting on site (see below).

Sediment and Erosion Control

Appropriate best practice sediment and erosion controls (see Section 6.2.7)
 will be installed along areas of creekbank which require intensive weed removal, prior to any works on site.

Weed Management and Hygiene

 Hand weeding, cut and paint and spot herbicide spraying will be undertaken, focussing on sections of the creekline where weedy forbs are well established. All weed waste will be bagged, removed and disposed of at an appropriate waste disposal depot.

 All vehicles and plant to be used on site are to be thoroughly cleaned prior to site access to ensure that no weed seed or pathogens are carried onto the site.
 Special attention should be paid to the removal of dirt from vehicles, machinery and equipment including mud guards, tyres and excavator tracks and buckets.

Revegetation

- Direct seeding and brush matting will be applied during spring, summer or autumn (dependant on seed availability) to all cleared and disturbed areas.
- Approximately six months following direct seeding and brush matting, areas
 with no seedling germination will be subject to supplementary direct seeding
 and brush matting.
- During the second year of the contract, tubestock will be installed in accordance with the prescribed planting scheme and planting densities (see Section 6.2.2).
- Depending on levels of herbivory (e.g. from wallabies, rabbits or hares) plant installation may require the use of tree guards.
- Following plant installation and the application of seed and brush matting, the upper banks will be watered using a utility mounted tank approximately once a week for four weeks and then as required dependant on climatic conditions.

Weed Management

 Quarterly inspections of the revegetation areas will be undertaken and appropriate weed management actions (e.g. hand weeding and spot spraying) implemented as required. Any necessary fencing repairs should be carried out at this time.

6.2 Additional Site and Vegetation Maintenance Requirements

6.2.1 Soil Testing

In order to determine the appropriate physical requirements for suitable plant growth, soil testing or materials characterisation is necessary where topsoil is disturbed or absent (DITR 2006; DNR 2006; NSW Minerals Council 2008). Soil testing, however, may not be necessary, as it is likely that the Prell family have historical records of soil tests and fertliser application rates.

6.2.2 Planting Scheme

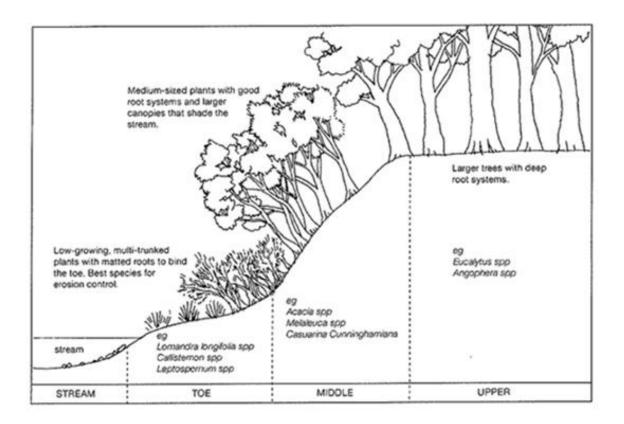
The proposed planting scheme contains species deemed appropriate for revegetation purposes, derived from those identified during the site survey (see Appendix 1) and those identified as common within the mapped vegetation types (see Fig. 2). Species selection is also based upon availability, which is influenced by ease of collection and propagation. Species numbers are based on an assumption of a 40 metre strip extending upstream and a 40 metre strip extending downstream of each crossing. The width of the strip will also be variable, depending on topography but ideally should average 20 metres on each side of the creekline.

The location of the proposed planting scheme may also be modified in situations that can be improved in order to prioritise:

- existing land use (livestock water points)
- revegetation establishment success rates (avoidance of dry and vegetated pasture areas)
- revegetation of low ecological values area (heavily eroded areas downstream).

The planting scheme should be used as a guide only and is based on a plant density of approximately three shrub or groundcover species per metre squared and one tree species per four metres squared. Table 1 provides a guide to the total number of plants required in each area. The estimated number of plants required does not account for losses (see section 6.2.6). It should also be noted that the estimated number of plants may also be reduced dependant on the success or failure of direct seeding and brush matting efforts.

The attached cross section indicates the projected structure of revegetated riparian vegetation adjacent to crossing areas. This cross section has been extracted from NSW DWE 2008 and Raine & Gardiner 1995.



6.2.3 Fencing

Each planting area should be protected by stock-proof fencing around the area perimeter. The fencing should be resistant to occasional flooding and should ideally be located at the toe of steep batters. Cattle grids on the approaches to the crossing could be incorporated to restrict access by stock to these revegetated sections of creekline, although gates would be a cheaper alternative.

6.2.4 Outlet structures

The bed of the watercourse below the outlet should be protected against scour. If necessary, rock rip-rap should be installed at the outlet. The rip-rap should be topsoiled and aquatic species planted within the topsoil.

Table 2: Estimated number of tubestock plants required

Management Area	Trees	Shrubs and Groundcovers
Area 1	400 Eucalyptus dives, E. pauciflora, E. viminalis, E. macrorhyncha	
Area 2	600 Eucalyptus dives, E. pauciflora, E. viminalis, E. macrorhyncha	Acacia dealbata, A. melanoxylon, A. rubida, A.falciformis, Leptospermum obovatum Kunzea parvifolia, Glycine tabacina, Hardenbergia violacea, Lomandra spp., Themeda australis, Austrostipa spp Austrodanthonia spp. Carex spp., Juncus spp., Eleocharis spp.
Area 3	400 Eucalyptus dives, E. pauciflora, E. viminalis, E. macrorhyncha, E. stellulata	Acacia dealbata, A. melanoxylon, A. rubida, A.falciformis, Leptospermum obovatum Kunzea parvifolia, Glycine tabacina, Hardenbergia violacea, Lomandra spp., Themeda australis, Austrostipa spp Austrodanthonia spp. Carex spp., Juncus spp., Eleocharis spp
Area 4	400 Eucalyptus dives, E. pauciflora, E. viminalis, E. macrorhyncha	Acacia dealbata, A. melanoxylon, A. rubida, A.falciformis, Leptospermum obovatum Kunzea parvifolia, Glycine tabacina, Hardenbergia violacea, Lomandra spp., Themeda australis, Austrostipa spp Austrodanthonia spp. Carex spp., Juncus spp., Eleocharis spp

The use of native tube stock (e.g. 75 millimetre Forestry Tubes) is likely to be the most successful mode of revegetating the site. Installation of tubestock will be undertaken as follows:

- The availability of appropriate stock will dictate the timing of the plantings, which should ideally be installed during spring or autumn and not during the extremes of summer or winter.
- Planting holes will be pre-watered before tube stock is installed and then again immediately following installation.
- Dependent on herbivorous animal populations (e.g. wallabies, wombats and rabbits) tree guards may need to be installed around each plant. An alternative option may be to install temporary rabbit-proof fencing of revegetation areas until plants are sufficiently established.

6.2.5 Irrigation

Under current (February 2009) water restrictions, Sydney Water requires the issue of permits in order to allow the establishment of vegetation by commercial contractors. Maximum establishment periods of eight weeks by automatic and manually operated watering systems currently apply. The status of water restrictions should be checked by the contractor prior to plant installation (see - http://www.sydneywater.com.au/SavingWater/WaterRestrictions/).

All revegetated areas should be watered on a weekly basis (dependant on prevailing climatic conditions) for approximately one month post-installation and then as required, dependant on weather conditions. Alternatively, non-potable water from the artificial wetland may be used to irrigate revegetation areas provided it is a suitable pH (5-8) and does not interfere with fauna habitats.

6.2.6 Plant Replacements

Up to 20% mortality can be expected within 12 months of planting. These plants should be replaced with appropriate stock. Where plant losses are greater than 30% additional methods may be required to ensure improved survival rates. These may include the use of tree guards, further soil remediation, native plant fertiliser, water crystals or improving irrigation requirements.

6.2.7 Erosion and Sediment Control Measures

Best practice sediment and erosion controls for the construction industry (Landcom 2004) will be implemented in Zone 3 prior to construction works. A self-auditing programme (e.g. log books) for sediment and erosion controls is to be implemented by the construction project manager. The timing of erosion and sediment control inspections should be on a fortnightly to monthly basis and at opportunistic times, such as during and immediately following rainfall events.

Sediment and erosion control practices to be implemented on-site include:

- Minimising unnecessary disturbance to retained native vegetation and the soil profile.
- Appropriate site management practices including scheduling of construction, sequencing of erosion control measures and restriction of access to non-essential areas.
- Appropriate physical stabilisation techniques including the construction of mitre drains, silt fencing, contour banks and use of onsite logs and vegetative debris.
- Regular inspection of drainages and sediment and erosion controls to ensure their integrity, especially after heavy rainfall.

7.0 MONITORING, REPORTING AND PERFORMANCE EVALUATION PROGRAM

In order to undertake the prescribed scope of works a qualified and experienced bush regeneration contractor should be engaged. A list of appropriate contractors and industry rates is available from the Australian Association of Bush Regenerators (AABR), see – http://www.aabr.org.au/aabr/.

Monitoring and reporting is an important part of any management strategy. An iterative process of monitoring and feedback has the benefit of fine-tuning management strategies by allowing for adaptive management. All aspects of this VMP should be assessed and, where possible, quantitative data should be collected.

To monitor the success of establishment and bush regeneration on the site, visual assessments need to be formally recorded. At the onset of the bush regeneration contract, the successful contractor is to set up permanent photographic monitoring points. Photographs should be taken before any works are undertaken on-site, from the same point immediately following significant works, then at least every 6 months. Photographic records should be included as part of each monitoring report.

Monitoring reports are to be submitted to the principal contractor on an annual basis. A copy of each monitoring report is to be submitted to the relevant stakeholders as required by the principal contractor.

Monitoring reports should include:

- A summary of the works completed during to date.
- An evaluation of the success or failure of management actions.
- Before and after photographs of the site.
- Recommendations for future site management actions.

An example table of contents (which can be used as template for the monitoring reports) has been included in Appendix 2. Table 2 provides a list of the performance indicators, associated targets and responsibilities to be monitored by stakeholders.

Table 3: Performance indicators, targets and responsibilities

Performance Indicator	Pertormance Target	
Establishment of exclusion zones	 All remnant native vegetation and regenerating woodland clearly demarcated Disturbance, storage and parking of vehicles confined to cleared and disturbed areas Perimeter fences installed 	Civil works contractor
Site stabilisation and installation of barrier mesh and erosion controls.	 All required sediment fencing and barrier mesh has been installed at the start of the contract. Evidence of self-auditing program (e.g. log books) for sediment and erosion controls All sediment and erosion controls operating properly A reduction in sediment or other pollutants (including weed waste) that is leaving the site or has the potential to do so 	Civil works contractor / Bush regeneration contractor
Soil testing and remediation* *Only if considered necessary	 Soil samples sent to laboratory for testing Compacted areas ripped Additional soil remediation as required 	Civil works contractor / Bush regeneration contractor
Seed Collection, direct seeding and brush matting	 Records kept of all seed collected including names, dates and estimated quantities Evidence of sufficient direct seeding and brush matting Evidence of seedling germination 	Bush regeneration contractor
Weed Management	95% removal of weeds from all zones by the end of the first contract year	Bush regeneration contractor
Mulching	• Application to max. 75mm depth of weed-free, disease-free leaf and chip mulch	Bush regeneration contractor
Local provenance plant supplier engaged	• Nursery is to confirm contract growing of 1800 tree and 6800 shrub, sedge or herb tubestock species	Bush regeneration contractor / provenance nursery
Native Vegetation Establishment	 Bare areas revegetated Plantings monitored for herbivorous animal attack Plantings watered as required 20% accepted plant losses over one year. Additional losses to be replaced 50% vegetative cover of revegetated areas achieved after two years 75% vegetative cover after 4 years 	Bush regeneration contractor
Weed Management – Ongoing Site Maintenance	 Continued site visits demonstrating follow-up weed treatment and control (e.g. annual weeds treated before seed set) Control methods, species targeted and rates of herbicide application to be included in sixmonthly reports Weed species absent from the study area 	Bush regeneration contractor
Fences and signs	 Installation of stock-proof (and possibly rabbit-proof) fencing around revegetation areas,. Installation of "Revegetation Area" signs 	Bush regeneration contractor

Performance Indicator	Performance Target	Responsibility	
Reporting	Progress reporting provided to principal contractor on an annual basis	Bush regeneration contractor	

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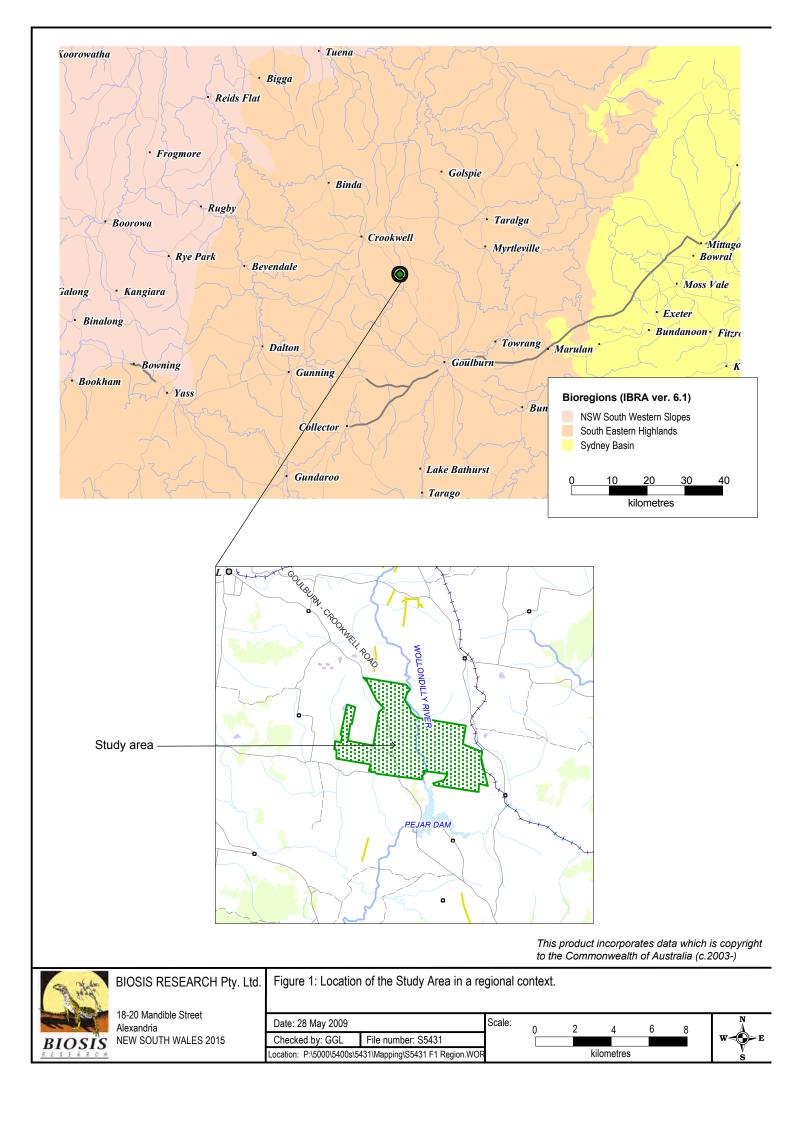
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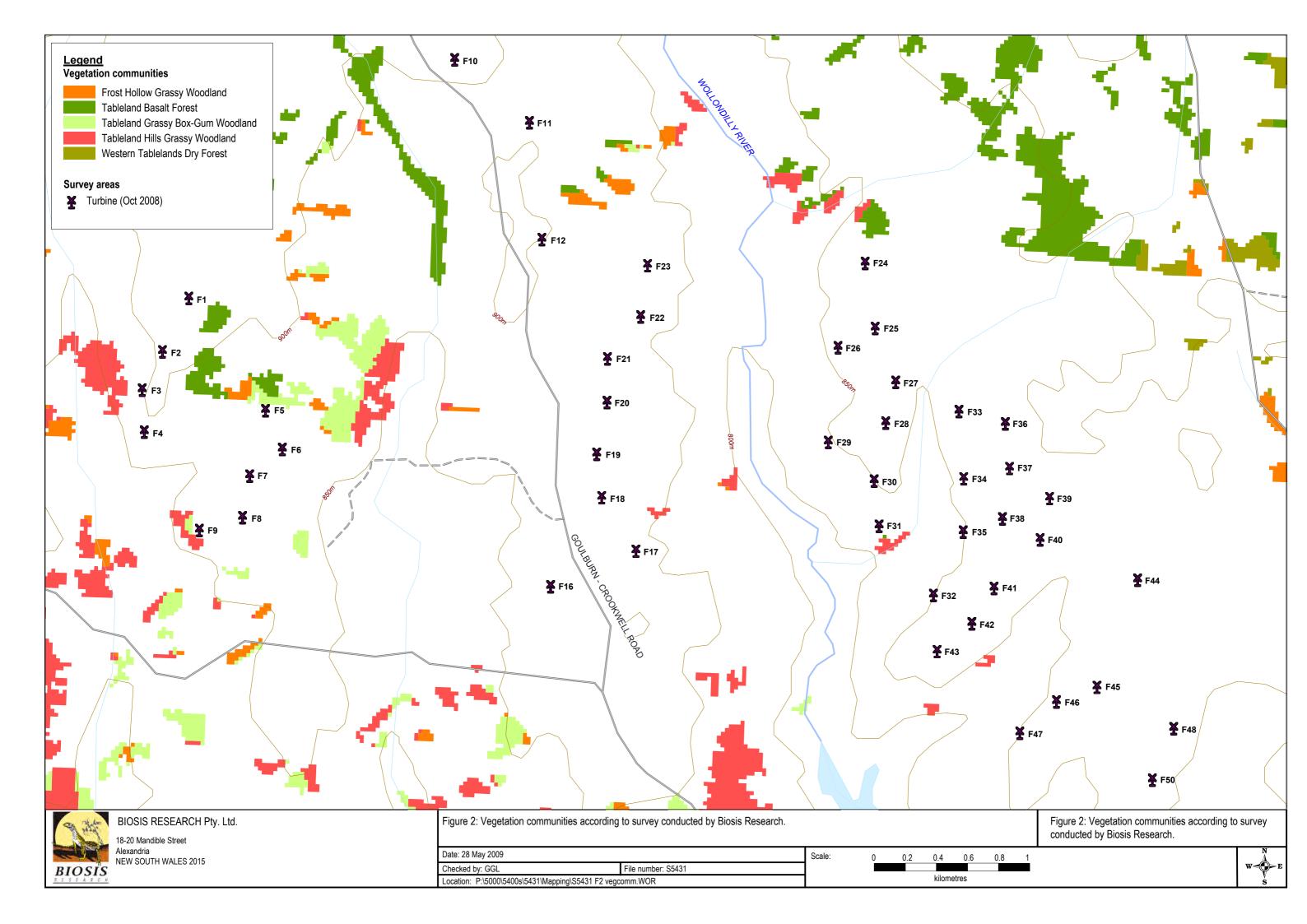
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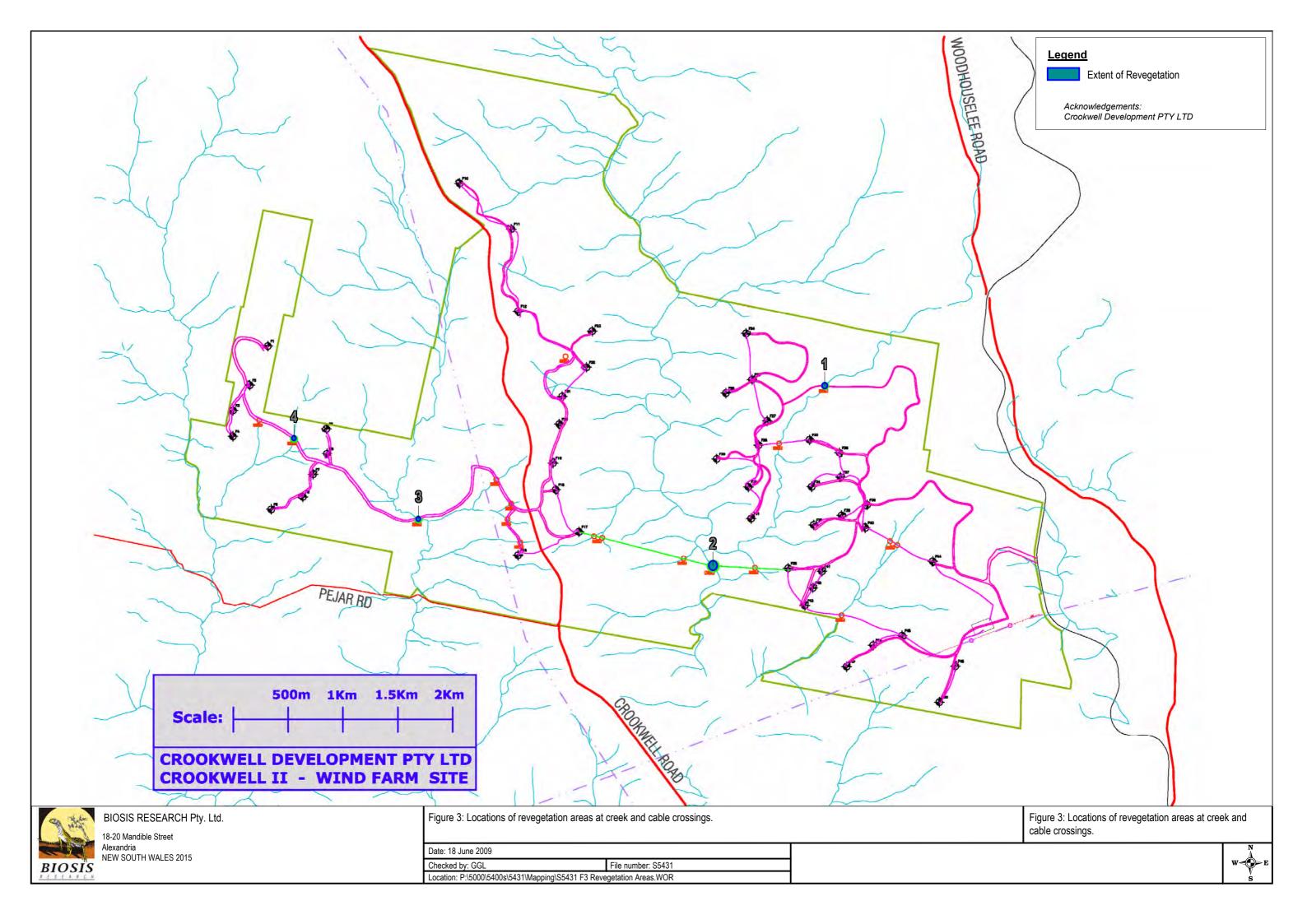
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FIGURES

BIOSIS PTY. LTD. Figures 33







PLATES



Plate 1: Creek tributary on the 'Ahgunyah' property



Plate 2: Creek tributary on the 'Ahgunyah' property. *Eucalyptus dives* growing on bank



Plate 3: Exotic riparian vegetation – Wollondilly River on the 'Gundowringa' property



Plate 4: Stony Creek on the 'Gundowringa' property

APPENDICES

APPENDIX 1 Flora Results

Plant species recorded at turbine sites by URS (2004) and Biosis Research (2008; 2009)

Family	Botanical name	Common name	Exotic Sp.	Riparian sp
	Cheilanthes sieberi subsp.			
Sinopteridaceae	sieberi	Narrow Rock Fern		
Gymnosperms				
Cupressaceae	Cupressus macrocarpa	Monterey Cypress	*	
Pinaceae	Pinus radiata subsp. radiata	Monterey Pine	*	
Angiosperms				
(Monocotyledons)				
Colchicaceae	Burchardia umbellata	Milkmaids		
	Wurmbea dioica	Early Nancy		
Cyperaceae	Bolboschoenus fluviatilis	Marsh Club-rush		\checkmark
	Cyperus eragrostis	Umbrella Sedge	*	\checkmark
	Carex appressa	Tall Sedge		\checkmark
	Eleocharis spacelata	Tall Spike Rush		√
	Fimbristylis dichotoma	Common Fringe-sedge		√
	Isolepis inundata	Club-rush		√
	Schoenus apogon	Fluke Bogrush		√
Hypoxidaceae	Hypoxis hygrometrica	Golden Weather-grass		
Iridaceae	Romulea rosea	Onion Grass	*	
Juncaceae	Juncus articulatus	Jointed Rush	*	√
	Juncus australis			√
	Juncus subsecundus	Finger Rush-		V
	Juncus usitatus	3		V
	Lomandra filiformis subsp.			·
Lomandraceae	coreacea	Wattle Mat-rush		
		Spiny-headed mat-		
	Lomandra longifolia Lomandra multiflora subsp.	rush Many flowered Mat-		
	multiflora	rush		
Phormiaceae	Dianella revoluta var. revoluta -	14011		
Poaceae	Agrostis capillaris	Browntop Bent	*	
1 000000	Amphibromus pithogastrus	Browntop Bent		
	Aristida calycina var. calycina			
	Aristida carycina var. carycina Aristida ramosa	Purple Wiregrass		
	Aristida vagans	Threeawn Speargrass		
	Austrodanthonia duttoniana	Brown-back Wallaby Grass		
	Austrodanthonia pilosa	Smooth-flowered Wallaby Grass		
	Austrodanthonia racemosa	Wallaby Grass		

Family	Botanical name	Common name	Exotic Sp.	Riparian sp
	Austrostipa scabra subsp. falcata	Rough Speargrass		
	Avena fatua	Oats	*	
	Avena sterilis	Oats	*	
	Bothriochloa macra	Red Grass		
	Briza maxima	Quaking Grass	*	
	Bromus catharticus	Prairie Grass	*	
	Bromus diandrus	Great Brome	*	
	Bromus hordeaceus subsp.			
	molliformis	Soft Brome	*	
	Chloris truncata	Windmill Grass		
	Cynodon dactylon	Couch		
	Dactylis glomerata	Cocksfoot	*	
	Dichelachne micrantha	Shorthair Plumegrass		
	Eleusine tristachya	Goose Grass	*	
	Elymus scaber	Common Wheatgrass		
	Entolasia marginata	Bordered Panic		
	Eragrostis curvula	African Love Grass	*	
	Holcupanis lanatus	Yorkshire Fog	*	
	Hordeum leporinum	Barley Grass	*	
	·	Silvertop Wallaby		
	Joycea pallida	Grass		
	Lolium perenne	Perennial Rye Grass	*	
	Microlaena stipoides var. stipoides	Weeping Grass		
	Nassella trichotoma	Serrated Tussock	*	
	Panicum effusum	Hairy Panic		
	Paspalum dilatatum	Paspalum	*	
	Themeda triandra	Kangaroo Grass		
	Lolium perenne	Perennial Rye Grass	*	
	Cynosurus echinatus	Rough Dog's Tail	*	
	Agrostis capillaris	Browntop Bent	*	
	Phalaris aquatica	Phalaris	*	V
	Phalaris minor	Phalaris	*	
	Phragmites australis	Common Reed		V
	Poa labillardieri var. labillardieri	Poa Tussock		
	Poa sieberiana	Snowgrass		
	Polypogon monspeliensis	Annual Beardgrass	*	
	Setaria verticillata	Whorled Pigeon Grass	*	
	Sporobolus creber	Sporobolus	*	
	Themeda australis	Kangaroo Grass		
	Vulpia bromoides	Squirrel Tail Fescue	*	
Typhaceae	Typha orientalis	Broad leaved Cumbungi		√
(Dicotyledons)	Typna onemans	Cambangi		*
Amygdalaceae	Prunus cerasifera	Cherry Plum	*	
, any gadiaocae	Prunus domestica subsp. insitita	Damson Plum	*	

Family	Botanical name	Common name	Exotic Sp.	Riparian sp
Apiaceae	Centella asiatica	Pennywort		
	Hydrocotyle laxiflora.	Stinking Pennywort		
Asteraceae	Anthemis arvensis.	Corn Chamomile	*	
	Arctotheca calendula	Capeweed	*	
	Calotis anthemoides	Cut-leaf Burr-daisy		
	Carduus tenuiflorus	Winged Slender thistle	*	
	Carthamnus dentatus	Toothed thistle	*	
	Cassinia aculeata	Dolly Bush		
	Cassinia arcuata	Sifton Bush		
	Chrysocephalum apiculatum	Common Everlasting		
	Cirsium vulgare-	Spear thistle	*	
	Cymbonotus lawsonianus	Bear's Ear		
	Euchiton involucratus	Star Cudweed		
	Helichrysum scorpioides	Button Everlasting		
	Hypochoeris radicata	Catsear	*	
	Hypochoeris glabra	Smooth Catsear	*	
	Leptorhynchos squamatus	Jillootii Odtoodi		1
	subsp. squamatus			
	Leucochrysum albicans subsp. albicans var. albicans	Hoary Sunray		
	Onopordum acanthuium subsp. acanthium	Scotch Thistle	*	
	Scolymus hispanicus	Golden Thistle	*	
	Sonchus oleraceus	Common Sowthistle	*	
	Senecio madagascariensis	Fireweed	*	
	Triptilodiscus pygmaeus	Common Sunray		
	Vittadinia cuneata var. cuneata	Fuzzweed		
Boraginaceae	Echium plantagineum	Paterson's Curse	*	
Brassicaceae	Lepidium campestre	Fieldcress	*	
2.400.040040	Hirschfeldia incana	Hairy Brassica	*	
	Nasturtium officinale	Watercress		V
Campanulaceae	Wahlenbergia gracilis	Sprawling Bluebell		,
Campanalacoac	Wahlenbergia multicaulis	Tadgell's Bluebell		
Chenopodiaceae	Einadia hastata -	Berry Saltbush		
Опопородіассає	Einadia nutans	Climbing saltbush		
	Chenopodium album	Fat hen	*	
Clusiaceae	Hypericum gramineum	Small St John's Wort		
Sidoladoad	Hypericum perforatum	St John's Wort	*	
Convolvulaceae	Dichondra repens	Kidney Weed		
Convolvulaceae	Convolvulus arvensis	Field Bindweed	*	
	Convolvulus arvensis Convolvulus erubescens -	Pink Bindweed		
Dilleniaceae	Hibbertia obtusifolia			
	Melichrus urceolatus	Hoary Guinea-Flower		1
Ericaceae (sensu. str.)	Lissanthe strigosa subsp.(?)	Urn Heath		
	subulata Leucopogon virgatus -	Peach Heath Whitebeard		+

Family	Botanical name	Common name	Exotic Sp.	Riparian sp
	Brachyloma daphnoides -	Daphne heath		
Euphorbiaceae	Chamaesyce drummondii	Caustic Weed		
	Euphorbia peplus	Petty Spurge	*	
Fabaceae/Faboideae	Trifolium campestre	Hop Clover	*	
	Trifolium arvense	Haresfoot Clover	*	
	Trifolium subterraneum-	Subterranean Clover	*	
	Indigofera australis	Australian indigo		
	Pultenaea subspicata	Low Bush Pea		
	Bossiaea buxifolia -			
	Desmodium varians	Slender Tick-trefoil		
	Glycine clandestina	Twining Glycine		
	Glycine tabacina	Variable Glycine		
	Hardenbergia violacea	False Sarsparilla		
	Hovea purpurea	·		
	Medicago polymorpha	Burr Medic	*	
	Platylobium formosum subsp. formosum			
	Vicia sativa	Common vetch	*	
	Zornia dyctiocarpa var. dyctiocarpa	Zornia		
Fabaceae/Mimosoideae	Acacia genistifolia	Early Wattle		
	Acacia dealbata subsp. dealbata	Silver Wattle		
	Acacia decurrens	Black wattle		
	Acacia falciformis	Broad-leaved hickory		
	Acacia melanoxylon	Blackwood		V
	Acacia rubida	Red-stemmed wattle		
Geraniaceae	Erodium cicutarium	Common Crowfoot	*	
	Geranium solanderi	Native Geranium		
Gentianaceae	Centaurium erythraea	Common Centaury	*	
Geraniaceae	Geranium solanderi	Australian Cranesbill		
Goodeniaceae	Goodenia hederacea subsp. hederacea	Ivy Goodenia		
Haloragaceae	Gonocarpus tetragynus	Common Raspwort		
Taioragaooao	Myriophyllum variifolium	Commentacement		√
Lamiaceae	Marrubium vulgare	Horehound	*	,
Loranthaceae	Amyema miquelii	Box Mistletoe		
Lythraceae	Lythrum hyssopifolia	Hyssop Loosestrife		
Malaceae	Crataegus monogyna	Hawthorn	*	
Menyanthaceae	Nymphoides crenata	Wavy Marshwort		V
Myrtaceae	Eucalyptus melliodora	Yellow Box		,
,	Eucalyptus blakelyi	Blakely's Red Gum		
	Eucalyptus bridgesiana	Apple Box		
	Eucalyptus mannifera subsp.	/ ippio Dox		
	mannifera	Brittle Gum		
	Eucalyptus dives	Broad-leaved Peppermint		V
	Eucalyptus macrorhyncha	Red Stringybark		

Family	Botanical name	Common name	Exotic Sp.	Riparian sp
	Eucalyptus viminalis	Ribbon Gum		$\sqrt{}$
	Eucalyptus rubida	Candlebark Gum		
	Eucalyptus stellulata	Black Sally		V
	Eucalyptus pauciflora	Snow Gum		√
	Kunzea parvifolia			V
	Leptospermum obovatum			V
Nymphaceae	Nymphaea caerulea	Cape Waterlily	*	V
7 1	Epilobium billardiereanum subsp.	<u> </u>		
Onagraceae	cinereum	Willow Herb		
Oxalidaceae	Oxalis articulata		*	
	Oxalis perennans	Grassland Wood- sorrel		
Plantaginaceae	Plantago debilis	Shade Plantain		
	Plantago lanceolata	Plantain	*	
	Plantago varia	Variable Plantain		
Polygonaceae	Acetosella vulgaris	Sorrel	*	
. orygoniaecae	Rumex brownii	Swamp Dock		V
	Rumex crispus	Curled Dock	*	√ √
Primulaceae	Anagallis arvensis	Pimpernel	*	,
Timalaccac	Samolus valerandi	Common Brookweed		V
Ranunculaceae	Ranunculus lappaceus	Common Buttercup		√ √
rananoalaocae	Ranunculus muricatus	Sharp Buttercup	*	√ √
Rosaceae	Geum urbanum	Charp Buttereup		'
Nosaceae	Rosa rubiginosa	Briar Rose	*	
	Rubus fruiticosus	Blackberry	*	
	Acaena novae-zelandiae.	Bidgee-widgee		
Rubiaceae	Asperula conferta	Common Woodruff		
Nublaceae	Galium aparine	Goosegrass	*	
	Pomax umbellata	Pomax		
Salicaceae	Populus alba	White Poplar	*	
Salicaceae		•	*	
	Populus nigra 'Italica'	Lombardy Poplar	*	√
	Salix babylonica.	Weeping Willow	*	√ √
	Salix caprea	Goat Willow	*	
	Salix fragilis	Crack Willow	*	√ √
Ones had a second	Salix sepulcralis var. chrysocarpa	Golden Willow	<u> </u>	V
Scrophulariaceae	Derwentia perfoliata	Digger's Speedwell		
	Verbascum thapsus	Blanket Weed		
2.1	Veronica plebeia	Trailing Speedwell	*	
Solanaceae	Lycium ferocissimum	African Boxthorn	*	-
	Solanum brownii	Violet Nightshade		
	Solanum nigrum	Blackberry Nightshade	*	
Verbenaceae	Verbena officinalis	Common Verbena	*	

BIOSIS PTY. LTD.

Appendix 2

Monitoring Report Template

Creek Crossing Revegetation, Crookwell II

Revegetation and Bush Regeneration Works

2010 - 20XX

Prepared by XXX XXXX

By: XXXX

For: Crookwell Development Pty Ltd

Table of Contents

1.0 INTRODUCTION AND SUMMARY OF WORKS COMPLETED TO DATE

2.0	SITE DESCRIPTION
2.1	Location
2.2	Soils
2.3	Flora / Plant Communities
3.0	DESCRIPTION OF BUSH REGENERATION CONTRACT WORKS
3.1	Crossing 1
3.2	Crossing 2
3.3	Crossing 3
3.4	Crossing 4
3.4	Before / After Photographic Monitoring (every twelve months)
3.5	Compensatory Planting
4.0	CONCLUSIONS AND PERFORMANCE EVALUATION
5.0	RECOMMENDATIONS
5.0	APPENDICES
APPE	NDIX 1: Weed Density Map
APPE	NDIX 2: Contract Summary
APPE	NDIX 3: Planting Species List
APPE	NDIX 4: Native Species List

LIST OF PLATES

WORK SHEETS INDICATING ACTIVITIES UNDERTAKEN; TIME TAKEN; CHEMICALS USED AND DATE

BIOSIS PTY. LTD. Appendices