

Coonara Residential Development, West Pennant Hills, NSW (EPBC ref 2023/09508)

Annual Compliance Report: 1 May 2024 to 30 April 2025

Mirvac

15 May 2025

Final

cumberland
ecology

PART OF  SLR

Report No. 21108RP12

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	15/05/2025	JT/GK	Final for submission to Cwth DCCEEW

Approved by:	Gitanjali Katrak
Position:	Principal Ecologist
Signed:	
Date:	15 May, 2025

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Glossary

Term/Abbreviation	Definition
Approval holder	Mirvac Developments Pty Limited
BC Act	NSW <i>Biodiversity Conservation Act 2016</i>
BCF	Biodiversity Conservation Fund
BDAR	Biodiversity Development Assessment Report
DA	Development Application
Department	Commonwealth Department of Climate Change, Energy, the Environment and Water
EPBC Act	Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>
Property	55 Coonara Avenue, West Pennant Hills NSW 2125
TEC	Threatened Ecological Community
VMP	Vegetation Management Plan

Declaration of Accuracy

In making this declaration, I am aware that sections 490 and 491 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) make it an offence in certain circumstances to knowingly provide false or misleading information or documents. The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the approval holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.

Signed: 

Full Name: Geoffrey Cohen

Position: Project Director

Organisation: Mirvac Projects Pty Ltd

ABN: 72 001 069 245

Date: 19 May 2025

1. Introduction

1.1. Purpose

This compliance report has been prepared by Cumberland Ecology (Part of SLR) on behalf of Mirvac Projects Pty Ltd (the 'approval holder') (ACN: 001 069 245) for the purpose of reporting on activities associated with the approved action for the Coonara Residential Development (EPBC ref 2023/09508), which have been completed in accordance with the conditions listed in the Notification of Approval, submitted by the Commonwealth Department of Climate Change, Energy, the Environment and Water (the 'department') on 1 May 2024.

This compliance report is for the first reporting period of the Coonara Residential Development 2023/09508, being between 1 May 2024 and 30 April 2025. A description of the activities undertaken within the reporting period is provided in Chapter 2, the EPBC approval conditions compliance table is provided in **Appendix A**, other supporting information referred to in **Appendix A** is provided in **Appendices B - G**, and supporting Figures are provided at the end of this report.

1.2. Overview of the Approved Action

The approved action is for development of parts of the property located at 55 Coonara Avenue, West Pennant Hills NSW 2125 (hereafter referred to as 'The Property') (Figure 1).

The approved action is for a staged demolition of former IBM business park buildings and associated car parks and landscaping on site, including the removal and modification of existing infrastructure, and for the development of 165 community-titled dwelling housing and attached dwellings, 249 apartments across four apartment buildings, communal facilities, public and private open spaces, and associated infrastructure generally on the previously disturbed portion of the site. The approved action, as submitted to Hills Shire Council comprises two separate Development Applications (DAs) referred to as the Demolition DA (approved DA 585/2021/HC) and the Concept Masterplan DA (approved DA 860/2022/JP). Each DA was supported by a Biodiversity Development Assessment Report (BDAR) prepared by Keystone Ecological (Keystone) (2021, 2022). These are hereafter referred to as the Demolition BDAR and the Concept Masterplan BDAR. The action, as approved under the EPBC Act (hereafter referred to as the 'Development Footprint') includes the footprints assessed for the Demolition BDAR and the Concept Masterplan BDAR, albeit with specific areas excluded (hereafter referred to as the 'Excluded Areas'). The location of the Development Footprint and Excluded Areas are shown in **Figure 2**. The locations of retained land, the majority of which is to be managed under several Vegetation Management Plans is also shown in **Figure 2** (as 'Vegetation to be Managed (including APZ and Landscaped Areas)').

Activities being undertaken within the Development Footprint, and in line with both the Commonwealth and NSW consents (noting that NSW consents extend into the Excluded areas) include:

- Establishment of the works site with security fencing;
- Installation of temporary services to the perimeter of the development area;
- Installation of stormwater and environmental controls to manage stormwater flows and sediment runoff, including treatment, prior to discharge into the creek downstream;

- Isolation and disconnection of existing services entering the site. Services will be disconnected and cables removed back to the site boundary or nearest Authority connection point. Services isolated and terminated are electrical high voltage, telecommunications, water and gas
- Removal of the remaining car parking and landscaping;
- Remove and stockpile landscaping boulders and sandstone retaining wall blockwork for reuse in the future development landscaping;
- Construction of civil infrastructure including bulk earthworks, sewer, stormwater including onsite stormwater detention and water quality treatment infrastructure, electrical, telecommunication reticulation services, road pavement (including kerb and gutter), footpaths, and retaining walls;
- Establishment of temporary construction facilities - including stockpiles - within the identified construction footprint;
- Construction of residential housing and apartment buildings, community facilities, timber bridges, temporary exhibition home, and open spaces;
- Landscaping of street verges and public and private spaces;
- Creation of and ongoing management of vegetation within the Asset Protection Zone (APZ);
- Ongoing conservation management of bushland retained within the community title development; and
- Weed management, removal of high risk trees and rebuilding of timber bridges to enable subdivision and dedication of approximately 10ha of E2 Environmental Conservation remnant forest land to the NSW State Government to be managed by NSW Forestry Corporation as an extension of the adjacent Cumberland State Forest.

2. Works Undertaken During Reporting Period

The following works have been undertaken in relation to the approval for EPBC 2023/09508 either before, or during the 1 May 2024 – 30 April 2025 reporting period. It should be noted that several of these works, such as retirement of credits, were implemented under local/state approvals for the Excluded Area as well as the EPBC approved Development Footprint and therefore were commenced/implemented prior to receipt of the EPBC Approval on 1 May 2024.

2.1. Retirement of Biodiversity Credits

As described in **Section 1.2**, two BDARs were prepared by Keystone (2021, 2022) for the Property in accordance with the Biodiversity Assessment Method. As per the local council consent for the Demolition DA, one (1) Threatened Ecological Community (TEC), and three (3) threatened species would be directly impacted by the works and would require offsetting of the quantum of credits specified in **Table 1**. Offset obligations could be met either via retirement of the specified number of credits or payment of the value to the credits to the Biodiversity Conservation Fund (BCF).

Table 1 Demolition DA offsetting requirements

Threatened Entity	Credit Class	Number of Credits
Blue Gum High Forest	Ecosystem Credit	57
Powerful Owl (<i>Ninox strenua</i>)	Species	8
Dural Land Snail (<i>Pommerhelix duralensis</i>)	Species	17
Southern Myotis (<i>Myotis macropus</i>)	Species	33

A request for quote for payment into the BCF was submitted to the NSW Biodiversity Conservation Trust (BCT). The combined value of these credits was calculated as \$364,450.14 (including GST), and on 19 November 2021, payment of this amount was made by the approval holder into the BCF. On 19 November 2021, the Biodiversity Conservation Trust issued a certificate pursuant to section 6.33 of the NSW *Biodiversity Conservation 2016* (BC Act) confirming the receipt of payment into the BCF.

As per the local council consent for the Concept Masterplan BDAR, one (1) TEC, and five threatened species would be directly impacted by the works and would require offsetting of the quantum of credits specified in **Table 2**. Offset obligations could be met either via retirement of the specified number of credits or payment of the value to the credits to the BCF.

Table 2 Concept Masterplan offsetting requirements

Threatened Entity	Credit Class	Number of Credits
Blue Gum High Forest	Ecosystem Credit	19
Eastern Pygmy-possum (<i>Cercartetus nanus</i>)	Species Credit	9
Large-eared Pied Bat (<i>Chalinolobus dwyeri</i>)	Species Credit	11
Southern Myotis (<i>Myotis macropus</i>)	Species Credit	9
Powerful Owl (<i>Ninox strenua</i>)	Species Credit	4

Threatened Entity	Credit Class	Number of Credits
Dural Land Snail (<i>Pommerhelix duralensis</i>)	Species Credit	10

A second request for quote for payment into the BCF was submitted to the NSW Biodiversity Conservation Trust (BCT). The combined value of these credits was calculated as \$210,749.23 (including GST), and on 27 January 2023, payment of this amount was made by the approval holder into the BCF. On 2 February 2023, the Biodiversity Conservation Trust issued a certificate pursuant to section 6.33 of the BC Act confirming the receipt of payment into the BCF.

The Section 6.33 certificates, as issued by the BCT, are provided in **Appendix B**.

2.2. Clearing Works

Onground works within the property commenced within the Demolition DA footprint, in accordance with the NSW approval, in February 2022. In accordance with the NSW approvals for both the Demolition DA and Concept Masterplan DA, ecologists have been present onsite during all works since the commencement of on-ground works in February 2022 till the present time.

Minor clearing works within the EPBC approved Development Footprint have occurred since 1 May 2024 and were conducted under ecological supervision. In accordance with the NSW approvals, all preclearing and clearing supervision works are documented in the weekly reports provided to local Council. A subset of relevant weekly reports outlining preclearance surveys and clearing supervision conducted within the current compliance reporting period (including within Excluded Areas) is provided in **Appendix C**.

The location of Matters of National Environmental Significance (MNES) cleared, including understorey disturbance for installation of fencing, during the current reporting period are shown in **Figure 3**. To date a total of 0.003 ha of Blue Gum High Forest (BGHF) has been cleared or modified for APZ purposes.

2.3. Initial Weeding Works

Between November 2024 and April 2025, six (6) periods of initial weeding works were undertaken within the property in accordance with the Vegetation Management Plan (VMP) (Cumberland Ecology 2024) for the Concept Masterplan. This involved the removal of various weed species from seven of the nine management zones described in the approved VMP. The monthly reports as prepared by the Bush Regeneration Contractor are provided in **Appendix D**.

3. References

- Cumberland Ecology. 2024. 55 Coonara Avenue, West Pennant Hills – Vegetation Management Plan. Carlingford Court, NSW.
- DAWE. 2021. Guide to providing maps and boundary data for EPBC Act projects. Department of Agriculture, Water and the Environment, Canberra.
- DCCEEW. 2023. Annual Compliance Report Guidelines – Reporting under the *Environment Protection and Biodiversity Conservation Act 1999*. Department of Climate Change, Energy, the Environment and Water, Canberra.
- DoEE. 2018. Guidelines for biological survey and mapped data. Department of the Environment and Energy, Canberra.
- Keystone Ecological. 2021. Biodiversity Development Assessment Report Demolition Stage – Lot 61 DP 737386 55 Coonara Avenue, West Pennant Hills, The Hills LGA. Empire Bay, NSW.
- Keystone Ecological. 2022. Biodiversity Development Assessment Report Concept Development Application - Lot 61 DP 737386 55 Coonara Avenue, West Pennant Hills, The Hills LGA. Empire Bay, NSW.

APPENDIX A :

EPBC Approval Conditions Compliance Table

Table 3 EPBC Approval Conditions Compliance

Condition Number/Reference	Condition	Project compliance with condition	Evidence/Comments
Part A – Avoidance, mitigation, and compensation conditions			
CLEARING LIMITS			
1)	The approval holder must not: a) clear outside of the Action Area b) construct outside of the Action Area	Compliant	No unauthorised clearing or construction has occurred outside of the Action Area during this reporting period. All clearing within the Property but outside of the Action area has been limited to the Excluded Areas and is in accordance with NSW approvals. Evidence: Figure 3
2)	The approval holder must not clear more than 0.31 hectares (ha) of Blue Gum High Forest .	Compliant	A total of 0.003 ha of Blue Gum High Forest (BGHF) has been cleared or modified for APZ purposes during this reporting period. Evidence: Figure 3 and provided shapefiles
ACTION MANAGEMENT PLANS			
3)	To avoid and mitigate harm as a result of the Action on protected matters , the approval holder must commence implementing the Concept Vegetation Management Plan within three months of the commencement of the Action and continue to implement the Concept Vegetation Management Plan .	Compliant	The approval holder commenced the implementation of the Concept VMP on 21 November 2024. The commencement of the action occurred on 4 November 2024.

Condition Number/Reference	Condition	Project compliance with condition	Evidence/Comments
			Evidence: Appendix E: Email to the Department Regarding Condition 3
4)	By implementing the Concept Vegetation Management Plan , the approval holder must achieve the following environmental outcomes: <ul style="list-style-type: none"> a) Protecting areas of Blue Gum High Forest threatened ecological community where it occurs on the Property. b) Maintaining and improving the condition of Blue Gum High Forest on The Property through removal of weeds and assistive regeneration with local provenance stock of species comprising Blue Gum High Forest. c) Preventing any avoidable harm to protected matters and mitigating unavoidable and accidental harm to protected matters. 	Compliant	The first actions undertaken following implementation of the Concept VMP involved removal of herbaceous and woody weeds, in accordance with the Concept VMP. Evidence: Appendix D: Nov 24 – Apr 25 Vegetation Restoration Monthly Reports
5)	The approval holder must ensure that the Concept Vegetation Management Plan is burdened by a restriction and positive covenant using the “Vegetation Management Plan/Restricted Development Area” terms included in the Hills Shire Council Standard Recitals for Easements, Restrictions and Positive Covenants (adapted appropriately for the Property) as required by Condition 98 of NSW Development consent DA 860/2022/JP issued by The Hills Shire Council.	Compliant	A restriction and positive covenant on the Concept VMP has been included in the section 88B titling instrument under Numbers 29 and 31. Evidence: Appendix F: 55 Coonara Avenue Section 88B Titling Instrument
6)	Prior to selling any part of The Property , the approval holder must submit to the department either a copy of the proposed	Compliant	An email was issued to the department with draft disclosure and 88B titling instrument for housing in relation to the Concept VMP and disclosing

Condition Number/Reference	Condition	Project compliance with condition	Evidence/Comments
	titling instrument containing the proposed covenant, or a copy of the disclosure in the proposed contract of sale.		obligation on owners to comply. Sent 23/05/24 prior to 25/05/24 initial sales launch. Evidence: Appendix G: Email to the Department Regarding Condition 6
7)	The approval holder must submit a copy of the final titling instrument containing the restriction and positive covenant to the department within 20 business days of the titling instrument being registered under the <i>Conveyancing Act, 1919</i> (NSW).	Not Applicable	To be submitted on creation of community lot issue within 1 month of registration. Forecast registration September 2025.
OFFSETS			
8)	To compensate for the residual significant impacts of the Action on Blue Gum High Forest , the approval holder must retire 76 PCT 1237 ecosystem credits prior to the Commencement of the Action .	Compliant	The approval holder made two separate payments into the BCF for the retirement of 57 and 19 ecosystem credits in relation to Blue Gum High Forest. These payments were made on 19/11/2021, and 27/01/2023, respectively, in accordance with local/NSW consent. The action commenced on 4/11/2024. Evidence: Appendix B: BCF261 & BCF483 Section 6.33 Certificates
9)	The approval holder must notify and provide evidence to the department in writing within five (5) business days of the PCT	Compliant	The approval hold sent an email to the department notifying the retiring of the Blue Gum High Forest ecosystem credits on 21/05/2024. While this is

Condition Number/Reference	Condition	Project compliance with condition	Evidence/Comments
	1237 ecosystem credits being retired in accordance with condition 6 of this approval.		outside the five (5) business days timeframe, it should be noted that the ecosystem credits were retired prior to the date of the approval decision (1/05/2024). Evidence: Appendix H: Email to the Department Regarding Conditions 8 & 9
Part B – Administrative conditions			
REVISION OF ACTION MANAGEMENT PLANS			
10)	The approval holder may, at any time, apply to the Minister for a variation to an action management plan approved by the or as subsequently revised in accordance with the following conditions, by submitting an application in accordance with the requirements of section 143A of the EPBC Act . If the Minister approves a revised action management plan (RAMP) then, from the date specified, the approval holder must implement the RAMP in place of the previous action management plan.	Not Applicable	The approval holder is not considering submitting any application to the Minister for any variations to an action management plan at the time of preparation of this compliance report.
11)	The approval holder may choose to revise an action management plan approved by the Minister under condition 3, or as subsequently revised in accordance with these conditions, without submitting it for approval under section 143A of the EPBC Act , if the taking of the Action in accordance with the RAMP would not be likely to have a new or increased impact .	Not Applicable	To date, no actions under approved management plans have been revised. In the event that an action management plan is to be revised, the approval holder will assess whether the taking of the action in accordance with the revised action management plan is likely to have a new or increased impact.

Condition Number/Reference	Condition	Project compliance with condition	Evidence/Comments
12)	<p>If the approval holder makes the choice under condition 11 to revise an action management plan without submitting it for approval, the approval holder must:</p> <p>a) Notify the department electronically that the approved action management plan has been revised and provide the department with:</p> <ul style="list-style-type: none"> i) An electronic copy of the RAMP. ii) An electronic copy of the RAMP marked up with track changes to show the differences between the approved action management plan and the RAMP. iii) An explanation of the differences between the approved action management plan and the RAMP. iv) The reasons the approval holder considers that taking the Action in accordance with the RAMP would not be likely to have a new or increased impact. v) Written notice of the date on which the approval holder will implement the RAMP (RAMP implementation date), being at least 20 business days after the date of providing notice of the revision of the action management plan, or a date agreed to in writing with the department. <p>b) Subject to condition 14, implement the RAMP from the RAMP implementation date.</p>	Not Applicable	The approval holder has not made the decision to revise an action management plan at the time of preparation of this compliance report.

Condition Number/Reference	Condition	Project compliance with condition	Evidence/Comments
13)	The approval holder may revoke its choice to implement a RAMP under condition 11 at any time by giving written notice to the department . If the approval holder revokes the choice under condition 11 the approval holder must implement the action management plan in force immediately prior to the revision undertaken under condition 11.	Not Applicable	The approval holder has not made the decision to revise an action management plan.
14)	If the Minister notifies the approval holder that the Minister is satisfied that the taking of the Action in accordance with the RAMP would be likely to have a new or increased impact , then: a) Condition 11 does not apply, or ceases to apply, in relation to the RAMP. b) The approval holder must implement the action management plan specified by the Minister in the notice.	Not Applicable	The approval holder has not made the decision to revise an action management plan.
15)	At the time of giving the notice under condition 14, the Minister may also notify that for a specified period of time, condition 11 does not apply for one or more specified action management plans.	Not Applicable	The approval holder has not made the decision to revise an action management plan.
SUBMISSION AND PUBLICATION OF PLANS			
16)	The approval holder must submit all plans required by these conditions electronically to the department .	Compliant	The approval holder has submitted all plans required by the conditions relevant to this reporting period. Evidence: Appendices B - I

Condition Number/Reference	Condition	Project compliance with condition	Evidence/Comments
17)	<p>Unless otherwise agreed to in writing by the Minister, the approval holder must publish each plan on the website within 15 business days of the date:</p> <ul style="list-style-type: none"> a) the plan is approved by the Minister in writing, if the plan requires the approval of the Minister, or b) of this approval, if the version of the plan to be implemented is specified in these conditions, or c) the plan is submitted to the department in accordance with a requirement of these conditions, if the plan does not require the approval of the Minister, or 	Compliant	<p>EPBC Act Approval and the approved Concept VMP were published live on the Mirvac Community website.</p> <p>Evidence: Mirvac Community website, URL: https://coonaracommunity.mirvac.com/community-information/epbc-exhibition</p>
18)	The approval holder must keep all plans required by these conditions published on the website until the expiry date of this approval.	Compliant	<p>EPBC Act Approval and approved Concept VMP are still present on the website from the date of this compliance report.</p> <p>Evidence: Mirvac Community website, URL: https://coonaracommunity.mirvac.com/community-information/epbc-exhibition</p>
19)	The approval holder is required to exclude or redact sensitive ecological data from plans published on the website or otherwise provided to a member of the public. If sensitive ecological data is excluded or redacted from a plan , the approval holder must notify the department in writing what exclusions and redactions have been made in the version published on the website .	Compliant	No sensitive ecological data is present in the Concept VMP.
COMMENCEMENT OF THE ACTION			

Condition Number/Reference	Condition	Project compliance with condition	Evidence/Comments
20)	The approval holder must notify the department electronically of the date of commencement of the Action , within 5 business days following commencement of the action .	Compliant	The approval holder sent an email to the department on 05/11/2024 confirming the action commenced on 04/11/2024. Evidence: Appendix I: Email to the Department Regarding Condition 20
21)	The approval holder must not commence the Action later than 5 years after the date of this approval decision.	Compliant	The action commenced on 04/11/2024, which is within five years of the approval date (01/05/2024).
COMPLIANCE RECORDS			
22)	The approval holder must maintain accurate and complete compliance records .	Not Applicable	The requirements of this condition were not triggered during the reporting period as this report comprises the first compliance assessment.
23)	If the department makes a request in writing, the approval holder must provide electronic copies of compliance records to the department within the timeframe specified in the request.	Not Applicable	No request from the department, for additional information, beyond that required under the consent conditions, has been received for the current reporting period. Both the approval holder and SLR will retain copies of all compliance records on their respective document management systems.
24)	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the <i>Guidelines for biological survey and mapped data</i> , Commonwealth of Australia 2018, or as otherwise specified by the Minister in writing.	Compliant	All monitoring data, surveys, maps and other spatial and metadata will be conducted in accordance with the approved VMP and be updated/prepared using ESRI ArcGIS software, as required under the <i>Guidelines for biological survey and mapped data</i> (DoEE 2018).

Condition Number/Reference	Condition	Project compliance with condition	Evidence/Comments
25)	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the <i>Guide to providing maps and boundary data for EPBC Act projects</i> , Commonwealth of Australia 2021, or as otherwise specified by the Minister in writing.	Compliant	All monitoring data, surveys, maps and other spatial and metadata will be conducted in accordance with the approved VMP and be updated/prepared using ESRI ArcGIS software, as required under the <i>Guide for providing maps and boundary data for EPBC Act project</i> (DAWE 2021).
26)	The approval holder must submit all monitoring data (including sensitive ecological data), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the department within 20 business days of each anniversary of the date of this approval decision or in accordance with the requirements of the Concept Vegetation Management Plan .	Compliant	Spatial and metadata associated with Figures 1, 2 and 3 will be submitted to the department with this compliance report. As per the requirements of the Concept Vegetation Management Plan, an annual report will be prepared for submission to Council and can be provided to the department, if requested.
ANNUAL COMPLIANCE REPORTING			
27)	The approval holder must prepare a compliance report for each 12-month period following the date of this approval decision (or as otherwise agreed to in writing by the Minister).	Compliant	This compliance report is for the first 12-month period from the date of the approval decision (1/05/2024)
28)	Each compliance report must be consistent with the <i>Annual Compliance Report Guidelines</i> , Commonwealth of Australia 2023.	Compliant	This compliance report was prepared in accordance with the <i>Annual Compliance Report Guidelines</i> (DCCEEW 2023)
29)	Each compliance report must include: a) Accurate and complete details of compliance and any non-compliance with:	Compliant	a) This compliance report addresses the details of all compliance and non-compliances relevant to the conditions, plans, and any incidents.

Condition Number/Reference	Condition	Project compliance with condition	Evidence/Comments
	i) each condition attached to this approval decision, ii) each condition imposed under a NSW Development Consent if a condition attached to this approval decision requires compliance with that NSW Development Consent condition, iii) all commitments made in each plan, and iv) if any incident occurred, each incident. b) One or more shapefile showing all clearing of protected matters , and/or their habitat, undertaken within the 12-month period at the end of which that compliance report is prepared. c) A schedule of all plans in existence in relation to these conditions and accurate and complete details of how each plan is being implemented.		b) 0.003 ha of Blue Gum High Forest was cleared/modified during the current reporting period. Shapefiles are submitted as a separate file to this compliance report. c) The response to conditions 3 and 4 details how the approved Concept VMP is being implemented. The Concept VMP has been published on the Mirvac Community website.
30)	The approval holder must: a) Publish each compliance report on the website within 20 business days following the end of the 12-month period for which that compliance report is required. b) Notify the department electronically, within 5 business days of the date of publication that a compliance report has been published on the website . c) Provide the weblink for the compliance report in the notification to the department .	Compliant	The first compliance report (this report) is for the 12-month period following approval of the action on 1 May 2024. a) The first compliance report (this report) will be published on the Mirvac Community website within 20 business days following the end of the 12-month period. b) The department will be notified by email within 5 business days that the compliance report has been published on the Mirvac Community website.

Condition Number/Reference	Condition	Project compliance with condition	Evidence/Comments
	<ul style="list-style-type: none"> d) Keep all published compliance reports required by these conditions on the website until the expiry date of this approval. e) Exclude or redact sensitive ecological data from compliance reports published on the website or otherwise provided to a member of the public. f) If sensitive ecological data is excluded or redacted from the published version, submit the full compliance report to the department within 5 business days of its publication on the website and notify the department in writing what exclusions and redactions have been made in the version published on the website. 		<ul style="list-style-type: none"> c) The department will be provided with a weblink to the compliance report within five business days of the date of publication. d) All compliance reports will be made available on the Mirvac Community website until the approval expires. e) Sensitive ecological data will be excluded from the version published. f) A full compliance report will be submitted to the Department within 5 business days of publication.
REPORTING NON-COMPLIANCE			
31)	The approval holder must notify the department electronically, within 2 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan .	Not Applicable	The approval holder is not aware of any incidents and/or potential non-compliance and/or actual non-compliance with the conditions.
32)	<p>The approval holder must specify in the notification:</p> <ul style="list-style-type: none"> a) Any condition or commitment made in a plan which has been or may have been breached. b) A short description of the incident and/or potential non-compliance and/or actual non-compliance. 	Not Applicable	The approval holder is not aware of any incidents and/or potential non-compliance and/or actual non-compliance with the conditions.

Condition Number/Reference	Condition	Project compliance with condition	Evidence/Comments
	c) The location (including co-ordinates), date and time of the incident and/or potential non-compliance and/or actual non-compliance.		
33)	<p>The approval holder must provide to the department in writing, within 12 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance, the details of that incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan. The approval holder must specify:</p> <p>a) Any corrective action or investigation which the approval holder has already taken.</p> <p>b) The potential impacts of the incident and/or non-compliance.</p> <p>c) The method and timing of any corrective action that will be undertaken by the approval holder.</p>	Not Applicable	The approval holder is not aware of any incidents and/or potential non-compliance and/or actual non-compliance with the conditions.
INDEPENDENT AUDIT			
34)	The approval holder must ensure that an independent audit of compliance with the conditions is conducted for every three-year period following the commencement of the Action until this approval expires (unless otherwise specified in writing by the Minister).	Not Applicable	An independent audit is not required for this reporting period.
35)	For each independent audit , the approval holder must:	Not Applicable	An independent audit is not required for this reporting period.

Condition Number/Reference	Condition	Project compliance with condition	Evidence/Comments
	a) Provide the name and qualifications of the nominated independent auditor, the draft audit criteria, and proposed timeframe for submitting the audit report to the department prior to commencing the independent audit . b) Only commence the independent audit once the nominated independent auditor, audit criteria and timeframe for submitting the audit report have been approved in writing by the department . c) Submit the audit report to the department for approval within the timeframe specified and approved in writing by the department . d) Publish each audit report on the website within 15 business days of the date of the department's approval of the audit report . e) Keep every audit report published on the website until this approval expires.		
36)	Each audit report must report for the three-year period preceding that audit report	Not Applicable	An independent audit is not required for this reporting period.
37)	Each audit report must be completed to the satisfaction of the Minister and be consistent with the <i>Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines</i> , Commonwealth of Australia 2019.	Not Applicable	An independent audit is not required for this reporting period.
COMPLETION OF THE ACTION			

Condition Number/Reference	Condition	Project compliance with condition	Evidence/Comments
38)	The approval holder must notify the department electronically 60 business days prior to the expiry date of this approval, that the approval is due to expire.	Not Applicable	The approval is not within 60 business days of expiring.
39)	Within 20 business days after the completion of the Action , and, in any event, at least 20 business days before this approval expires, the approval holder must notify the department electronically of the date of completion of the Action and provide completion data . The approval holder must submit any spatial data that comprises completion data as a shapefile .	Not Applicable	The action is not completed.

APPENDIX B :

BCF261 & BCF483 Section 6.33 Certificates



Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation

Pursuant to section 6.33 of the *Biodiversity Conservation Act 2016*, the NSW Biodiversity Conservation Trust confirms that the following payments have been made into the Biodiversity Conservation Fund under section 6.30(1) of the Act to satisfy an obligation to retire biodiversity credits.

Payment made by:	Mirvac Projects Pty Ltd				
Date received:	19 November 2021				
NSW statutory obligation reference ¹	585/2021/HC				
Commonwealth EPBC Act controlled action reference (if applicable) ²	N/A				
BCT Reference	BCF261				
Biodiversity credit retirement obligations satisfied by payment to the Biodiversity Conservation Fund:					
Biodiversity credit type	Offset trading group	EPBC Act Controlled Action offset obligation (Y / N)	Number of credits	Cost per credit (Exc. GST)	Total payment per credit type (Exc. GST)
1237 - Blue Gum High Forest in the Sydney Basin Bioregion	Blue Gum High Forest in the Sydney Basin Bioregion	No	57	\$5,025.42	\$286,448.91
10562 - <i>Ninox strenua</i> (Powerful Owl)	<i>Ninox strenua</i> (Powerful Owl)	No	8	\$639.60	\$5,116.83
20283 - <i>Pommerhelix duralensis</i> (Dural Land Snail)	<i>Pommerhelix duralensis</i> (Dural Land Snail)	No	17	\$454.10	\$7,719.75
10549 - <i>Myotis macropus</i> (Southern Myotis)	<i>Myotis macropus</i> (Southern Myotis)	No	33	\$974.60	\$32,164.67
Total (Exc. GST)					\$331,450.14
GST					\$33,145.01
Total (Inc. GST)					\$364,595.15

Emily McCosker

19 November 2021

Director Strategy & Finance

¹This refers to either; a development application number for a development consent under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), a State significant infrastructure approval under the previous Part 5.1 (now Part 5, Division 5.2) of the EP&A Act, a decision of a determining authority to carry out or approve the carrying out of an activity under Part 5 of the EP&A Act, or a biobank statement number or biodiversity certification number.

² This refers to a controlled action under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* for which a biodiversity offset obligation has been met through payment into the BCF.

Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation

Pursuant to section 6.33 of the *Biodiversity Conservation Act 2016*, the NSW Biodiversity Conservation Trust confirms that the following payments have been made into the Biodiversity Conservation Fund under section 6.30(1) of the Act to satisfy an obligation to retire biodiversity credits.

Payment made by		Mirvac Projects Pty Ltd			
Date received		27/01/2023			
NSW statutory obligation reference ¹		860/2022/JP			
Commonwealth EPBC Act controlled action reference (if applicable) ²		N/A			
BCT Reference		BCF483			
Biodiversity credit retirement obligations satisfied by payment to the Biodiversity Conservation Fund:					
Biodiversity credit type (Credit ID and name)	Offset trading group	EPBC Act Controlled Action offset obligation (Y / N)	Number of credits	Cost per credit (Exc. GST)	Total payment per credit type (Exc. GST)
1237 - Blue Gum high forest	Blue Gum High Forest in the Sydney Basin Bioregion	N	19	\$6,030.50	\$114,579.58
10155 - Cercartetus nanus (Eastern Pygmy-possum)	Cercartetus nanus (Eastern Pygmy-possum)	N	9	\$1,308.77	\$11,778.93
10157 - <i>Chalinolobus dwyeri</i> (Large-eared Pied Bat)	<i>Chalinolobus dwyeri</i> (Large-eared Pied Bat)	N	11	\$1,308.77	\$14,396.47
10549 - <i>Myotis macropus</i> (Southern Myotis)	<i>Myotis macropus</i> (Southern Myotis)	N	9	\$1,308.77	\$11,778.93
10562 - <i>Ninox strenua</i> (Powerful Owl)	<i>Ninox strenua</i> (Powerful Owl)	N	4	\$4,992.30	\$19,969.20
20283 - <i>Pommerhelix duralensis</i> (Dural Land Snail)	<i>Pommerhelix duralensis</i> (Dural Land Snail)	N	10	\$1,908.71	\$19,087.10
Total (Exc. GST)					\$191,590.21
GST					\$19,159.02
Total (Inc. GST)					\$210,749.23



2/02/2023

Emily McCosker
Director Strategy & Finance

¹ This refers to either; a development application number for a development consent under Part 4 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**), a State significant infrastructure approval under the previous Part 5.1 (now Part 5, Division 5.2) of the EP&A Act, a decision of a determining authority to carry out or approve the carrying out of an activity under Part 5 of the EP&A Act, or a biobank statement number or biodiversity certification number.

² This refers to a controlled action under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* for which a biodiversity offset obligation has been met through payment into the BCF.

APPENDIX C :

Subset of Weekly reports submitted to Council

13 May 2024

Angelo Berios
Council Manager - Environment and Health
The Hills Shire Council
3 Columbia Court
Baulkham Hills NSW 2153
Via email: aberios@thehills.nsw.gov.au

CC - Robert Malcolm: robert.malcolm@mirvac.com
Rohan Virwani: rohan.virwani@mirvac.com

Cumberland Ecology
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Coonara Concept Masterplan DA: Weekly Report on Ecological Pre-Clearance surveys and Fauna Relocation Works Within the Approved Works Area

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 6 - 11 May 2024 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

Specifically, Clause (m) of Condition 44 for DA 860/2022/JP states that '*The requirement to provide reports of pre-clearance fauna surveys and relocation on a weekly basis to be provided for the records of The Hills Shire Council.*'

As per section 3.2.2 of the approved FMP, fauna pre-clearing surveys are to be conducted within a one-to-two-week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment and Health and to the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known, and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment and fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

No works were conducted on 11 May as the site was shut down due to prevailing weather conditions. Therefore, works were conducted onsite from 6 – 10 May 2024 only.

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 6 – 10 May 2024. However, due diligence checks of work areas for each day were conducted prior to any clearing works.

b. Clearing Supervision

No clearing supervision works were conducted between 6 – 10 May 2024. Nonetheless, an ecologist was present onsite throughout the work week in the event of any unexpected fauna encounters.

Although no supervision works were conducted, on 8 May 2024 the attending ecologist assisted the project arborist with installation of additional tree protection works for some exposed roots within Stage 2/Stage 3 area in front of the multistorey carpark.

Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter.

c. Monitoring Works

As clearing works were scheduled to commence within Stages 4, 5 and 6 on 7 December 2023, all monitoring traps were removed by 6 December 2023 prior to anticipated vegetation clearing works. Therefore, no monitoring works were conducted between 6 – 10 May 2024.

iii. Results

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 6 – 10 May 2024. The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas.

b. Clearing Supervision

No clearing supervision works were conducted between 6 – 10 May 2024. There were also no call outs for unexpected encounters with fauna within any of the work areas. No fauna were observed or encountered during the installation of additional tree protection works on 8 May 2024.

c. Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 6 – 10 May 2024. Therefore, no fauna was required to be relocated in relation to trapping works between 6 – 10 May 2024.

iv. Conclusion

No vegetation or habitat features were removed during works from 6 – 10 May 2024. The due diligence checks conducted prior to works did not detect any indications of usage by Powerful Owl within relevant work areas.

The 2024 monitoring program for the Powerful Owl, as required under the FMP has been established and is currently being conducted by Corey Mead of TreeHouse Ecology. To date the monitoring results have not determined an established breeding hollow for the 2024 breeding period.

No fauna were observed or encountered during the installation of additional tree protection measures on 8 May 2024. No other works were conducted near vegetation and/or habitat between 6 – 10 May 2024 and therefore no ecological supervision was required between 6 – 10 May 2024. There were no unexpected encounters with fauna within relevant work sites between 6 – 10 May 2024. Therefore, no fauna relocations were required between 6 – 10 May 2024.

In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 6 – 11 May 2024.

Yours sincerely,



Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@cumberlandecology.com.au

FIGURES

31 May 2024

Angelo Berios
Council Manager - Environment and Health
The Hills Shire Council
3 Columbia Court
Baulkham Hills NSW 2153
Via email: aberios@thehills.nsw.gov.au

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Rohan Virwani: rohan.virwanit@mirvac.com

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Coonara Concept Masterplan DA: Ecological Certification of Staged Preclearance Surveys

Dear Angelo,

The purpose of this letter is to provide a certification of compliance with ecological requirements and conditions of consent for the approved Concept development application (DA 860/2022/JP) and Demolition development application (DA 585/2021/HC) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023 (the Concept FMP).

In accordance with Condition 38 for DA 585/2021/HC, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 14 January 2022 (the Demolition FMP).

As per section 3.2.2 of the Concept FMP and section 3.2.2 of the Demolition FMP, general fauna pre-clearing surveys are to be conducted within a one-two week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the Concept FMP/Demolition FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment & Health and the clearing contractor prior to commencement of clearing/construction works for

the relevant stage to ensure that the habitat features are known and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment/fencing installation, are to be conducted under Ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

It is understood that as part of the ongoing works for the approved Concept Masterplan DA, parking of staff vehicles will be shifted from the existing on-grade carparks to the existing multi-storey car park in the eastern parts of the Property. Although the multistorey carpark is outside of the approved Concept Masterplan DA and corresponding Concept FMP, it is located within the approved footprint for the approved Demolition DA and corresponding Demolition FMP.

In accordance with the requirements of the Concept FMP and Demolition FMP, staged preclearing surveys of the multi-storey carpark were conducted on 28 – 29 May 2024, with a focus on the interior sections and car park entrances. The interior and entrances of the elevated carpark were traversed and inspected for indications of fauna usage and occurrence of habitat features, including artificial structures, that could provide habitat for native fauna.

As required under Section 3.5.3 of the Demolition FMP, targeted pre-clearance surveys for the Dural Land Snail (*Pommerhelix duralensis*) were conducted by Dr. Stephanie Clark between 2 – 4 August 2022. While individuals were recorded within areas to the north and east of the carpark, no individuals were found inside the carpark and none were considered likely to occur in the carpark interior by Dr Clark. The requisite primary preclearance surveys of the Demolition Footprint, as required under Section 3.2.2 and Table 2 of the FMP that were conducted from 21-28 January 2022 by Treehouse Ecology (Ref: 21108 – Let6) confirmed that no potential roosting habitat for microbats were found in the elevated car park and therefore no targeted pre-clearance surveys for microbats were required for the multi-storey carpark.

The requisite primary preclearance surveys of the Approved works area for the Concept Masterplan (hereafter referred to as the subject site), as required under **Section 3.4.1** and **Table 4** of the Concept FMP were conducted on 29 – 31 March 2023 and 6 April 2023 by Cumberland Ecology. Primary pre-clearance surveys for the Dural Land Snail were conducted by expert Dr Stephanie Clark on 29 -31 March 2023. The details of these primary preclearance surveys are provided in the Certification letter, dated 4 May 2023.

The locations of the Concept Masterplan work stages and the multi-storey carpark are shown in **Figure 1** at the end of this letter.

iii. Results

The staged preclearance surveys of the multi-storey carpark conducted on 28-29 May 2024 did not detect any additional habitat features beyond those already identified in the primary pre-clearing surveys and previous staged preclears for the subject site. The locations of all habitat features identified to date are shown in **Figure 1** at the end of this letter.

Scattered clumps of leaf litter that could potentially provide shelter habitat for invertebrates and reptiles were found on all levels of the elevated carpark. However, the leaf litter is mainly present along the walls and corners of the multi-storey carpark and is generally absent from the car parking spaces that are proposed to be utilised.

The following fauna were encountered in the leaf litter during the 28 – 29 May 2024 staged pre-clearing surveys.

- 3 x Garden skink (*Lampropholis guichenoti*)
- 2 x water skink (*Eulamprus quoyii*)

All encountered fauna were captured and relocated by the attending ecologist. The locations of capture and release are shown in **Figure 2** at the end of this letter.

No individuals (live or shells) of Dural Land Snail were recorded in the interior or along the entrances of the multi-storey carpark.

iv. Recommendations

As habitat features are not proposed to be removed as part of the proposed shift for staff vehicles to be parked in the multi-storey carpark, the two-stage clearing procedure, as outlined in the Concept FMP/Demolition FMP is not required. As car parking spaces within the multi-storey carpark do not constitute habitat for any native fauna, no ecological supervision is required for the proposed relocation of staff vehicles.

v. Conclusion

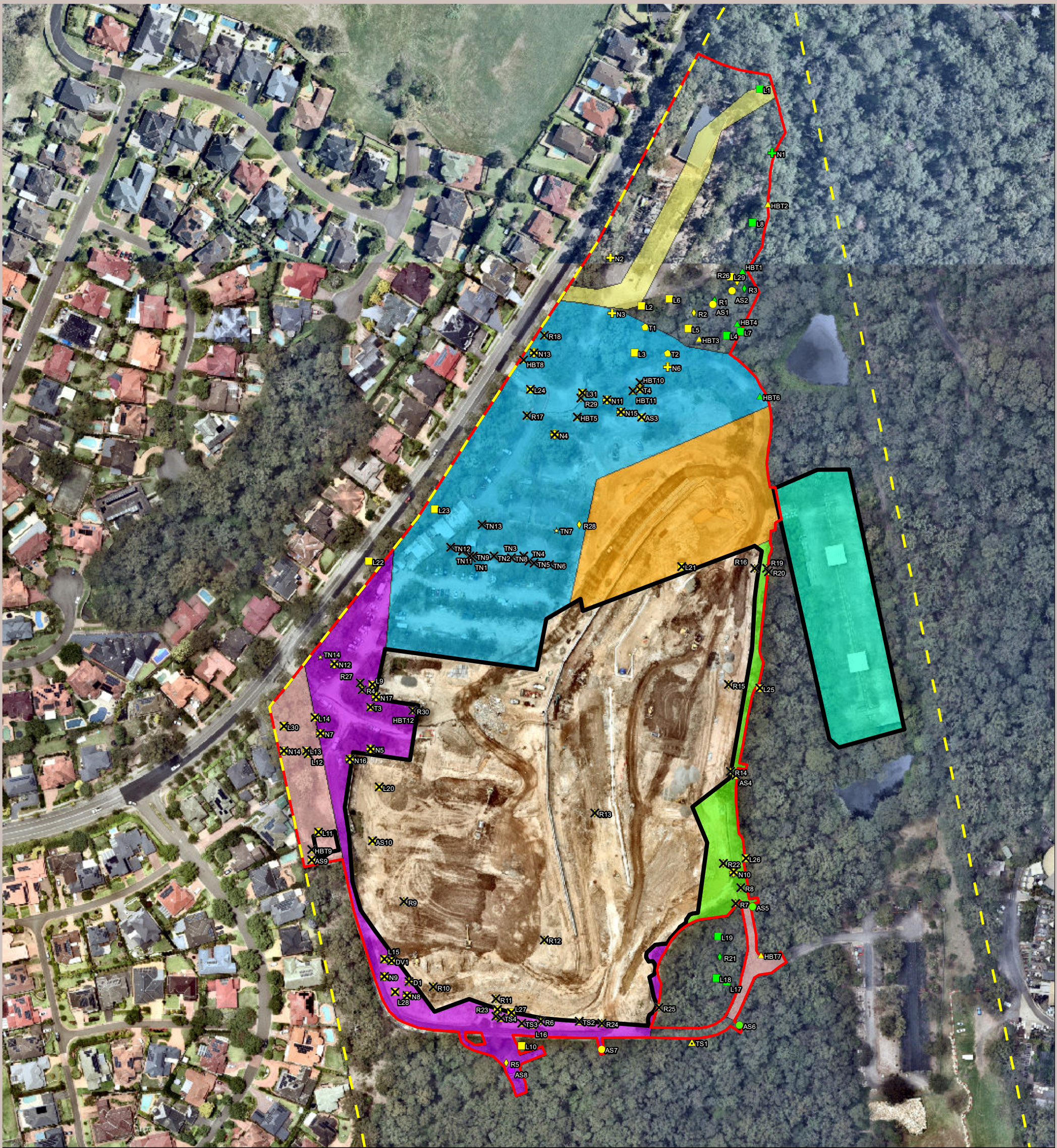
In accordance with Condition 44 of the Concept Masterplan DA and reporting requirements of Chapter 5 of the Concept FMP/Demolition FMP, this letter provides written certification that the ecological requirements in relation to conduction of staged preclearance surveys for the use of the multi-storey carpark for staff vehicles have been implemented and completed.

Yours sincerely,






























Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@cumberlandecology.com.au

FIGURES



Legend

- | | | | |
|--|---|--|---|
|  Subject Site |  Stage 1 |  Artificial structure, To be removed |  Log/Log pile, To be removed |
|  The Property |  Stage 2 |  Artificial structure, To be retained |  Log/Log pile, To be retained |
|  Demolition DA footprint – subject to separate FMP |  Stage 3 |  Artificial structure, Retained with modification |  Nest, To be removed |
|  Existing Multistorey Carpark |  Stage 4 |  Dense Vegetation (Ferns), To be removed |  Nest, To be retained |
| |  Stage 5 |  Drey, To be removed |  Rock/Rock feature, To be removed |
| |  Stage 6 |  Habitat Tree, To be removed |  Rock/Rock feature, To be retained |
| | |  Hollow-bearing tree, To be removed |  Tree Stump, To be removed |
| | |  Hollow-bearing tree, To be retained |  Termite Nest, To be removed |
| | | |  Cleared / Removed |

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2024)
Dated: 19/01/2024



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Figure 1. Location of staged work areas and habitat features

0 25 50 75 100 m

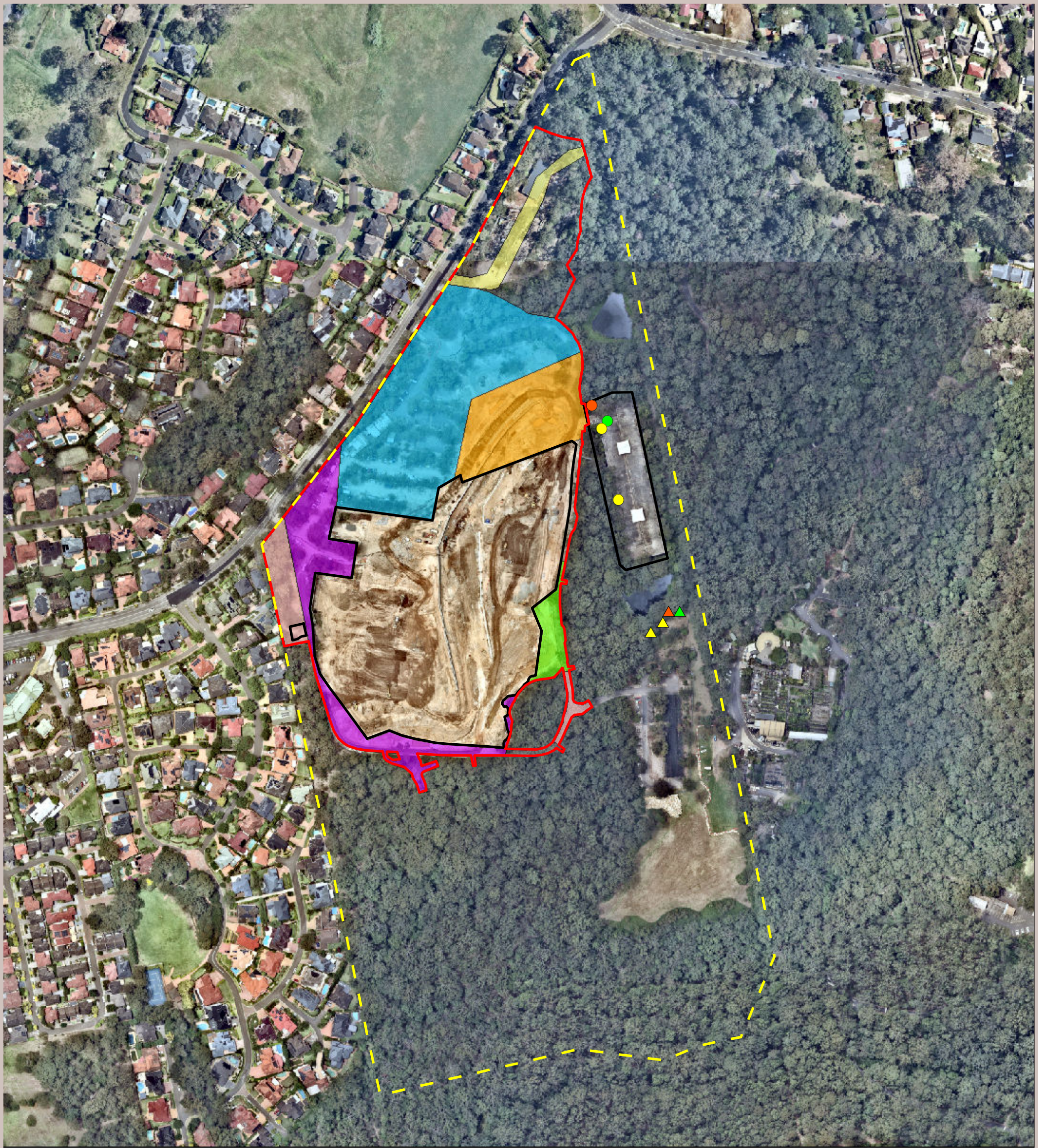
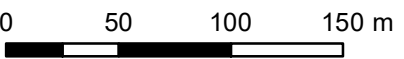


Figure 2. Locations of Fauna Capture and Release (28 -29 May staged preclear)



3 July 2024

Angelo Berios
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The Hills Shire Council
3 Columbia Court
Baulkham Hills NSW 2153
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Coonara Concept Masterplan DA: Weekly Report on Ecological Pre-Clearance surveys and Fauna Relocation Works Within the Approved Works Area

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 24 - 29 June 2024 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

Specifically, Clause (m) of Condition 44 for DA 860/2022/JP states that *'The requirement to provide reports of pre-clearance fauna surveys and relocation on a weekly basis to be provided for the records of The Hills Shire Council.'*

As per section 3.2.2 of the approved FMP, fauna pre-clearing surveys are to be conducted within a one-to-two-week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment and Health and to the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known, and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment and fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 24 - 29 June 2024. However, due diligence checks of work areas for each day were conducted prior to any clearing works.

b. Clearing Supervision

The following clearing supervision works were conducted between 24 - 29 June 2024:

- 27 June 2024 - Partial removal of hoarding along the E2 zone that forms the western boundary of Stage 5 (south of Stage 6).

No further supervision works were conducted between 24 – 26 June or 28 – 29 June. Nonetheless, an ecologist was present onsite throughout the work week in the event of any unexpected fauna encounters.

Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter.

c. Monitoring Works

As clearing works were scheduled to commence within Stages 4, 5 and 6 on 7 December 2023, all monitoring traps were removed by 6 December 2023 prior to anticipated vegetation clearing works. Therefore, no monitoring works were conducted between 24 - 29 June 2024.

iii. Results

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 24 - 29 June 2024. The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

b. Clearing Supervision

No fauna were encountered during the clearing supervision works on 27 June 2024. No further supervision works were conducted between 24 – 26 June or 28 – 29 June.

One Blue-tongue lizard (*Tiliqua scincoides*) was incidentally sighted by Hills Bush Care during bush regeneration works on the morning of 26 June 2024 (~8.45am) and the attending ecologist was called to capture and relocate the individual. However, on arrival, the ecologist determined that the individual had died from critical injuries previously sustained from an attack by a predator, likely a fox or dog. As the deceased individual was encountered in bushland outside of any work areas, it was not relocated. The location of the encounter is shown in **Figure 2** at the end of this letter. There were no further call outs for unexpected encounters with fauna within any of the work areas.

c. Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 24 - 29 June 2024. Therefore, no fauna was required to be relocated in relation to trapping works between 24 - 29 June 2024.

iv. Conclusion

No vegetation or habitat features were removed during works from 24 - 29 June 2024. The due diligence checks conducted did not detect any indications of usage by Powerful Owl within relevant work areas or immediate surrounds.

The 2024 monitoring program for the Powerful Owl, as required under the FMP has been established and is currently being conducted by Corey Mead of TreeHouse Ecology. The monitoring results to date have confirmed that the hollow bearing tree known as SHT8, located within Cumberland State Forest, is being utilised as the breeding hollow for the 2024 breeding season and is currently being monitored by TreeHouse Ecology.

Clearing supervision was limited to minor works for partial removal of hoarding within parts of Stage 5 on 27 June 2024 with fauna protection and tree protection in place. No fauna were encountered during the clearing supervision works. No further works requiring supervision were conducted near vegetation and/or habitat between 24 - 26 June or 28- 29 June 2024. Encounters with fauna was limited to a single incidental sighting of a Blue-tongue lizard during bush regeneration works outside of any work areas. The individual was determined to have died from critical injuries sustained from an attack by a predator and was not relocated.

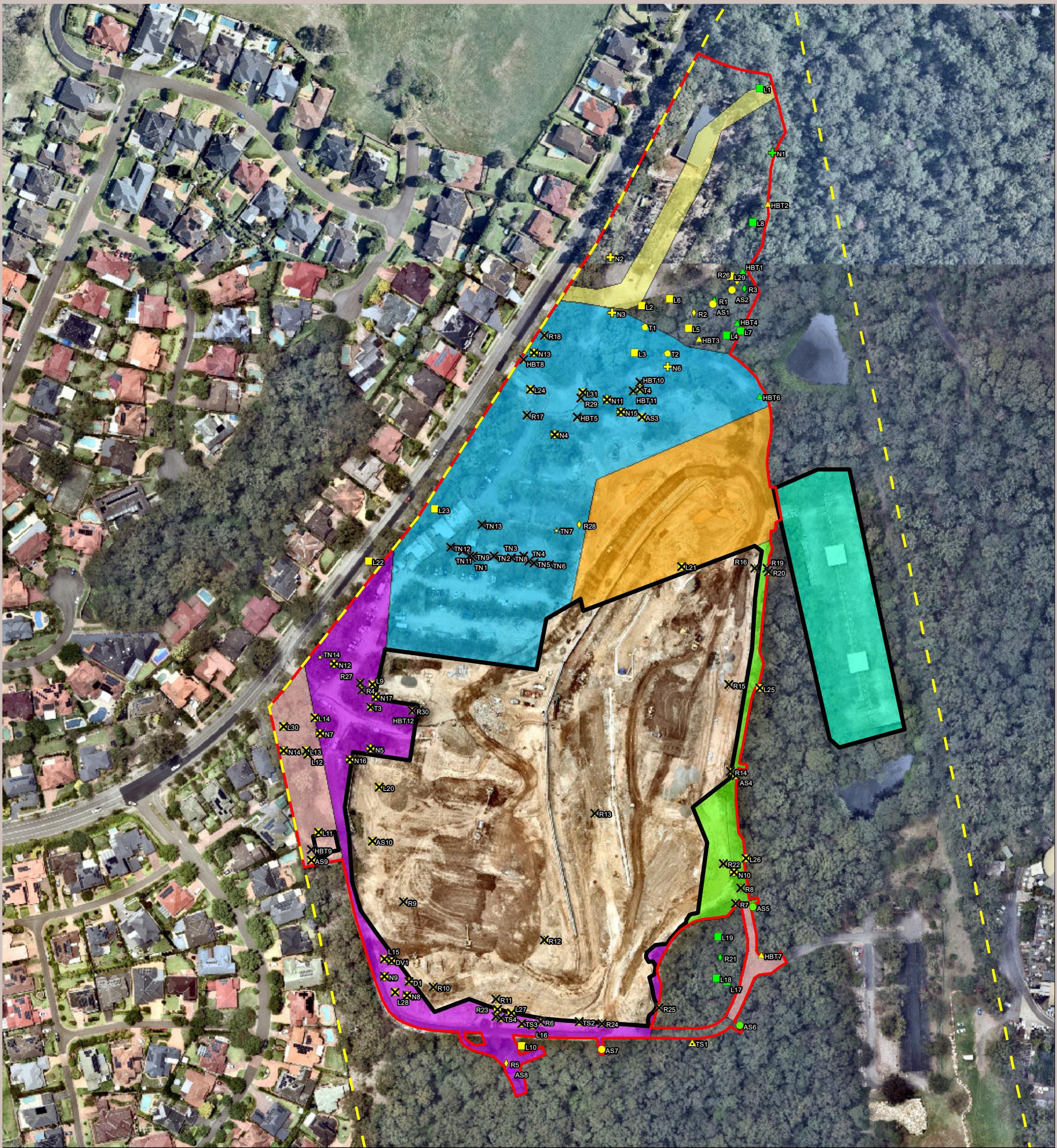
In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 24 - 29 June 2024.

Yours sincerely,



Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@cumberlandecology.com.au

FIGURES



Legend

Subject Site

The Property

Demolition DA footprint – subject to separate FMP

Existing Multistorey Carpark

Stage 1

Stage 2

Stage 3

Stage 4

Stage 5

Stage 6

Artificial structure, To be removed

Artificial structure, To be retained

Artificial structure, Retained with modification

Dense Vegetation (Ferns), To be removed

Drey, To be removed

Habitat Tree, To be removed

Hollow-bearing tree, To be removed

Hollow-bearing tree, To be retained

Log/Log pile, To be removed

Log/Log pile, To be retained

Nest, To be removed

Nest, To be retained

Rock/Rock feature, To be removed

Rock/Rock feature, To be retained

Tree Stump, To be removed

Termite Nest, To be removed

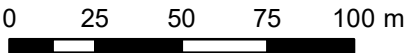
Cleared / Removed

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2024)
Dated: 19/01/2024

cumberland
ecology

Figure 1. Location of staged work areas and habitat features



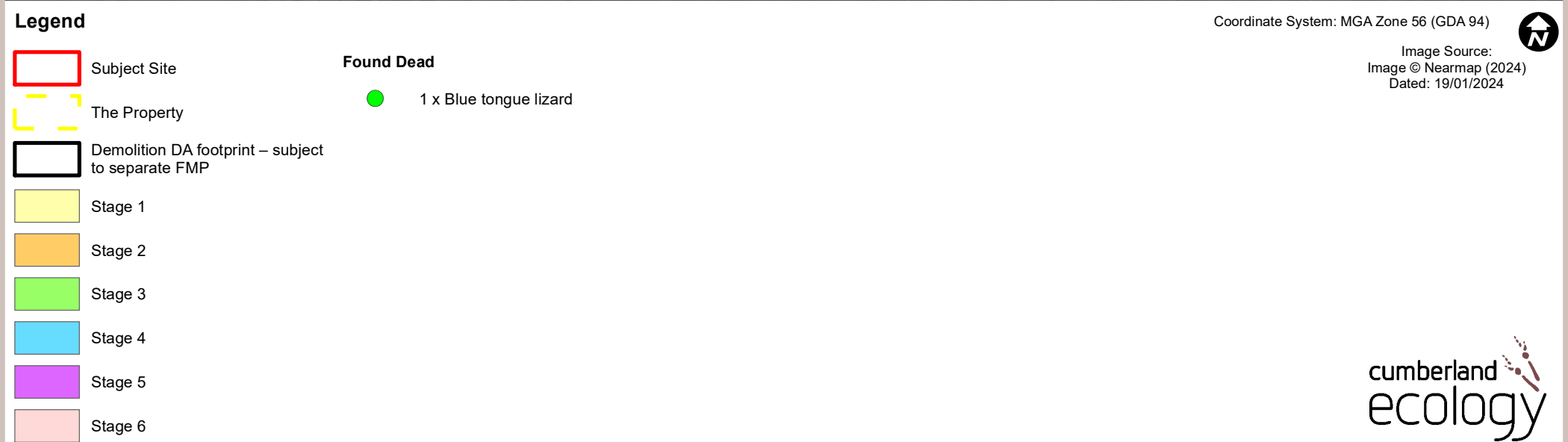
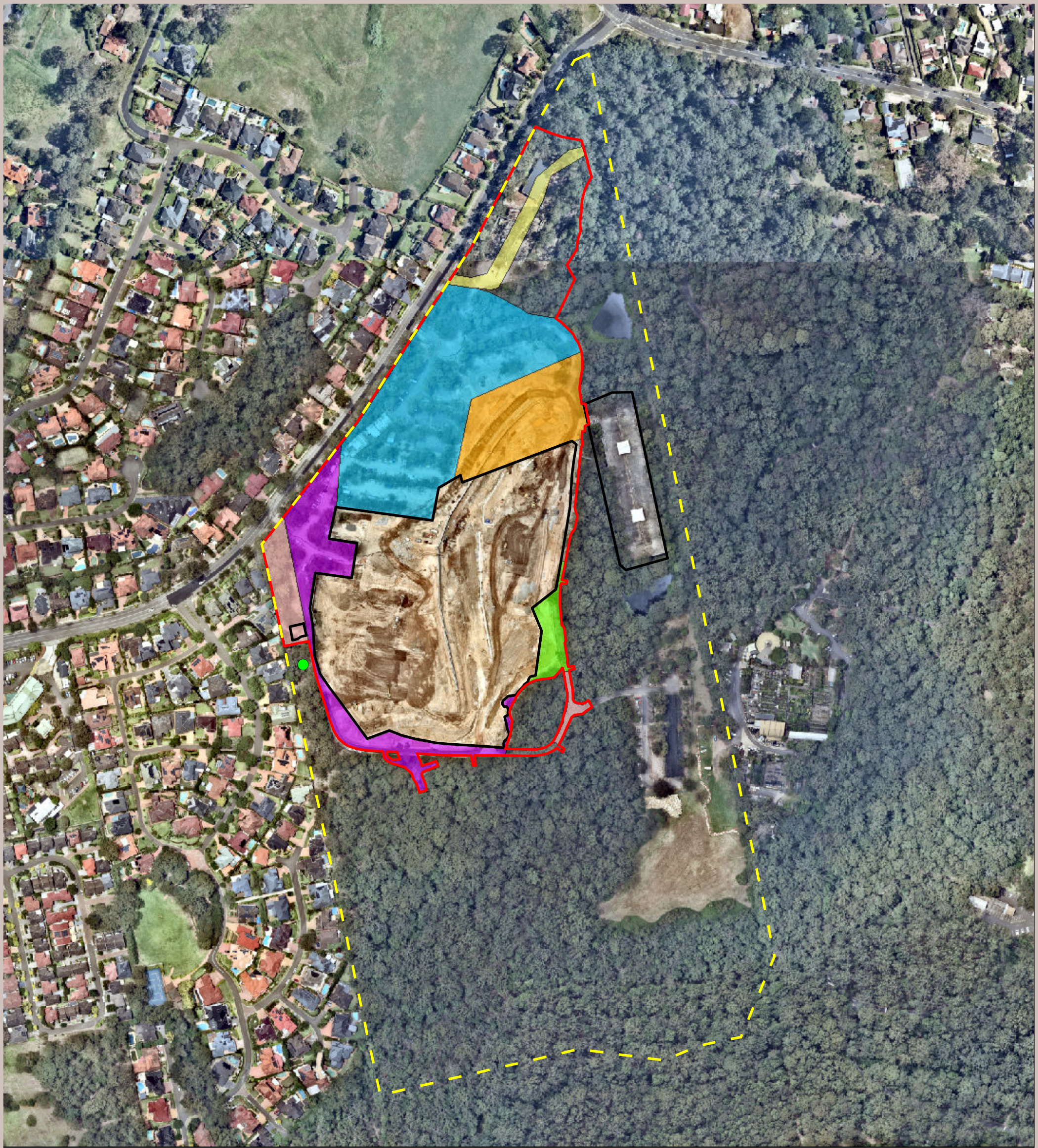


Figure 2. Locations of Fauna Capture and Release (Week of 24 - 29 June 2024)

0 50 100 150 m

27 August 2024

Angelo Berios
Council Manager - Environment and Health
The Hills Shire Council
3 Columbia Court
Baulkham Hills NSW 2153
Via email: aberios@thehills.nsw.gov.au

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Rohan Virwani: rohan.virwani@mirvac.com

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Web: www.cumberlandecology.com.au

Coonara Concept Masterplan DA: Weekly Report on Ecological Pre-Clearance surveys and Fauna Relocation Works Within the Approved Works Area

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 19 - 24 August 2024 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

Specifically, Clause (m) of Condition 44 for DA 860/2022/JP states that *'The requirement to provide reports of pre-clearance fauna surveys and relocation on a weekly basis to be provided for the records of The Hills Shire Council.'*

As per section 3.2.2 of the approved FMP, fauna pre-clearing surveys are to be conducted within a one-to-two-week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment and Health and to the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known, and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment and fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 19 - 24 August 2024. However, due diligence checks of work areas for each day were conducted prior to any clearing works.

b. Clearing Supervision

Supervision of the following work was conducted between 19 - 24 August 2024:

- Supervision of removal of back deck at Mirvac site office shed on 19 August.

No further clearing supervision works were conducted between 19 - 24 August 2024. Nonetheless, an ecologist was present onsite throughout the work week in the event of any unexpected fauna encounters.

Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter.

c. Monitoring Works

As clearing works were scheduled to commence within Stages 4, 5 and 6 on 7 December 2023, all monitoring traps were removed by 6 December 2023 prior to anticipated vegetation clearing works. Therefore, no monitoring works were conducted between 19 - 24 August 2024.

The requisite monitoring for the Powerful Owl is being conducted by TreeHouse Ecology using a combination of surveillance cameras, on-ground survey and song-meter recordings

iii. Results

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 19 - 24 August 2024. The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

b. Clearing Supervision

The following fauna were encountered during the ecological supervision between 19 - 24 August 2024.

- 19 August 2024:
 - 1 x Water skink (*Eulamprus quoyii*).

Captured native fauna were relocated to the bushland areas within the approved FMP relocation areas. The locations of capture and release for the fauna are shown in **Figure 2** at the end of this letter.

No further clearing supervision works were conducted between 20 - 24 August 2024. There were also no call outs for unexpected encounters with fauna within any of the work areas between 19 - 24 August 2024.

c. Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 19 - 24 August 2024. Therefore, no fauna was required to be relocated in relation to trapping works between 19 - 24 August 2024.

The Powerful Owl monitoring by TreeHouse Ecology has confirmed that the hollow known as SHT8, located within Cumberland State Forest, is being utilised as the breeding hollow for the 2024 breeding season. The monitoring results to date indicate that nesting took place on the 12 May 2024.

The camera surveillance also confirmed that there were no Powerful Owl visits to any of the other hollows within 100m of the Concept Masterplan footprint

iv. Conclusion

No vegetation or habitat features were removed during works from 19 - 24 August 2024. The due diligence checks conducted did not detect any indications of usage by Powerful Owl within relevant work areas or immediate surrounds.

The 2024 monitoring program for the Powerful Owl, as required under the FMP has been established and is currently being conducted by Corey Mead of TreeHouse Ecology. The monitoring results to date have confirmed that the hollow bearing tree known as SHT8, located within Cumberland State Forest, is being utilised as the breeding hollow for the 2024 breeding season. The SHT8 hollow will continue to be monitored by TreeHouse Ecology during the 2024 breeding period.

Ecological supervision works between 19 - 24 August 2024 were limited to supervision of Mirvac site office back deck removal on 19 August 2024. All fauna captured during ecological supervision works were relocated to the bushland areas within the approved FMP relocation areas. No further works were conducted near vegetation and/or habitat between 19 - 24 August 2024 and therefore no further ecological supervision was required between 19 - 24 August 2024. There were no unexpected encounters with fauna within relevant work sites between 19 - 24 August 2024. Therefore, fauna relocations were limited to a single individual between 19 - 24 August 2024.

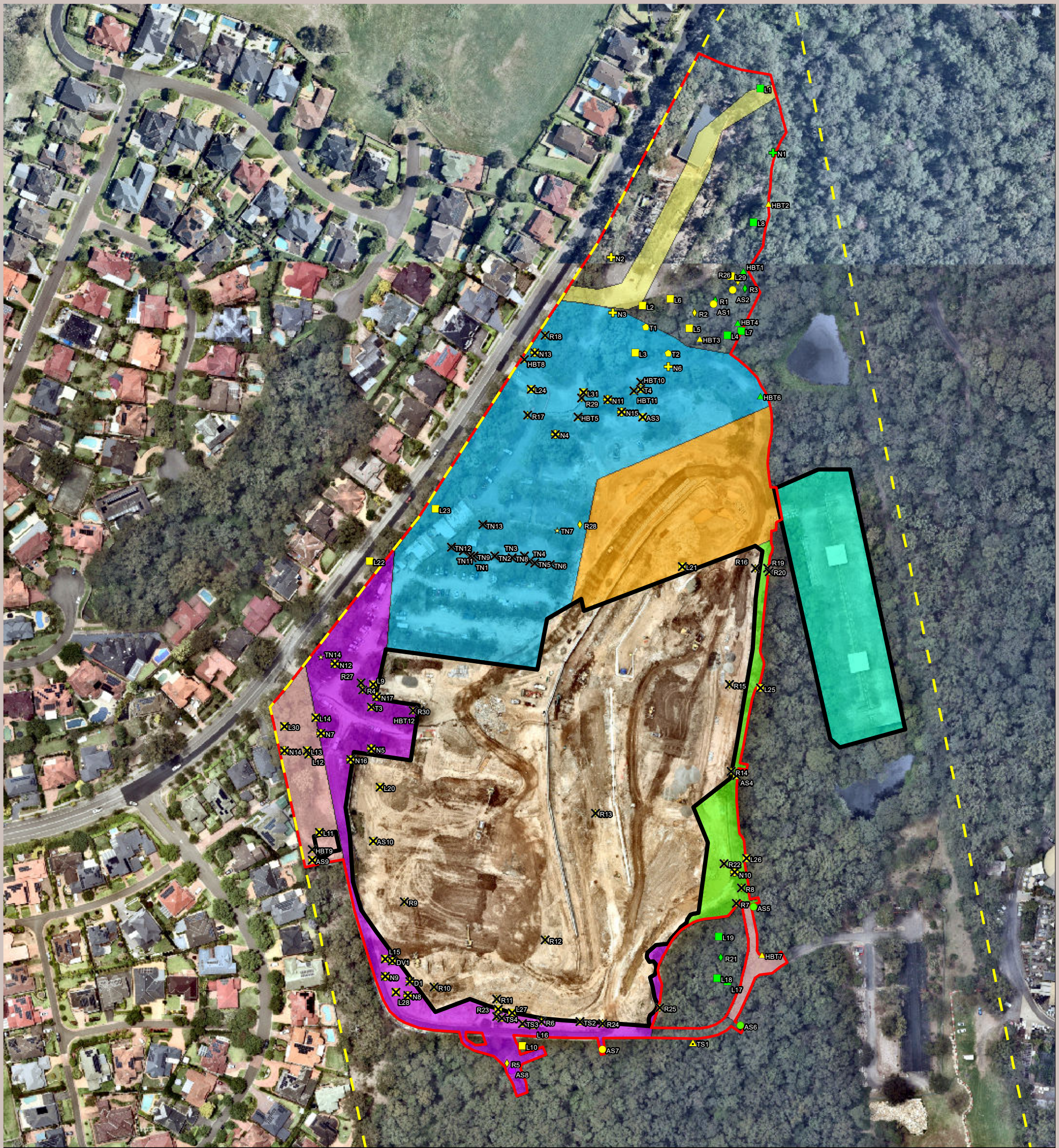
In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 19 - 24 August 2024.

Yours sincerely,

A handwritten signature in blue ink, reading "Gitanjali Katrak". The signature is fluid and cursive, with the first name "Gitanjali" and the last name "Katrak" clearly distinguishable.

Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@cumberlandecology.com.au

FIGURES



Legend

Subject Site

The Property

Demolition DA footprint – subject to separate FMP

Existing Multistorey Carpark

Stage 1

Stage 2

Stage 3

Stage 4

Stage 5

Stage 6

Artificial structure, To be removed

Artificial structure, To be retained

Artificial structure, Retained with modification

Dense Vegetation (Ferns), To be removed

Drey, To be removed

Habitat Tree, To be removed

Hollow-bearing tree, To be removed

Hollow-bearing tree, To be retained

Log/Log pile, To be removed

Log/Log pile, To be retained

Nest, To be removed

Nest, To be retained

Rock/Rock feature, To be removed

Rock/Rock feature, To be retained

Tree Stump, To be removed

Termite Nest, To be removed

Cleared / Removed

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2024)
Dated: 19/01/2024

cumberland ecology

Figure 1. Location of staged work areas and habitat features

I:\...121108\Figures\Letter 148\20240827\Figure 1. Staged Work Areas_Habitat Features

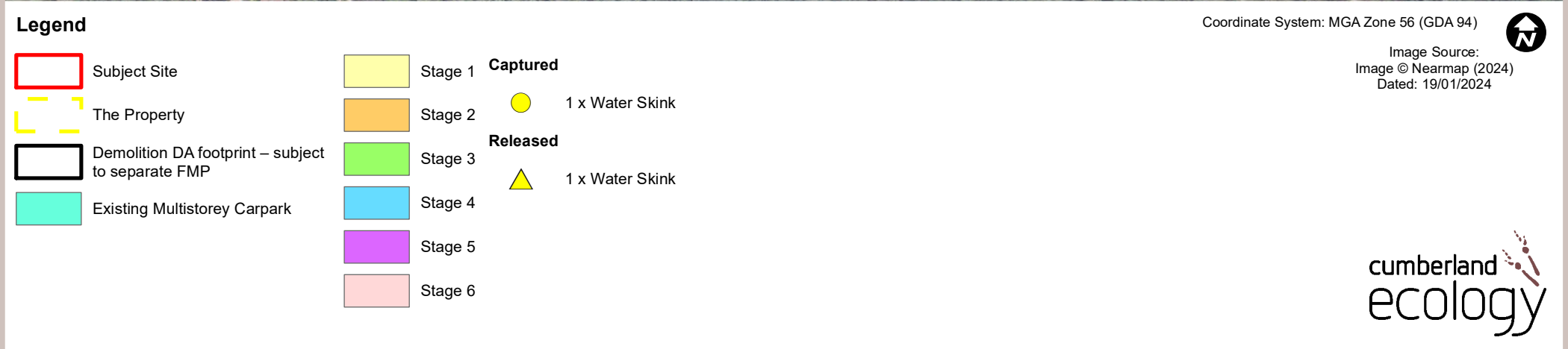
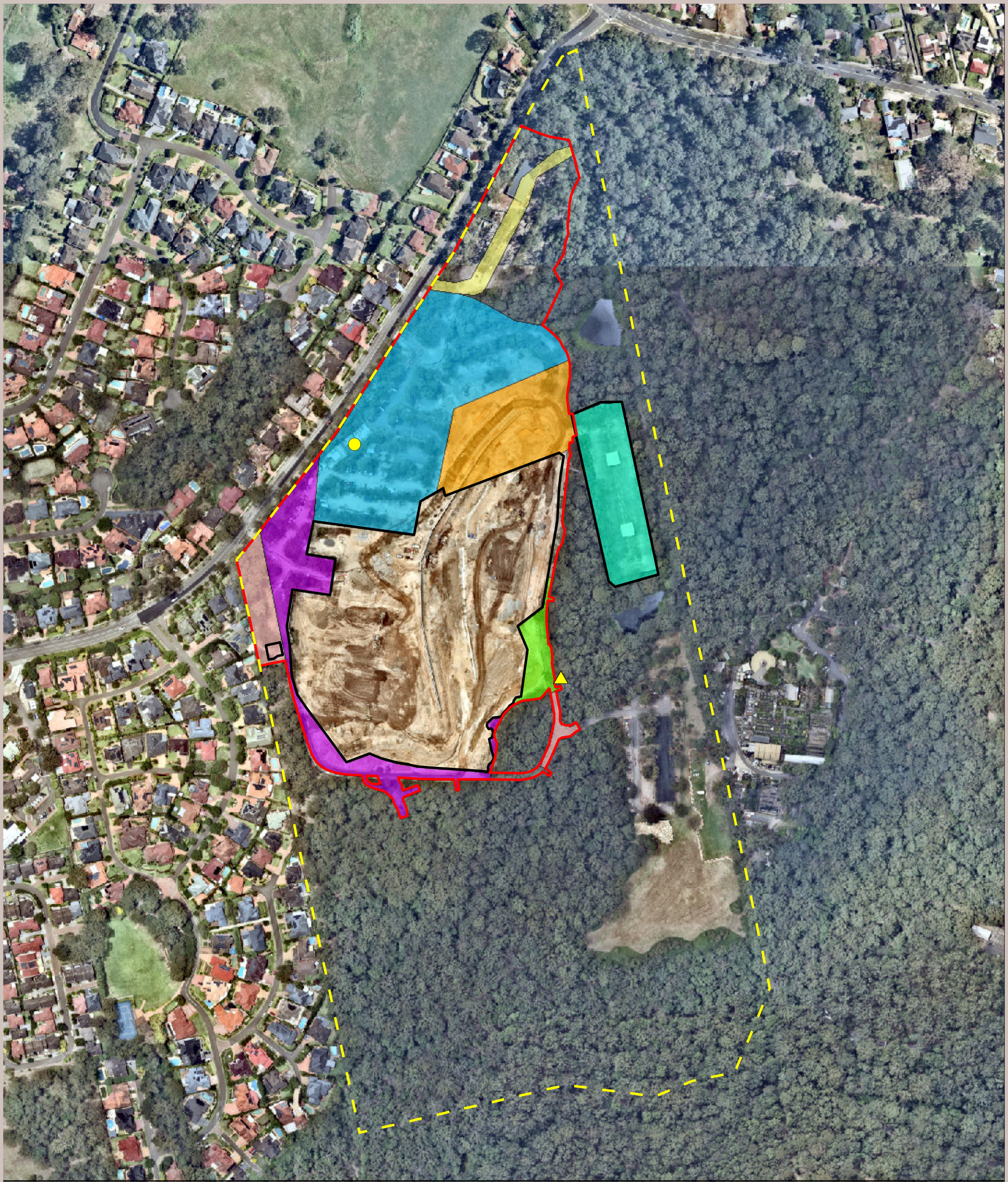


Figure 2. Locations of Fauna Capture and Release (Week of 19 - 24 August 2024)

0 50 100 150 m

30 October 2024

Angelo Berios
Council Manager - Environment and Health
The Hills Shire Council
3 Columbia Court
Baulkham Hills NSW 2153
Via email: aberios@thehills.nsw.gov.au

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Rohan Virwani: rohan.virwani@mirvac.com

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ABN 14 106 144 647
Web: www.cumberlandecology.com.au

Coonara Concept Masterplan DA: Ecological Certification of Staged Pre-clearance Surveys

Dear Angelo,

The purpose of this letter is to provide a certification of compliance with ecological requirements and conditions of consent for the approved Concept development application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for pre-clearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

As per section 3.2.2 of the approved FMP, general fauna pre-clearing surveys are to be conducted within a one-two week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment & Health and the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment/fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

The requisite primary pre-clearance surveys of the approved works area (hereafter referred to as the subject site), as required under Section 3.4.1 and Table 4 of the FMP

were conducted on 29 – 31 March 2023 and 6 April 2023 by Cumberland Ecology. Primary pre-clearance surveys for the Dural Land Snail were conducted by expert Dr Stephanie Clark on 29 -31 March 2023. The details of these primary pre-clearance surveys are provided in the Certification letter, dated 4 May 2023. Further staged pre-clearance surveys were conducted for various work stages with associated certification letters issued between May and December 2023.

Stage specific pre-clearing surveys for tree clearing/habitat removal works were conducted on 29 October 2024 and included inspections of the work zone known as Stage 4 (northern parts). The locations of this stage and survey area is shown in **Figure 1** at the end of this letter.

The relevant stage was traversed and inspected for indications of fauna usage and occurrence of habitat features, including artificial structures, that could provide habitat for native fauna.

iii. Results

The detailed pre-clearance surveys conducted on 29 October 2024 detected an additional nine (9) habitat features beyond those already identified in the primary pre-clearing surveys and prior staged pre-clearing surveys, comprising two artificial structures (AS12 and AS13), three log/log piles (L32-L34), one termite nest (TN15), one habitat tree (T5) and two tree stumps (TS5 and TS6) currently on the ground.

The locations of all habitat features identified to date, including features previously removed under ecological supervision, are shown in **Figure 1** at the end of this letter. No fauna were encountered or required relocation during the 29 October 2024 staged pre-clearing surveys. A list of habitat features currently present within the proposed clearing areas is provided in **Appendix A**.

iv. Recommendations

The proposed works in Stage 4 include clearing of trees and other habitat features. As habitat features have been previously identified in this area, the two-stage clearing procedure for vegetation and habitat, as outlined in the FMP is required for the current works.

A total of two hollow bearing trees – HBT3 and HBT8 are located within the proposed clearing area. During the first stage of the clearing process, the hollows should be examined for signs of occupancy by microbats. If daytime surveys for occupancy cannot be conducted due to lack of access to the hollow, targeted pre-clearance surveys comprising roost watches, should be conducted prior to felling of the hollow-bearing tree. The targeted pre-clearance surveys should be conducted 1-2 days prior to the tree being felled, preferably the night before felling.

As per the conditions of consent, all works will be conducted under ecological supervision with a clearing supervision report to be provided following completion of works.

v. Conclusion

In accordance with Condition 44 and reporting requirements of Chapter 5 of the approved FMP, this letter provides written certification that the ecological requirements in relation to conduction of staged pre-clearance surveys for the tree clearing/habitat removal works within Stage 3, Stage 4, Stage 5 and Stage 6 of the subject site have been implemented and completed.

Yours sincerely,

A handwritten signature in black ink, reading "N Johnston". The "N" is stylized with a large loop.

Naomi Johnston
Project Manager / Ecologist
naomi.johnston@slrconsulting.com

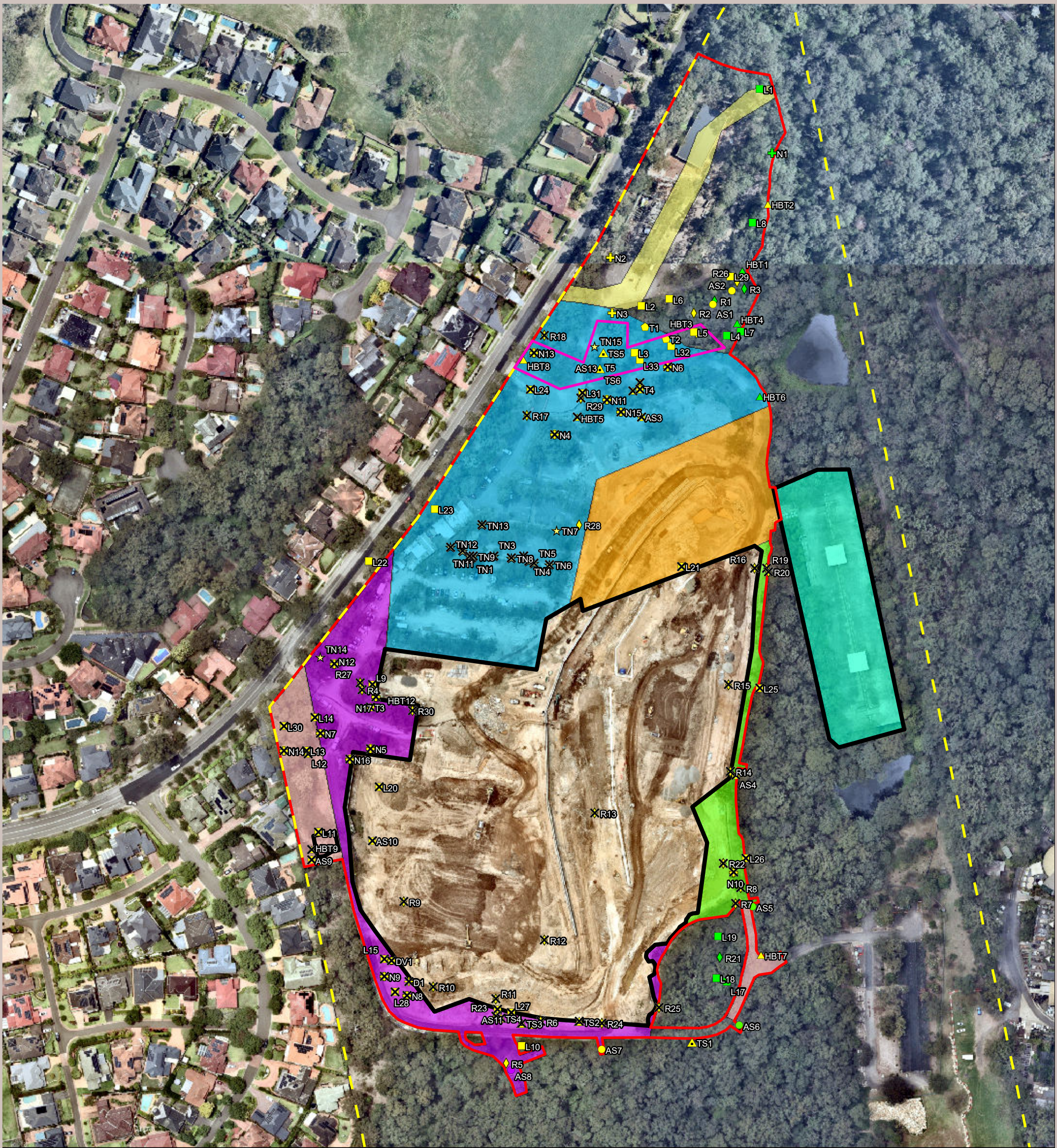
APPENDIX A :

Habitat features within proposed clearing areas

Table 1 Habitat items currently present within or in close proximity to proposed clearing areas

Habitat Item Type	Item Code	Item description	Tree Area	Clearing	Fauna species detected/notes
Hollow-bearing tree	HBT8	<i>Eucalyptus amplifolia</i>	Area 4		Potential birds and bats
Log/Log pile	L32	Log	Area 4		Potential invertebrates and reptiles
Log/Log pile	L33	Log	Area 4		Potential invertebrates and reptiles
Termite nest	TN15	Termite Nest	Area 4		Potential reptiles
Tree Stump	TS5	Tree Stump	Area 4		Potential reptiles
Artificial structure	AS12	Ground Light	Area 4		Potential frogs and reptiles
Habitat Tree	T5	Stag	Area 4		Potential microbats
Log/Log pile	L34	Log Pile	Area 4		Potential invertebrates and reptiles
Artificial structure	AS13	Concrete Pit	Area 4		Potential frogs and reptiles
Tree Stump	TS6	Tree Stump	Area 4		Potential reptiles
Hollow-bearing tree	HBT3	Unknown	Outside Excluded areas	EPBC	Potential birds and bats
Log/Log pile	L2	Log	Outside Excluded areas	EPBC	Potential invertebrates and reptiles
Log/Log pile	L5	Log	Outside Excluded areas	EPBC	Potential invertebrates and reptiles
Nest	N3	Nest	Outside Excluded areas	EPBC	Brush turkey mount and nest
Habitat Tree	T1	Decorating bark	Outside Excluded areas	EPBC	Potential microbats
Habitat Tree	T2	Stag	Outside Excluded areas	EPBC	Potential microbats
Log/Log pile	L6	Log pile	Outside Excluded areas	EPBC	Potential invertebrates and reptiles
Rock/Rock feature	R2	Rocks	Outside Excluded areas	EPBC	Potential frogs and reptiles
Artificial structure	AS1	Outlet	Outside Excluded areas	EPBC	Potential frogs and reptiles

FIGURES



Subject Site

The Property

Area Surveyed

Demolition DA footprint – subject to separate FMP

Existing Multistorey Carpark

Stage 1

Stage 2

Stage 3

Stage 4

Stage 5

Stage 6

●

Artificial structure, To be removed

●

Artificial structure, To be retained

●

Artificial structure, Retained with modification

●

Dense Vegetation (Ferns), To be removed

●

Drey, To be removed

●

Habitat Tree, To be removed

●

Hollow-bearing tree, To be removed

●

Hollow-bearing tree, To be retained

■

Log/Log pile, To be removed

■

Log/Log pile, To be retained

+

Nest, To be removed

+

Nest, To be retained

◆

Rock/Rock feature, To be removed

◆

Rock/Rock feature, To be retained

▲

Tree Stump, To be removed

★

Termite Nest, To be removed

×

Cleared / Removed

Coordinate System: MGA Zone 56 (GDA 94)

Image Source: Image © Nearmap (2024) Dated: 19/01/2024

Figure 1. Location of staged work areas and habitat features

cumberland
ecology

I:\...21108\Figures\Letter 160\2024\1029\Figure 1. Staged Work Areas_Habitat Features

5 November 2024

Angelo Berios
Council Manager - Environment and Health
The Hills Shire Council
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Baulkham Hills NSW 2153
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Rohan Virwani: rohan.virwani@mirvac.com

Cumberland Ecology
PO Box 2474
Carlingford Court 2118
NSW Australia
Telephone (02) 9868 1933
ABN 14 106 144 647
Web: www.cumberlandecology.com.au

Coonara Concept Masterplan DA: Weekly Report on Ecological Pre-Clearance surveys and Fauna Relocation Works Within the Approved Works Area

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 28 October – 2 November 2024 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

Specifically, Clause (m) of Condition 44 for DA 860/2022/JP states that *'The requirement to provide reports of pre-clearance fauna surveys and relocation on a weekly basis to be provided for the records of The Hills Shire Council.'*

As per section 3.2.2 of the approved FMP, fauna pre-clearing surveys are to be conducted within a one-to-two-week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment and Health and to the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known, and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment and fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

a. Preclearance Surveys

Stage specific preclearing surveys for upcoming tree clearing works were conducted in the northern parts of Stage 4 on 29 October 2024. The locations of work stages are shown in **Figure 1** provided at the end of this letter. The area to be cleared and subject to the 29 October 2024 preclearance survey is referred to as the 'Area Surveyed' in **Figure 1**.

Further due diligence checks of work areas for each day were conducted prior to any clearing works.

b. Clearing Supervision

No clearing supervision works were conducted between 28 October - 2 November 2024. Nonetheless, an ecologist was present onsite throughout the work week in the event of any unexpected fauna encounters.

Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter.

c. Monitoring Works

As clearing works were scheduled to commence within Stages 4, 5 and 6 on 7 December 2023, all monitoring traps were removed by 6 December 2023 prior to anticipated vegetation clearing works. Therefore, no monitoring works were conducted between 28 October - 2 November 2024.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period.

iii. Results

a. Preclearance Surveys

The preclearance surveys of the northern parts of Stage 4 (referred to as Area Surveyed) conducted on 29 October 2024 detected nine (9) additional habitat features beyond those already identified in the primary preclearing surveys and prior staged pre-clearing surveys.

The details of all the habitat features identified to date are provided in the Ecological Certification letters for the primary preclearance survey (REF: 21108-Let50, dated 4 May 2023) and staged preclearance surveys for Stage 4 (21108-Let70, dated 12 July 2023, 21108 – Let 77, dated 14 August 2023 and Let 21108 – Let 97, dated 1 December 2023). The locations of all habitat features identified in certified preclearance surveys (primary and staged) to date, including habitat features cleared to date under ecological supervision, are shown in **Figure 1** at the end of this letter.

No fauna was encountered or required relocation during the preclearance surveys conducted on 29 October 2024.

The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

b. Clearing Supervision

No clearing supervision works were conducted between 28 October - 2 November 2024. However, there were two call outs for unexpected encounters with fauna.

- 28 October 2024
 - 1 x Eastern Water Dragon (*Intellagama lesueurii*) sighted by onsite contractors in an area where concrete was being poured. Individual was captured by the attending ecologist and relocated to the bushland area within the approved FMP relocation areas.
- 1 November 2024
 - 1 x Eastern Long-necked Turtle (*Chelodina longicollis*) sighted by onsite contractors during works around a drain south of the existing multi-storey carpark. Individual was captured by the attending ecologist and relocated to the edges of the existing dam within the approved FMP relocation areas.

The location of capture and relocation of fauna is shown in **Figure 2**. There were no further call outs for unexpected encounters with fauna within any of the work areas between 28 October - 2 November 2024.

c. Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 28 October - 2 November 2024. Therefore, no fauna was required to be relocated in relation to trapping works between 28 October - 2 November 2024.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period following successful fledging of two chicks.

iv. Conclusion

No vegetation or habitat features were removed during works from 28 October - 2 November 2024. The due diligence checks conducted did not detect any indications of usage by Powerful Owl within relevant work areas or immediate surrounds.

The 2024 monitoring program for the Powerful Owl, as required under the FMP was conducted by Corey Mead of TreeHouse Ecology. The monitoring results confirmed that the hollow bearing tree known as SHT8, located within Cumberland State Forest was utilised as the breeding hollow for the 2024 breeding season. Ongoing monitoring between May and September 2024 confirmed successful breeding in 2024 by the local Powerful Owl pair with confirmed fledging of two (2) chicks by September 2024. Based on the results of successful fledging, the TreeHouse Ecology report for September concluded that there is no apparent requirement for further monitoring for the 2024 breeding season.

No works were conducted near vegetation and/or habitat between 28 October - 2 November 2024 and therefore no ecological supervision was required between 28 October - 2 November 2024. There were two

unexpected encounters with fauna within relevant work sites between 28 October - 2 November 2024 – an Eastern Water Dragon on 28 October and an Eastern Long-necked Turtle on 1 November. Both individuals were captured and relocated into the bushland/dam within the approved FMP area by the attending ecologist (**Figure 2**). No further fauna relocations were required between 28 October - 2 November 2024.

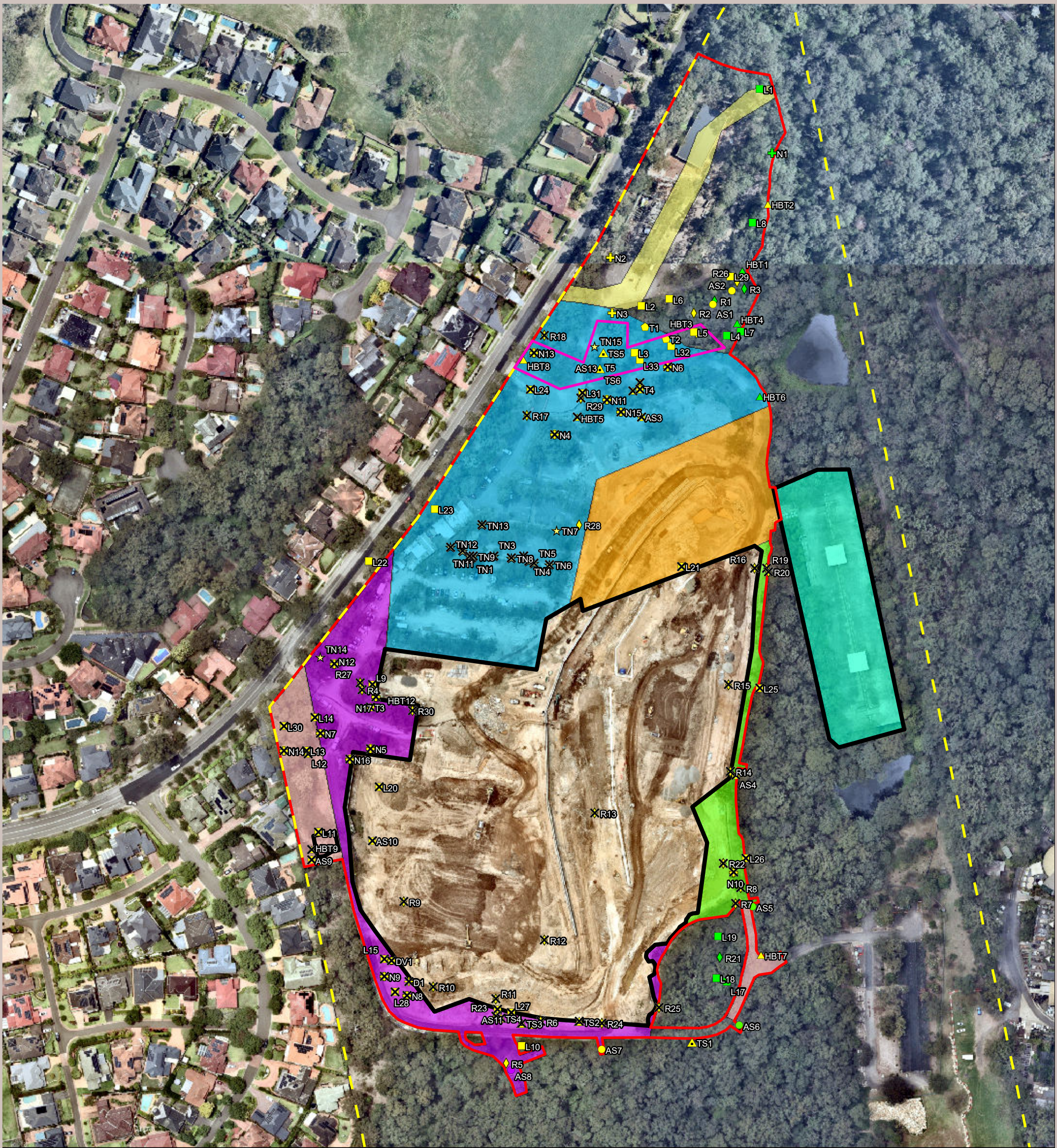
In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 28 October - 2 November 2024.

Yours sincerely,



Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@cumberlandecology.com.au

FIGURES



Legend

Subject Site

The Property

Area Surveyed

Demolition DA footprint – subject to separate FMP

Existing Multistorey Carpark

Stage 1

Stage 2

Stage 3

Stage 4

Stage 5

Stage 6

Artificial structure, To be removed

Artificial structure, To be retained

Artificial structure, Retained with modification

Dense Vegetation (Ferns), To be removed

Drey, To be removed

Habitat Tree, To be removed

Hollow-bearing tree, To be removed

Hollow-bearing tree, To be retained

Log/Log pile, To be removed

Log/Log pile, To be retained

Nest, To be removed

Nest, To be retained

Rock/Rock feature, To be removed

Rock/Rock feature, To be retained

Tree Stump, To be removed

Termite Nest, To be removed

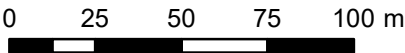
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Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2024)
Dated: 19/01/2024

cumberland
ecology

Figure 1. Location of staged work areas and habitat features



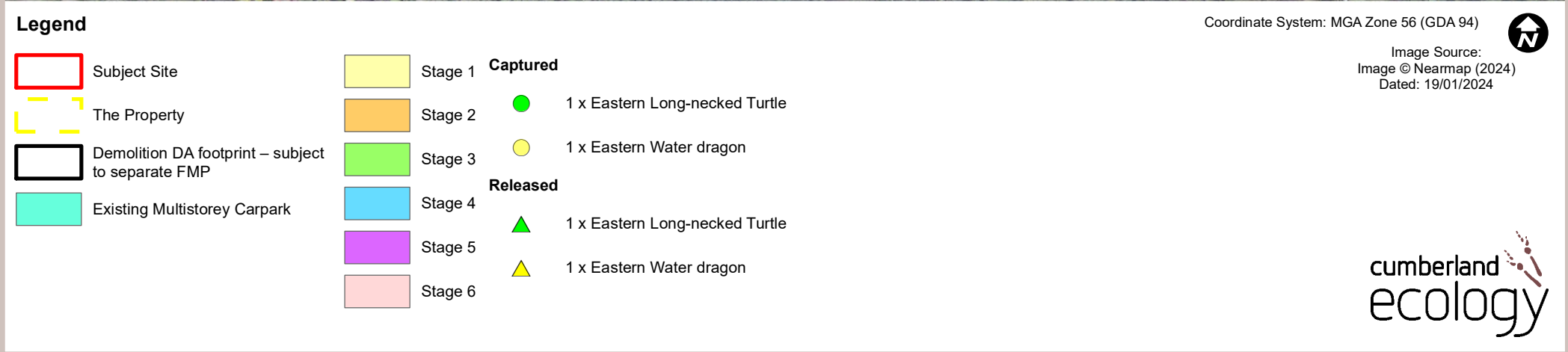
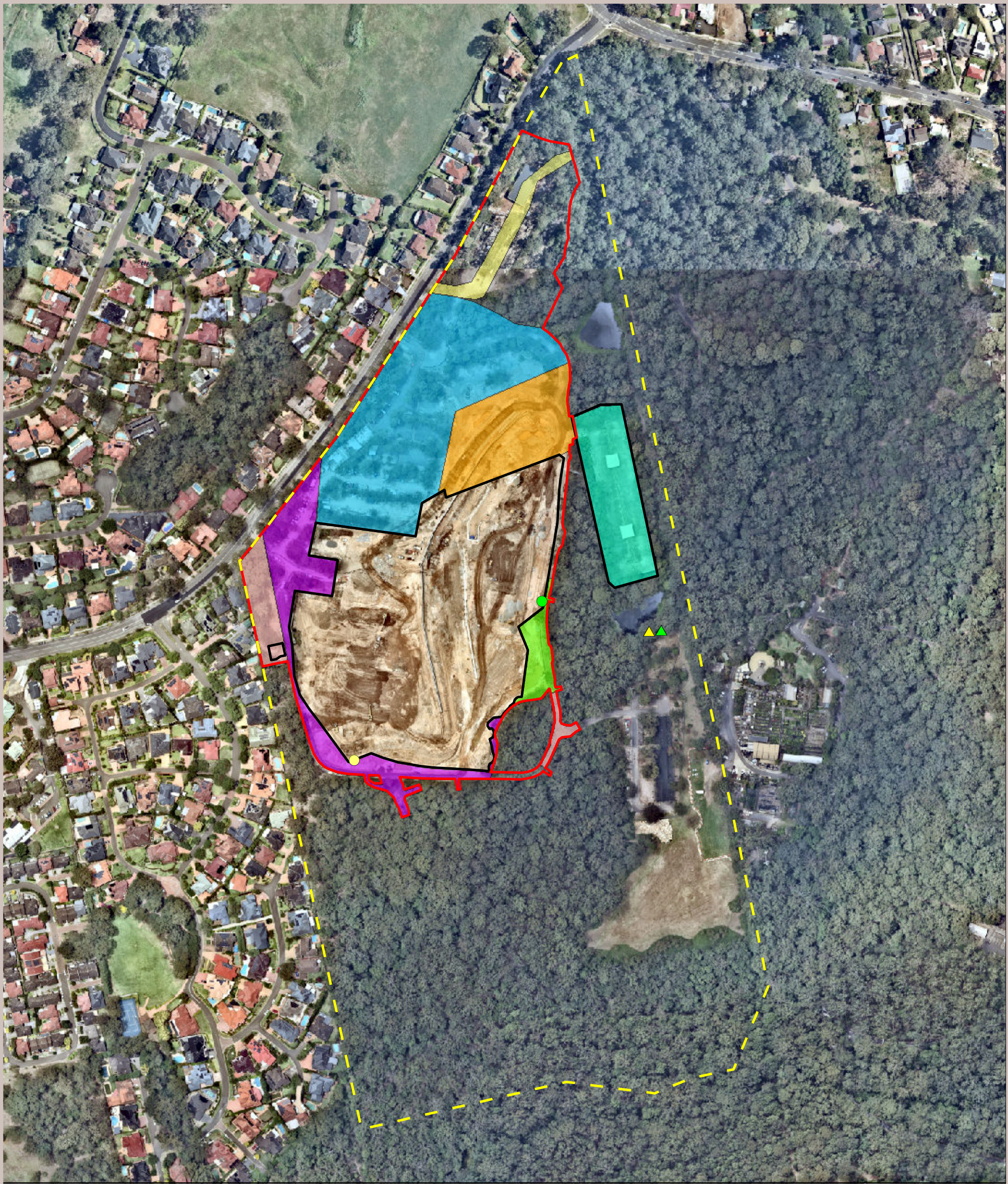
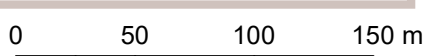


Figure 2. Locations of Fauna Capture and Release (Week of 28 October – 2 November 2024)



12 November 2024

Angelo Berios
Council Manager - Environment and Health
The Hills Shire Council
3 Columbia Court
Baulkham Hills NSW 2153
Via email: aberios@thehills.nsw.gov.au

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Rohan Virwani: rohan.virwani@mirvac.com

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ABN 14 106 144 647
Web: www.cumberlandecology.com.au

Coonara Concept Masterplan DA: Weekly Report on Ecological Pre-Clearance surveys and Fauna Relocation Works Within the Approved Works Area

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 4 - 9 November 2024 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

Specifically, Clause (m) of Condition 44 for DA 860/2022/JP states that 'The requirement to provide reports of pre-clearance fauna surveys and relocation on a weekly basis to be provided for the records of The Hills Shire Council.'

As per section 3.2.2 of the approved FMP, fauna pre-clearing surveys are to be conducted within a one-to-two-week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment and Health and to the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known, and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment and fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

a. Preclearance Surveys

Proposed clearing works in the week of 4 – 9 November 2024 include removal of one hollow bearing tree with a hollow at height (>4m) – namely HBT8.

As the hollow in HBT8 were not accessible to check for occupancy, targeted roost watch surveys were conducted on the evening of 3 November 2024 in accordance with Section 3.4.5 of the FMP. Roost watch was conducted by one ecologists for approximately one hour before and after dusk and comprised active monitoring of hollows to determine the presence of microbats exiting the hollows.

Further due diligence checks of work areas for each day were conducted prior to any clearing works.

b. Clearing Supervision

Supervision of the following work was conducted between 4 – 8 November 2024:

- 4 – 5 November 2024
 - Supervision of tree removal/habitat removal, in accordance with the two-stage clearing process, within the northern parts of Stage 4 (referred to as Area Surveyed – Ref: CE21108-Let161)
- 8 November 2024
 - Supervision of removal of stumps and topsoil in the area cleared earlier in the week

Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter.

c. Monitoring Works

As clearing works were scheduled to commence within Stages 4, 5 and 6 on 7 December 2023, all monitoring traps were removed by 6 December 2023 prior to anticipated vegetation clearing works. Therefore, no monitoring works were conducted between 4 - 9 November 2024.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period.

iii. Results

a. Preclearance Surveys

The targeted roost watch surveys did not detect any microbats exiting from the hollow of tree to be removed (HBT8). This is consistent with previous assessments that have recorded microbats utilising the site as part of a wider foraging range.

As clearing works of the hollow bearing tree was to be conducted the next morning, a specific report on the roost watch was not prepared. However, the presence of microbats in the area, albeit not exiting the hollows, was relayed to fauna ecologists conducting clearing supervision of the hollow bearing tree and to Mirvac.

The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

b. Clearing Supervision

The following habitat features were removed during the clearing works between 4 – 8 November 2024:

- AS12
- HBT8
- L33
- L34
- T5
- TN15
- TS5
- TS6

Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter. No fauna species were encountered during the clearing supervision works of the Area Surveyed conducted between 4 – 8 November 2024. However, there was one call out for an unexpected encounter with fauna.

- 5 November 2024
 - 1 x Delicate Skink (*Lampropholis delicata*) was sighted during the movement of concrete barricades near the Gate 1 entrance. The individual was captured by the attending ecologist and relocated to the edges of the existing dam within the approved FMP relocation areas.

The location of capture and relocation of fauna is shown in **Figure 2**. There were no further call outs for unexpected encounters with fauna within any of the work areas between 4 - 9 November 2024.

c. Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 4 - 9 November 2024. Therefore, no fauna was required to be relocated in relation to trapping works between 4 - 9 November 2024.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period following successful fledging of two chicks.

iv. Conclusion

The 2024 monitoring program for the Powerful Owl, as required under the FMP was conducted by Corey Mead of TreeHouse Ecology. The monitoring results confirmed that the hollow bearing tree known as SHT8, located within Cumberland State Forest was utilised as the breeding hollow for the 2024 breeding season. Ongoing monitoring between May and September 2024 confirmed successful breeding in 2024 by the local Powerful Owl pair with confirmed fledging of two (2) chicks by September 2024. Based on the results of successful fledging, the TreeHouse Ecology report for September concluded that there is no apparent requirement for further monitoring for the 2024 breeding season.

As habitat features were present in the northern part of Stage 4 (referred to as Area Surveyed), the two-stage clearing procedure for vegetation, as outlined in the FMP was implemented for clearing works in these areas. Targeted preclearance surveys for microbats did not detect microbats leaving hollows of the tree to be cleared although microbats were detected foraging in the vicinity of remnant vegetation. Although a specific report for the targeted preclearance surveys was not prepared, ecologists conducting the clearing supervision the next day were informed of the presence of microbats in the area. Mirvac were also informed of the roost watch results.

As per the conditions of consent, all tree clearing/habitat removal works within between 4 – 8 November 2024 were conducted under ecological supervision. No fauna was captured during ecological supervision works between 4 – 9 November 2024. However a Delicate Skink (*Lampropholis delicata*) was encountered on 5 November 2024. The individual was captured and relocated into the bushland/dam within the approved FMP area by the attending ecologist (**Figure 2**). No further fauna relocations were required between 4 - 9 November 2024.

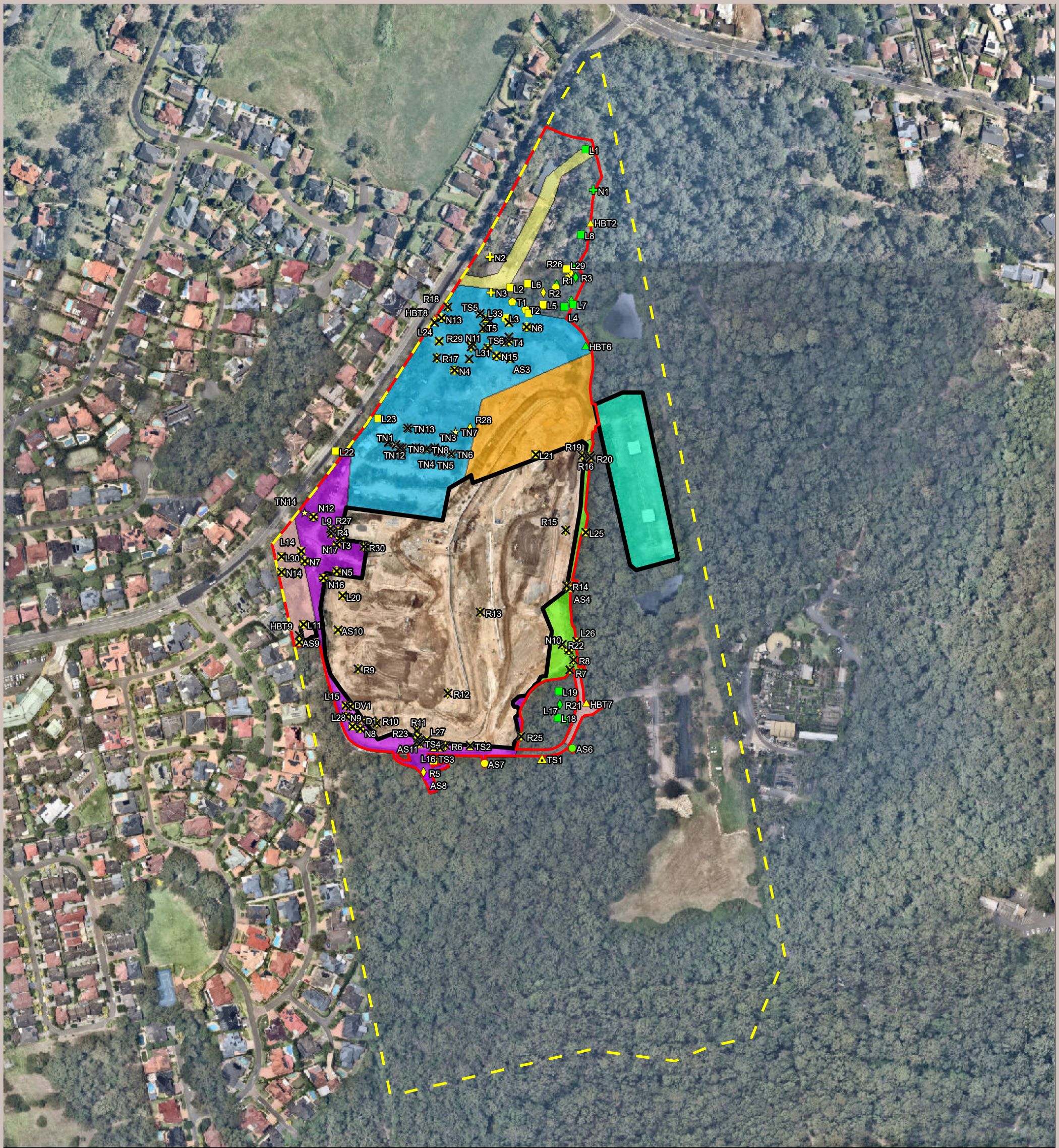
In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 4 - 9 November 2024.

Yours sincerely,



Gitanjali Katrak
Senior Project Manager/Ecologist
gitanjali.katrak@slrconsulting.com

FIGURES



Legend

Subject Site

The Property

Demolition DA footprint – subject to separate FMP

Existing Multistorey Carpark

Stage 1

Stage 2

Stage 3

Stage 4

Stage 5

Stage 6

Artificial structure, To be removed

Artificial structure, To be retained

Artificial structure, Retained with modification

Dense Vegetation (Ferns), To be removed

Drey, To be removed

Habitat Tree, To be removed

Hollow-bearing tree, To be removed

Hollow-bearing tree, To be retained

Log/Log pile, To be removed

Log/Log pile, To be retained

Nest, To be removed

Nest, To be retained

Rock/Rock feature, To be removed

Rock/Rock feature, To be retained

Tree Stump, To be removed

Termite Nest, To be removed

Cleared / Removed

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2024)
Dated: 19/01/2024

cumberland
ecology

Figure 1. Location of staged work areas and habitat features

0 25 50 75 100 m

I:\...21108\Figures\Letter 162\2024\111\Figure 1. Staged Work Areas_Habitat Features

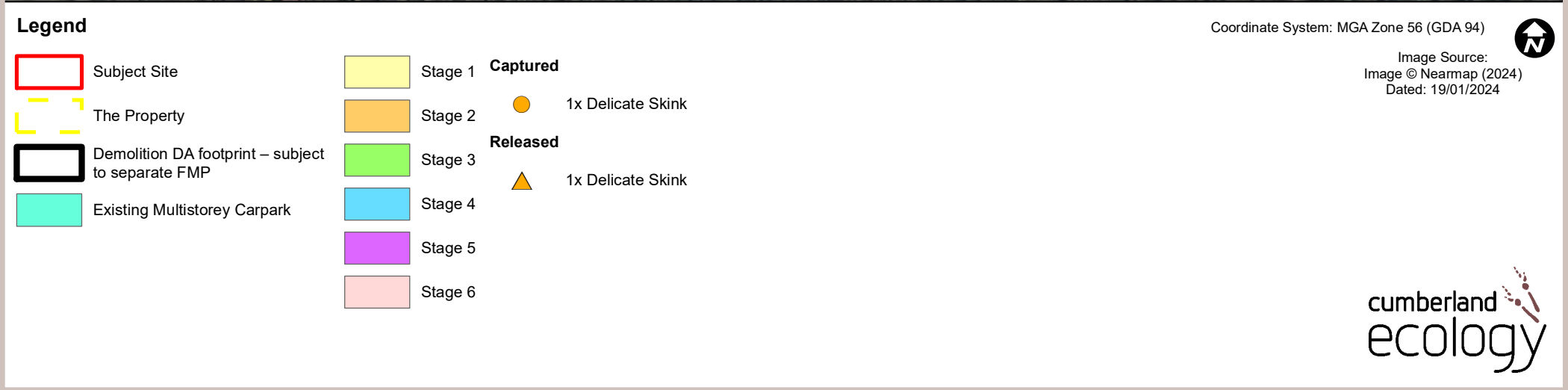
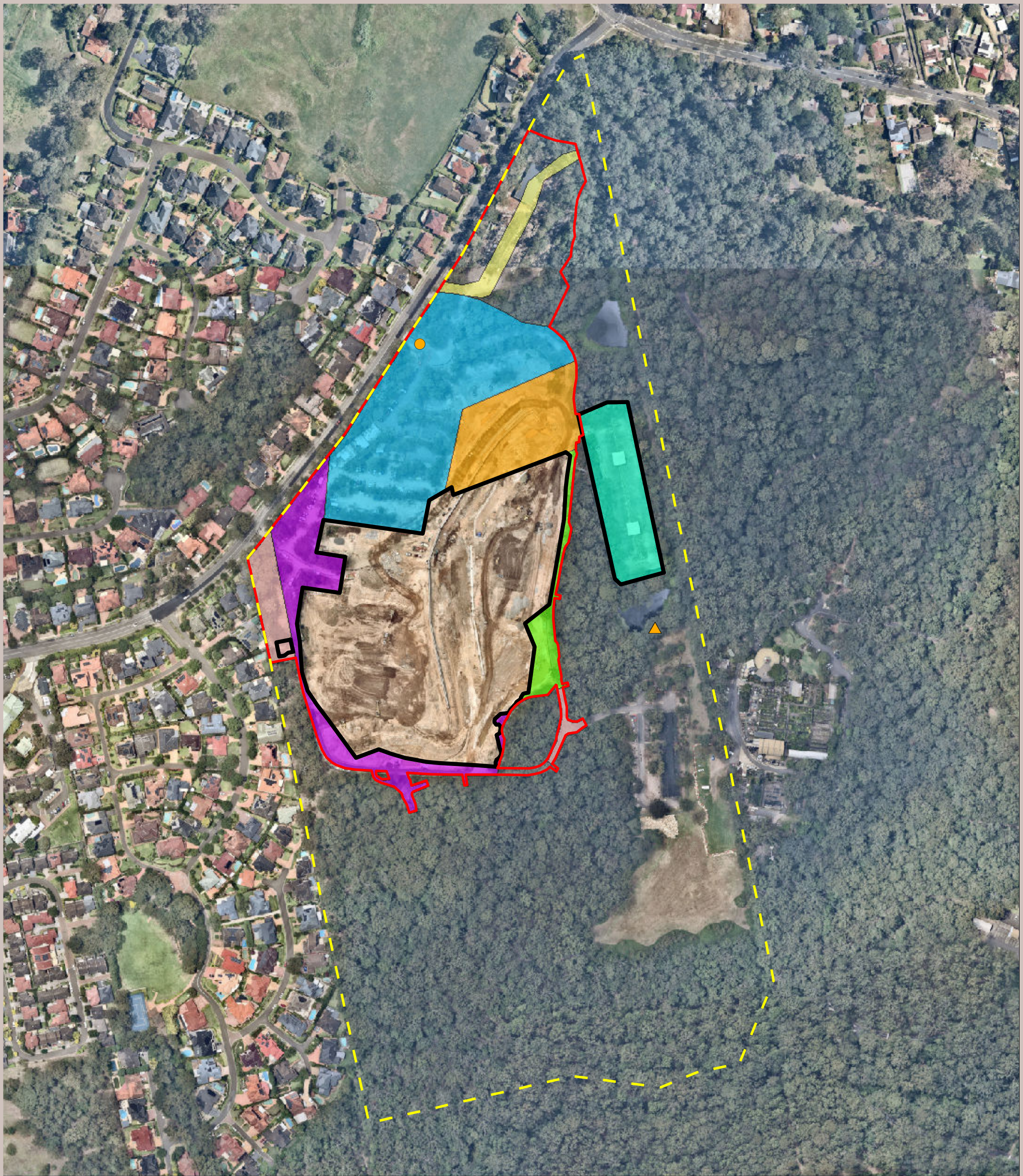


Figure 2. Locations of Fauna Capture and Release (Week of 4 – 9 November 2024)

0 25 50 75 100 m

19 November 2024

Angelo Berios
Council Manager - Environment and Health
The Hills Shire Council
3 Columbia Court
Baulkham Hills NSW 2153
Via email: aberios@thehills.nsw.gov.au

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Coonara Concept Masterplan DA: Weekly Report on Ecological Pre-Clearance surveys and Fauna Relocation Works Within the Approved Works Area

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 11 - 16 November 2024 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

Specifically, Clause (m) of Condition 44 for DA 860/2022/JP states that 'The requirement to provide reports of pre-clearance fauna surveys and relocation on a weekly basis to be provided for the records of The Hills Shire Council.'

As per section 3.2.2 of the approved FMP, fauna pre-clearing surveys are to be conducted within a one-to-two-week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment and Health and to the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known, and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment and fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 11 – 16 November 2024. However, due diligence checks of work areas for each day were conducted prior to any clearing works.

b. Clearing Supervision

Supervision of the following work was conducted between 11 - 16 November 2024:

- 12 November 2024
 - Supervision of removal of tree stumps within areas cleared in the previous week within the northern parts of Stage 4
- 13 November 2024
 - Checks of fauna exclusion fencing.

Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter.

c. Monitoring Works

As clearing works were scheduled to commence within Stages 4, 5 and 6 on 7 December 2023, all monitoring traps were removed by 6 December 2023 prior to anticipated vegetation clearing works. Therefore, no monitoring works were conducted between 11 - 16 November 2024.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period.

iii. Results

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 11 – 16 November 2024. The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

b. Clearing Supervision

No fauna species were encountered during the clearing supervision works of the Area Surveyed conducted between 11 - 16 November 2024.

There were also no call outs for unexpected encounters with fauna within any of the work areas between 11 - 16 November 2024.

c. Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 11 - 16 November 2024. Therefore, no fauna was required to be relocated in relation to trapping works between 11 - 16 November 2024.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period following successful fledging of two chicks.

iv. Conclusion

The 2024 monitoring program for the Powerful Owl, as required under the FMP was conducted by Corey Mead of TreeHouse Ecology. The monitoring results confirmed that the hollow bearing tree known as SHT8, located within Cumberland State Forest was utilised as the breeding hollow for the 2024 breeding season. Ongoing monitoring between May and September 2024 confirmed successful breeding in 2024 by the local Powerful Owl pair with confirmed fledging of two (2) chicks by September 2024. Based on the results of successful fledging, the TreeHouse Ecology report for September concluded that there is no apparent requirement for further monitoring for the 2024 breeding season.

As per the conditions of consent, all tree clearing/habitat removal works within between 11 - 16 November 2024 were conducted under ecological supervision. No fauna were encountered or captured during ecological supervision works between 11 - 16 November 2024. There were also no unexpected encounters with fauna within relevant work sites between 11 - 16 November 2024. Therefore, no fauna relocations were required between 11 - 16 November 2024.

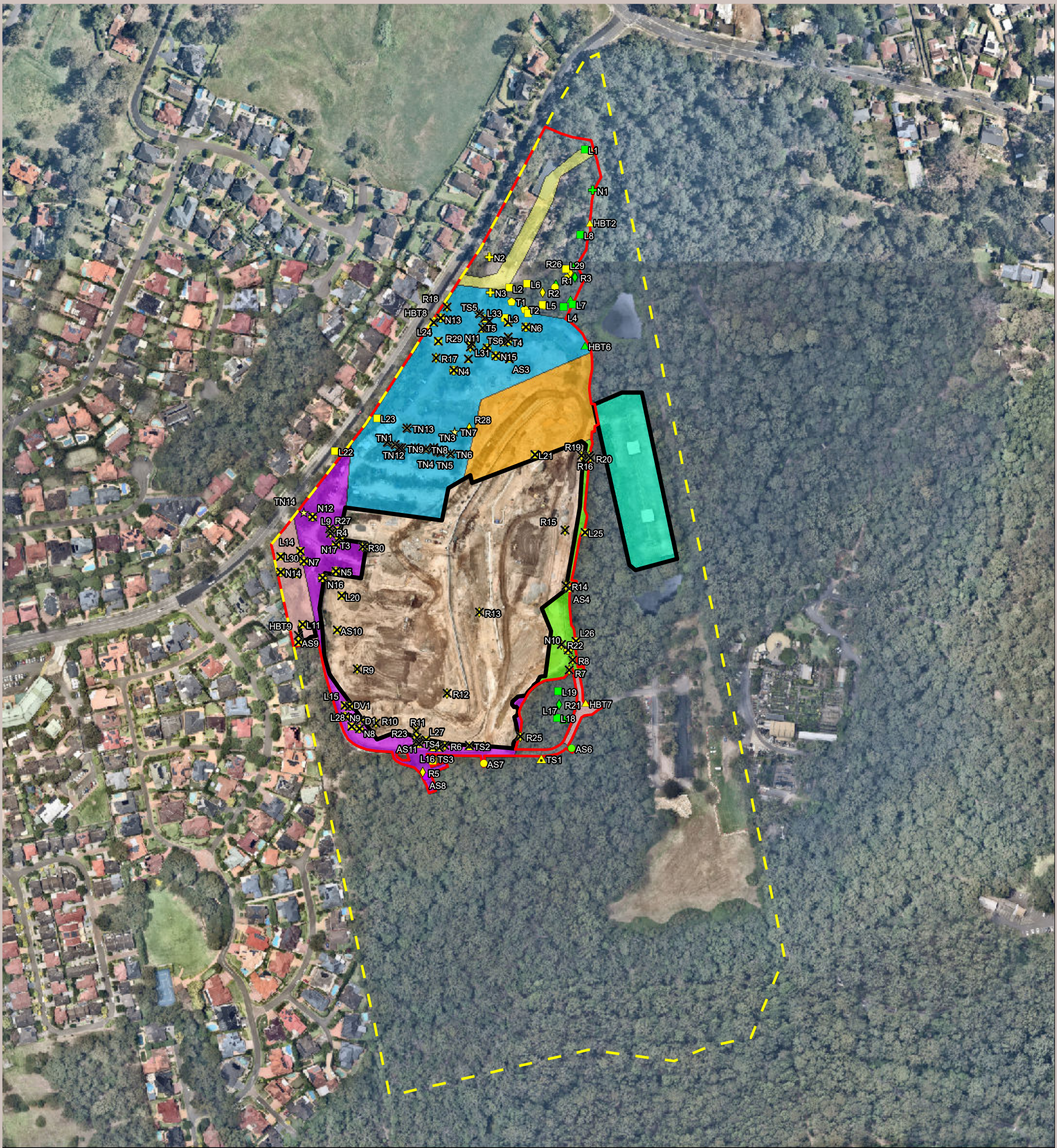
In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 11 - 16 November 2024.

Yours sincerely,



Gitanjali Katrak
Senior Project Manager/Ecologist
gitanjali.katrak@slrconsulting.com

FIGURES



Legend

Subject Site

The Property

Demolition DA footprint – subject to separate FMP

Existing Multistorey Carpark

Stage 1

Stage 2

Stage 3

Stage 4

Stage 5

Stage 6

Artificial structure, To be removed

Artificial structure, To be retained

Artificial structure, Retained with modification

Dense Vegetation (Ferns), To be removed

Drey, To be removed

Habitat Tree, To be removed

Hollow-bearing tree, To be removed

Hollow-bearing tree, To be retained

Log/Log pile, To be removed

Log/Log pile, To be retained

Nest, To be removed

Nest, To be retained

Rock/Rock feature, To be removed

Rock/Rock feature, To be retained

Tree Stump, To be removed

Termite Nest, To be removed

Cleared / Removed

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2024)
Dated: 19/01/2024

cumberland
ecology

Figure 1. Location of staged work areas and habitat features

0 25 50 75 100 m

I:\...21108\Figures\Letter 164 \20241119 \Figure 1. Staged Work Areas_Habitat Features

11 December 2024

Angelo Berios
Council Manager – Environment and Health
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Coonara Concept Masterplan DA: Ecological Certification of Staged Pre-clearance Surveys

Dear Angelo,

The purpose of this letter is to provide a certification of compliance with ecological requirements and conditions of consent for the approved Concept development application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for pre-clearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

As per section 3.2.2 of the approved FMP, general fauna pre-clearing surveys are to be conducted within a one-two week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment & Health and the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment/fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

The requisite primary pre-clearance surveys of the approved works area (hereafter referred to as the subject site), as required under Section 3.4.1 and Table 4 of the FMP were conducted on 29 – 31 March 2023 and 6 April 2023 by Cumberland Ecology. Primary pre-clearance surveys for the Dural Land Snail were conducted by expert Dr Stephanie Clark on 29 – 31 March 2023. The details of these primary pre-clearance surveys are provided in the Certification letter, dated 4 May 2023. Further staged pre-clearance surveys were conducted for various work stages with associated certification letters issued between May and December 2023.

Stage specific pre-clearing surveys for tree clearing/habitat removal works were conducted on 11 December 2024 and included inspections of the stormwater drain and basin and surrounding vegetation located in Stage 5 on the southern edge of the subject site. The locations of this stage and survey area is shown in **Figure 1** at the end of this letter. Additionally, the sandstone stockpile located immediately south of the nursery was inspected.

The relevant stage and sandstone stockpile was traversed and inspected for indications of fauna usage and occurrence of habitat features, including artificial structures, that could provide habitat for native fauna.

iii. Results

The detailed pre-clearance surveys conducted on 11 December 2024 detected no additional habitat features beyond those already identified in the primary pre-clearing surveys and prior staged pre-clearing surveys.

The locations of all habitat features identified to date, including features previously removed under ecological supervision, are shown in **Figure 1** at the end of this letter. No fauna were encountered or required relocation during the 11 December 2024 staged pre-clearing surveys. A list of habitat features currently present within the proposed clearing areas is provided in **Appendix A**.

The sandstone stockpile located south of the nursery could not be properly inspected due to the size of the stockpile area and the sandstone boulders present. Based on previous experience with supervising the moving of sandstone blocks, and the occurrence of dense native vegetation nearby, it is highly likely that reptiles and amphibians would inhabit the sandstone stockpile.

iv. Recommendations

The proposed works in Stage 5 include the clearing of vegetation to allow underground fuel tanks to be removed, the deconstruction of a stormwater drain and basin, and the filling of the stormwater basin with sandstone blocks. Two habitat features have been identified in close proximity to the storm water basin, a log (L10) and a rock feature (R5).

As per the conditions of consent, all works will be conducted under ecological supervision with a clearing supervision report to be provided following completion of works.

v. Conclusion

In accordance with Condition 44 and reporting requirements of Chapter 5 of the approved FMP, this letter provides written certification that the ecological requirements in relation to conduction of staged pre-clearance

surveys for the tree clearing/habitat removal works within Stage 3, Stage 4, Stage 5 and Stage 6 of the subject site have been implemented and completed.

Yours sincerely,



Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@slrconsulting.com

APPENDIX A :

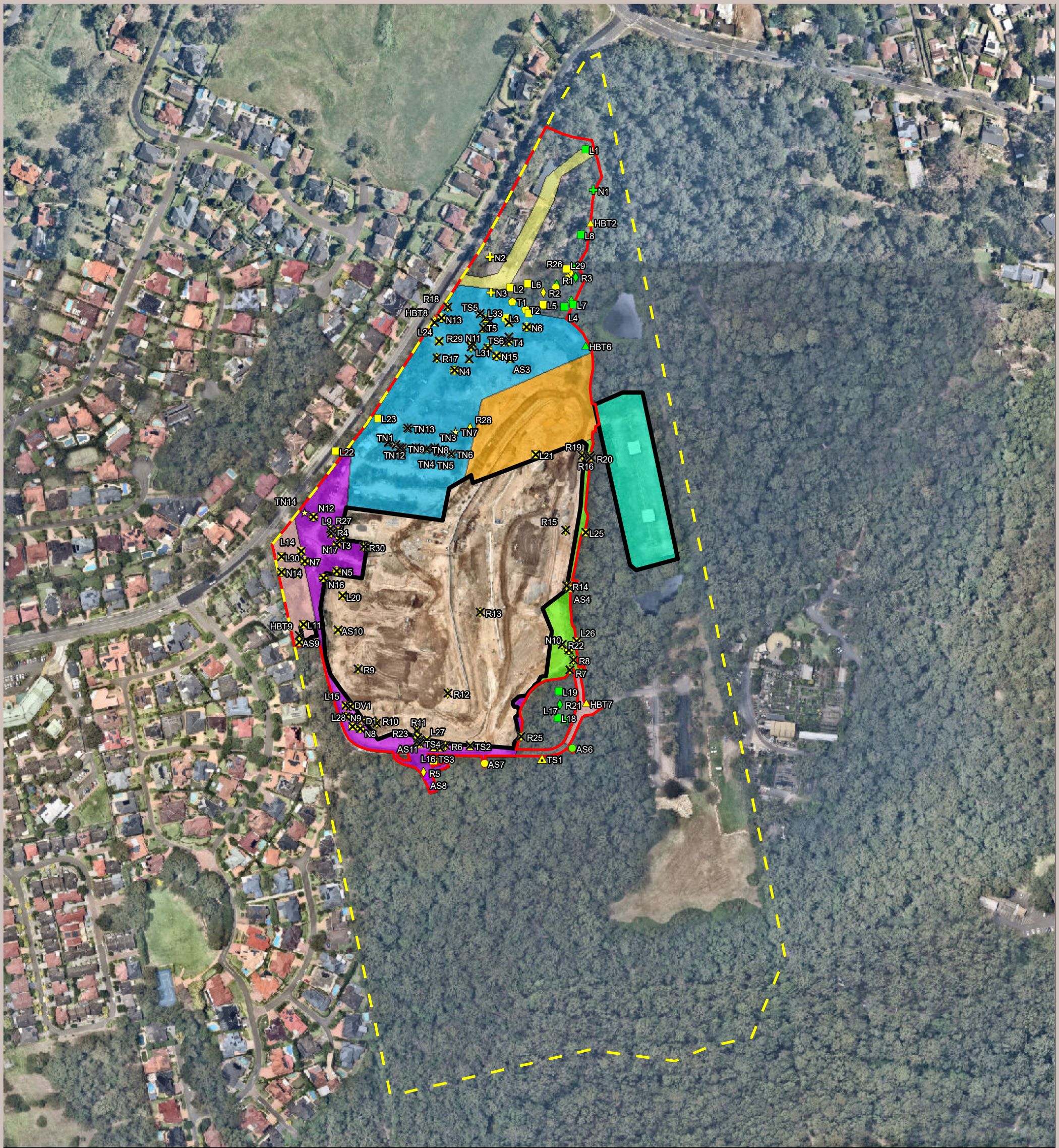
Habitat Features within Proposed Clearing Areas



Table 1 Habitat items currently present within proposed clearing areas

Habitat Item Type	Item Code	Item Description	Stage of works	Fauna Species Detected/Notes
Log	L10	Log	Area 5	Potential invertebrates and reptiles
Rock/Rock Feature	R5	Rocks	Area 5	Potential frogs and reptiles
Artificial Structure	AS8	Storm Drain and Basin	Area 5	Potential frogs and reptiles
Artificial Structure	-	Sandstone stockpile	n/a – located south of existing nursery	Potential frogs and reptiles

FIGURES



Legend

Subject Site

The Property

Demolition DA footprint – subject to separate FMP

Existing Multistorey Carpark

Stage 1

Stage 2

Stage 3

Stage 4

Stage 5

Stage 6

Artificial structure, To be removed

Artificial structure, To be retained

Artificial structure, Retained with modification

Dense Vegetation (Ferns), To be removed

Drey, To be removed

Habitat Tree, To be removed

Hollow-bearing tree, To be removed

Hollow-bearing tree, To be retained

Log/Log pile, To be removed

Log/Log pile, To be retained

Nest, To be removed

Nest, To be retained

Rock/Rock feature, To be removed

Rock/Rock feature, To be retained

Tree Stump, To be removed

Termite Nest, To be removed

Cleared / Removed

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2024)
Dated: 19/01/2024

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ecology

Figure 1. Location of staged work areas and habitat features

I:\...21108\Figures\Letter 169\2024\1209\Figure 1. Staged Work Areas_Habitat Features

16 December 2024

Angelo Berios
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Sarah Thompson: sarah.thompson@mirvac.com
Rohan Virwani: rohan.virwani@mirvac.com

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ABN 14 106 144 647
Web: www.cumberlandecology.com.au

Coonara Concept Masterplan DA: Weekly Report on Ecological Pre-Clearance surveys and Fauna Relocation Works Within the Approved Works Area

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 9 - 14 December 2024 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

Specifically, Clause (m) of Condition 44 for DA 860/2022/JP states that 'The requirement to provide reports of pre-clearance fauna surveys and relocation on a weekly basis to be provided for the records of The Hills Shire Council.'

As per section 3.2.2 of the approved FMP, fauna pre-clearing surveys are to be conducted within a one-to-two-week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment and Health and to the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known, and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment and fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

a. Preclearance Surveys

Stage specific pre-clearing surveys for tree clearing/habitat removal works were conducted on 11 December 2024 and included inspections of the stormwater drain and basin and surrounding vegetation located in Stage 5 on the southern edge of the subject site. The locations of this stage and survey area are shown in **Figure 1** at the end of this letter. Additionally, the sandstone stockpile located immediately south of the nursery was inspected.

Further due diligence checks of work areas for each day were conducted prior to any clearing works.

b. Clearing Supervision

Supervision of the following work was conducted between 9 - 14 December 2024:

- Supervision of breaking and moving of sandstone blocks from stockpile to the south of the nursery on 13 December.

No further clearing supervision works were conducted between 9 – 14 December 2024. Nonetheless, an ecologist was present onsite throughout the work week in the event of any unexpected fauna encounters.

Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter.

c. Monitoring Works

As clearing works were scheduled to commence within Stages 4, 5 and 6 on 7 December 2023, all monitoring traps were removed by 6 December 2023 prior to anticipated vegetation clearing works. Therefore, no monitoring works were conducted between 9 - 14 December 2024.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period.

iii. Results

a. Preclearance Surveys

The staged pre-clearance surveys conducted on 11 December 2024 detected no additional habitat features beyond those already identified in the primary pre-clearing surveys and prior staged pre-clearing surveys.

The locations of all habitat features identified to date, including features previously removed under ecological supervision, are shown in **Figure 1** at the end of this letter. No fauna were encountered or required relocation during the 11 December 2024 staged pre-clearing surveys.

The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

b. Clearing Supervision

The following fauna were encountered during the ecological supervision between 9 - 14 December 2024.

- 13 December 2024:
 - 1 x Delicate skink (*Lampropholis delicata*). The attending ecologist attempted to capture the individual which self-relocated under further boulders within the stockpile and was therefore inaccessible for capture and relocation.

The location of the sighting/encounter is shown in **Figure 2**. No further fauna were encountered during the clearing supervision. There were also no call outs for unexpected encounters with fauna within any of the work areas between 9 - 14 December 2024.

c. Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 9 - 14 December 2024. Therefore, no fauna was required to be relocated in relation to trapping works between 9 - 14 December 2024.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period following successful fledging of two chicks.

iv. Conclusion

The 2024 monitoring program for the Powerful Owl, as required under the FMP was conducted by Corey Mead of TreeHouse Ecology. The monitoring results confirmed that the hollow bearing tree known as SHT8, located within Cumberland State Forest was utilised as the breeding hollow for the 2024 breeding season. Ongoing monitoring between May and September 2024 confirmed successful breeding in 2024 by the local Powerful Owl pair with confirmed fledging of two (2) chicks by September 2024. Based on the results of successful fledging, the TreeHouse Ecology report for September concluded that there is no apparent requirement for further monitoring for the 2024 breeding season.

The pre-clearance surveys within parts of Stage 5, conducted on 11 December 2024 did not detect any additional habitat features beyond those previously recorded. Works conducted near vegetation and/or habitat between 9 - 14 December 2024 was limited to moving of sandstone boulders from the existing stockpile on 13 December 2024. Fauna encounters were limited to one sighting of a delicate skink which self-relocated further into the sandstone block stockpile and was therefore inaccessible. There were no unexpected encounters with fauna within relevant work sites between 9 - 14 December 2024. Therefore, no fauna relocations were required between 9 - 14 December 2024.

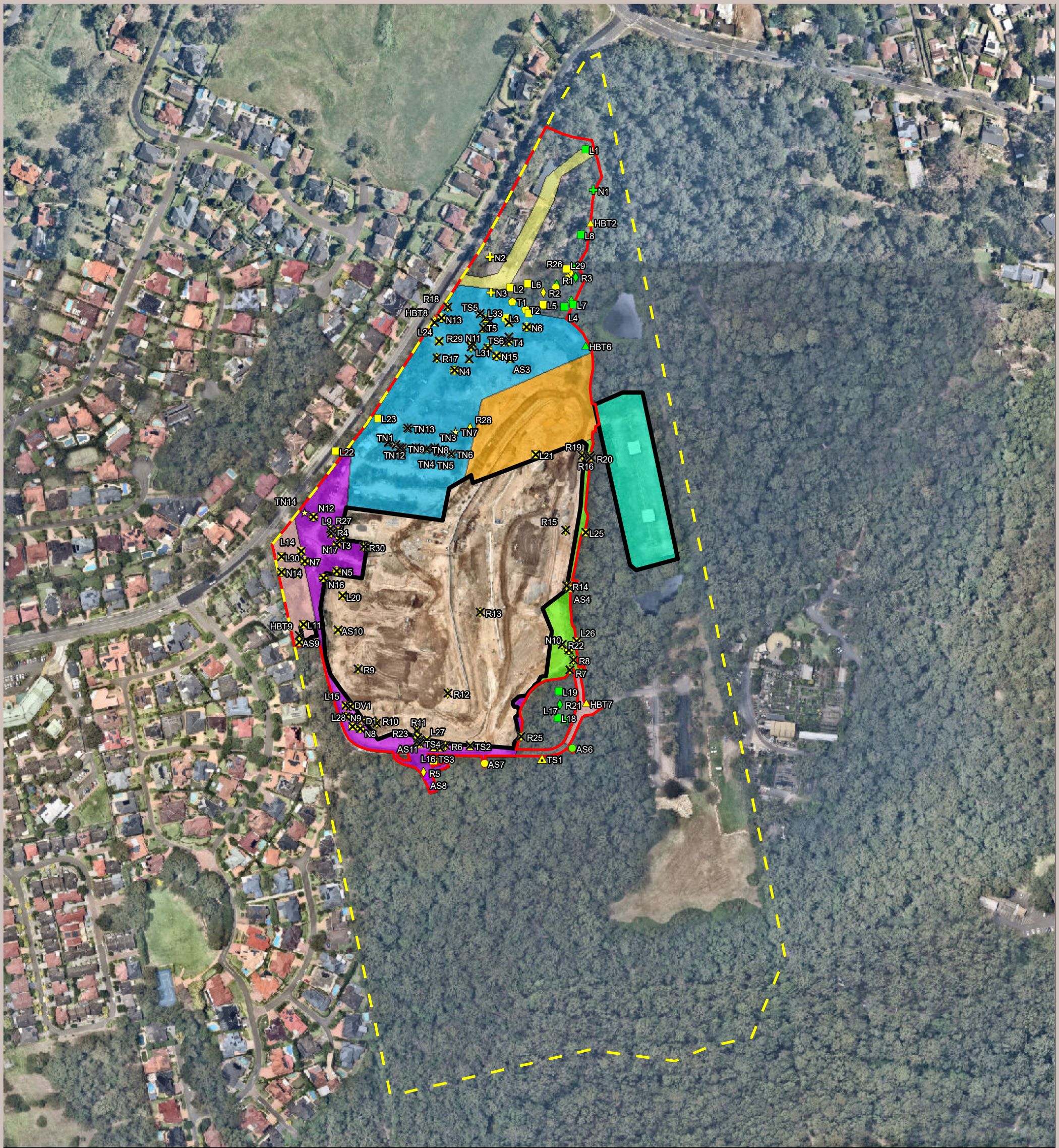
In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 9 - 14 December 2024.

Yours sincerely,



Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@slrconsulting.com

FIGURES



Legend

Subject Site

The Property

Demolition DA footprint – subject to separate FMP

Existing Multistorey Carpark

Stage 1

Stage 2

Stage 3

Stage 4

Stage 5

Stage 6

Artificial structure, To be removed

Artificial structure, To be retained

Artificial structure, Retained with modification

Dense Vegetation (Ferns), To be removed

Drey, To be removed

Habitat Tree, To be removed

Hollow-bearing tree, To be removed

Hollow-bearing tree, To be retained

Log/Log pile, To be removed

Log/Log pile, To be retained

Nest, To be removed

Nest, To be retained

Rock/Rock feature, To be removed

Rock/Rock feature, To be retained

Tree Stump, To be removed

Termite Nest, To be removed

Cleared / Removed

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2024)
Dated: 19/01/2024

Figure 1. Location of staged work areas and habitat features

I:\...21108\Figures\Letter 17\20241216\Figure 1. Staged Work Areas_Habitat Features

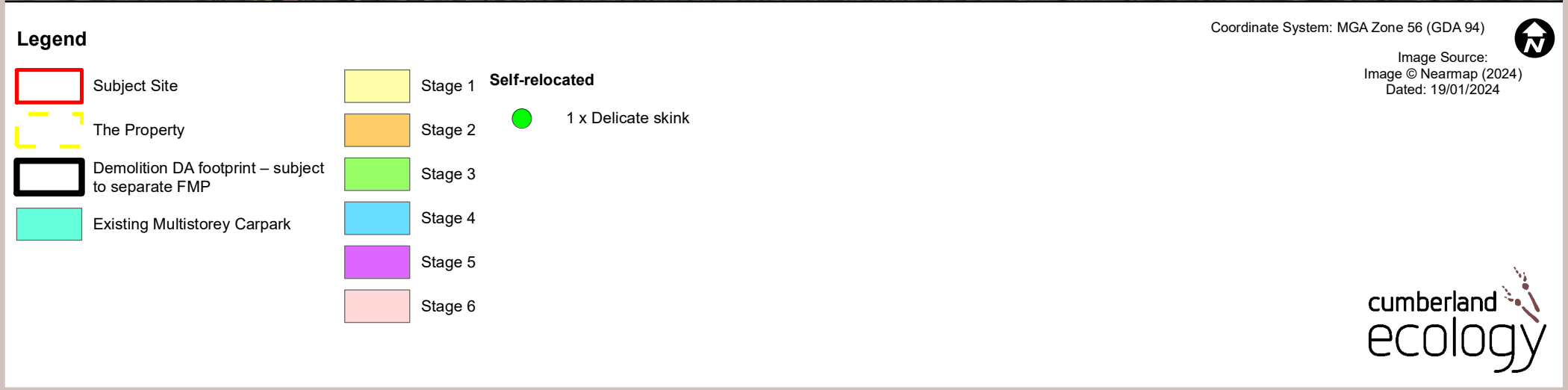
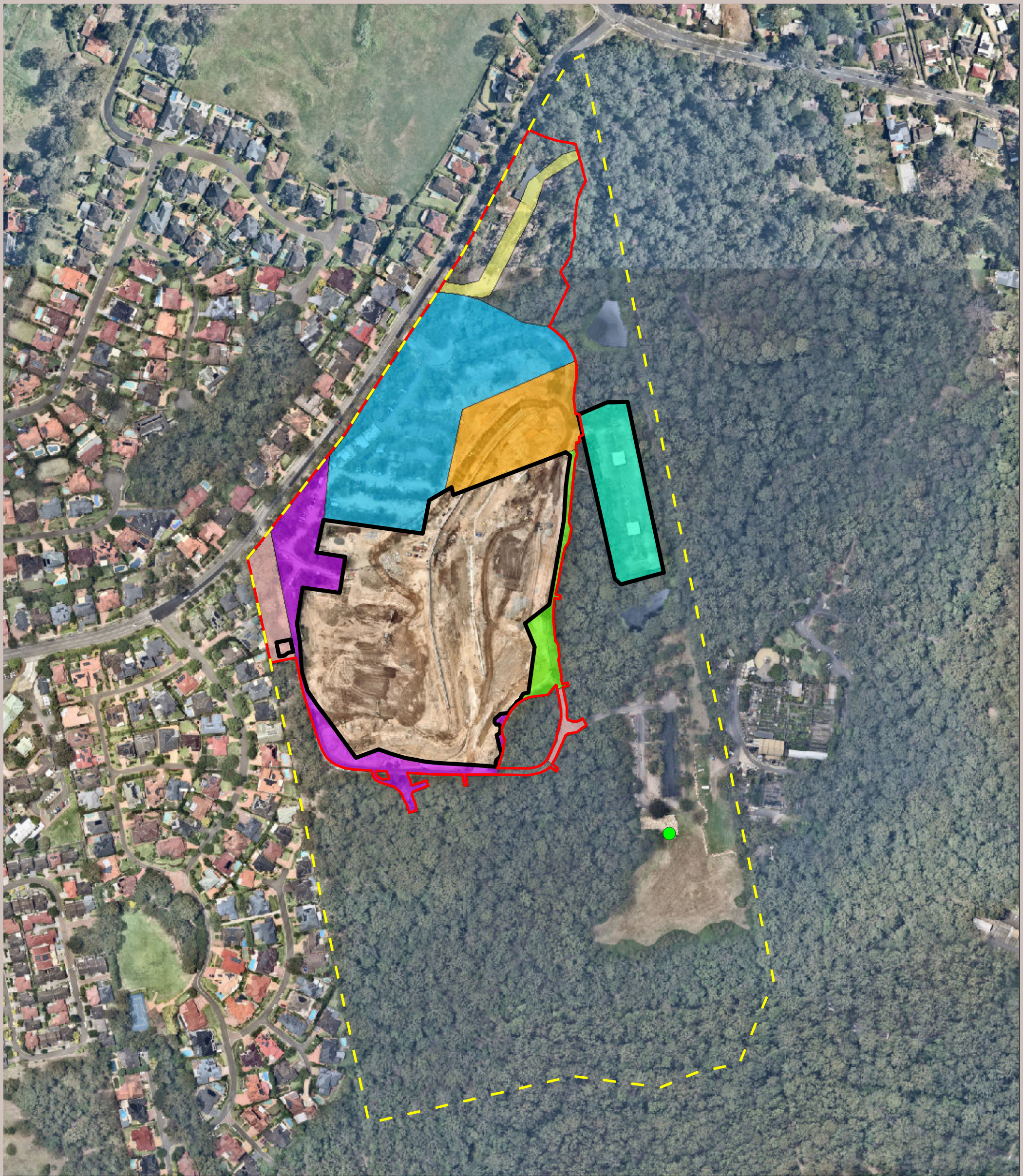


Figure 2. Locations of Fauna Encounters (Week of 9-14 December 2024)

0 25 50 75 100 m

20 December 2024

Angelo Berios
Council Manager - Environment and Health
The Hills Shire Council
3 Columbia Court
Baulkham Hills NSW 2153
Via email: aberios@thehills.nsw.gov.au

CC - Robert Malcolm: robert.malcolm@mirvac.com
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Rohan Virwani: rohan.virwani@mirvac.com

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Coonara Concept Masterplan DA: Weekly Report on Ecological Pre-Clearance surveys and Fauna Relocation Works Within the Approved Works Area

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 16 - 20 December 2024 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

Specifically, Clause (m) of Condition 44 for DA 860/2022/JP states that 'The requirement to provide reports of pre-clearance fauna surveys and relocation on a weekly basis to be provided for the records of The Hills Shire Council.'

As per section 3.2.2 of the approved FMP, fauna pre-clearing surveys are to be conducted within a one-to-two-week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment and Health and to the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known, and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment and fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

No works were conducted on 20 December 2024 due to end of year site shutdown. Works were conducted onsite between 16 - 19 December 2024 only.

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 16 - 19 December 2024. However, due diligence checks of work areas for each day were conducted prior to any clearing works.

b. Clearing Supervision

Supervision of the following work was conducted between 16 - 19 December 2024:

- Supervision of breaking and moving of sandstone blocks from stockpile to the south of the nursery on 16 December.

No further clearing supervision works were conducted between 16 - 19 December 2024. Nonetheless, an ecologist was present onsite throughout the work week in the event of any unexpected fauna encounters.

Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter.

c. Monitoring Works

As clearing works were scheduled to commence within Stages 4, 5 and 6 on 7 December 2023, all monitoring traps were removed by 6 December 2023 prior to anticipated vegetation clearing works. Therefore, no monitoring works were conducted between 16 - 19 December 2024.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period.

iii. Results

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 16 - 19 December 2024. The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds..

b. Clearing Supervision

No fauna were encountered during the clearing supervision on 16 December 2024. There were also no call outs for unexpected encounters with fauna within any of the work areas between 16 - 19 December 2024.

c. Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 16 - 19 December 2024. Therefore, no fauna was required to be relocated in relation to trapping works between 16 - 19 December 2024.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period following successful fledging of two chicks.

iv. Conclusion

The 2024 monitoring program for the Powerful Owl, as required under the FMP was conducted by Corey Mead of TreeHouse Ecology. The monitoring results confirmed that the hollow bearing tree known as SHT8, located within Cumberland State Forest was utilised as the breeding hollow for the 2024 breeding season. Ongoing monitoring between May and September 2024 confirmed successful breeding in 2024 by the local Powerful Owl pair with confirmed fledging of two (2) chicks by September 2024. Based on the results of successful fledging, the TreeHouse Ecology report for September concluded that there is no apparent requirement for further monitoring for the 2024 breeding season.

Works conducted near vegetation and/or habitat between 16 - 19 December 2024 was limited to moving of sandstone boulders from the existing stockpile on 16 December 2024. No fauna were encountered during the supervision works on 16 December 2024.. There were also no unexpected encounters with fauna within relevant work sites between 16 - 19 December 2024. Therefore, no fauna relocations were required between 16 - 19 December 2024.

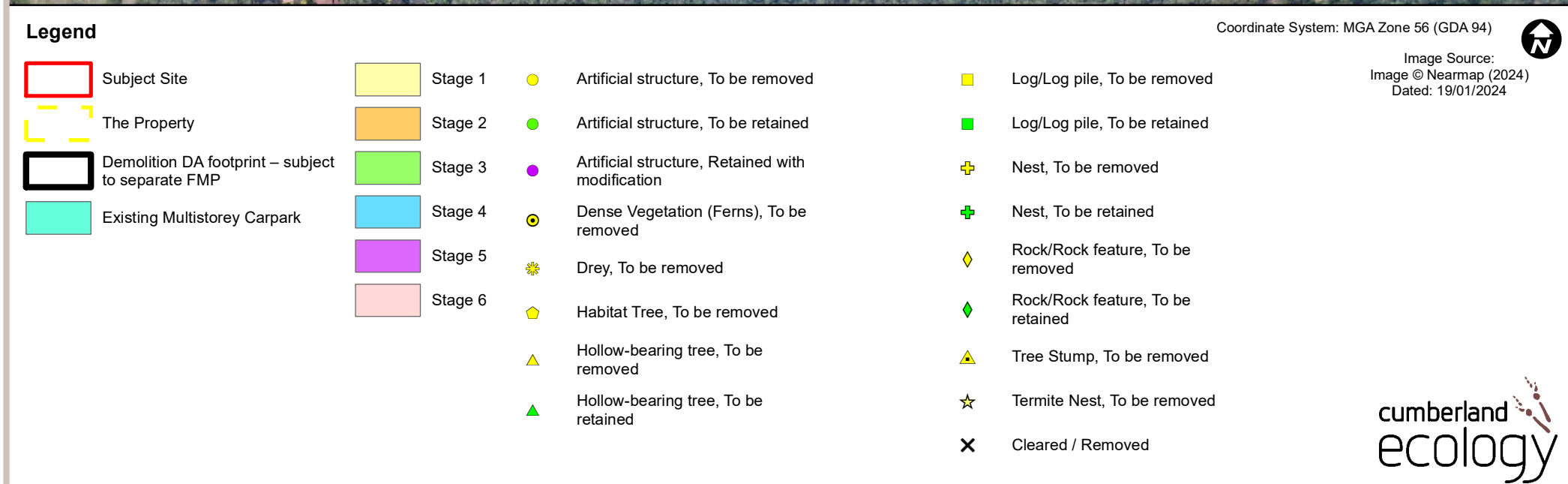
In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 16 - 21 December 2024.

Yours sincerely,



Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@slrconsulting.com

FIGURES



0 25 50 75 100 m

13 January 2025

Angelo Berios
Council Manager – Environment and Health
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3 Columbia Court
Baulkham Hills NSW 2153
Via email: aberios@thehills.nsw.gov.au

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Coonara Concept Masterplan DA: Ecological Certification of Staged Pre-clearance Surveys

Dear Angelo,

The purpose of this letter is to provide a certification of compliance with ecological requirements and conditions of consent for the approved Concept development application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for pre-clearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

As per section 3.2.2 of the approved FMP, general fauna pre-clearing surveys are to be conducted within a one-two week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment & Health and the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment/fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

The requisite primary pre-clearance surveys of the approved works area (hereafter referred to as the subject site), as required under Section 3.4.1 and Table 4 of the FMP were conducted on 29 – 31 March 2023 and 6 April 2023 by Cumberland Ecology. Primary pre-clearance surveys for the Dural Land Snail were conducted by expert Dr Stephanie Clark on 29 – 31 March 2023. The details of these primary pre-clearance surveys are provided in the Certification letter, dated 4 May 2023. Further staged pre-clearance surveys were conducted for various work stages with associated certification letters issued between May and December 2023.

Stage specific pre-clearing surveys for tree clearing/habitat removal works around the proposed basin located in Stage 5 on the southern edge of the subject site were previously conducted on 11 December 2024 with works being conducted between 12 – 19 December. As the site was shut down for two weeks for the Christmas/New Year break, a further staged pre-clearance survey was conducted on 10 January 2025 in anticipation of works recommencing on 14 January 2025. The 10 January 2025 pre-clear included inspections of the stormwater drain and basin and surrounding vegetation located in Stage 5 on the southern edge of the subject site as well as the sandstone stockpile located immediately south of the nursery. The locations of this stage and survey areas are shown in **Figure 1** at the end of this letter.

The relevant stage and sandstone stockpile was traversed and inspected for indications of fauna usage and occurrence of habitat features, including artificial structures, that could provide habitat for native fauna.

iii. Results

The detailed pre-clearance surveys conducted on 10 January 2025 detected no additional habitat features beyond those already identified in the primary pre-clearing surveys and prior staged pre-clearing surveys.

The locations of all habitat features identified to date, including features previously removed under ecological supervision, are shown in **Figure 1** at the end of this letter. No fauna were encountered or required relocation during the 10 January 2025 staged pre-clearing surveys. A list of habitat features currently present within the proposed clearing areas is provided in **Appendix A**.

The sandstone stockpile located south of the nursery could not be properly inspected due to the size of the stockpile area and the sandstone boulders present. Based on previous experience with supervising the moving of sandstone blocks, and the occurrence of dense native vegetation nearby, it is highly likely that reptiles and amphibians would inhabit the sandstone stockpile.

iv. Recommendations

The proposed works in Stage 5 include the clearing of vegetation to allow underground fuel tanks to be removed, the deconstruction of a stormwater drain and basin, and the filling of the stormwater basin with sandstone blocks. Two habitat features have been identified in close proximity to the storm water basin, a log (L10) and a rock feature (R5).

As per the conditions of consent, all works will be conducted under ecological supervision with a clearing supervision report to be provided following completion of works.

v. Conclusion

In accordance with Condition 44 and reporting requirements of Chapter 5 of the approved FMP, this letter provides written certification that the ecological requirements in relation to conduction of staged pre-clearance surveys for the tree clearing/habitat removal works within Stage 5 of the subject site and the sandstone stockpile have been implemented and completed.

Yours sincerely,



Gitanjali Katrak
Principal Ecologist
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APPENDIX A :

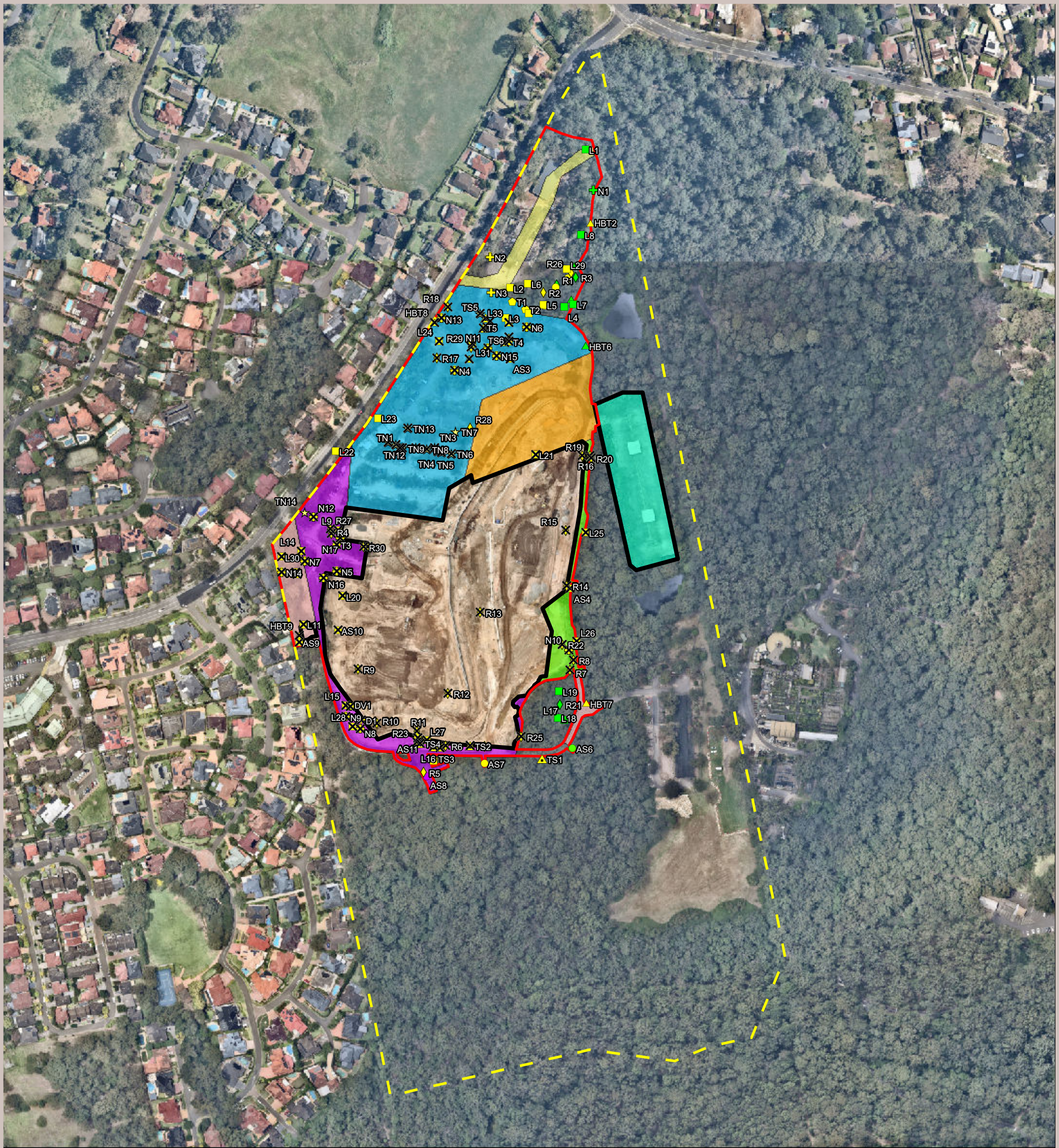
Habitat Features within Proposed Clearing Areas



Table 1 Habitat items currently present within proposed clearing areas

Habitat Item Type	Item Code	Item Description	Stage of works	Fauna Species Detected/Notes
Log	L10	Log	Area 5	Potential invertebrates and reptiles
Rock/Rock Feature	R5	Rocks	Area 5	Potential frogs and reptiles
Artificial Structure	AS8	Storm Drain and Basin	Area 5	Potential frogs and reptiles
Artificial Structure	-	Sandstone stockpile	n/a – located south of existing nursery	Potential frogs and reptiles

FIGURES



Legend

Subject Site

The Property

Demolition DA footprint – subject to separate FMP

Existing Multistorey Carpark

Stage 1

Stage 2

Stage 3

Stage 4

Stage 5

Stage 6

Artificial structure, To be removed

Artificial structure, To be retained

Artificial structure, Retained with modification

Dense Vegetation (Ferns), To be removed

Drey, To be removed

Habitat Tree, To be removed

Hollow-bearing tree, To be removed

Hollow-bearing tree, To be retained

Log/Log pile, To be removed

Log/Log pile, To be retained

Nest, To be removed

Nest, To be retained

Rock/Rock feature, To be removed

Rock/Rock feature, To be retained

Tree Stump, To be removed

Termite Nest, To be removed

Cleared / Removed

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2024)
Dated: 19/01/2024

Figure 1. Location of staged work areas and habitat features

I:\...21108\Figures\Letter 172\2024\12\19\Figure 1. Staged Work Areas_Habitat Features

14 January 2025

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3 Columbia Court
Baulkham Hills NSW 2153
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Coonara Concept Masterplan DA: Weekly Report on Ecological Pre-Clearance surveys and Fauna Relocation Works Within the Approved Works Area

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 6 – 11 January 2025 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

Specifically, Clause (m) of Condition 44 for DA 860/2022/JP states that 'The requirement to provide reports of pre-clearance fauna surveys and relocation on a weekly basis to be provided for the records of The Hills Shire Council.'

As per section 3.2.2 of the approved FMP, fauna pre-clearing surveys are to be conducted within a one-to-two-week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment and Health and to the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known, and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment and fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

a. Preclearance Surveys

Stage specific pre-clearing surveys for tree clearing/habitat removal works around the stormwater drain and basin and surrounding vegetation located in Stage 5 on the southern edge of the subject site as well as the sandstone stockpile located immediately south of the nursery were conducted on 10 January 2025. The relevant areas were traversed and inspected for indications of fauna usage and occurrence of habitat features, including artificial structures, that could provide habitat for native fauna. Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter.

Further due diligence checks of work areas for each day were conducted prior to any clearing works.

b. Clearing Supervision

No clearing supervision works were conducted between 6 – 11 January 2025. Nonetheless, an ecologist was present onsite throughout the work week in the event of any unexpected fauna encounters.

c. Monitoring Works

No monitoring works were conducted between 6 – 11 January 2025.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period. The monitoring for the 2025 breeding season is yet to commence and will likely commence around March-April 2025.

iii. Results

a. Preclearance Surveys

The staged pre-clearance surveys conducted on 10 January 2025 detected no additional habitat features beyond those already identified in the primary pre-clearing surveys and prior staged pre-clearing surveys.

The locations of all habitat features identified to date, including features previously removed under ecological supervision, are shown in **Figure 1** at the end of this letter. No fauna were encountered or required relocation during the 10 January 2025 staged pre-clearing surveys.

The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

b. Clearing Supervision

No clearing supervision works were conducted between 6 – 11 January 2025. There were also no call outs for unexpected encounters with fauna within any of the work areas between 6 – 11 January 2025.

c. Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 6 – 11 January 2025. Therefore, no fauna was required to be relocated in relation to trapping works between 6 – 11 January 2025.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period following successful fledging of two chicks. The monitoring for the 2025 breeding season is yet to commence and will likely commence around March-April 2025.

iv. Conclusion

The 2024 monitoring program for the Powerful Owl, as required under the FMP was conducted by Corey Mead of TreeHouse Ecology. The monitoring results confirmed that the hollow bearing tree known as SHT8, located within Cumberland State Forest was utilised as the breeding hollow for the 2024 breeding season. Ongoing monitoring between May and September 2024 confirmed successful breeding in 2024 by the local Powerful Owl pair with confirmed fledging of two (2) chicks by September 2024. Based on the results of successful fledging, the TreeHouse Ecology report for September concluded that there is no apparent requirement for further monitoring for the 2024 breeding season. The monitoring for the 2025 breeding season is yet to commence and will likely commence around March-April 2025.

The pre-clearance surveys within parts of Stage 5, conducted on 10 January 2025 did not detect any additional habitat features beyond those previously recorded. No works were conducted near vegetation and/or habitat between 6 – 11 January 2025 and therefore no ecological supervision was required between 6 – 11 January 2025. There were no unexpected encounters with fauna within relevant work sites between 6 – 11 January 2025. Therefore, no fauna relocations were required between 6 – 11 January 2025.

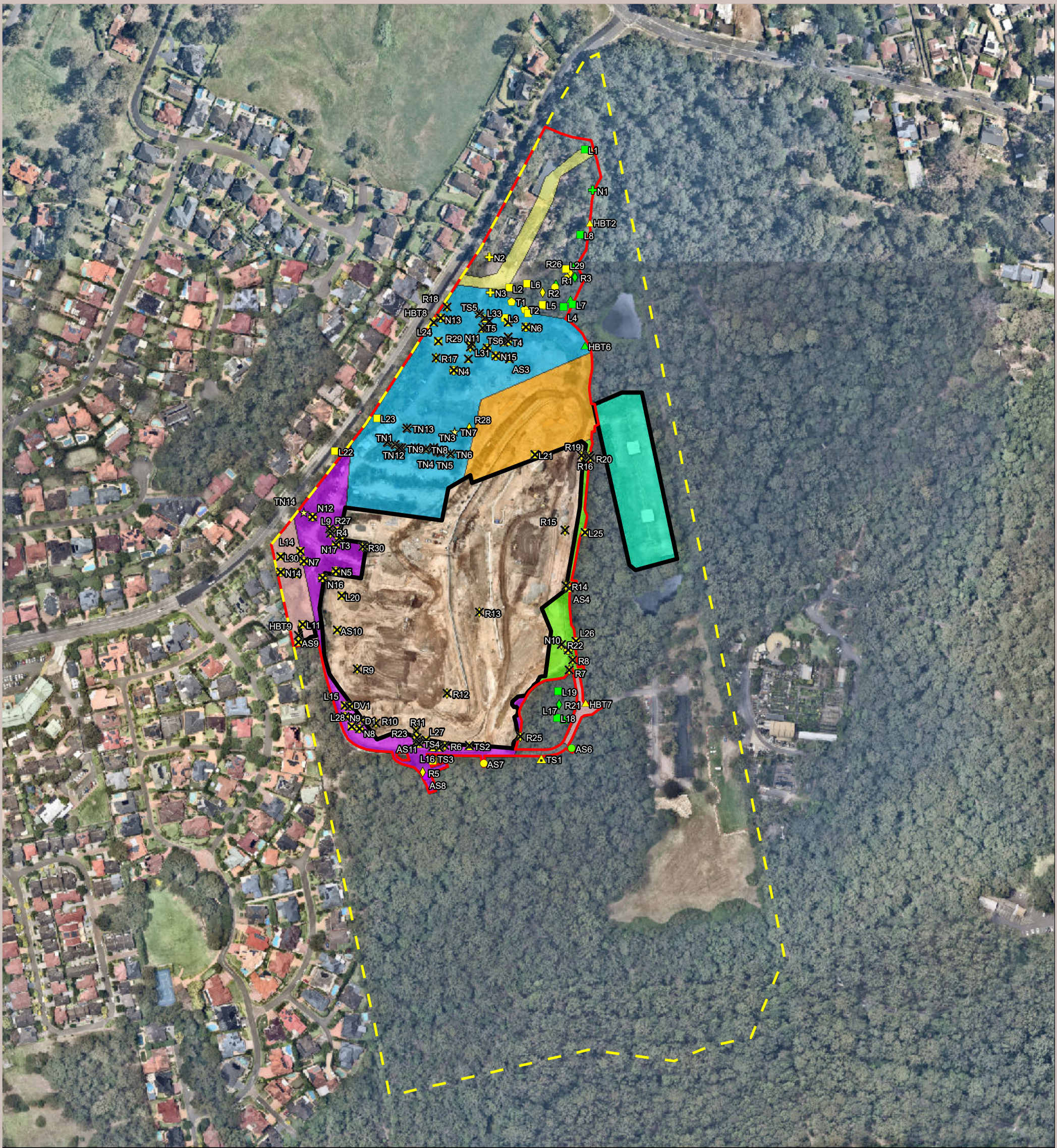
In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 6 – 11 January 2025.

Yours sincerely,



Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@slrconsulting.com

FIGURES



Legend

Subject Site

The Property

Demolition DA footprint – subject to separate FMP

Existing Multistorey Carpark

Stage 1

Stage 2

Stage 3

Stage 4

Stage 5

Stage 6

Artificial structure, To be removed

Artificial structure, To be retained

Artificial structure, Retained with modification

Dense Vegetation (Ferns), To be removed

Drey, To be removed

Habitat Tree, To be removed

Hollow-bearing tree, To be removed

Hollow-bearing tree, To be retained

Log/Log pile, To be removed

Log/Log pile, To be retained

Nest, To be removed

Nest, To be retained

Rock/Rock feature, To be removed

Rock/Rock feature, To be retained

Tree Stump, To be removed

Termite Nest, To be removed

Cleared / Removed

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2024)
Dated: 19/01/2024

cumberland
ecology

Figure 1. Location of staged work areas and habitat features

0 25 50 75 100 m

I:\...21108\Figures\Letter 174\20250113\Figure 1. Staged Work Areas_Habitat Features

21 January 2025

Angelo Berios
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Sarah Thompson: sarah.thompson@mirvac.com
Rohan Virwani: rohan.virwani@mirvac.com

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Coonara Concept Masterplan DA: Weekly Report on Ecological Pre-Clearance surveys and Fauna Relocation Works Within the Approved Works Area

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 13 - 18 January 2025 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

Specifically, Clause (m) of Condition 44 for DA 860/2022/JP states that 'The requirement to provide reports of pre-clearance fauna surveys and relocation on a weekly basis to be provided for the records of The Hills Shire Council.'

As per section 3.2.2 of the approved FMP, fauna pre-clearing surveys are to be conducted within a one-to-two-week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment and Health and to the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known, and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment and fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 13 - 18 January 2025. However, due diligence checks of work areas for each day were conducted prior to any clearing works.

b. Clearing Supervision

Supervision of the following work was conducted between 13 - 18 January 2025:

- Supervision of tree protection fencing installations around stormwater basin;
- Supervision of breaking and moving of sandstone blocks from stockpile to the south of the nursery;
- Supervision of modification works to existing stormwater basin (AS8).

Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter.

c. Monitoring Works

No monitoring works were conducted between 13 - 18 January 2025.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period. The monitoring for the 2025 breeding season is yet to commence and will likely commence around March-April 2025.

iii. Results

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 13 - 18 January 2025. The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

b. Clearing Supervision

The following fauna were encountered during the ecological supervision between 13 - 18 January 2025.

- 14 January 2025:
 - 7 x unidentified skink eggs;
 - 1 x clutch of frog eggs
 - 2 x Weasel Skink (*Saproscincus mustelinus*); and

- 3 x Delicate Skink (*Lampropholis delicata*).
- 15 January 2025:
 - 1 x Water skink (*Eulamprus quoyii*)
 - 1 x Weasel Skink (*Saproscincus mustelinus*); and
 - 2 x Delicate Skinks (*Lampropholis delicata*);
- 16 January 2025:
 - 1 x Water skink (*Eulamprus quoyii*); and
 - 1 x Weasel Skink (*Saproscincus mustelinus*);

Captured native fauna and eggs were relocated to the bushland areas within the approved FMP relocation areas. The locations of capture and release for the fauna are shown in **Figure 2** at the end of this letter.

c. Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 13 - 18 January 2025. Therefore, no fauna was required to be relocated in relation to trapping works between 13 - 18 January 2025.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period following successful fledging of two chicks. The monitoring for the 2025 breeding season is yet to commence and will likely commence around March-April 2025..

iv. Conclusion

The 2024 monitoring program for the Powerful Owl, as required under the FMP was conducted by Corey Mead of TreeHouse Ecology. The monitoring results confirmed that the hollow bearing tree known as SHT8, located within Cumberland State Forest was utilised as the breeding hollow for the 2024 breeding season. Ongoing monitoring between May and September 2024 confirmed successful breeding in 2024 by the local Powerful Owl pair with confirmed fledging of two (2) chicks by September 2024. Based on the results of successful fledging, the TreeHouse Ecology report for September concluded that there is no apparent requirement for further monitoring for the 2024 breeding season. The monitoring for the 2025 breeding season is yet to commence and will likely commence around March-April 2025.

As per the conditions of consent, all tree clearing/habitat removal works within between 13 - 18 January 2025 were conducted under ecological supervision. All fauna captured during ecological supervision works were relocated to the bushland areas within the approved FMP relocation areas (**Figure 2**). There were no unexpected encounters with fauna within other work areas between 13 - 18 January 2025. Therefore, no unexpected encounter fauna relocations were required between 13 - 18 January 2025.

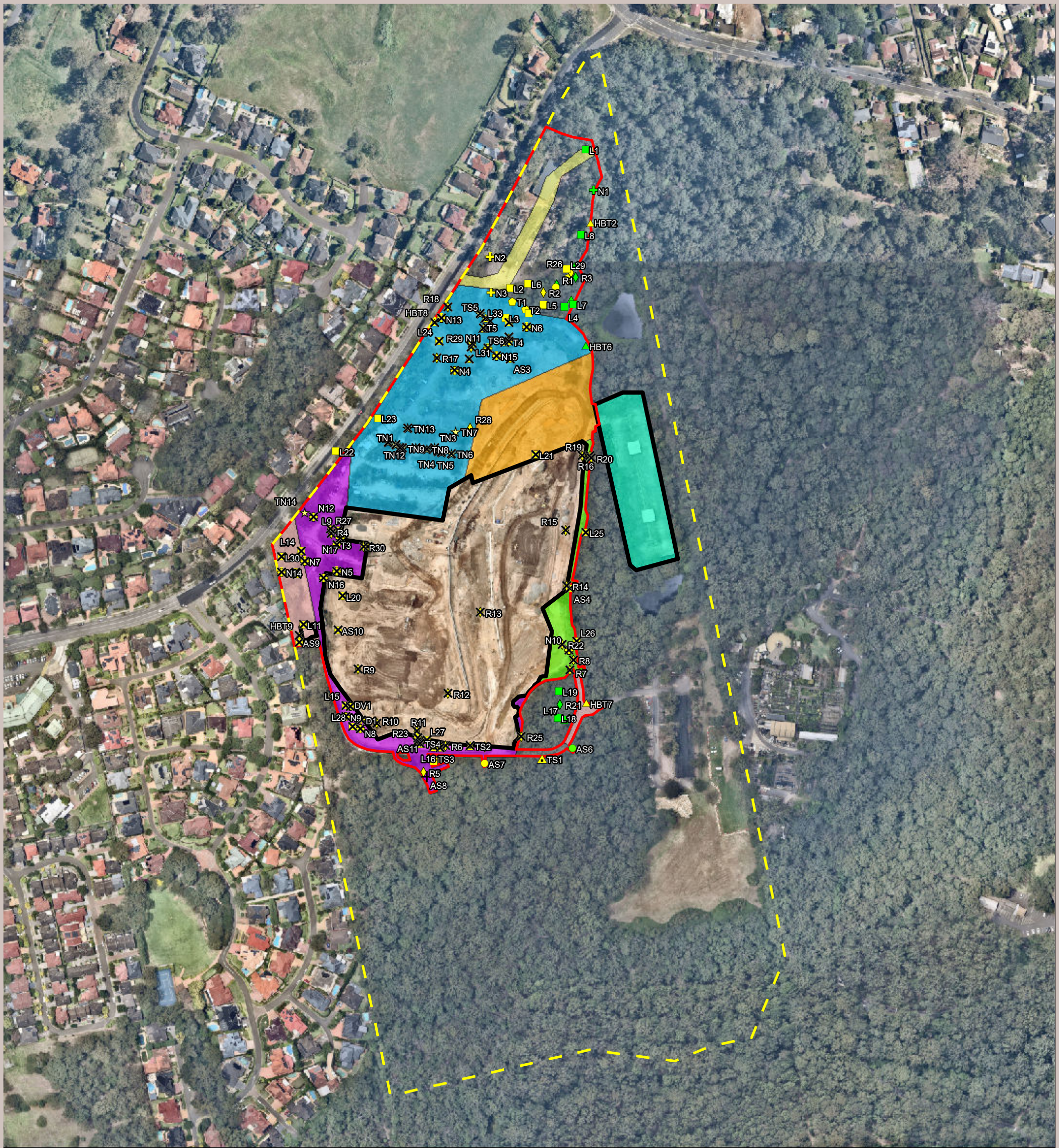
In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 13 - 18 January 2025.

Yours sincerely,



Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@slrconsulting.com

FIGURES



Legend

	Subject Site		Stage 1		Artificial structure, To be removed		Log/Log pile, To be removed
	The Property		Stage 2		Artificial structure, To be retained		Log/Log pile, To be retained
	Demolition DA footprint – subject to separate FMP		Stage 3		Artificial structure, Retained with modification		Nest, To be removed
	Existing Multistorey Carpark		Stage 4		Dense Vegetation (Ferns), To be removed		Nest, To be retained
			Stage 5		Drey, To be removed		Rock/Rock feature, To be removed
			Stage 6		Habitat Tree, To be removed		Rock/Rock feature, To be retained
					Hollow-bearing tree, To be removed		Tree Stump, To be removed
					Hollow-bearing tree, To be retained		Termite Nest, To be removed
							Cleared / Removed
							Modified

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2024)
Dated: 19/01/2024

cumberland
ecology

Figure 1. Location of staged work areas and habitat features

0 25 50 75 100 m

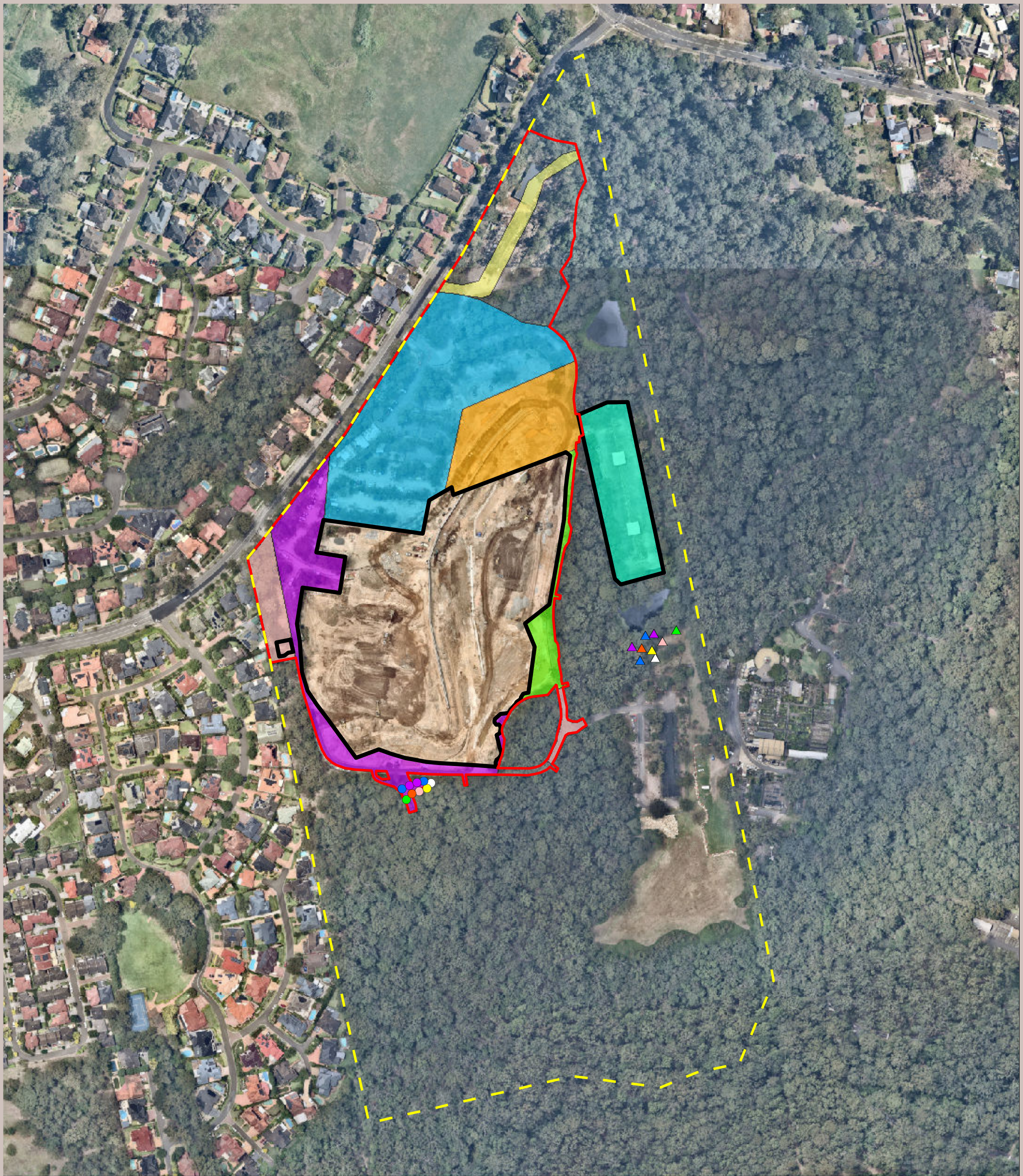


Figure 2. Locations of Fauna Capture and Release (Week of 13 - 18 January 2025)

0 25 50 75 100 m

24 February 2025

Angelo Berios
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The Hills Shire Council
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Coonara Concept Masterplan DA: Weekly Report on Ecological Pre-Clearance surveys and Fauna Relocation Works Within the Approved Works Area

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 17 - 22 February 2025 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

Specifically, Clause (m) of Condition 44 for DA 860/2022/JP states that 'The requirement to provide reports of pre-clearance fauna surveys and relocation on a weekly basis to be provided for the records of The Hills Shire Council.'

As per section 3.2.2 of the approved FMP, fauna pre-clearing surveys are to be conducted within a one-to-two-week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment and Health and to the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known, and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment and fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 17 - 22 February 2025. However, due diligence checks of work areas for each day were conducted prior to any clearing works.

b. Clearing Supervision

Ecological supervision in the week of 17 – 22 February 2025 was limited to supervision of works being conducted by surveyors within Asset Protection Zones (APZ) in the northern parts of the site on 19 and 20 February.

No clearing supervision works were conducted between 17 - 22 February 2025. Nonetheless, an ecologist was present onsite throughout the work week in the event of any unexpected fauna encounters.

Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter.

c. Monitoring Works

No monitoring works were conducted between 17 - 22 February 2025.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period. The monitoring for the 2025 breeding season is yet to commence and will likely commence around March-April 2025.

iii. Results

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 17 - 22 February 2025. The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

b. Clearing Supervision

No clearing supervision works were conducted between 17 - 22 February 2025. No fauna were encountered during the supervision of works being conducted by surveyors. There were also no callouts for unexpected fauna encounters in any of the work sites.

c. Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 17 - 22 February 2025. Therefore, no fauna was required to be relocated in relation to trapping works between 17 - 22 February 2025.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period following successful fledging of two chicks. The monitoring for the 2025 breeding season is yet to commence and will likely commence around March-April 2025.

iv. Conclusion

The 2024 monitoring program for the Powerful Owl, as required under the FMP was conducted by Corey Mead of TreeHouse Ecology. The monitoring results confirmed that the hollow bearing tree known as SHT8, located within Cumberland State Forest was utilised as the breeding hollow for the 2024 breeding season. Ongoing monitoring between May and September 2024 confirmed successful breeding in 2024 by the local Powerful Owl pair with confirmed fledging of two (2) chicks by September 2024. Based on the results of successful fledging, the TreeHouse Ecology report for September concluded that there is no apparent requirement for further monitoring for the 2024 breeding season. The monitoring for the 2025 breeding season is yet to commence and will likely commence around March-April 2025.

No clearing works were conducted near vegetation and/or habitat between 17 - 22 February 2025 and therefore no ecological supervision was required between 17 - 22 February 2025. Ecological supervision was limited to supervision of works being conducted by surveyors within the APZ areas. There were no unexpected encounters with fauna within relevant work sites between 17 - 22 February 2025. Therefore, no fauna relocations were required between 17 - 22 February 2025.

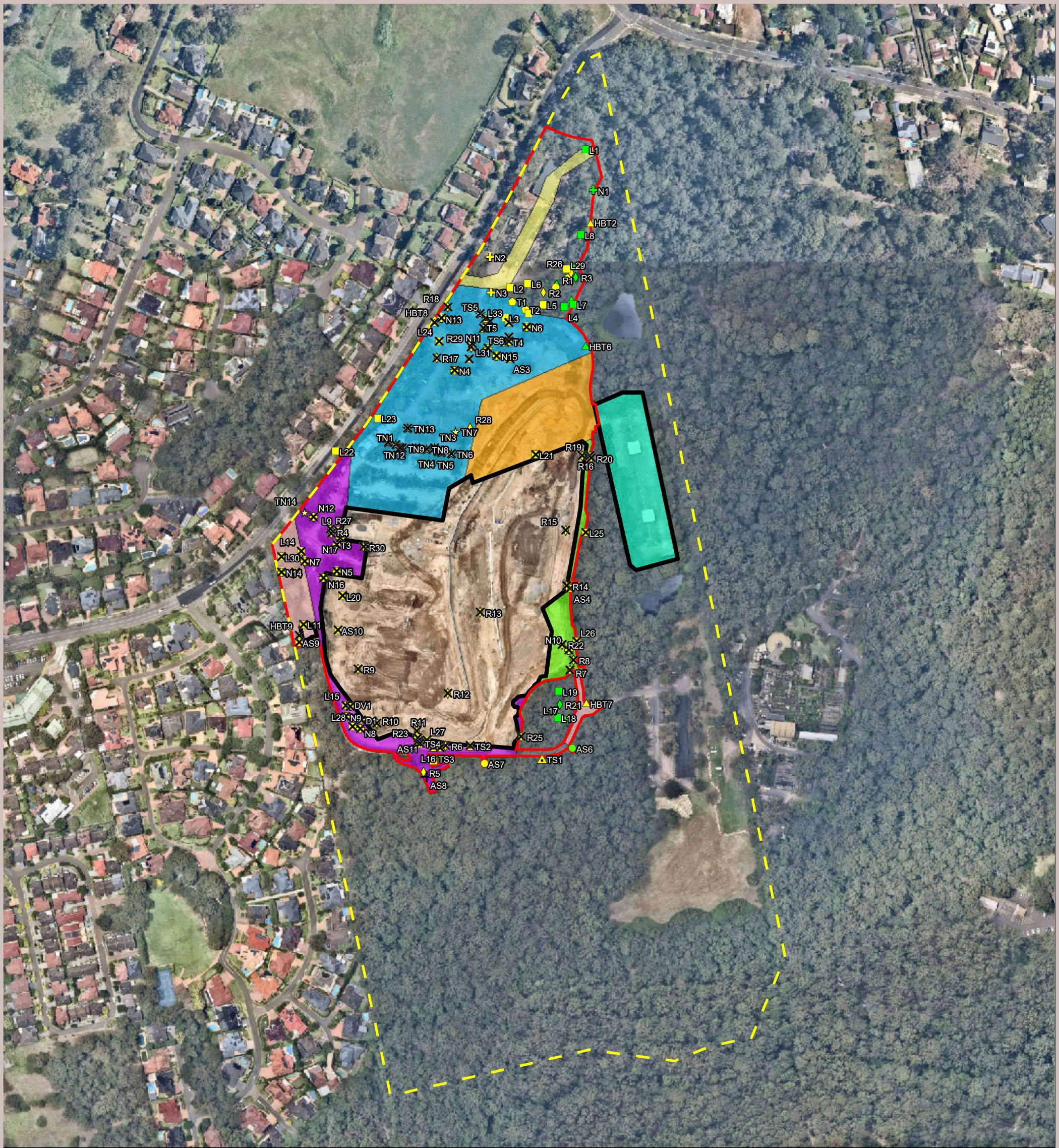
In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 17 - 22 February 2025.

Yours sincerely,



Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@slrconsulting.com

FIGURES



Legend

	Subject Site		Stage 1		Artificial structure, To be removed		Log/Log pile, To be removed
	The Property		Stage 2		Artificial structure, To be retained		Log/Log pile, To be retained
	Demolition DA footprint – subject to separate FMP		Stage 3		Artificial structure, Retained with modification		Nest, To be removed
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							Cleared / Removed
							Modified

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2024)
Dated: 19/01/2024

cumberland
ecology

Figure 1. Location of staged work areas and habitat features

0 25 50 75 100 m

11 March 2025

Angelo Berios
Council Manager - Environment and Health
The Hills Shire Council
3 Columbia Court
Baulkham Hills NSW 2153
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Coonara Concept Masterplan DA: Weekly Report on Ecological Pre-Clearance surveys and Fauna Relocation Works Within the Approved Works Area

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 3 - 8 March 2025 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

Specifically, Clause (m) of Condition 44 for DA 860/2022/JP states that 'The requirement to provide reports of pre-clearance fauna surveys and relocation on a weekly basis to be provided for the records of The Hills Shire Council.'

As per section 3.2.2 of the approved FMP, fauna pre-clearing surveys are to be conducted within a one-to-two-week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment and Health and to the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known, and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment and fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 3 - 8 March 2025. However, due diligence checks of work areas for each day were conducted prior to any clearing works.

b. Clearing Supervision

The following works were conducted under ecological supervision on 7 March 2025:

- Trimming of hedges and removal of one plant on neighbouring property near the Endeavor Energy substation.

No other clearing supervision works were conducted between 3 - 8 March 2025. Nonetheless, an ecologist was present onsite throughout the work week in the event of any unexpected fauna encounters.

Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter.

c. Monitoring Works

No monitoring works were conducted between 3 - 8 March 2025.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period. The monitoring for the 2025 breeding season is yet to commence and will likely commence around late March-April 2025.

iii. Results

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 3 - 8 March 2025. The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

b. Clearing Supervision

No fauna were encountered during the minor clearing supervision works conducted on 7 March 2025. There were also no callouts for unexpected fauna encounters in any of the work sites between 3 - 8 March 2025.

c. Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 3 - 8 March 2025. Therefore, no fauna was required to be relocated in relation to trapping works between 3 - 8 March 2025.

The requisite monitoring for the Powerful Owl, as conducted by TreeHouse Ecology, has been completed for the 2024 breeding period following successful fledging of two chicks. The monitoring for the 2025 breeding season is yet to commence and will likely commence around March-April 2025.

iv. Conclusion

The 2024 monitoring program for the Powerful Owl, as required under the FMP was conducted by Corey Mead of TreeHouse Ecology. The monitoring results confirmed that the hollow bearing tree known as SHT8, located within Cumberland State Forest was utilised as the breeding hollow for the 2024 breeding season. Ongoing monitoring between May and September 2024 confirmed successful breeding in 2024 by the local Powerful Owl pair with confirmed fledging of two (2) chicks by September 2024. Based on the results of successful fledging, the TreeHouse Ecology report for September concluded that there is no apparent requirement for further monitoring for the 2024 breeding season. The monitoring for the 2025 breeding season is yet to commence and will likely commence around late March-April 2025.

Minor clearing works near the Endeavor Energy substation were conducted under ecological supervision on 7 March 2025. No other clearing works were conducted near vegetation and/or habitat between 3 - 8 March 2025 and therefore no further ecological supervision was required between 3 - 8 March 2025. No fauna were encountered during the supervision works on 7 March 2025 and there were no unexpected encounters with fauna within relevant work sites between 3 - 8 March 2025. Therefore, no fauna relocations were required between 3 - 8 March 2025.

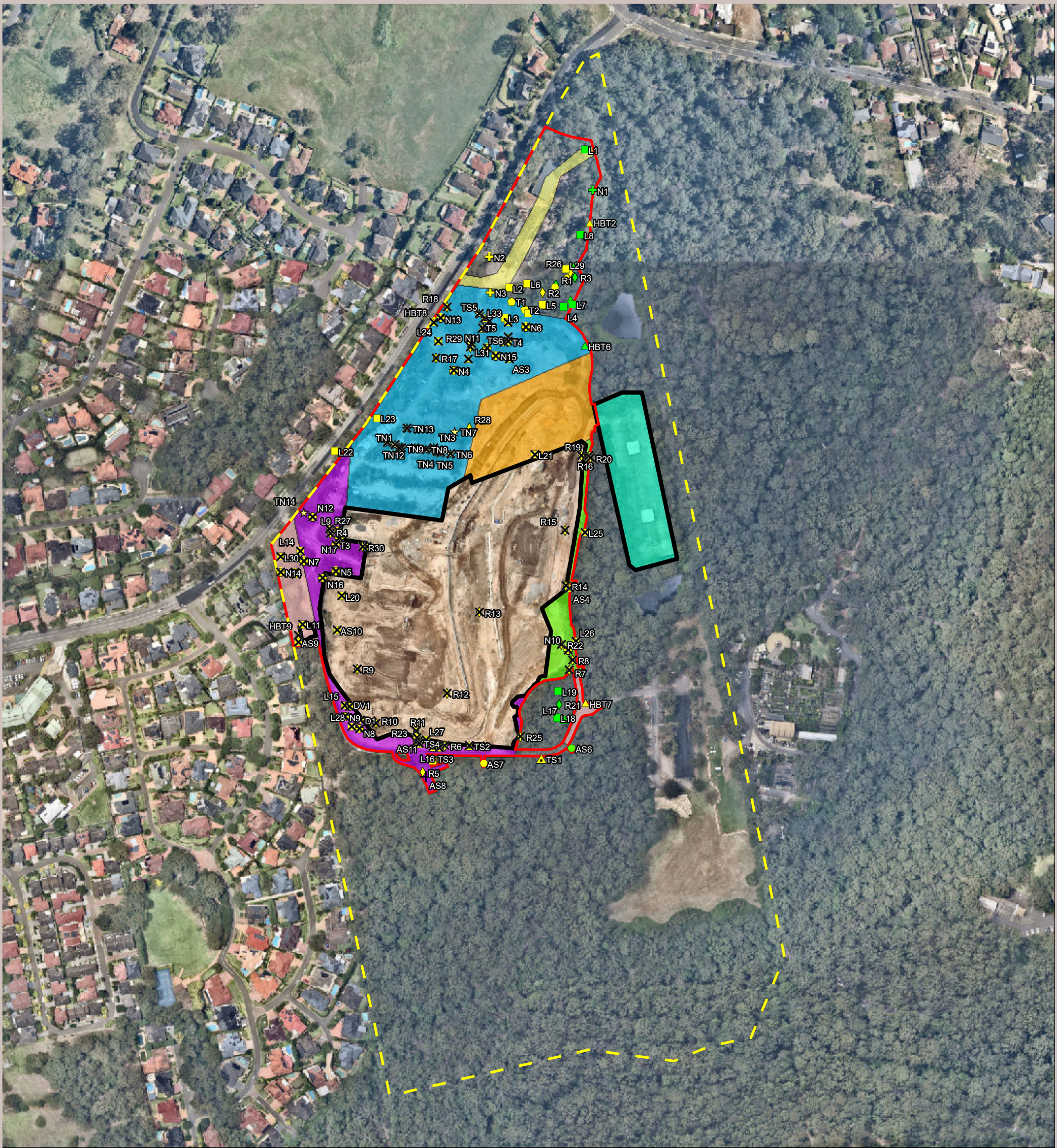
In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 3 - 8 March 2025.

Yours sincerely,



Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@slrconsulting.com

FIGURES



Legend

	Subject Site		Stage 1		Artificial structure, To be removed		Log/Log pile, To be removed
	The Property		Stage 2		Artificial structure, To be retained		Log/Log pile, To be retained
	Demolition DA footprint – subject to separate FMP		Stage 3		Artificial structure, Retained with modification		Nest, To be removed
	Existing Multistorey Carpark		Stage 4		Dense Vegetation (Ferns), To be removed		Nest, To be retained
			Stage 5		Drey, To be removed		Rock/Rock feature, To be removed
			Stage 6		Habitat Tree, To be removed		Rock/Rock feature, To be retained
					Hollow-bearing tree, To be removed		Tree Stump, To be removed
					Hollow-bearing tree, To be retained		Termite Nest, To be removed
							Cleared / Removed
							Modified

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2024)
Dated: 19/01/2024

cumberland
ecology

Figure 1. Location of staged work areas and habitat features

0 25 50 75 100 m

14 April 2025

Angelo Berios
Council Manager - Environment and Health
The Hills Shire Council
3 Columbia Court
Baulkham Hills NSW 2153
Via email: aberios@thehills.nsw.gov.au

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Rohan Virwani: rohan.virwani@mirvac.com

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Coonara Concept Masterplan DA: Weekly Report on Ecological Pre-Clearance surveys and Fauna Relocation Works Within the Approved Works Area

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 7 - 12 April 2025 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

Specifically, Clause (m) of Condition 44 for DA 860/2022/JP states that 'The requirement to provide reports of pre-clearance fauna surveys and relocation on a weekly basis to be provided for the records of The Hills Shire Council.'

As per section 3.2.2 of the approved FMP, fauna pre-clearing surveys are to be conducted within a one-to-two-week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment and Health and to the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known, and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment and fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 7 - 12 April 2025. However, due diligence checks of work areas for each day were conducted prior to any clearing works.

b. Clearing Supervision

The following clearing supervision works were conducted between 7 - 12 April 2025.

- 9 April: Supervised moving of tree protection fencing along Coonara Avenue in conjunction with Project Arborist;
- 10 April: Supervised installation of fencing along parts of Coonara Avenue; and
- 11 April: Supervised installation of sheeting and sediment fencing along newly installed fences.

No other works required supervision between 7 – 12 April 2025. Nonetheless, an ecologist was present onsite throughout the work week in the event of any unexpected fauna encounters.

Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter.

c. Monitoring Works

No monitoring works were conducted between 7 - 12 April 2025.

Initial works for the Powerful Owl 2025 breeding season were commenced by Corey Mead of TreeHouse Ecology on 21 March 2025 and included installation of Reconyx Surveillance Cameras and Songmeters around SHT8 which has been the preferred breeding hollow since targeted monitoring commenced in 2022. To date, further surveillance cameras have been installed at SHT1, MP2, MP10, MP11, MP12 & MP13, along with a Songmeter in close proximity to MP11.

Additional monitoring works for the current reporting period included installation of further surveillance cameras at MP3, MP5 and at two hollows at SHT4 (SHT4 High and SHT4Low). The cameras are currently programmed to continue recording for the full breeding period, even if a nesting location is confirmed elsewhere, in the case that the nest fails and repeat breeding is then attempted elsewhere. Two further Songmeters were installed in close proximity to SHT4 and MP5.

An on-ground survey was undertaken by TreeHouse Ecology in the late afternoon leading into the early evening on 10 April 2025. The purpose of the on-ground survey was to observe Powerful Owl interactions as cameras do not show what the birds are doing close to the hollows and songmeters do not detect actual bird locations.

iii. Results

a. Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted between 7 - 12 April 2025. The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

b. Clearing Supervision

No fauna were encountered during the clearing supervision works conducted between 9 - 11 April 2025. There were also no callouts for unexpected fauna encounters in any of the work sites between 7 - 12 April 2025.

c. Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 7 - 12 April 2025. Therefore, no fauna was required to be relocated in relation to trapping works between 7 - 12 April 2025.

The requisite monitoring for the Powerful Owl for the 2025 breeding season has been commenced by TreeHouse Ecology. Works to date have included set up of monitoring gear (surveillance cameras, song meters) for the upcoming breeding season. To date, establishment of a breeding hollow for the 2025 breeding season has not been confirmed, despite indications of Powerful Owl activity around SHT8.

iv. Conclusion

The 2025 monitoring program for the Powerful Owl, as required under the FMP has been commenced by Corey Mead of TreeHouse Ecology. Works to date include the set up of monitoring gear (surveillance cameras, song meters) for the upcoming breeding season. To date, establishment of a breeding hollow for the 2025 breeding season has not been confirmed, despite some Powerful Owl activity around SHT8.

No pre-clearance surveys were conducted between 7 - 12 April 2025. No fauna were encountered during clearing supervision works between 9 - 11 April 2025 and there were no unexpected encounters with fauna within relevant work sites between 7 - 12 April 2025. Therefore, no fauna relocations were required between 7 - 12 April 2025.

In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 7 - 12 April 2025.

Yours sincerely,

A handwritten signature in blue ink, reading "Gitanjali Katrak". The signature is fluid and cursive, with the first name "Gitanjali" and the last name "Katrak" clearly distinguishable.

Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@slrconsulting.com

FIGURES

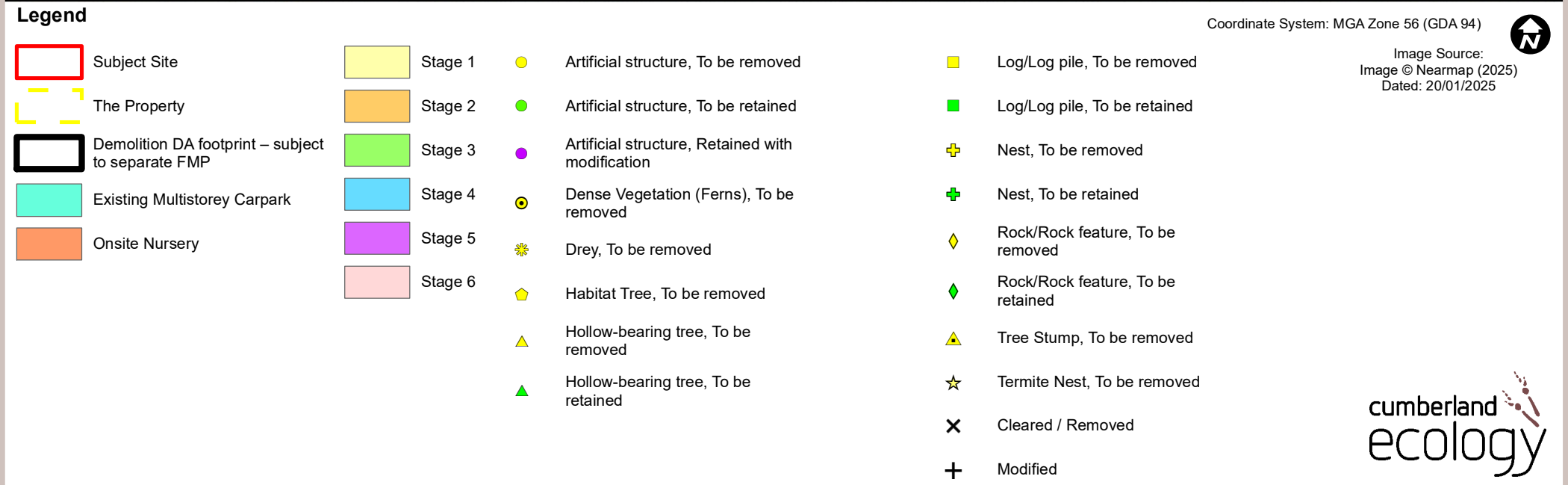
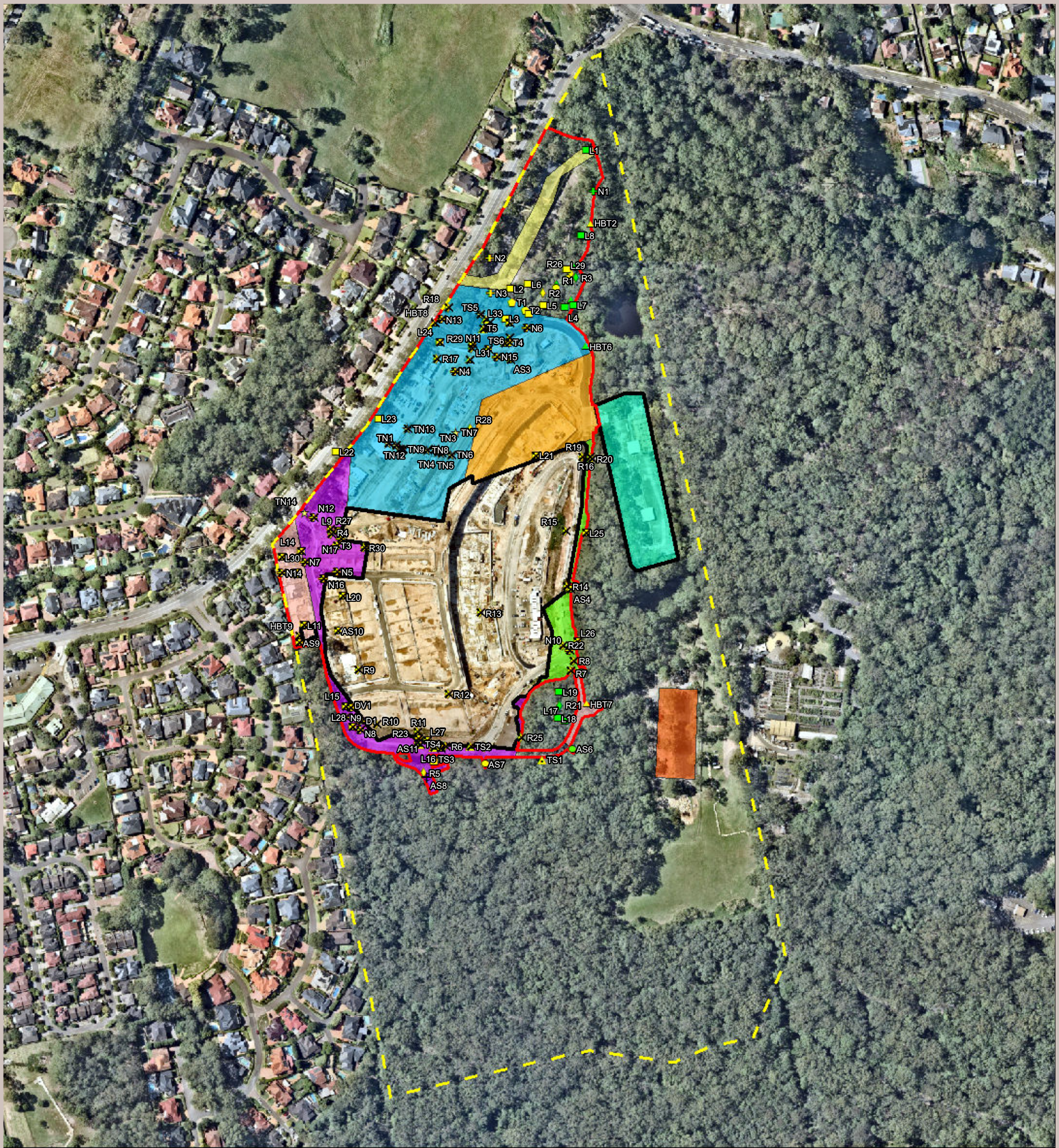


Figure 1. Location of staged work areas and habitat features

0 30 60 90 120 m

5 May 2025

Angelo Berios
Council Manager – Environment and Health
The Hills Shire Council
3 Columbia Court
Baulkham Hills NSW 2153
Via email: aberios@thehills.nsw.gov.au

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Coonara Concept Masterplan DA: Ecological Certification of Staged Pre-clearance Surveys

Dear Angelo,

The purpose of this letter is to provide a certification of compliance with ecological requirements and conditions of consent for the approved Concept development application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for pre-clearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

As per section 3.2.2 of the approved FMP, general fauna pre-clearing surveys are to be conducted within a one-two week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment & Health and the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment/fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

The requisite primary pre-clearance surveys of the approved works area (hereafter referred to as the subject site), as required under Section 3.4.1 and Table 4 of the FMP were conducted on 29 – 31 March 2023 and 6 April 2023 by Cumberland Ecology. Primary pre-clearance surveys for the Dural Land Snail were conducted by expert Dr Stephanie Clark on 29 – 31 March 2023. The details of these primary pre-clearance surveys are provided in the Certification letter, dated 4 May 2023. Further staged pre-clearance surveys were conducted for various work stages with associated certification letters issued between May 2023 and April 2025.

Stage specific pre-clearing surveys for tree clearing/habitat removal works were conducted on 2 May 2025 and included inspections five trees assessed by the Project Arborist as dead and/or hazardous and requiring removal for safety purposes due to the proximity to existing work zones or adjacent residential areas. An extract from the Arboricultural assessment showing the locations of the five trees is reproduced in Image 1 below.

The preclearance survey on 2 May 2025 included a detailed inspection of the five dead/hazardous trees for the presence of any features, such as hollows, crevices or decorticated bark, that would comprise habitat for native fauna.

Image 1 Location of dead/hazardous trees proposed to be removed



iii. Results

The following trees were assessed during the preclearance survey conducted on 2 May 2025

Table 1 Dead and hazardous trees proposed to be removed

Arborist Tree No	Common name	Species	Height (m)	DBH (mm)
3677	Spotted Gum	<i>Corymbia maculata</i>	14	210
3495	Grey Ironbark	<i>Eucalyptus paniculata</i>	18	550
3475	Grey Ironbark	<i>Eucalyptus paniculata</i>	13	570
3396	Grey Ironbark	<i>Eucalyptus paniculata</i>	28	520
2773	Sydney Blue Gum	<i>Eucalyptus saligna</i>	30	910

The detailed pre-clearance surveys conducted on 2 May 2025 detected no additional habitat features beyond those already identified in the primary pre-clearing surveys and prior staged pre-clearing surveys (**Figure 1**).

No fauna were encountered or required relocation during the 2 May 2025 staged pre-clearing surveys.

iv. Recommendations

The proposed works in Stage 5 include the removal of five dead and/or hazardous trees. None of the trees are considered as habitat trees due to a lack of hollows, fissures or decorticated bark. As per the conditions of consent, all works will be conducted under ecological supervision with a clearing supervision report to be provided following completion of works.

v. Conclusion

In accordance with Condition 44 and reporting requirements of Chapter 5 of the approved FMP, this letter provides written certification that the ecological requirements in relation to conduction of staged pre-clearance surveys for the tree clearing works within Stage 5 of the subject site have been implemented and completed.

Yours sincerely,



Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@slrconsulting.com

FIGURES

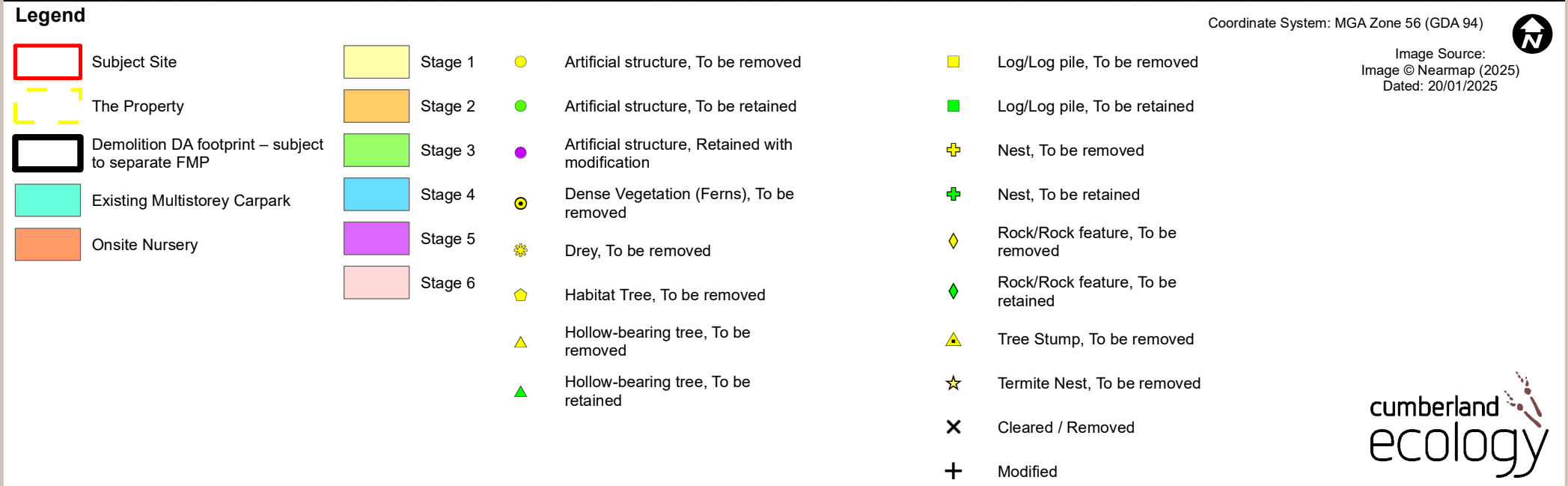
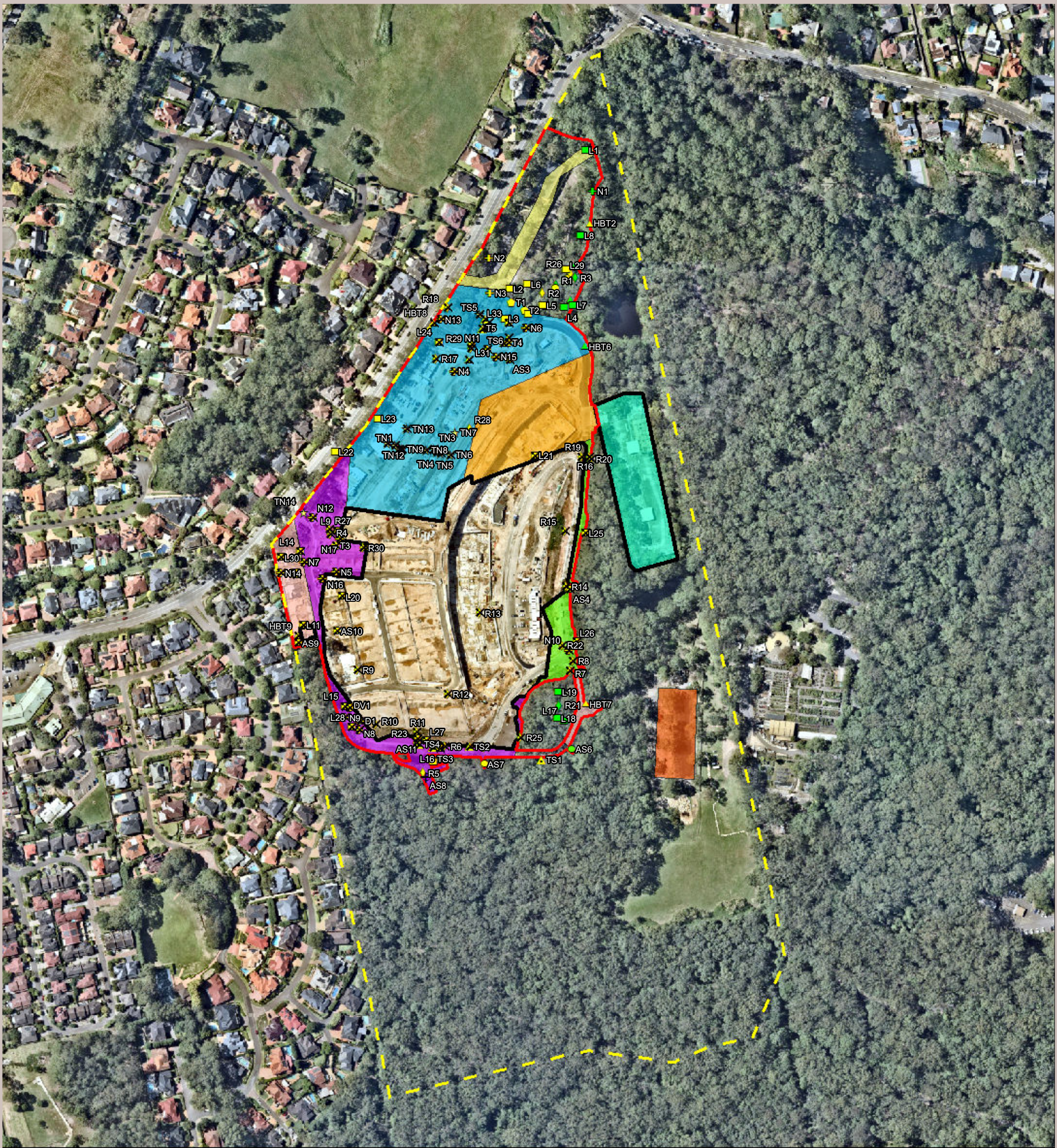


Figure 1. Location of staged work areas and habitat features

0 30 60 90 120 m

5 May 2025

Angelo Berios
Council Manager - Environment and Health
The Hills Shire Council
3 Columbia Court
Baulkham Hills NSW 2153
Via email: aberios@thehills.nsw.gov.au

CC - Sarah Thompson: sarah.thompson@mirvac.com
Rohan Virwani: rohan.virwani@mirvac.com

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Coonara Concept Masterplan DA: Weekly Report on Ecological Pre-Clearance surveys and Fauna Relocation Works Within the Approved Works Area

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 28 April - 3 May 2025 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

i. Fauna Management Plan Requirements

In accordance with Condition 44 for DA 860/2022/JP, a Fauna Management Plan (FMP), containing relevant details for preclearance surveys, fauna protection, rescue, relocation and installation of fauna nest boxes was prepared by Cumberland Ecology and was approved by Council on 4 May 2023.

Specifically, Clause (m) of Condition 44 for DA 860/2022/JP states that 'The requirement to provide reports of pre-clearance fauna surveys and relocation on a weekly basis to be provided for the records of The Hills Shire Council.'

As per section 3.2.2 of the approved FMP, fauna pre-clearing surveys are to be conducted within a one-to-two-week period prior to activities for each relevant stage of works. Furthermore, as per Section 5.1 of the approved FMP, a pre-clearance report outlining habitat items present within each stage of works is required to be submitted to Council's Manager - Environment and Health and to the clearing contractor prior to commencement of clearing/construction works for the relevant stage to ensure that the habitat features are known, and to prevent any inadvertent impacts to these features during works.

Furthermore, all clearing works, including minor understorey clearing works for site establishment and fencing installation, are to be conducted under ecological supervision with a clearing report to be provided on completion of the relevant works.

ii. Surveys

a. Preclearance Surveys

A preclearance survey of five trees, located in close proximity to work sites that were deemed dead and/or hazardous and requiring removal by the Project Arborist, was conducted on 2 May 2025.

Further due diligence checks of work areas for each day were conducted prior to any clearing works.

A further due diligence preclearance survey of previously identified hazardous trees within the Forestry Dedication Area was also conducted, in accordance with the Forestry Dedication Vegetation Management Plan, on 2 May 2025. Although the Forestry Dedication works are subject to a separate approved Forestry Dedication DA, these preclearance surveys have nonetheless been reported here for full disclosure purposes only.

b. Clearing Supervision

No clearing supervision works were conducted between 28 April - 3 May. Nonetheless, an ecologist was present onsite throughout the work week in the event of any unexpected fauna encounters.

Location of work stages and habitat features, including habitat features removed to date, are shown in **Figure 1** provided at the end of this letter.

c. Monitoring Works

No monitoring works were conducted between 28 April - 3 May 2025.

Initial works for the Powerful Owl 2025 breeding season were commenced by Corey Mead of TreeHouse Ecology on 21 March 2025 and included installation of Reconyx Surveillance Cameras and Songmeters around SHT8 which has been the preferred breeding hollow since targeted monitoring commenced in 2022. To date, further surveillance cameras have been installed at SHT1, MP2, MP3, SHT4, MP5, MP10, MP11, MP12 & MP13 between 1 – 10 April. Songmeters have also been installed in close proximity to SHT4, MP5 and MP11.

A further on-ground survey for Powerful Owl activity was conducted on 30 April 2025.

iii. Results

a. Preclearance Surveys

The pre-clearance surveys of the five dead and/or hazardous trees in proximity to the work sites conducted on 2 May 2025 did not detect any additional habitat features beyond those already identified in the primary pre-clearing surveys and prior staged pre-clearing surveys. The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

Five of the previously identified hazardous trees within the Forestry Dedication Area were identified as having habitat features. The locations of these features within the Forestry Dedication Area are detailed in the relevant

preclearance letter report (REF: 21108 – Let 197, dated 5 May 2025). It should be noted that these habitat trees are subject to works under a separate approved Forestry Dedication DA and are not subject to the current Concept Masterplan DA and FMP. Nonetheless, the presence of these habitat features has been reported here for full disclosure purposes only.

b. Clearing Supervision

No clearing supervision works were conducted between 28 April - 3 May 2025. There were also no callouts for unexpected fauna encounters in any of the work sites between 28 April - 3 May 2025.

c. Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 28 April - 3 May 2025. Therefore, no fauna was required to be relocated in relation to trapping works between 28 April - 3 May 2025.

The requisite monitoring for the Powerful Owl for the 2025 breeding season has been commenced by TreeHouse Ecology. Works to date have included set up of monitoring gear (surveillance cameras, song meters) for the upcoming breeding season. To date, establishment of a breeding hollow for the 2025 breeding season has not been confirmed. While Powerful Owl activity has largely occurred around SHT8, the male Powerful Owl has also been observed around SHT4. A further observation of the male Powerful Owl checking out the hollow in MP2 was captured by the surveillance camera on 4 May 2025.

iv. Conclusion

The 2025 monitoring program for the Powerful Owl, as required under the FMP has been commenced by Corey Mead of TreeHouse Ecology. Works to date include the set up of monitoring gear (surveillance cameras, song meters) for the upcoming breeding season. To date, establishment of a breeding hollow for the 2025 breeding season has not been confirmed, despite some Powerful Owl activity, primarily around SHT8 with some activity around SHT4 and MP2.

The pre-clearance surveys of five hazardous trees in proximity to work sites, conducted on 2 May 2025 did not detect any additional habitat features beyond those previously recorded. While a further five hazardous trees were identified as having habitat features, these are located within the Forestry Dedication Area and are subject to a separate DA. Therefore, these habitat trees are not subject to the current FMP but have been reported here for full disclosure purposes only.

No works near vegetation/fauna habitat requiring supervision were conducted between 28 April - 3 May 2025. There were also no unexpected encounters with fauna within relevant work sites between 28 April - 3 May 2025. Therefore, no fauna relocations were required between 28 April - 3 May 2025.

In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 28 April - 3 May 2025.

Yours sincerely,

A handwritten signature in blue ink, reading "Gitanjali Katrak". The signature is fluid and cursive, with the first name "Gitanjali" and the last name "Katrak" clearly distinguishable.

Gitanjali Katrak
Principal Ecologist
gitanjali.katrak@slrconsulting.com

FIGURES

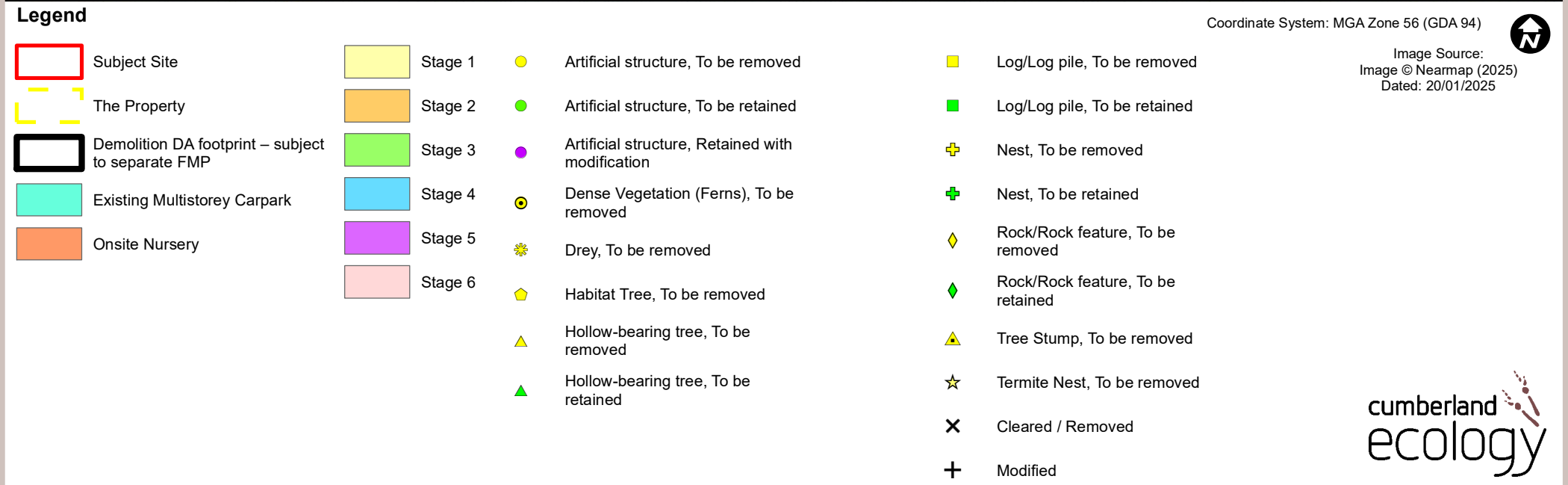
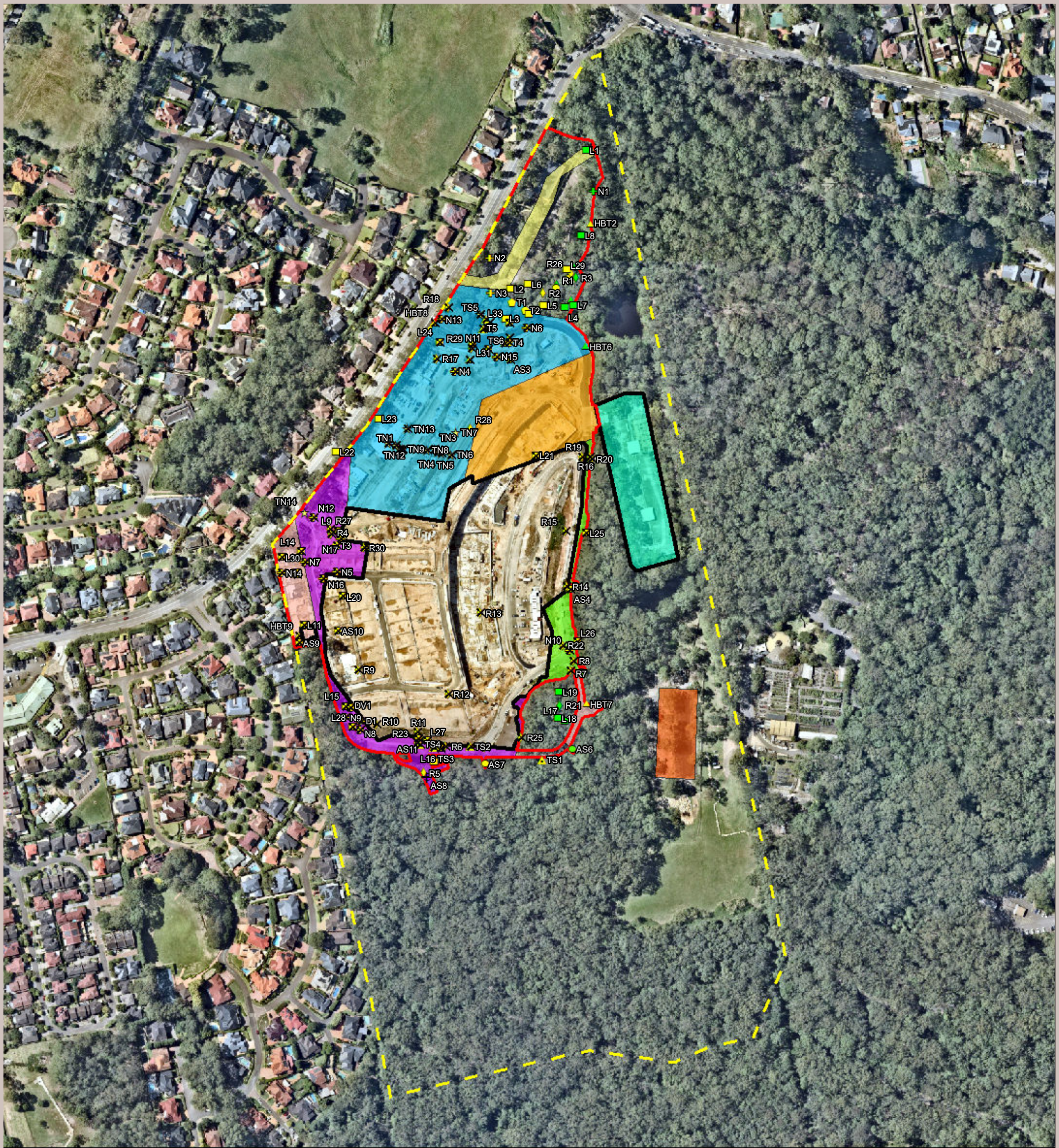


Figure 1. Location of staged work areas and habitat features

0 30 60 90 120 m

APPENDIX D :

November 2024 - April
2025 Vegetation
Restoration Monthly
Reports





MONTHLY REPORT - NOVEMBER

Vegetation Restoration Works: 55 Coonara Avenue, West Pennant Hills, NSW, 2125



MURU
MITTIGAR

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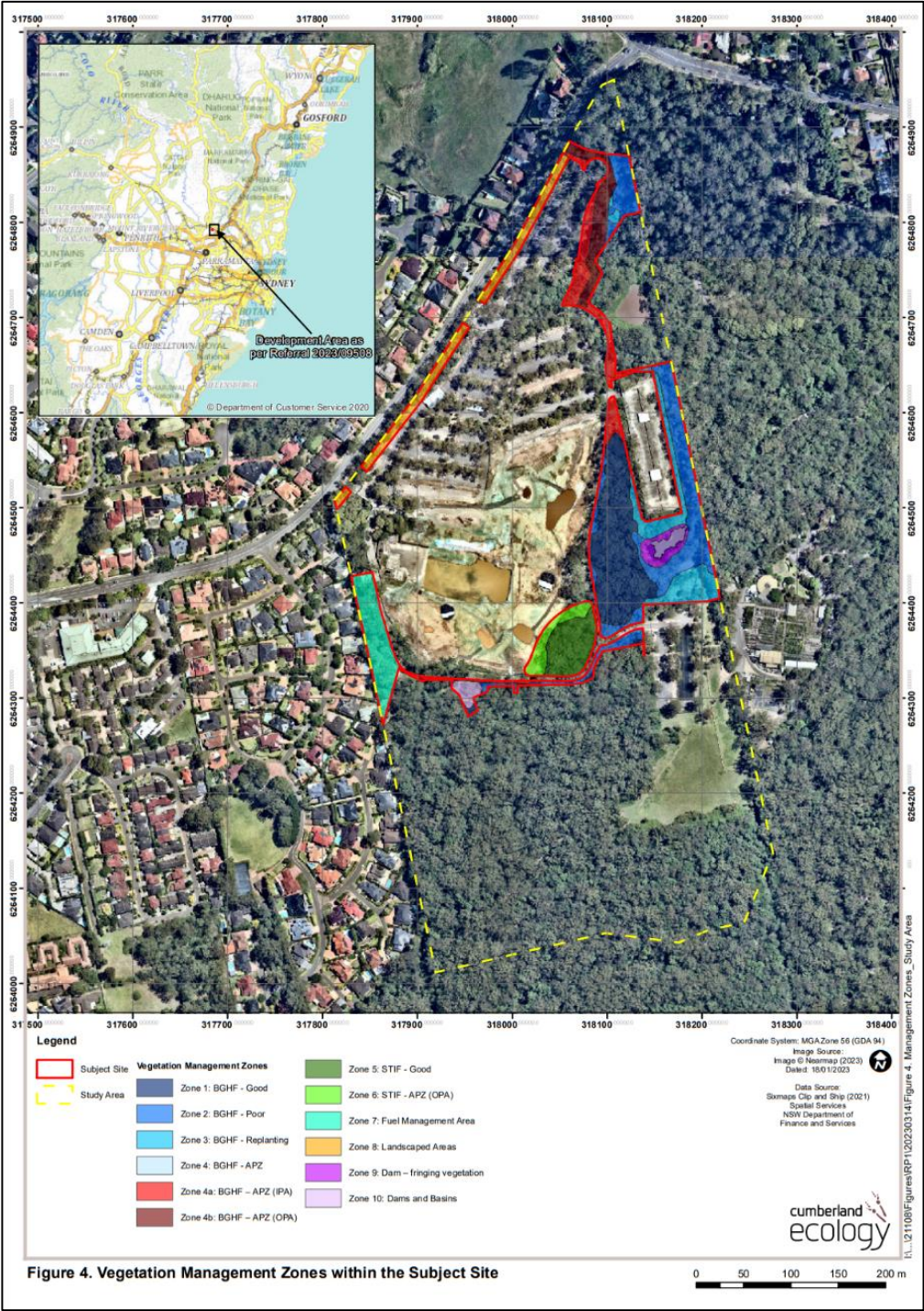
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Summary of Works

Overview

Dates	Number of Staff	Total Hours on Site
21 st November 2024	4	32
22 nd November 2024	4	32
28 th November 2024	5	40

Site Map



Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	17-Jan-25	3 of 8

21st November 2024

Works occurred within Zones 5 and 6 (Please refer to Figure 4 on Page 4), targeting various herbaceous weeds, vines and woody weeds.

Araujia sericifera (Moth Vine) and *Passiflora suberosa* (Corky Passionfruit) were hand-pulled or scraped and painted.

Smaller specimens of Large-Leaved Privet (*Ligustrum lucidum*), Small-Leaved Privet (*Ligustrum sinense*) and *Cinnamomum camphora* (Camphor Laurel) within Zones 5 and 6 were cut and painted with hand tools and painted with neat glyphosate. *Solanum mauritianum* (Wild Tobacco) was also removed.

Herbaceous weeds targeted include *Senecio madagascariensis* (Fireweed), *Verbena bonariensis* (Purple Top), *Asparagus aethiopicus* (Asparagus Fern), and *Cirsium vulgare* (Spear Thistle).

Before and After Photos



The images above depict a before and after of *Asparagus aethiopicus* (Asparagus Fern) being removed.



The images above depict a before and after of a smaller woody weed being removed.



The images above depict a before and after of *Solanum mauritianum* (Wild Tobacco) removed.

22nd November 2024

Larger specimens of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) were removed using a chainsaw and painted with neat Glyphosate within Zone 1. (Please refer to Figure 4 on Page 4).
Smaller specimens within Zone 1 were cut and painted with hand tools and painted with neat glyphosate.
Ochna (*Ochna serrulata*) was cut and painted with Vigilant in Zones 5 and 6.
Lantana (*Lantana camara*) was also present and cut and painted with neat Glyphosate in Zones 1, 5 and 6.
Asparagus aethiopicus (Asparagus Fern) and *Dipogon lignosus* (Cape Sweet-pea) were removed using hand tools and hand pulling techniques.

Before and After Photos



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.

28th November 2024

Smaller specimens of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) were cut and paint with neat Glyphosate within Zone 5 and 6. (Please refer to Figure 4 on Page 4).

Solanum mauritianum (Wild Tobacco) and *Cinnamomum camphora* (Camphor Laurel) were also cut and painted with neat Glyphosate.

Various herbaceous weeds were removed using hand tools and hand pulling techniques. Weeds removed include *Passiflora suberosa* (Corky Passionfruit), *Dipogon lignosus* (Dipogon) and *Araujia sericifera* (Moth Vine).

Before and After Photos



The images above depict a before and after of a smaller woody weed removed.



The images above depict a before and after of Birds of Paradise removed.



The images above depict a before and after of woody weeds and herbaceous weeds being removed.



The images above depict a before and after of herbaceous weeds and vines being removed.

Chemical Reports

Chemical reports for this month have been attached.

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	17-Jan-25	8 of 8






21.05 | Chemical Operator's Data Sheet

Site Details

Date	21/11/2024
Project No.	20990
Location	Mirvac - Cumberland State Forest
Start Time	06:30 AM (11 GMT)
Finish Time	03:00 PM (11 GMT)
Specific Site Details (Zone)	Zone 5 and 6
Weeds Treated	Lantana, Wild Tobacco, Small Leaved Privet, Large Leaved Privet


Operators

Name	Shannon Richards	
	 -33.745368, 151.035302	21/11/2024 02:46 PM
Signature		
	 -33.745368, 151.035302	21/11/2024 02:46 PM

Operators (1)



Name	Samantha Klien	
	 -33.745368, 151.035302	21/11/2024 02:46 PM
Signature		
	 -33.745368, 151.035302	21/11/2024 02:46 PM

Operators (2)




Name	Suzanne Kiloh	
	 -33.745368, 151.035302	21/11/2024 02:46 PM






21.05 | Chemical Operator's Data Sheet

Signature	
	 -33.745381, 151.035272 21/11/2024 02:46 PM

Operators (3)

Name	Other
	 -33.745447, 151.035246 21/11/2024 02:46 PM
Signature	
	 -33.745186, 151.036513 21/11/2024 02:48 PM

Operators (4)

Name	Melanie Callaghan
	 -33.745227, 151.037145 21/11/2024 02:48 PM
Signature	
	 -33.745352, 151.037144 21/11/2024 02:48 PM

Herbicide Used

Name	Glyphosate
Batch No.	.
Application Rate	Neat
Total Product Used	125mls
Equipment / Method	Poison Bottle
Other Method	



21.05 | Chemical Operator's Data Sheet

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	Warm 21°C - 25°C
Weather Conditions	Clear Sky
Wind	Light
Wind Direction	
Plant Size	<1m

Map Image (Optional)

Upload	
--------	--

Sensitive Place Notification (if applicable)

Place	
Date Notified	21/11/2024
Time	
Person Notified	
Name of Notifier	
Comments	

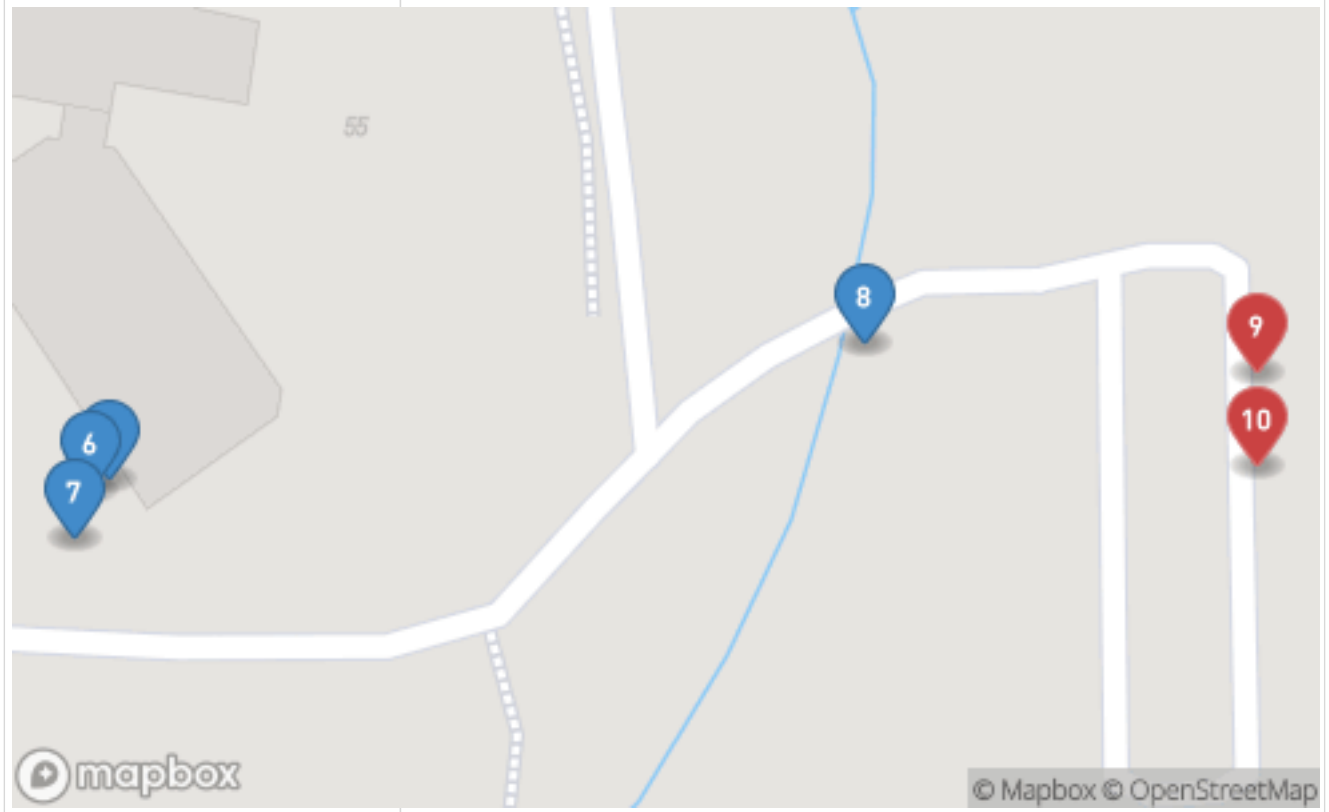


MURU
MITTIGAR

Date Submitted: 21/11/2024 02:49 PM
Submitted By: shannon.richards@murumittigar.com.au

21.05 | Chemical Operator's Data Sheet

Form Locations





21.05 | Chemical Operator's Data Sheet




Site Details

Date	22/11/2024
Project No.	20990
Location	Mirvac - Cumberland State Forest
Start Time	08:00 AM (11 GMT)
Finish Time	02:30 PM (11 GMT)
Specific Site Details (Zone)	Zone 1
Weeds Treated	Large Leaved and Small Leaved Privet. Lantana.


Operators

Name	Christopher Booty	
	 -33.745005, 151.035910	22/11/2024 01:07 PM
Signature		
	 -33.745005, 151.035910	22/11/2024 01:07 PM

Operators (1)

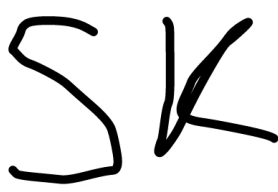

Name	Samantha Klien	
	 -33.745005, 151.035910	22/11/2024 01:07 PM
Signature		
	 -33.745005, 151.035910	22/11/2024 01:07 PM

Operators (2)


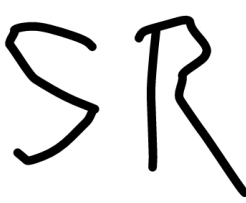

Name	Suzanne Kiloh	
	 -33.745005, 151.035910	22/11/2024 01:07 PM



21.05 | Chemical Operator's Data Sheet

Signature	
	 -33.745005, 151.035910 22/11/2024 01:07 PM

Operators (3)

Name	Shannon Richards
	 -33.745005, 151.035910 22/11/2024 01:07 PM
Signature	
	 -33.745005, 151.035910 22/11/2024 01:07 PM

Herbicide Used

Name	Glyphosate
Batch No.	.
Application Rate	Neat
Total Product Used	500mls
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	V/Warm 36°C - 30°C
Weather Conditions	Clear Sky
Wind	Light



21.05 | Chemical Operator's Data Sheet

Wind Direction	
Plant Size	>2m

Map Image (Optional)

Upload	
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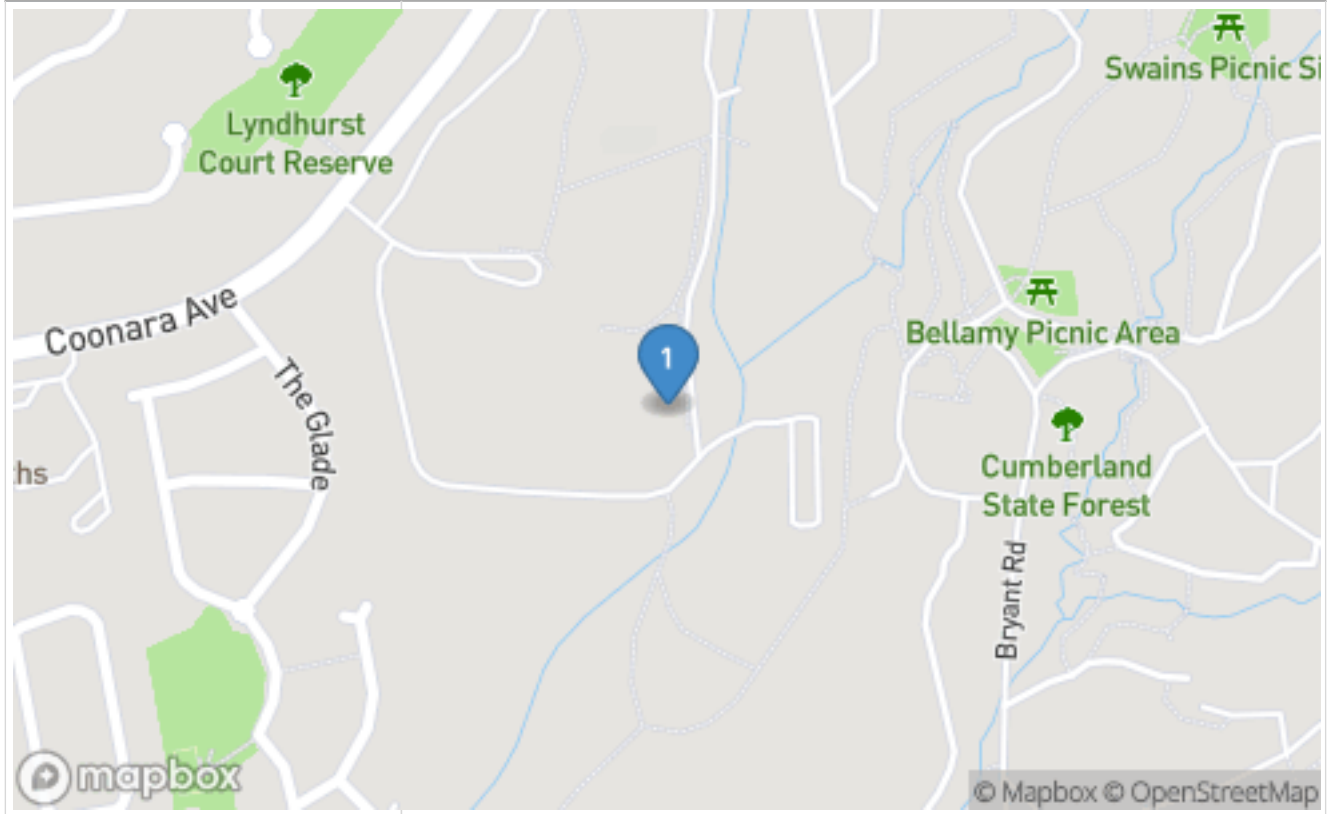
Sensitive Place Notification (if applicable)

Place	
Date Notified	22/11/2024
Time	
Person Notified	
Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations





21.05 | Chemical Operator's Data Sheet

Site Details

Date	22/11/2024
Project No.	20990
Location	Mirvac - Cumberland State Forest
Start Time	12:30 PM (11 GMT)
Finish Time	02:30 PM (11 GMT)
Specific Site Details (Zone)	Zone 5 and 6
Weeds Treated	Ochna


Operators

Name	Samantha Klien	
	 -33.745068, 151.035848	22/11/2024 01:12 PM
Signature		
	 -33.745068, 151.035848	22/11/2024 01:13 PM

Operators (1)



Name	Christopher Booty	
	 -33.745068, 151.035848	22/11/2024 01:13 PM
Signature		
	 -33.745068, 151.035848	22/11/2024 01:13 PM

Operators (2)

Name	Suzanne Kiloh	
	 -33.745068, 151.035848	22/11/2024 01:13 PM



21.05 | Chemical Operator's Data Sheet

Signature	
	 -33.745068, 151.035848 22/11/2024 01:13 PM

Herbicide Used

Name	Vigilant
Batch No.	.
Application Rate	neat
Total Product Used	50mls
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	V/Warm 36°C - 30°C
Weather Conditions	Clear Sky
Wind	Light
Wind Direction	
Plant Size	1-2m

Map Image (Optional)

Upload	
--------	--

Sensitive Place Notification (if applicable)

Place	
Date Notified	22/11/2024
Time	
Person Notified	
Name of Notifier	



MURU MITTIGAR

Date Submitted: 22/11/2024 02:34 PM

Submitted By: shannon.richards@murumittigar.com.au

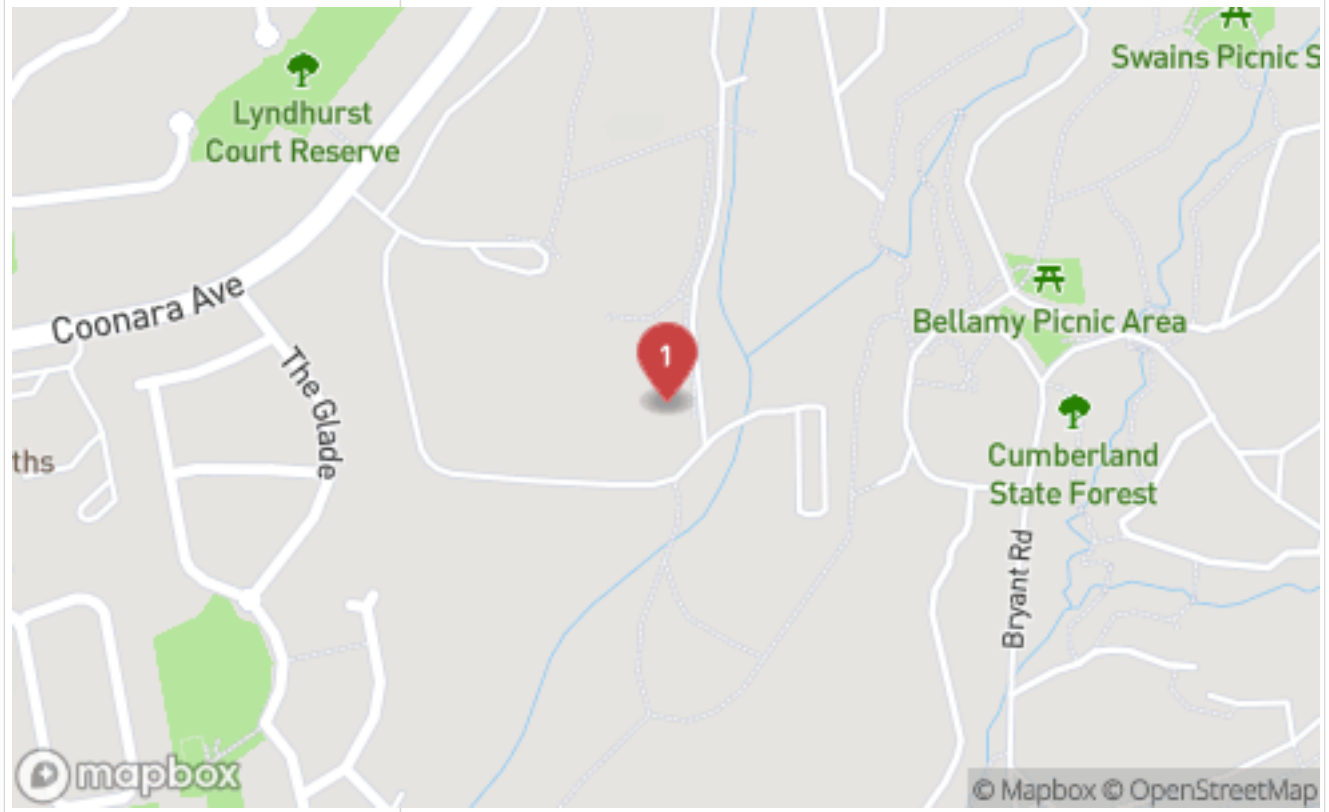
21.05 | Chemical Operator's Data Sheet

Comments



21.05 | Chemical Operator's Data Sheet

Form Locations




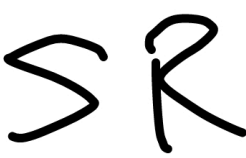



21.05 | Chemical Operator's Data Sheet

Site Details

Date	28/11/2024
Project No.	20990
Location	Mirvac - West Pennant Hills - Cumberland State Forest
Start Time	06:30 AM (11 GMT)
Finish Time	02:30 PM (11 GMT)
Specific Site Details (Zone)	Zone 5 and 6
Weeds Treated	Large Leaved Privet, Small Leaved Privet, Camphor Laurel, Lantana, Wild Tobacco

Operators

Name	Other
	 -33.745995, 151.037551 28/11/2024 02:36 PM
Signature	
	 -33.745997, 151.037558 28/11/2024 02:36 PM

Herbicide Used

Name	Glyphosate
Batch No.	.
Application Rate	Neat
Total Product Used	125mls
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	V/Warm 36°C - 30°C



21.05 | Chemical Operator's Data Sheet

Weather Conditions	Showers
Wind	Light
Wind Direction	
Plant Size	<1m

Map Image (Optional)

Upload	
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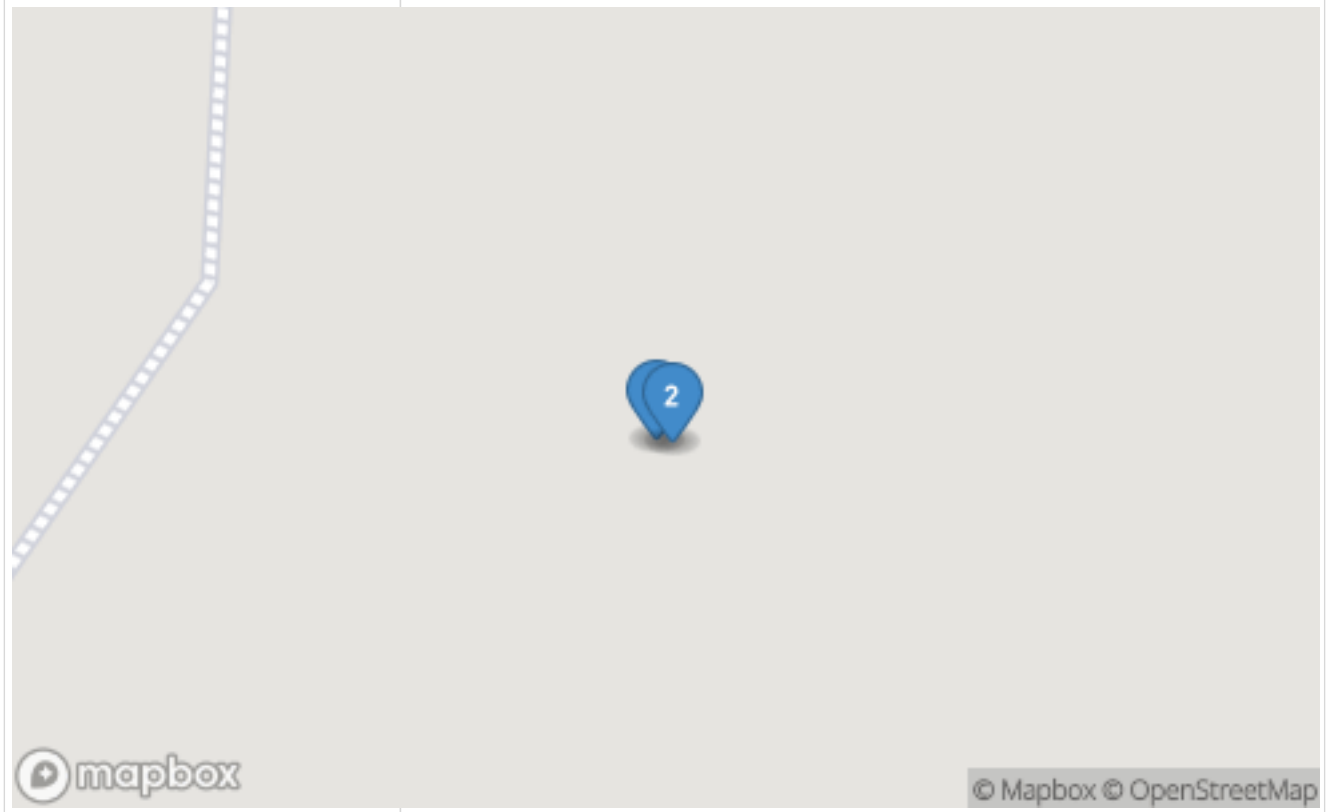
Sensitive Place Notification (if applicable)

Place	
Date Notified	28/11/2024
Time	
Person Notified	
Name of Notifier	
Comments	





21.05 | Chemical Operator's Data Sheet

Form Locations



21.07 | Conservation | Works EOD Report

Project Details

Job Number	20990	
	 -33.745945, 151.037409	28/11/2024 02:28 PM
Client	Other	
Site Location	Other	
Other Client & Location	Mirvac - West Pennant Hills - Cumberland State Forest	
Site Supervisor	Shannon Richards	
Weather Conditions	Overcast, Rain	
Site Conditions	Normal	
Other Site Conditions		
Today's Date	28/11/2024	
Start Time	06:30 AM (11 GMT)	
Completion Time	03:00 PM (11 GMT)	
	 -33.745993, 151.037535	28/11/2024 02:28 PM
Muru Mittigar Staff Present	Melanie Callaghan, Alexia Chipperfield, Justin Mercieca, Samantha Klien, Shannon Richards	
Scope/Specification		

Works Undertaken

Location (i.e. zones, trail)	Zone 5 and 6
Stage	
What Works Were Completed?	Weed Control (Cut & paint), Hand removal of broad-leaf annual and perennial weed species
Other	
Weeds Controlled	Camphor Laurel, Lantana, Large-leaved Privet, Small-leaved Privet, Wild Tobacco, Moth Vine, Corky Passionfruit, Other
Other Weed(s)	Dipogon
Hours Worked per Person	08
Amount of Staff Worked	5

21.07 | Conservation | Works EOD Report

<p>Before</p>		
		
		



21.07 | Conservation | Works EOD Report

		
After	 	
	 	

21.07 | Conservation | Works EOD Report



Finalisation

Additional Comments (optional)	Due to some access issues regarding red zone and wet weather, works focused in green area Zone 5 and 6.
Report Prepared By	Shannon Richards
Signature	
	 -33.745980, 151.037537 28/11/2024 02:34 PM



MONTHLY REPORT – DECEMBER 2024

Vegetation Restoration Works: 55 Coonara Avenue, West Pennant Hills, NSW, 2125



MURU
MITTIGAR

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5th December 20245

Before and After Photos5

12th December 20247

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13th December 20249

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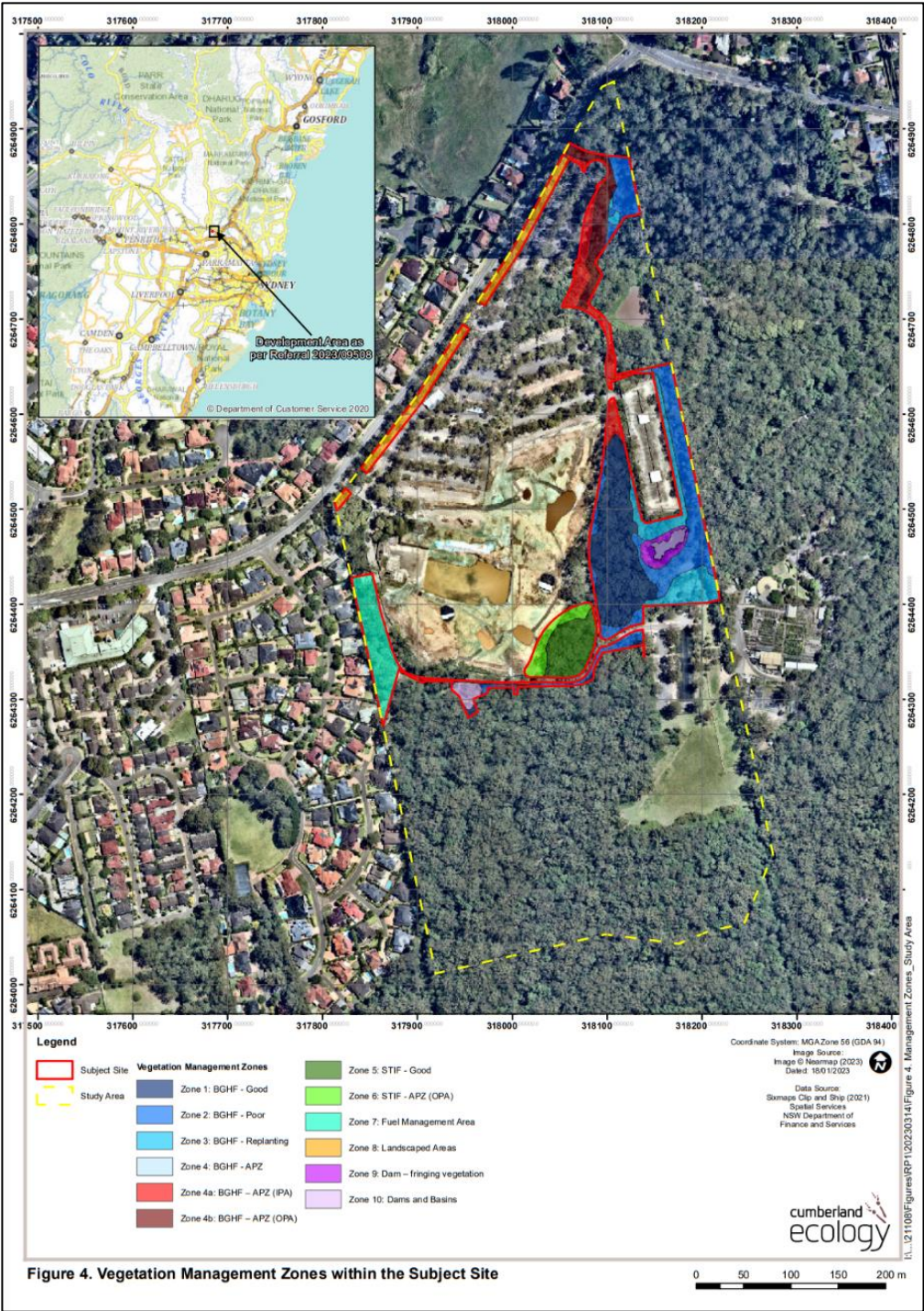
Chemical Reports11

Summary of Works

Overview

Dates	Number of Staff	Total Hours On Site
4 th December 2024	3	24
5 th December 2024	3	24
12 th December 2024	6	48
13 th December 2024	5	40

Site Map



Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	17-Jan-25	3 of 11

4th December

Larger specimens of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) were removed using a chainsaw and painted with neat Glyphosate within Zones 1 and 2. (Please refer to Figure 4 on Page 4).

Smaller specimens within Zones 1 and 2 were cut and painted with hand tools and painted with neat glyphosate.

Before and After Photos



The images above depict a before and after of smaller woody weeds being removed.



The images above depict a before and after of larger woody weeds being removed.



The images above depict a before and after of larger woody weeds being removed.

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	17-Jan-25	4 of 11

5th December 2024

Larger specimens of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) were removed using a chainsaw and painted with neat Glyphosate within Zone 4. (Please refer to Figure 4 on Page 4).

Smaller specimens within Zone 4 were cut and painted with hand tools and painted with neat glyphosate.

Ochna (*Ochna serrulata*) was cut and painted with Vigilant.

Lantana (*Lantana camara*) and Camphor Laurel (*Cinnamomum camphora*) were also present and cut and painted with neat Glyphosate.

Before and After Photos



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	17-Jan-25	6 of 11

12th December 2024

Larger specimens of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) were removed using a chainsaw and painted with neat Glyphosate within Zone 4. (Please refer to Figure 4 on Page 4). Smaller specimens within Zone 4 were cut and painted with hand tools and painted with neat glyphosate. Some particularly large specimens were drilled and filled with neat glyphosate.

Before and After Photos



The images above depict a before and after of a Large-Leaf Privet that was drilled and filled.



The images above depict a before and after of a Large-Leaf Privet that was drilled and filled.



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.

13th December 2024

Larger specimens of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) were removed using a chainsaw and painted with neat Glyphosate within Zones 2 and 3. (Please refer to Figure 4 on Page 4). Smaller specimens within Zone 2 and 3 were cut and painted with hand tools and painted with neat glyphosate. Some particularly large specimens were drilled and filled with neat glyphosate. Lantana (*Lantana camara*) was also targeted with cut and paint technique. Asparagus Fern was removed using hand tools.

Before and After Photos



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of a Large-Leaf Privet that was drilled and filled.



The images above depict a before and after of a Large-Leaf Privet that was drilled and filled.

Chemical Reports

Chemical reports for this month have been attached.

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	17-Jan-25	11 of 11






21.05 | Chemical Operator's Data Sheet

Site Details

Date	04/12/2024
Project No.	20990
Location	Weat Pennant Hills
Start Time	06:30 AM (11 GMT)
Finish Time	02:00 PM (11 GMT)
Specific Site Details (Zone)	Red Zone
Weeds Treated	Large & small leaf privet


Operators

Name	Daniel Goodfellow	
	 -33.745233, 151.036199	04/12/2024 01:38 PM
Signature		
	 -33.745233, 151.036200	04/12/2024 01:38 PM

Operators (1)

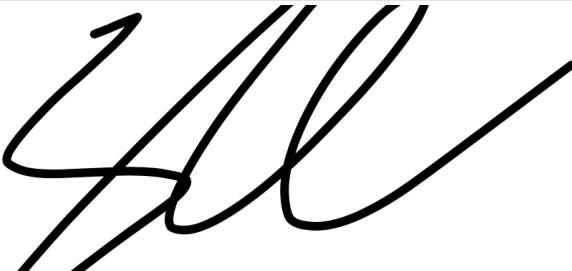

Name	Melanie Callaghan	
	 -33.745233, 151.036200	04/12/2024 01:38 PM
Signature		
	 -33.745233, 151.036200	04/12/2024 01:39 PM

Operators (2)

Name	Samantha Klien	
	 -33.745233, 151.036200	04/12/2024 01:39 PM



21.05 | Chemical Operator's Data Sheet

Signature	
	 -33.745233, 151.036201 04/12/2024 01:39 PM

Herbicide Used

Name	Apprant glyphosate green 360
Batch No.	1
Application Rate	neat
Total Product Used	500ml
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Very Good
Temperature	Warm 21°C - 25°C
Weather Conditions	Clear Sky
Wind	Light
Wind Direction	11.1km/h SSE
Plant Size	1-2m

Map Image (Optional)

Upload	
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Sensitive Place Notification (if applicable)

Place	
Date Notified	04/12/2024
Time	
Person Notified	
Name of Notifier	



MURU MITTIGAR

Date Submitted: 04/12/2024 01:40 PM

Submitted By: daniel.goodfellow@murumittigar.com.au

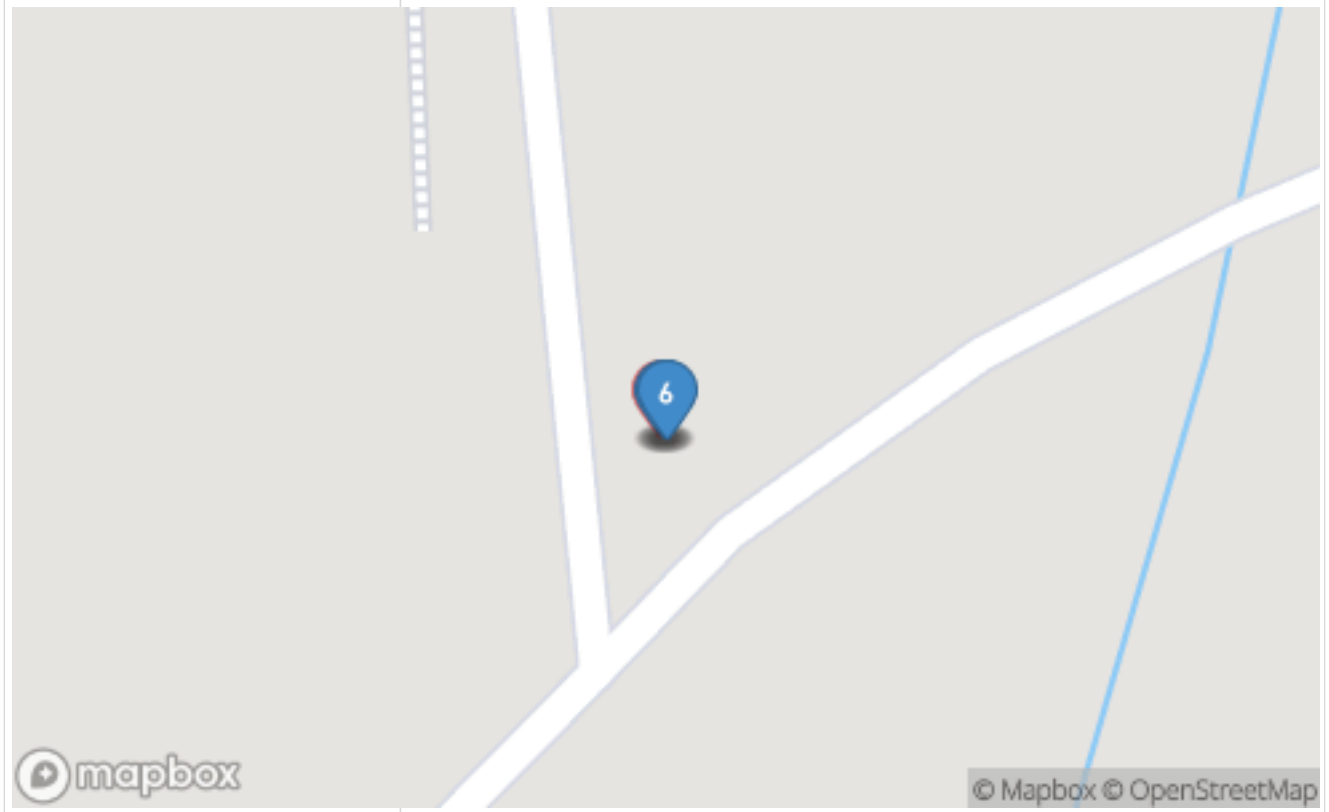
21.05 | Chemical Operator's Data Sheet

Comments	
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21.05 | Chemical Operator's Data Sheet

Form Locations






21.05 | Chemical Operator's Data Sheet



Site Details

Date	05/12/2024
Project No.	20990
Location	Mirvac West Pennant Hills
Start Time	06:50 AM (11 GMT)
Finish Time	02:30 PM (11 GMT)
Specific Site Details (Zone)	Zone 4
Weeds Treated	Small/large leaved privet, ochna, camphor laurel & Lantana


Operators

Name	Melanie Callaghan
	 -33.746097, 151.037762 05/12/2024 12:32 PM
Signature	
	 -33.746097, 151.037762 05/12/2024 12:32 PM

Operators (1)



Name	Suzanne Kiloh
	 -33.746020, 151.037712 05/12/2024 12:32 PM
Signature	
	 -33.746021, 151.037711 05/12/2024 12:33 PM

Operators (2)

Name	Other
	 -33.746008, 151.037722 05/12/2024 12:33 PM



21.05 | Chemical Operator's Data Sheet

Signature		
	 -33.746000, 151.037718	05/12/2024 12:33 PM

Herbicide Used

Name	Glyphosate 360
Batch No.	1
Application Rate	Neat
Total Product Used	450ml
Equipment / Method	Poison Bottle
Other Method	

Herbicide Used (1)

Name	Vigilant II
Batch No.	1
Application Rate	Neat
Total Product Used	50ml
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	Warm 21°C - 25°C
Weather Conditions	Overcast
Wind	Calm
Wind Direction	4.3km/h SSE
Plant Size	>2m

Map Image (Optional)



21.05 | Chemical Operator's Data Sheet

Upload	
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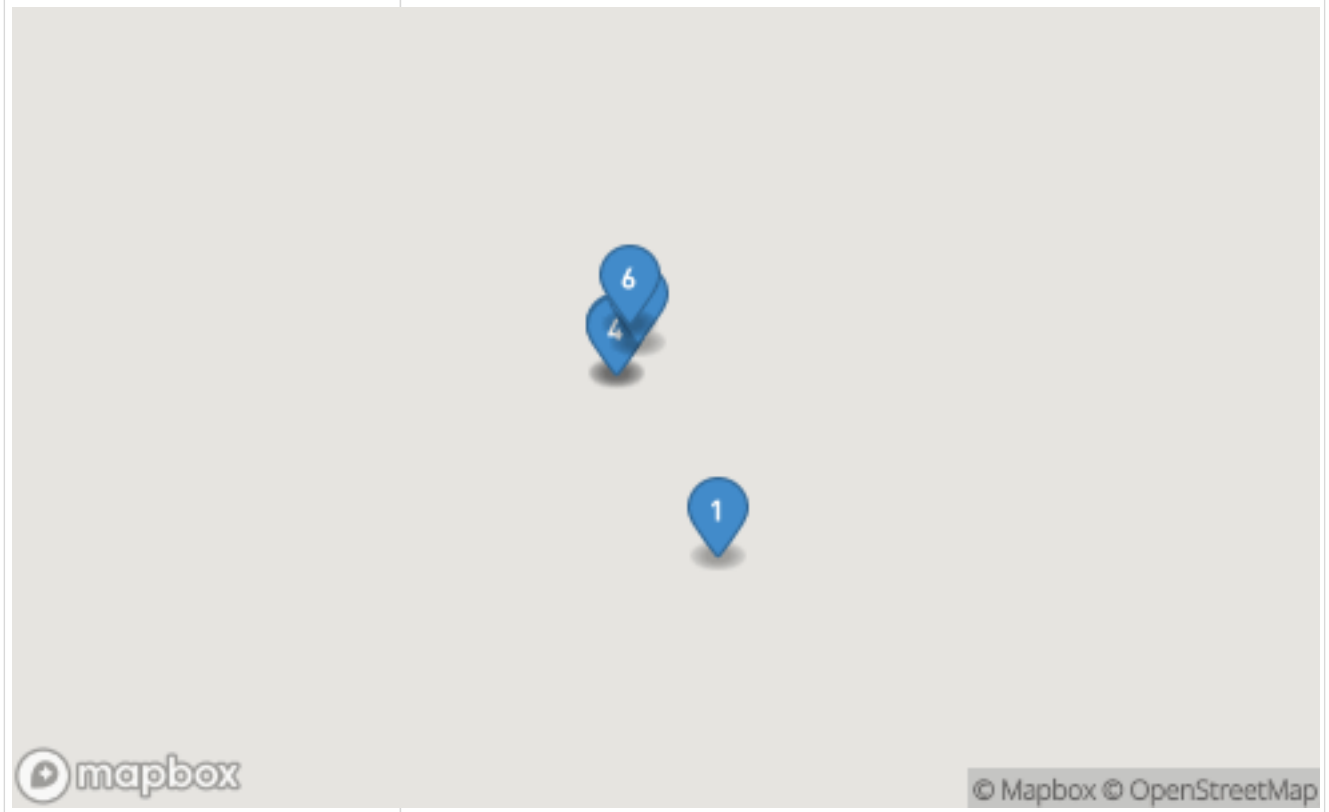
Sensitive Place Notification (if applicable)

Place	
Date Notified	05/12/2024
Time	
Person Notified	
Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations








21.05 | Chemical Operator's Data Sheet




Site Details

Date	12/12/2024
Project No.	20990
Location	Mirvac - West Pennant Hills
Start Time	06:30 AM (11 GMT)
Finish Time	03:00 PM (11 GMT)
Specific Site Details (Zone)	Zone 4 and 2
Weeds Treated	Small Leaved Privet, Large Leaved Privet


Operators

Name	Shannon Richards	
	 -33.745261, 151.036194	12/12/2024 02:47 PM
Other		
Signature		
	 -33.745245, 151.036225	12/12/2024 02:47 PM

Operators (1)



Name	Suzanne Kiloh	
	 -33.745230, 151.036238	12/12/2024 02:48 PM
Other		
Signature		
	 -33.745201, 151.036272	12/12/2024 02:48 PM

Operators (2)




Name	Melanie Callaghan	
	 -33.745179, 151.036216	12/12/2024 02:48 PM






21.05 | Chemical Operator's Data Sheet

Other	
Signature	
	 -33.745183, 151.036213 12/12/2024 02:48 PM


Operators (3)

Name	Samantha Klien
	 -33.745183, 151.036215 12/12/2024 02:48 PM
Other	
Signature	
	 -33.745183, 151.036215 12/12/2024 02:48 PM

Operators (4)

Name	Christopher Booty
	 -33.745183, 151.036215 12/12/2024 02:48 PM
Other	
Signature	
	 -33.745183, 151.036215 12/12/2024 02:48 PM

Operators (5)

Name	Other
	 -33.745210, 151.036183 12/12/2024 02:48 PM



21.05 | Chemical Operator's Data Sheet

Other	Lochlain Smith
Signature	
	 -33.745182, 151.036110 12/12/2024 02:49 PM

Herbicide Used

Name	Glyphosate
Batch No.	.
Application Rate	Neat
Total Product Used	2625mls
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	V/Warm 36°C - 30°C
Weather Conditions	Clear Sky
Wind	Light
Wind Direction	
Plant Size	>2m

Map Image (Optional)

Upload	
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Sensitive Place Notification (if applicable)

Place	
Date Notified	12/12/2024
Time	
Person Notified	



MURU MITTIGAR

Date Submitted: 12/12/2024 02:50 PM

Submitted By: shannon.richards@murumittigar.com.au

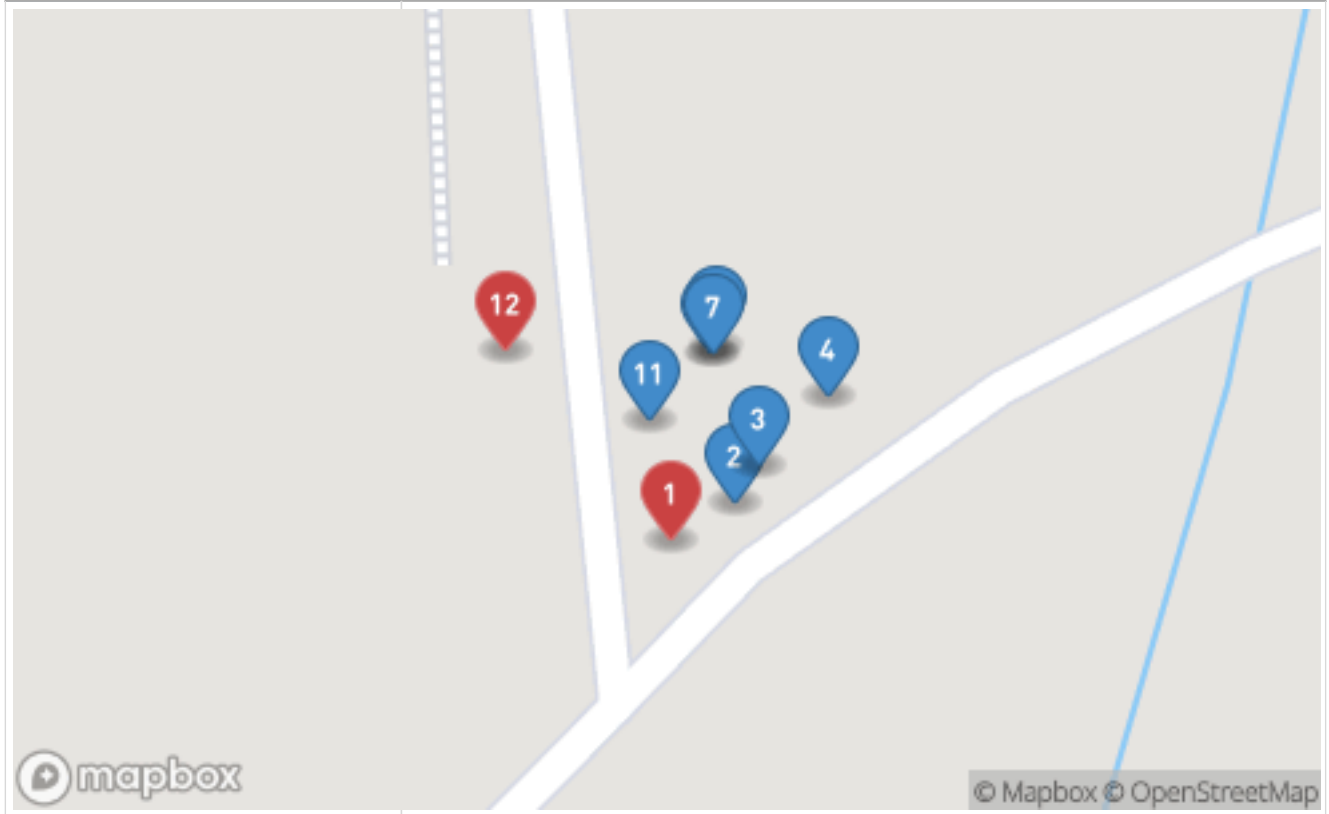
21.05 | Chemical Operator's Data Sheet

Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations








21.05 | Chemical Operator's Data Sheet




Site Details

Date	13/12/2024
Project No.	20990
Location	Mirvac West Pennant Hills
Start Time	06:30 AM (11 GMT)
Finish Time	02:45 PM (11 GMT)
Specific Site Details (Zone)	Zone 2 & 3
Weeds Treated	Large/small leaved privet, lantana, ochna, asparagus fern, blackberry


Operators

Name	Other
	 -33.746012, 151.037747 13/12/2024 12:48 PM
Other	Lochlain Smith
Signature	
	 -33.746001, 151.037759 13/12/2024 12:49 PM

Operators (1)

Name	Christopher Booty
	 -33.746006, 151.037760 13/12/2024 12:49 PM
Other	
Signature	
	 -33.745996, 151.037774 13/12/2024 12:49 PM

Operators (2)

Name	Melanie Callaghan
	 -33.746008, 151.037790 13/12/2024 12:49 PM



21.05 | Chemical Operator's Data Sheet

Other	
Signature	
	-33.746017, 151.037782 13/12/2024 12:49 PM

Operators (3)

Name	Suzanne Kiloh
	-33.745989, 151.037771 13/12/2024 12:49 PM
Other	
Signature	
	-33.746002, 151.037771 13/12/2024 12:49 PM

Operators (4)

Name	Samantha Klien
	-33.745985, 151.037759 13/12/2024 12:49 PM
Other	
Signature	
	-33.745972, 151.037737 13/12/2024 12:49 PM

Herbicide Used

Name	Apparent glyphosate 360
Batch No.	1
Application Rate	Neat



21.05 | Chemical Operator's Data Sheet

Total Product Used	1.750 litres
Equipment / Method	Poison Bottle
Other Method	

Herbicide Used (1)

Name	Vigilant II
Batch No.	1
Application Rate	Neat
Total Product Used	50ml
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	V/Warm 36°C - 30°C
Weather Conditions	Clear Sky
Wind	Light
Wind Direction	9.3 km/h ESE
Plant Size	1-2m

Map Image (Optional)

Upload	
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Sensitive Place Notification (if applicable)

Place	
Date Notified	13/12/2024
Time	
Person Notified	
Name of Notifier	
Comments	

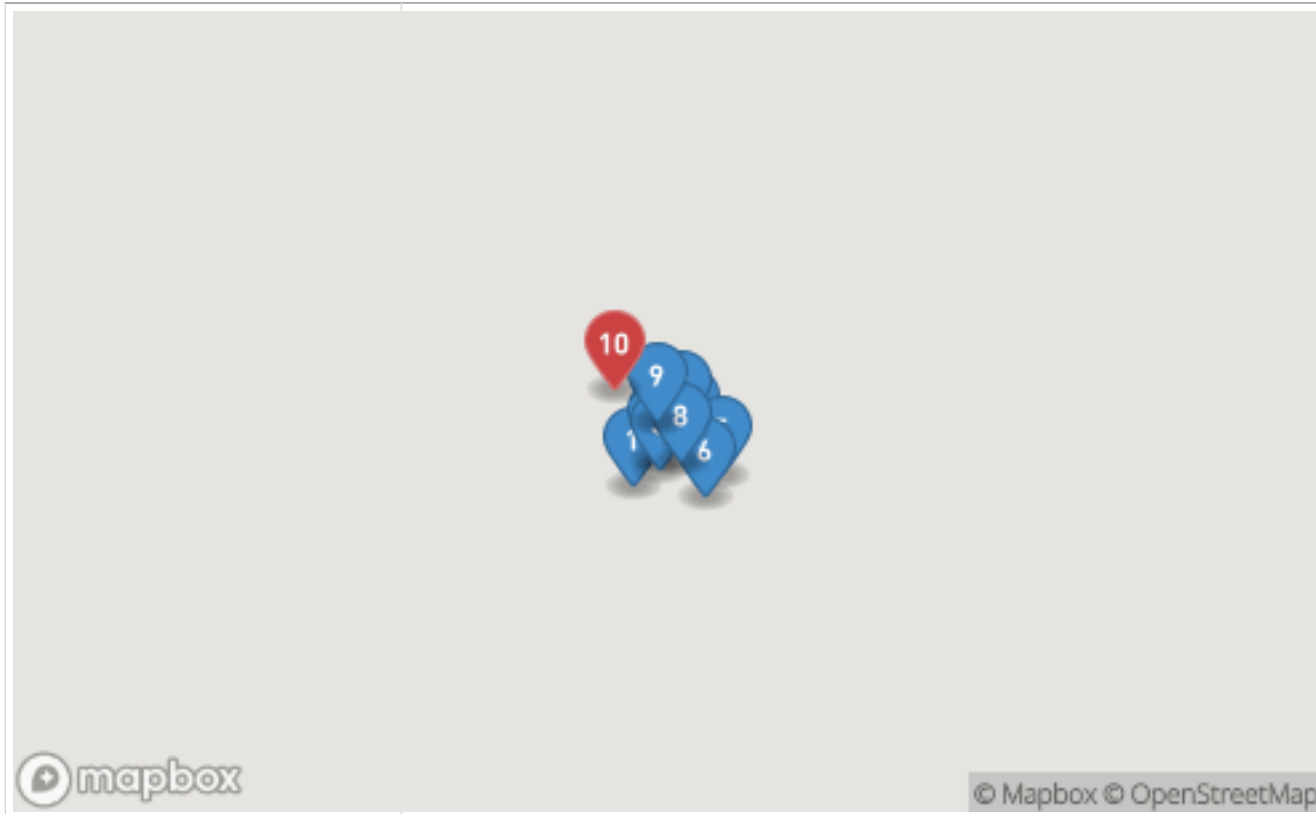


MURU MITTIGAR

Date Submitted: 13/12/2024 12:54 PM
Submitted By: suzanne.kiloh@murumittigar.com.au

21.05 | Chemical Operator's Data Sheet

Form Locations





MONTHLY REPORT – JANUARY 2025

Vegetation Restoration Works: 55 Coonara Avenue, West Pennant Hills, NSW, 2125



MURU
MITTIGAR

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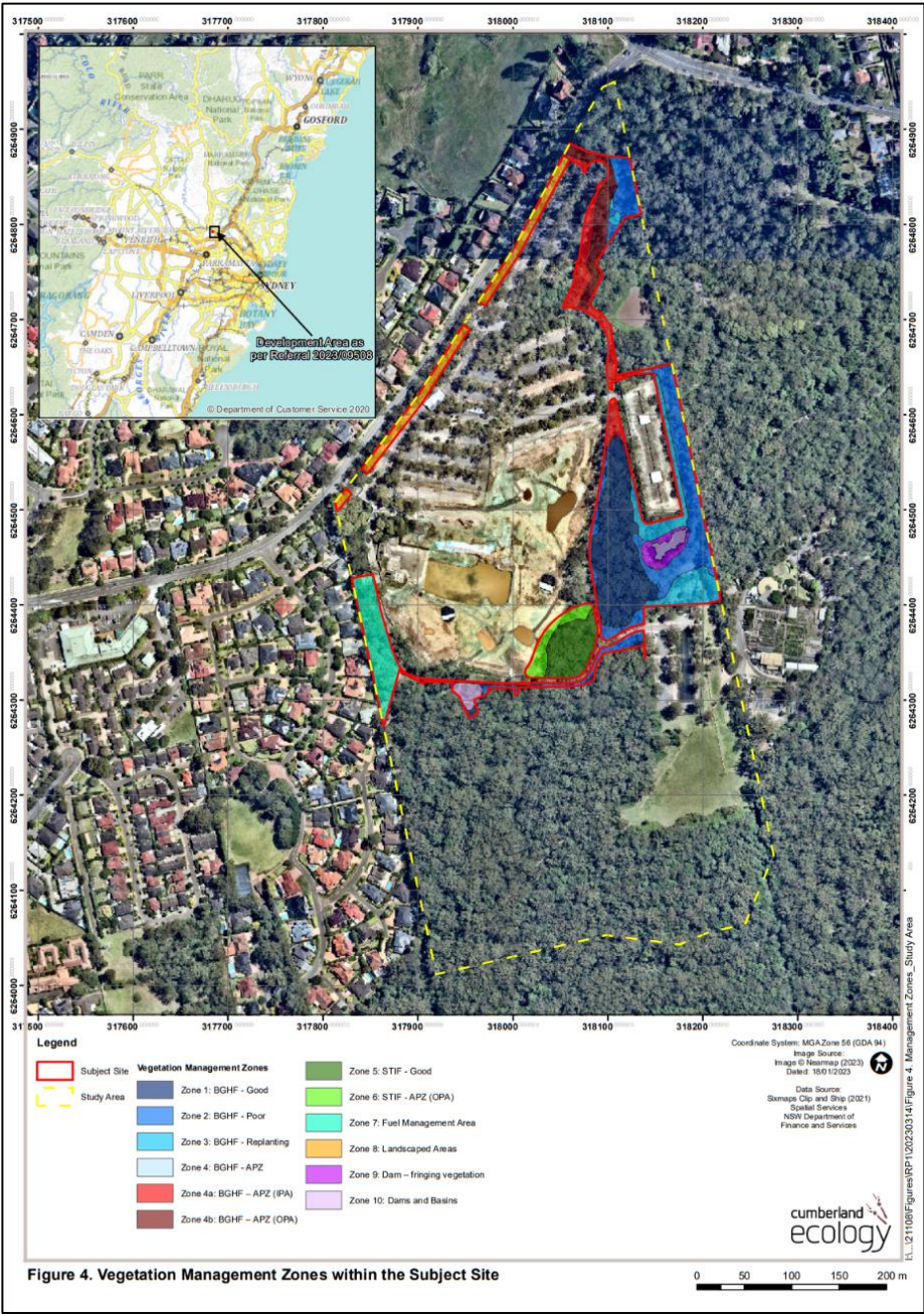
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Summary of Works

Overview

Dates	Number of Staff	Total Hours On Site
21 st January 2025	6	48
22 nd January 2025	6	48
23 rd January 2025	4	32
24 th January 2025	4	40
30 th January 2025	4	40
31 st January 2025	2	16

Site Map



Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	6-Feb-25	3 of 7

21st to 24th January

Larger specimens of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) were removed using a chainsaw and painted with neat Glyphosate within Zone 3. (Please refer to Figure 4 on Page 4).

Smaller specimens within Zones 3 were cut and painted with hand tools and painted with neat glyphosate. Some particularly large specimens were drilled and filled with neat Glyphosate within Zone 3. Ochna was also cut and painted with Vigilant within Zone 3.

Large stand of Lantana was brush-cut with intentions to follow-up spray regrowth in Zone 3 and 9. Ludwigia was cut and painted with Vigilant or hand pulled within Zone 9.

Large specimens of Blackberry were scraped and painted, and Asparagus Fern was removed via mattock within Zone 9.

Before and After Photos



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of a larger specimen being drilled and frilled.



Area where Ludwigia were removed.



Area where Ludwigia were removed.



Area where Blackberry was removed.

30th January to 31st January

Larger specimens of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) were removed using a chainsaw and painted with neat Glyphosate within Zone 3 and 9. (Please refer to Figure 4 on Page 4).
Smaller specimens within Zones 3 and 9 were cut and painted with hand tools and painted with neat glyphosate.
Ochna (*Ochna serrulata*) in Zones 3 and 9 were cut and painted with Vigilant.
Camphor Laurel (*Cinnamomum camphora*) were also present and cut and painted with neat Glyphosate within Zone 3.
Next time the team will drill larger specimens and remove more Ludwigia from the dam. Note some work could not be completed due to high jumping ant activity. See photo below.



Before and After Photos



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	6-Feb-25	6 of 7



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.

Chemical Reports

Chemical reports for this month have been attached.

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	6-Feb-25	7 of 7



21.05 | Chemical Operator's Data Sheet




Site Details

Date	21/01/2025
Project No.	20990
Location	Mirvac, west pennant hills
Start Time	06:30 AM (11 GMT)
Finish Time	03:00 PM (11 GMT)
Specific Site Details (Zone)	Zone 3
Weeds Treated	Small/large leaf privet, Lantana, Ochna, Tallow wood


Operators

Name	Gabrielle Cornish	
	 -33.745284, 151.036281	21/01/2025 01:21 PM
Other		
Signature		
	 -33.745303, 151.036261	21/01/2025 01:21 PM

Operators (1)



Name	Lachlain Smith	
	 -33.745345, 151.036241	21/01/2025 01:21 PM
Other		
Signature		
	 -33.745355, 151.036252	21/01/2025 01:21 PM

Operators (2)




Name	Melanie Callaghan	
	 -33.745356, 151.036292	21/01/2025 01:21 PM



21.05 | Chemical Operator's Data Sheet

Other	
Signature	
	 -33.745343, 151.036310 21/01/2025 01:21 PM


Operators (3)

Name	Samantha Klien
	 -33.745330, 151.036315 21/01/2025 01:21 PM
Other	
Signature	
	 -33.745320, 151.036310 21/01/2025 01:21 PM



Operators (4)

Name	Suzanne Kiloh
	 -33.745314, 151.036300 21/01/2025 01:22 PM
Other	
Signature	
	 -33.745323, 151.036299 21/01/2025 01:22 PM

Operators (5)

Name	Tahnie Tuxford
	 -33.745307, 151.036316 21/01/2025 01:22 PM

21.05 | Chemical Operator's Data Sheet

Other	
Signature	
	<div>  -33.745290, 151.036311 <div>21/01/2025 01:22 PM</div> </div>

Herbicide Used

Name	Glyphosate 360
Batch No.	1
Application Rate	Neat
Total Product Used	1.5L
Equipment / Method	Poison Bottle
Other Method	

Herbicide Used (1)

Name	Vigilant II
Batch No.	1
Application Rate	Neat
Total Product Used	125mls
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	Warm 21°C - 25°C
Weather Conditions	Clear Sky
Wind	Light
Wind Direction	14km/h E
Plant Size	>2m



21.05 | Chemical Operator's Data Sheet

Map Image (Optional)

Upload	
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Sensitive Place Notification (if applicable)

Place	
Date Notified	21/01/2025
Time	
Person Notified	
Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations





21.05 | Chemical Operator's Data Sheet

Site Details

Date	22/01/2025
Project No.	20990
Location	Mirvac, West pennant hills
Start Time	06:30 AM (11 GMT)
Finish Time	03:00 PM (11 GMT)
Specific Site Details (Zone)	Zone 3 (glyphosate) Zone 9 (vigilant)
Weeds Treated	Zone 3 - small and large leaf privet, Chinese tallow wood. Zone 9 - Ludwigia


Operators

Name	Gabrielle Cornish	
	 -33.744948, 151.037104	22/01/2025 01:12 PM
Other		
Signature		
	 -33.744988, 151.037111	22/01/2025 01:12 PM

Operators (1)

Name	Lachlain Smith	
	 -33.745020, 151.037078	22/01/2025 01:12 PM
Other		
Signature		
	 -33.745015, 151.037084	22/01/2025 01:12 PM

Operators (2)




Name	Melanie Callaghan	
	 -33.744958, 151.037111	22/01/2025 01:13 PM






21.05 | Chemical Operator's Data Sheet

Other	
Signature	
	 -33.744974, 151.037126 22/01/2025 01:13 PM


Operators (3)

Name	Samantha Klien
	 -33.745002, 151.037108 22/01/2025 01:13 PM
Other	
Signature	
	 -33.745022, 151.037110 22/01/2025 01:13 PM

Operators (4)



Name	Suzanne Kiloh
	 -33.744998, 151.037112 22/01/2025 01:13 PM
Other	
Signature	
	 -33.744977, 151.037131 22/01/2025 01:13 PM

Operators (5)

Name	Tahnie Tuxford
	 -33.744962, 151.037137 22/01/2025 01:13 PM



21.05 | Chemical Operator's Data Sheet

Other	
Signature	
	 -33.744939, 151.037140 22/01/2025 01:13 PM

Herbicide Used

Name	Glysophate 360
Batch No.	1
Application Rate	Neat
Total Product Used	725 mls
Equipment / Method	Poison Bottle
Other Method	

Herbicide Used (1)

Name	Vigilant II
Batch No.	1
Application Rate	Neat
Total Product Used	500mls
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	Hot >30°C
Weather Conditions	Variable
Wind	Light
Wind Direction	11.1 km/h NNW
Plant Size	>2m



21.05 | Chemical Operator's Data Sheet

Map Image (Optional)

Upload	
--------	--

Sensitive Place Notification (if applicable)

Place	
Date Notified	22/01/2025
Time	
Person Notified	
Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations





21.05 | Chemical Operator's Data Sheet

Site Details

Date	23/01/2025
Project No.	20990
Location	Mirvac west pennant hills
Start Time	06:30 AM (11 GMT)
Finish Time	03:00 PM (11 GMT)
Specific Site Details (Zone)	Zone 9
Weeds Treated	Ludwigia Peruviana (vigilant) small leaved privet (Glyphosate)


Operators

Name	Gabrielle Cornish	
	 -33.745074, 151.037076	23/01/2025 01:14 PM
Other		
Signature		
	 -33.745074, 151.037076	23/01/2025 01:14 PM

Operators (1)

Name	Tahnie Tuxford	
	 -33.745074, 151.037076	23/01/2025 01:14 PM
Other		
Signature		
	 -33.745074, 151.037076	23/01/2025 01:14 PM

Operators (2)




Name	Samantha Klien	
	 -33.745074, 151.037076	23/01/2025 01:14 PM



21.05 | Chemical Operator's Data Sheet

Other	
Signature	
	 -33.745074, 151.037076 23/01/2025 01:14 PM

Operators (3)

Name	Suzanne Kiloh
	 -33.745074, 151.037076 23/01/2025 01:14 PM
Other	
Signature	
	 -33.745074, 151.037076 23/01/2025 01:14 PM

Herbicide Used

Name	Glyphosate 360
Batch No.	1
Application Rate	Neat
Total Product Used	125ml
Equipment / Method	Poison Bottle
Other Method	

Herbicide Used (1)

Name	Vigilant II
Batch No.	1
Application Rate	Neat
Total Product Used	125 ml
Equipment / Method	Poison Bottle
Other Method	

Continued

21.05 | Chemical Operator's Data Sheet

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	Warm 21°C - 25°C
Weather Conditions	Variable
Wind	Light
Wind Direction	14.8 km/h SE
Plant Size	1-2m

Map Image (Optional)

Upload	
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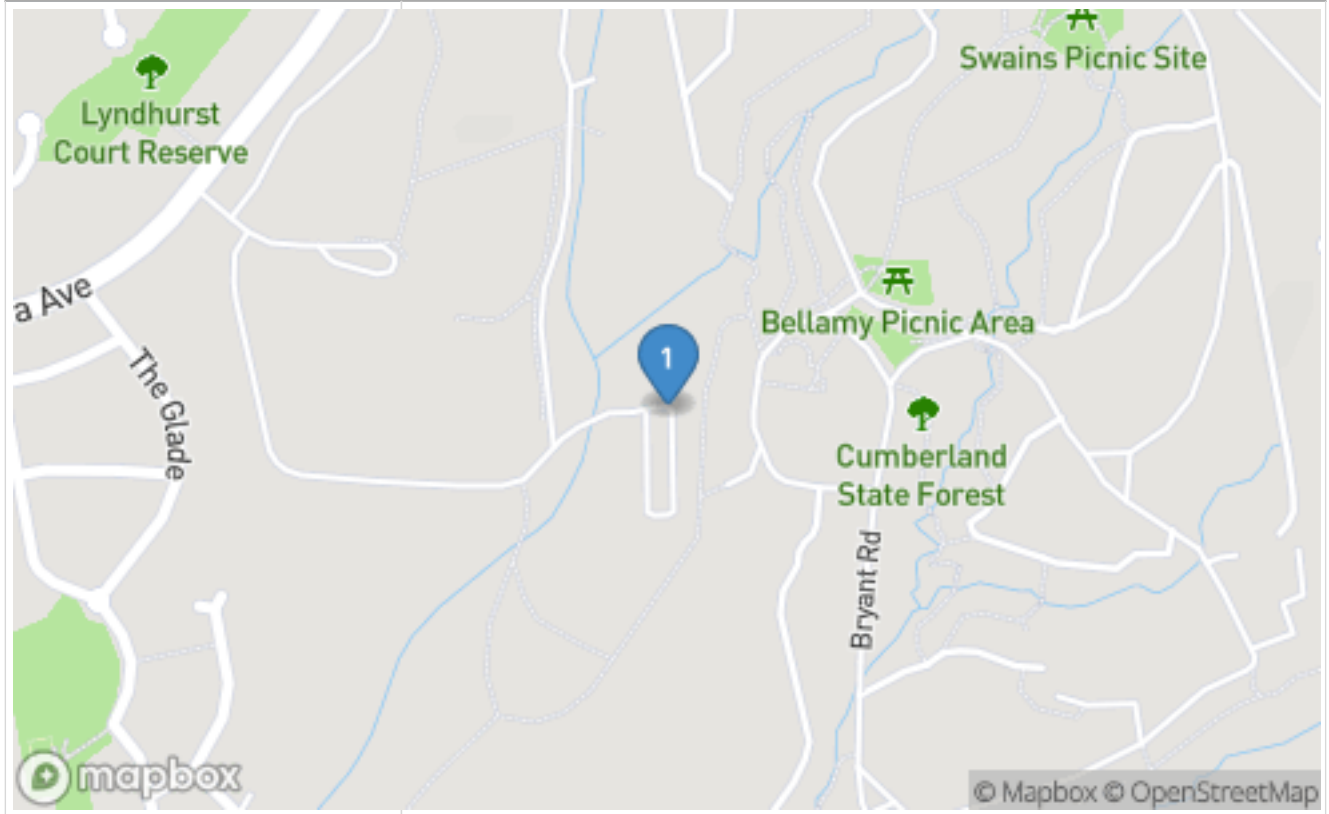
Sensitive Place Notification (if applicable)

Place	
Date Notified	23/01/2025
Time	
Person Notified	
Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations





21.05 | Chemical Operator's Data Sheet




Site Details

Date	24/01/2025
Project No.	20990
Location	Mirvac, West Pennant Hills
Start Time	06:00 AM (11 GMT)
Finish Time	03:00 PM (11 GMT)
Specific Site Details (Zone)	Zone 9
Weeds Treated	Small and large leaf privet, Black berry, Ochna

Operators

Name	Gabrielle Cornish	
	 -33.744920, 151.037183	24/01/2025 01:33 PM
Other		
Signature		
	 -33.744923, 151.037215	24/01/2025 01:34 PM

Operators (1)

Name	Melanie Callaghan	
	 -33.744943, 151.037205	24/01/2025 01:34 PM
Other		
Signature		
	 -33.744946, 151.037206	24/01/2025 01:34 PM

Herbicide Used

Name	Glyphosate 360
Batch No.	1

21.05 | Chemical Operator's Data Sheet

Application Rate	Neat
Total Product Used	375mls
Equipment / Method	Poison Bottle
Other Method	

Herbicide Used (1)

Name	Vigilant II
Batch No.	1
Application Rate	Neat
Total Product Used	125mls
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	Warm 21°C - 25°C
Weather Conditions	Variable
Wind	Gusty
Wind Direction	20.4 km/h SSE
Plant Size	1-2m

Map Image (Optional)

Upload	
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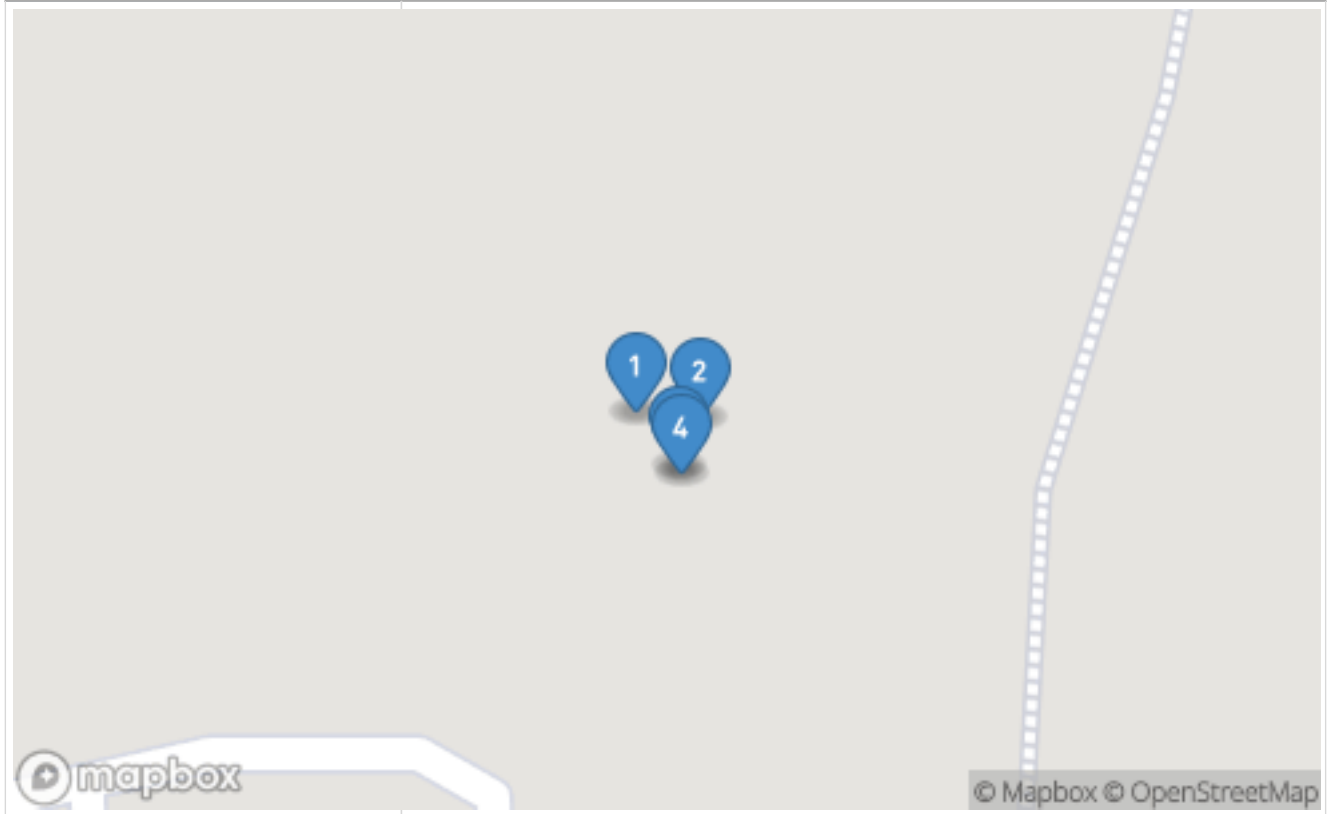
Sensitive Place Notification (if applicable)

Place	
Date Notified	24/01/2025
Time	
Person Notified	
Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations





21.05 | Chemical Operator's Data Sheet


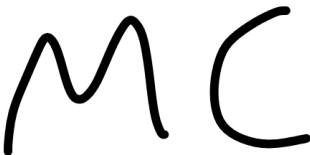

Site Details

Date	30/01/2025
Project No.	20990
Location	Mirvac - Pennant Hills - Blue Gum High Forest
Start Time	07:00 AM (11 GMT)
Finish Time	03:00 PM (11 GMT)
Specific Site Details (Zone)	Dam Zone 9
Weeds Treated	Large Leaved Privet, Small Leaved Privet, Lantana, Wild Tobacco


Operators

Name	Shannon Richards	
	 -33.744545, 151.037078	30/01/2025 02:31 PM
Other		
Signature		
	 -33.744545, 151.037078	30/01/2025 02:31 PM

Operators (1)


Name	Melanie Callaghan	
	 -33.744545, 151.037078	30/01/2025 02:31 PM
Other		
Signature		
	 -33.744545, 151.037078	30/01/2025 02:31 PM

Operators (2)



Name	Justin Mercieca	
	 -33.744545, 151.037078	30/01/2025 02:31 PM



21.05 | Chemical Operator's Data Sheet

Other	
Signature	J M
	 -33.744545, 151.037078 30/01/2025 02:31 PM

Operators (3)

Name	Christopher Booty
	 -33.744545, 151.037078 30/01/2025 02:31 PM
Other	
Signature	CB
	 -33.744545, 151.037078 30/01/2025 02:31 PM

Herbicide Used

Name	Glyphosate
Batch No.	.
Application Rate	Neat
Total Product Used	450
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	Warm 21°C - 25°C



21.05 | Chemical Operator's Data Sheet

Weather Conditions	Variable
Wind	Light
Wind Direction	
Plant Size	>2m

Map Image (Optional)

Upload	
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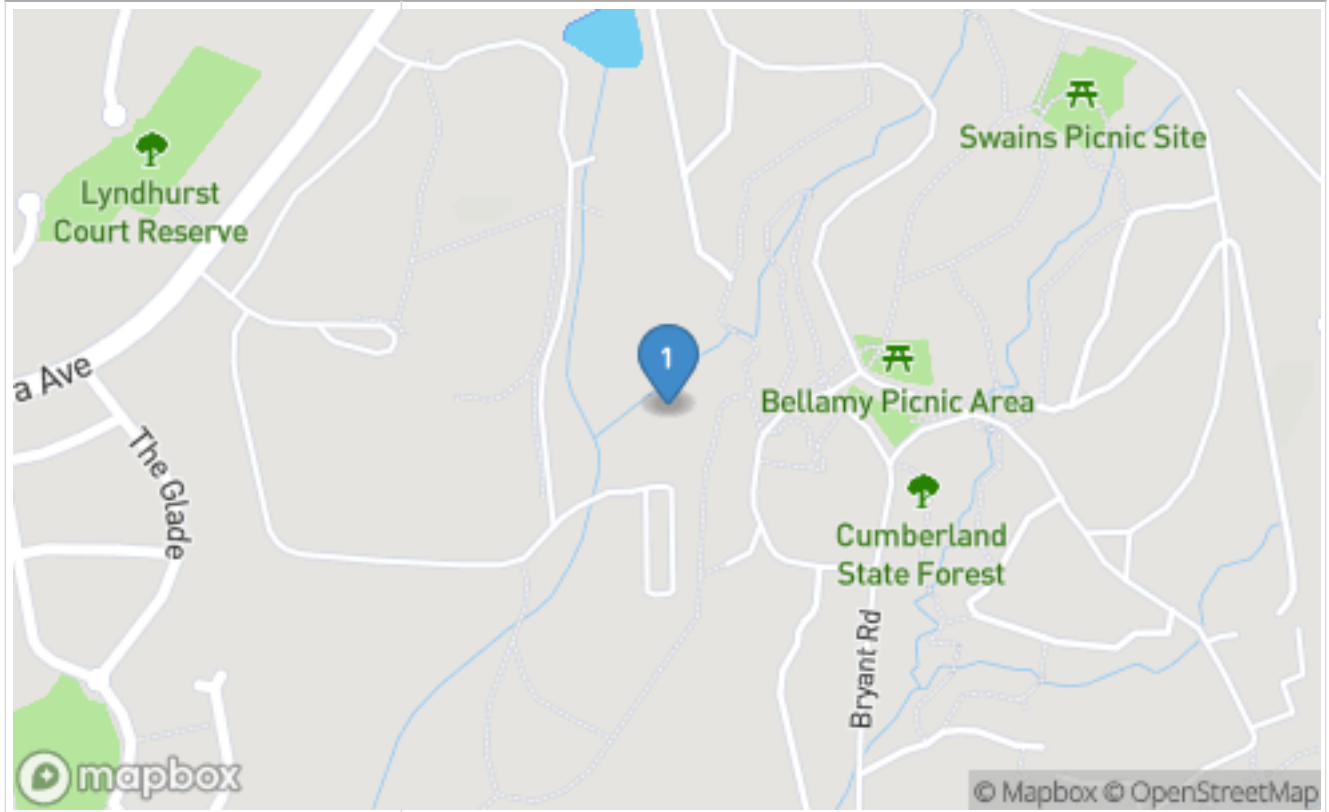
Sensitive Place Notification (if applicable)

Place	
Date Notified	30/01/2025
Time	
Person Notified	
Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations








21.05 | Chemical Operator's Data Sheet




Site Details

Date	31/01/2025
Project No.	20990
Location	West Pennant Hills Blue Gum High Forest Mirvac
Start Time	07:00 AM (11 GMT)
Finish Time	03:30 PM (11 GMT)
Specific Site Details (Zone)	Zone 9 and 3
Weeds Treated	Ochna

Operators

Name	Shannon Richards	
	 -33.744297, 151.036688	31/01/2025 01:47 PM
Other		
Signature		
	 -33.744297, 151.036688	31/01/2025 01:47 PM

Operators (1)

Name	Samantha Klien	
	 -33.744297, 151.036688	31/01/2025 01:47 PM
Other		
Signature		
	 -33.744297, 151.036688	31/01/2025 01:47 PM

Herbicide Used

Name	Vigilant
Batch No.	.



21.05 | Chemical Operator's Data Sheet

Application Rate	neat
Total Product Used	50mls
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	Warm 21°C - 25°C
Weather Conditions	Overcast
Wind	Light
Wind Direction	
Plant Size	>2m

Map Image (Optional)

Upload	
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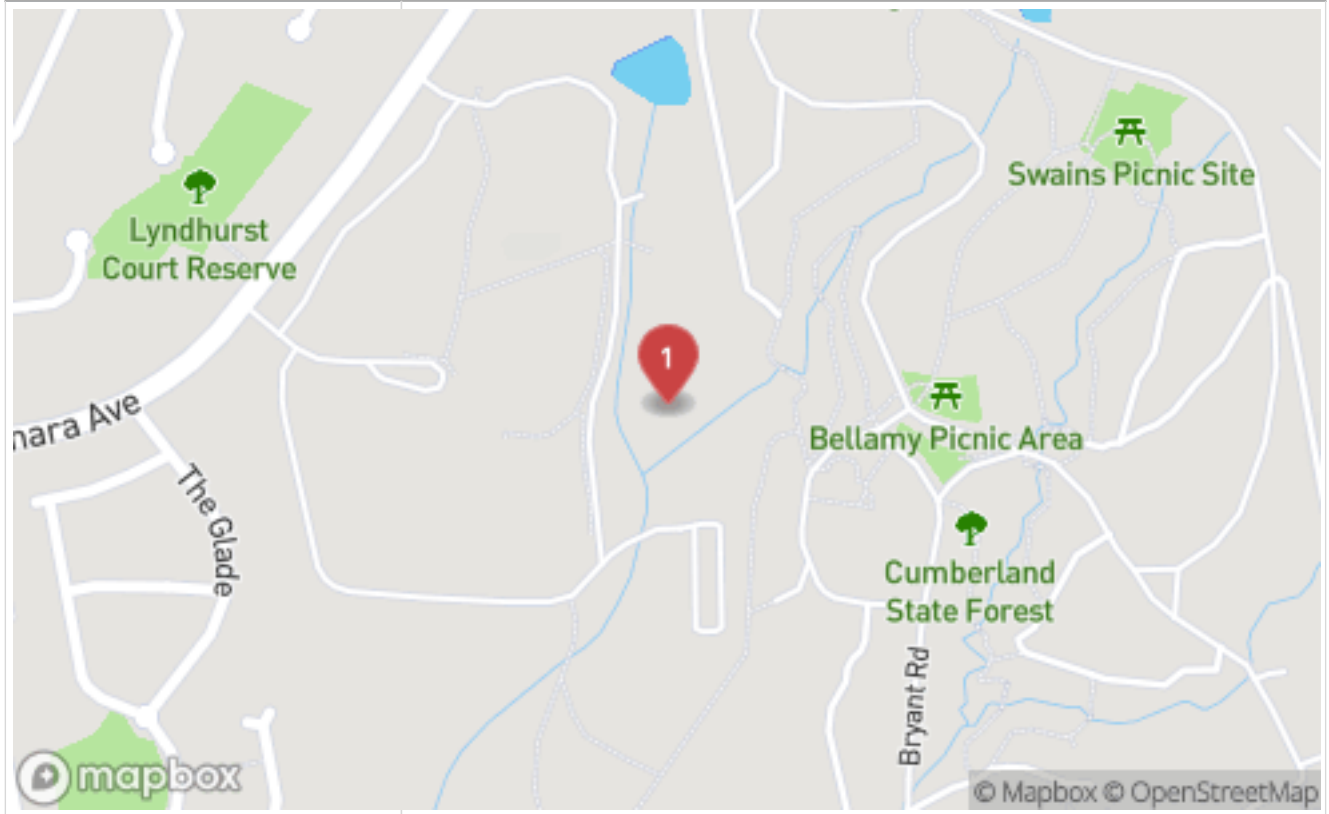
Sensitive Place Notification (if applicable)

Place	
Date Notified	31/01/2025
Time	
Person Notified	
Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations








21.05 | Chemical Operator's Data Sheet




Site Details

Date	31/01/2025
Project No.	20990
Location	Mirvac Blue Gum High Forest West Pennant Hills
Start Time	07:00 AM (11 GMT)
Finish Time	03:30 PM (11 GMT)
Specific Site Details (Zone)	Zone 9 and 3
Weeds Treated	Privets, Camphor Laurel

Operators

Name	Shannon Richards	
	 -33.744258, 151.036695	31/01/2025 01:48 PM
Other		
Signature		
	 -33.744257, 151.036676	31/01/2025 01:48 PM

Operators (1)

Name	Samantha Klien	
	 -33.744257, 151.036675	31/01/2025 01:48 PM
Other		
Signature		
	 -33.744257, 151.036675	31/01/2025 01:48 PM

Herbicide Used

Name	Glyphosate
Batch No.	.



21.05 | Chemical Operator's Data Sheet

Application Rate	neat
Total Product Used	375mls
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	Warm 21°C - 25°C
Weather Conditions	Overcast
Wind	Light
Wind Direction	
Plant Size	>2m

Map Image (Optional)

Upload	
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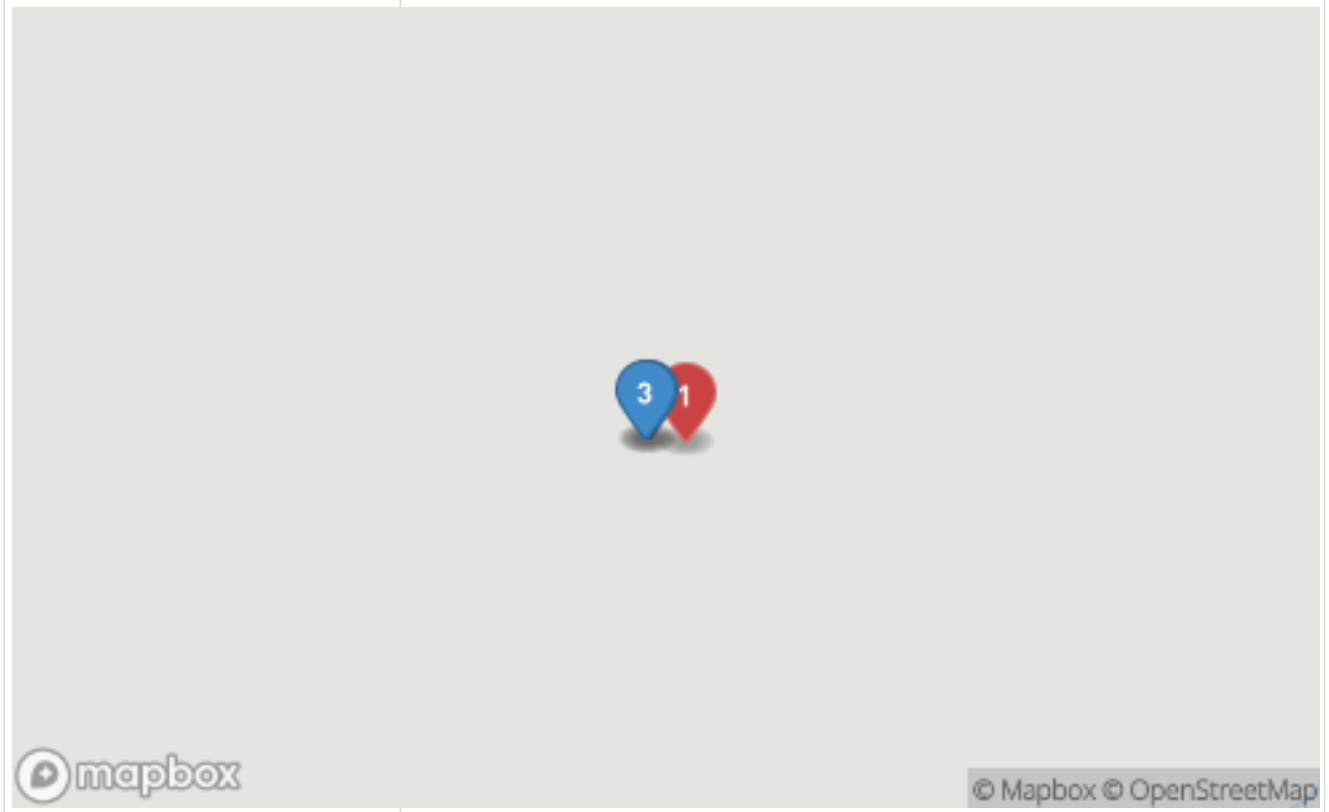
Sensitive Place Notification (if applicable)

Place	
Date Notified	31/01/2025
Time	
Person Notified	
Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations





MONTHLY REPORT – FEBRUARY 2025

Vegetation Restoration Works: 55 Coonara Avenue, West Pennant Hills, NSW, 2125



MURU
MITTIGAR

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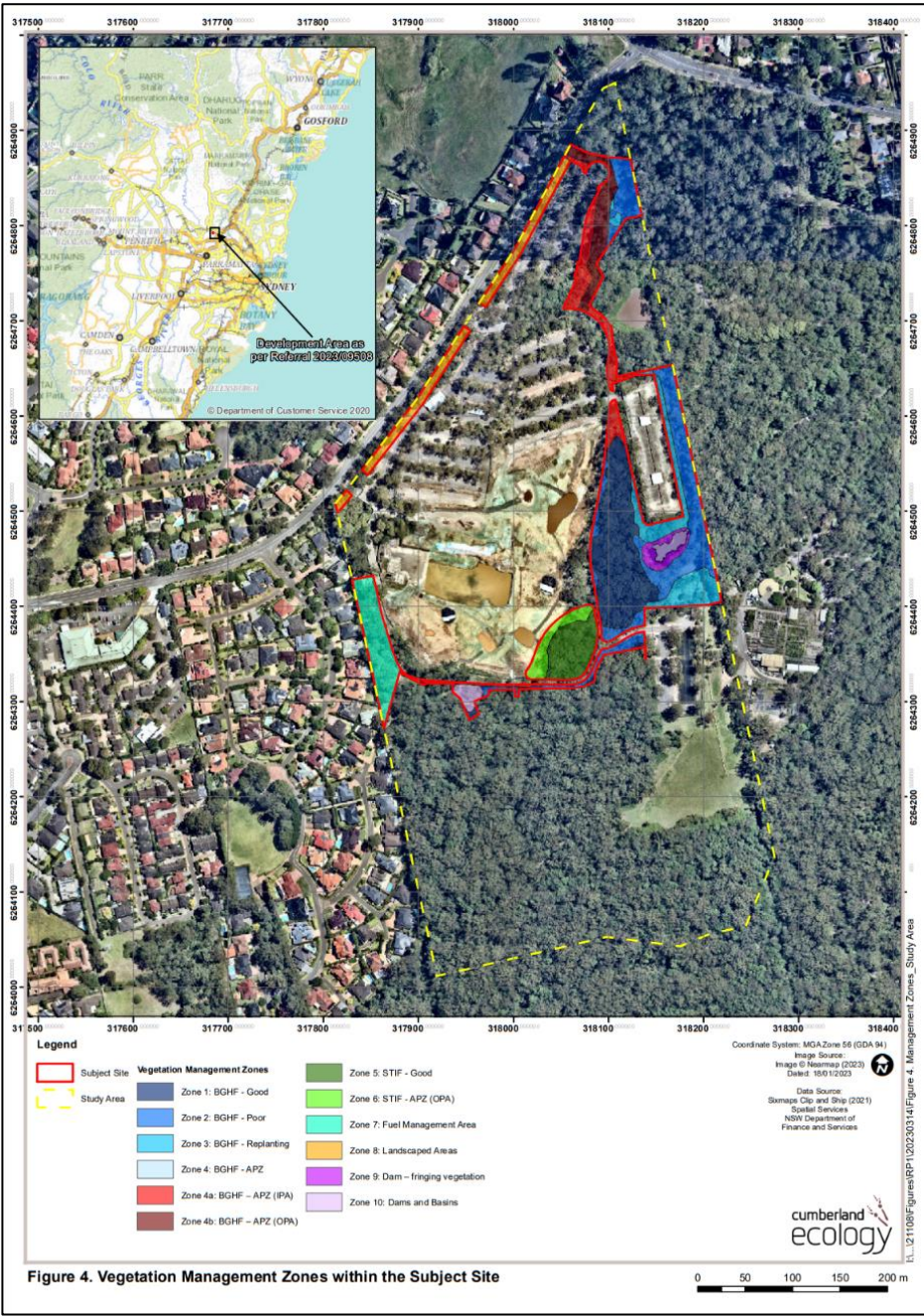
Chemical Reports6

Summary of Works

Overview

Dates	Number of Staff	Total Hours On Site
10 th February 2025	5	25
13 th February 2025	8	64
19 th February 2025	6	48

Site Map



10th February

Larger specimens of Large-Leaved Privet (*Ligustrum lucidum*), Small-Leaved Privet (*Ligustrum sinense*) and *Lantana camara* were removed using a chainsaw and painted with neat Glyphosate within Zone 3. (Please refer to Figure 4 on Page 4).

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	11-Mar-25	3 of 6

13th February

Larger specimens of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) were removed using a chainsaw and painted with neat Glyphosate within Zone 3 and 9. (Please refer to Figure 4 on Page 4).

Smaller specimens within Zones 3 and 9 were cut and painted with hand tools and painted with neat glyphosate.

Ochna (*Ochna serrulata*) in Zones 3 and 9 were cut and painted with Vigilant.

Ludwigia peruviana removed from dam within Zone 9.

19th February

Larger specimens of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) were removed using a chainsaw and painted with neat Glyphosate within 9. (Please refer to Figure 4 on Page 4). Some particularly large specimens were drilled and filled.

Smaller specimens within 9 were cut and painted with hand tools and painted with neat glyphosate.

Ochna (*Ochna serrulata*) in Zone 9 were cut and painted with Vigilant.

Ludwigia (*Ludwigia peruviana*) removed from dam within Zone 9.

Before and After Photos



The images above depict a before and after of Ludwigia removed.



The images above depict a before and after of Ludwigia removed.

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	11-Mar-25	4 of 6



The images above depict a before and after of Ludwigia removed.



The images above depict a before and after of Ludwigia removed.



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.



The images above depict a before and after of woody weeds being removed.

Chemical Reports

Chemical reports for this month have been attached.

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	11-Mar-25	6 of 6






21.05 | Chemical Operator's Data Sheet




Site Details

Date	10/02/2025
Project No.	20990
Location	Mirvac - West Pennant Hills - Blue Gum High Forest
Start Time	07:00 AM (11 GMT)
Finish Time	12:00 PM (11 GMT)
Specific Site Details (Zone)	Zone 3
Weeds Treated	Small and Large Leaved Privet, Lantana


Operators

Name	Shannon Richards	
	 -33.731080, 150.846043	11/02/2025 08:08 AM
Other		
Signature		
	 -33.731080, 150.846043	11/02/2025 08:08 AM

Operators (1)


Name	Christopher Booty	
	 -33.731107, 150.846023	11/02/2025 08:08 AM
Other		
Signature		
	 -33.731107, 150.846023	11/02/2025 08:08 AM

Operators (2)


Name	Tahnie Tuxford	
	 -33.731087, 150.846027	11/02/2025 08:09 AM



21.05 | Chemical Operator's Data Sheet

Other	
Signature	TT
	 -33.731087, 150.846027 11/02/2025 08:09 AM

Operators (3)

Name	Lachlain Smith
	 -33.731087, 150.846027 11/02/2025 08:09 AM
Other	
Signature	LS
	 -33.731087, 150.846027 11/02/2025 08:09 AM

Operators (4)

Name	Justin Mercieca
	 -33.731087, 150.846027 11/02/2025 08:09 AM
Other	
Signature	JM
	 -33.731087, 150.846027 11/02/2025 08:09 AM

Herbicide Used

Name	Glyphosate
Batch No.	.
Application Rate	Neat



21.05 | Chemical Operator's Data Sheet

Total Product Used	500mls
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	Warm 21°C - 25°C
Weather Conditions	Variable
Wind	Gusty
Wind Direction	
Plant Size	>2m

Map Image (Optional)

Upload	
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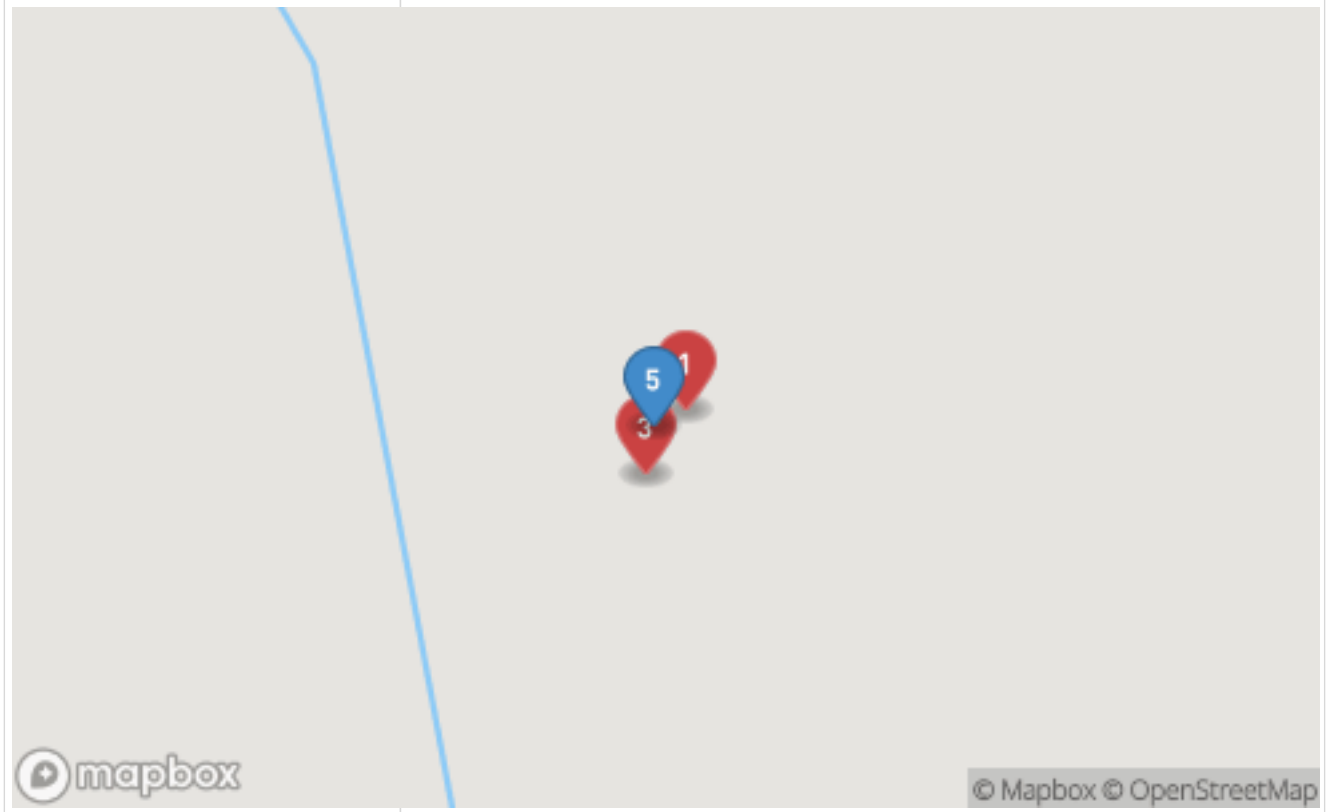
Sensitive Place Notification (if applicable)

Place	
Date Notified	11/02/2025
Time	
Person Notified	
Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations





21.05 | Chemical Operator's Data Sheet

Site Details

Date	13/02/2025
Project No.	20990
Location	Mirvac - West Pennant Hills - Cumberland State Forest
Start Time	07:00 AM (11 GMT)
Finish Time	03:30 PM (11 GMT)
Specific Site Details (Zone)	Zone 3
Weeds Treated	Ochna

Operators

Name	Daniel Goodfellow	
	 -33.745162, 151.036890	13/02/2025 01:17 PM
Other		
Signature		
	 -33.745162, 151.036890	13/02/2025 01:17 PM

Herbicide Used

Name	Vigilant
Batch No.	.
Application Rate	Neat
Total Product Used	40mls
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
--------------------	------



21.05 | Chemical Operator's Data Sheet

Temperature	V/Warm 36°C - 30°C
Weather Conditions	Variable
Wind	Light
Wind Direction	
Plant Size	>2m

Map Image (Optional)

Upload	
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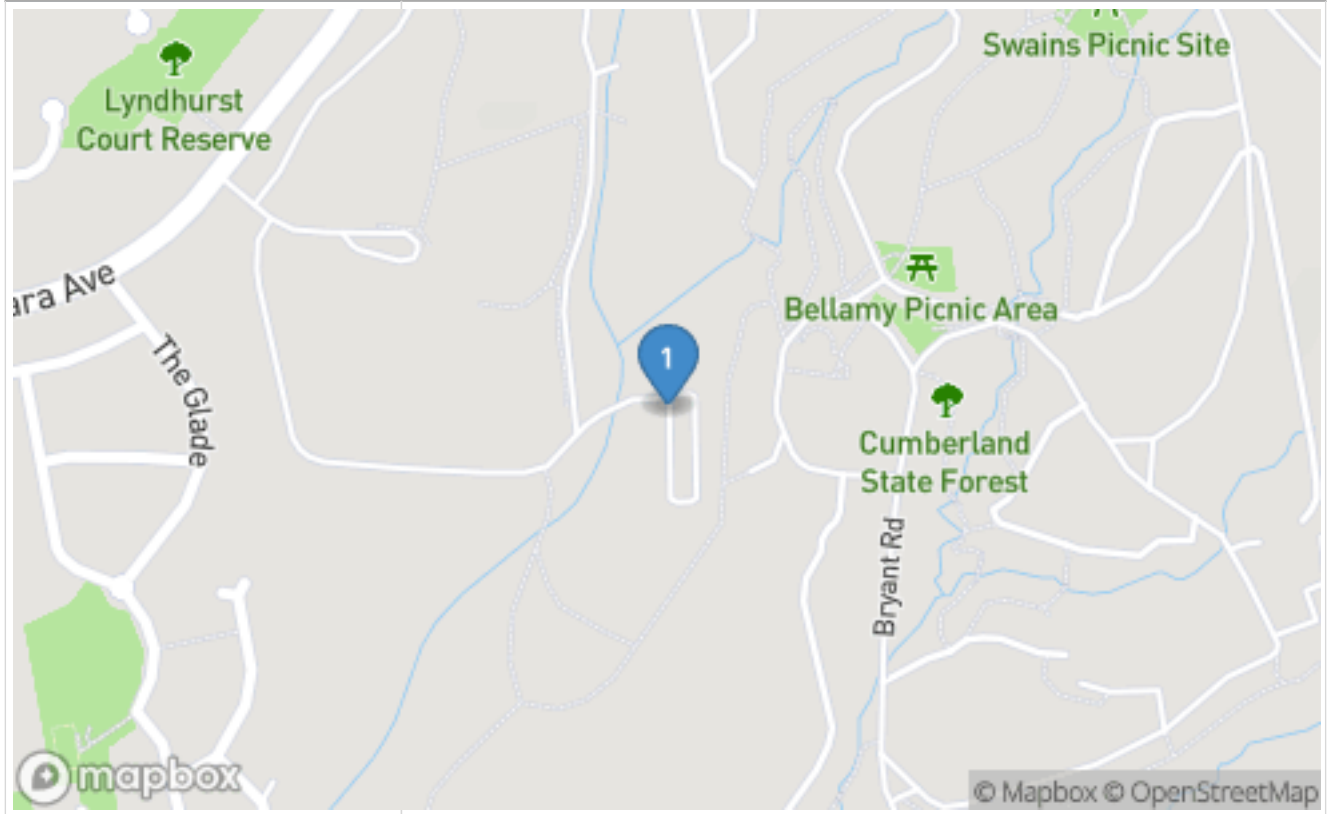
Sensitive Place Notification (if applicable)

Place	
Date Notified	13/02/2025
Time	
Person Notified	
Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations





21.05 | Chemical Operator's Data Sheet




Site Details

Date	19/02/2025
Project No.	20990
Location	Mirvac
Start Time	06:30 AM (11 GMT)
Finish Time	03:00 PM (11 GMT)
Specific Site Details (Zone)	Zone 9
Weeds Treated	Ochna, small leaf/large leaf privet, lantana


Operators

Name	Daniel Goodfellow	
	 -33.745038, 151.037138	19/02/2025 12:41 PM
Other		
Signature		
	 -33.745043, 151.037163	19/02/2025 12:41 PM

Operators (1)


Name	Melanie Callaghan	
	 -33.745030, 151.037144	19/02/2025 12:41 PM
Other		
Signature		
	 -33.745025, 151.037133	19/02/2025 12:41 PM

Operators (2)




Name	Samantha Klien	
	 -33.745019, 151.037137	19/02/2025 12:41 PM



21.05 | Chemical Operator's Data Sheet

Other	
Signature	
	 -33.745017, 151.037133 19/02/2025 12:41 PM


Operators (3)

Name	Suzanne Kiloh
	 -33.745006, 151.037168 19/02/2025 12:41 PM
Other	
Signature	
	 -33.745014, 151.037174 19/02/2025 12:41 PM

Operators (4)

Name	Tahnie Tuxford
	 -33.745040, 151.037198 19/02/2025 12:41 PM
Other	
Signature	
	 -33.745050, 151.037199 19/02/2025 12:41 PM

Operators (5)

Name	Other
	 -33.745054, 151.037128 19/02/2025 12:42 PM

21.05 | Chemical Operator's Data Sheet

Other	Sofia Zvolanek
Signature	
	 -33.745057, 151.037109 19/02/2025 12:42 PM

Herbicide Used

Name	Apparent glyphosate 360
Batch No.	1
Application Rate	Neat
Total Product Used	1.25 litres
Equipment / Method	Poison Bottle
Other Method	

Herbicide Used (1)

Name	Vigilant II
Batch No.	1
Application Rate	Neat
Total Product Used	50ml
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	Warm 21°C - 25°C
Weather Conditions	Variable
Wind	Light
Wind Direction	11.1 km/h ENE
Plant Size	>2m



21.05 | Chemical Operator's Data Sheet

Map Image (Optional)

Upload	
--------	--

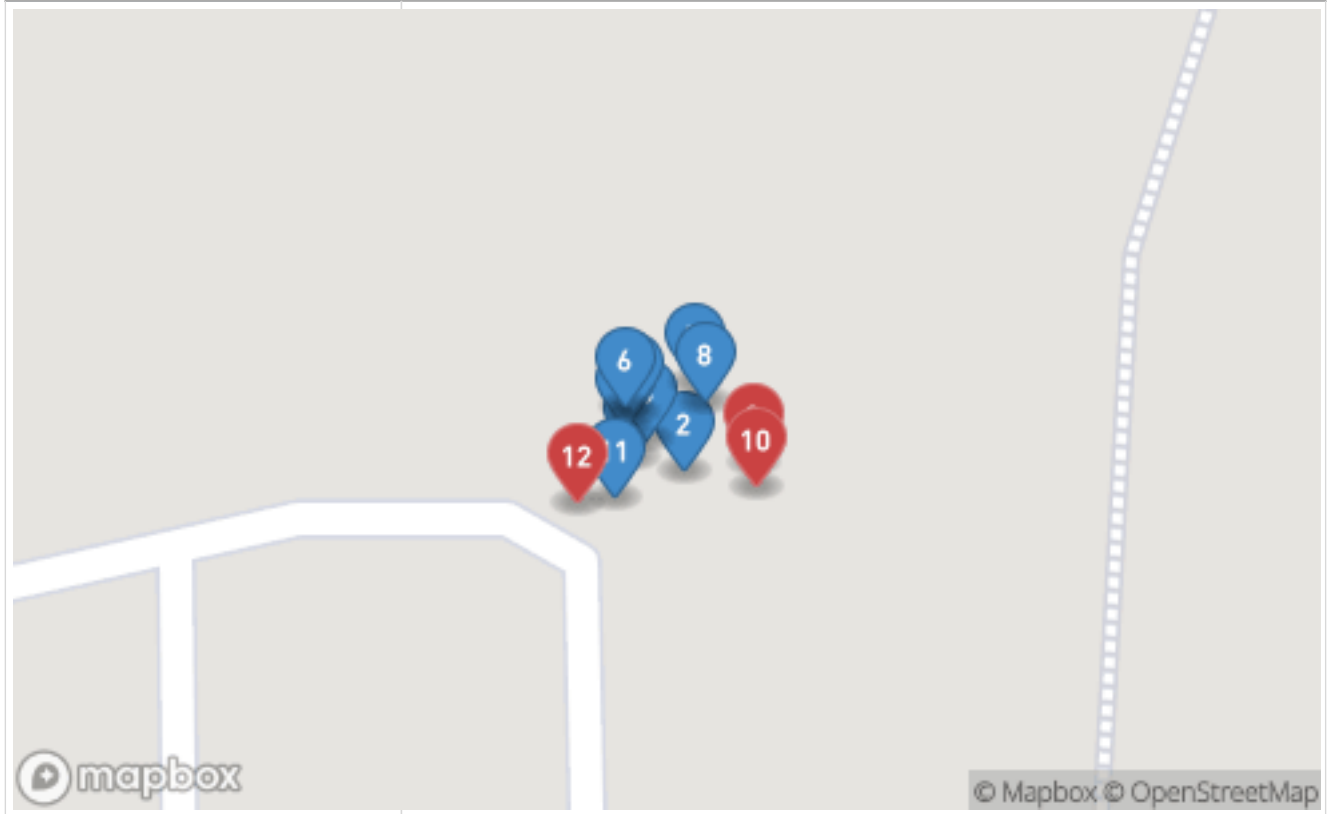
Sensitive Place Notification (if applicable)

Place	
Date Notified	19/02/2025
Time	
Person Notified	
Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations





MONTHLY REPORT – MARCH 2025

Vegetation Restoration Works: 55 Coonara Avenue, West Pennant Hills, NSW, 2125



MURU
MITTIGAR

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26th March4

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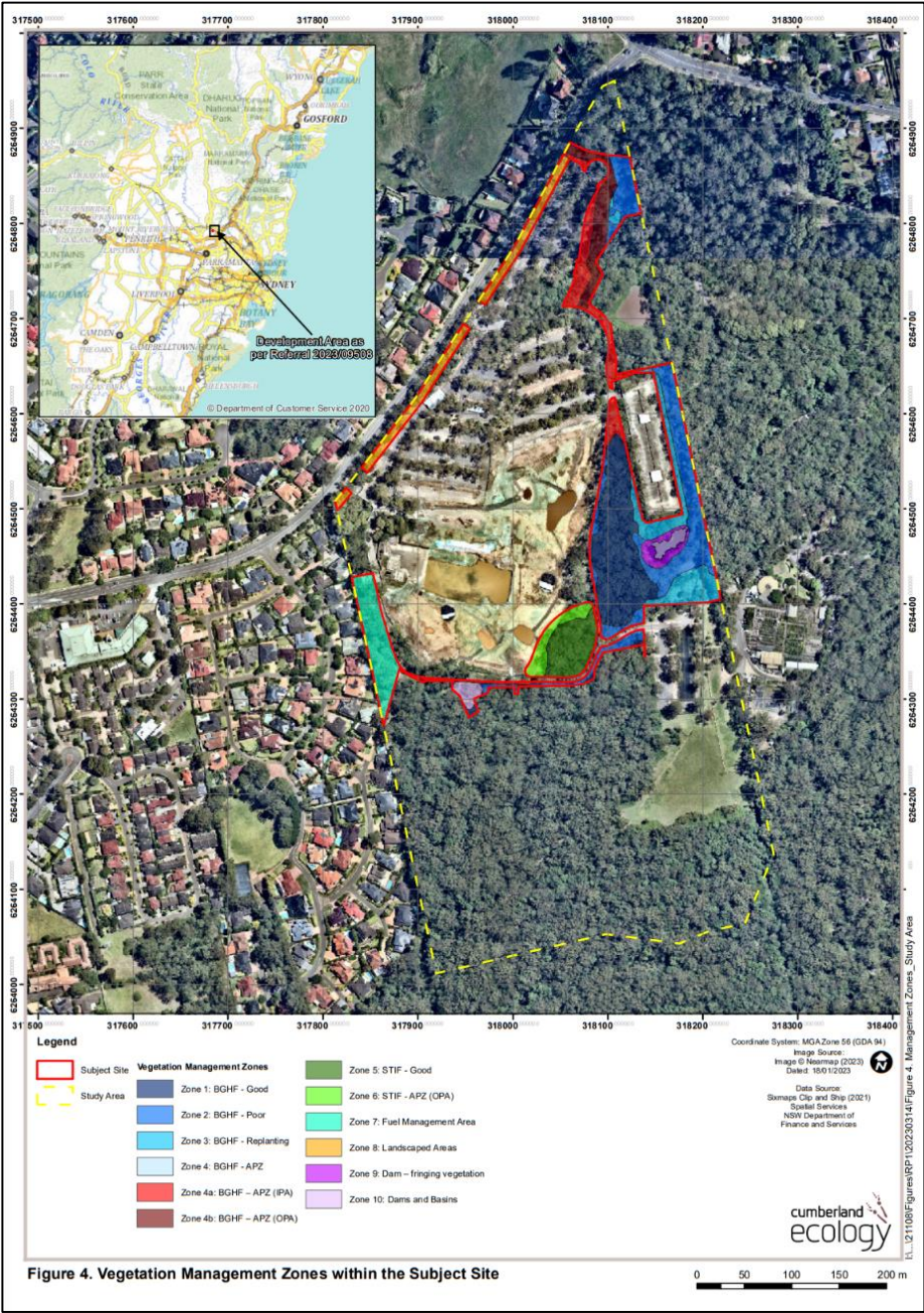
Chemical Reports7

Summary of Works

Overview

Dates	Number of Staff	Total Hours On Site
7 th March 2025	6	48
26 th March 2025	2	16

Site Map



Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Samantha Klein	1.0	30-Apr-25	3 of 7

7th March

Larger specimens of Large-Leaved Privet (*Ligustrum lucidum*), Small-Leaved Privet (*Ligustrum sinense*) and *Lantana camara* were removed using a chainsaw and painted with neat Glyphosate within Zone 4a. (Please refer to Figure 4 on Page 3). Blackberry (*Rubus fruticosus*) was treated using the scrape and paint method with neat Glyphosate. Other weeds treated with neat Glyphosate was Wild Tobacco (*Solanum mauritianum*), Cassia (*Senna pendula glabrata*) and *Ochna serrulata* were also cut and painted with neat Vigillant II. Muru staff also hand removed broad-leaf annual and perennial weed species in this area.

26th March

Continued works of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*)
Larger specimens were drilled and filled neat Glyphosate. Smaller specimens were cut and painted with neat glyphosate.

Photos



Before



After



Before



After



Before



After



Before



After



Before



After

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Samantha Klein	1.0	30-Apr-25	5 of 7



Before



After



Before



After



Before



After

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Samantha Klein	1.0	30-Apr-25	6 of 7



Before



After



Before



After

Chemical Reports

Chemical reports for this month have been attached.

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Samantha Klein	1.0	30-Apr-25	7 of 7



21.05 | Chemical Operator's Data Sheet

Site Details

Date	07/03/2025
Project No.	20990
Location	Mirvac West Pennant Hills
Start Time	06:30 AM (11 GMT)
Finish Time	03:00 PM (11 GMT)
Specific Site Details (Zone)	Zone 4a
Weeds Treated	Large/small leaved privet, ochna, lantana, senna, wild tobacco


Operators

Name	Daniel Goodfellow	
	 -33.740908, 151.036188	07/03/2025 12:40 PM
Other		
Signature		
	 -33.740908, 151.036188	07/03/2025 12:40 PM

Operators (1)

Name	Justin Mercieca	
	 -33.740908, 151.036188	07/03/2025 12:40 PM
Other		
Signature		
	 -33.740908, 151.036188	07/03/2025 12:40 PM

Operators (2)




Name	Melanie Callaghan	
	 -33.740900, 151.036188	07/03/2025 12:41 PM



21.05 | Chemical Operator's Data Sheet

Other	
Signature	
	 -33.740900, 151.036188 07/03/2025 12:41 PM


Operators (3)

Name	Suzanne Kiloh
	 -33.740900, 151.036188 07/03/2025 12:41 PM
Other	
Signature	
	 -33.740900, 151.036188 07/03/2025 12:41 PM



Operators (4)

Name	Tahnie Tuxford
	 -33.740900, 151.036188 07/03/2025 12:41 PM
Other	
Signature	
	 -33.740900, 151.036188 07/03/2025 12:41 PM

Operators (5)

Name	Other
	 -33.740900, 151.036188 07/03/2025 12:41 PM

21.05 | Chemical Operator's Data Sheet

Other	Sofia Z
Signature	
	 -33.740900, 151.036188 07/03/2025 12:41 PM

Herbicide Used

Name	Glyphosate 360
Batch No.	1
Application Rate	Neat
Total Product Used	1 litre
Equipment / Method	Poison Bottle
Other Method	

Herbicide Used (1)

Name	Vigilant II
Batch No.	1
Application Rate	Neat
Total Product Used	15ml
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	Warm 21°C - 25°C
Weather Conditions	Showers
Wind	Light
Wind Direction	16.7km/h E
Plant Size	1-2m



21.05 | Chemical Operator's Data Sheet

Map Image (Optional)

Upload	
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Sensitive Place Notification (if applicable)

Place	
Date Notified	07/03/2025
Time	
Person Notified	
Name of Notifier	
Comments	

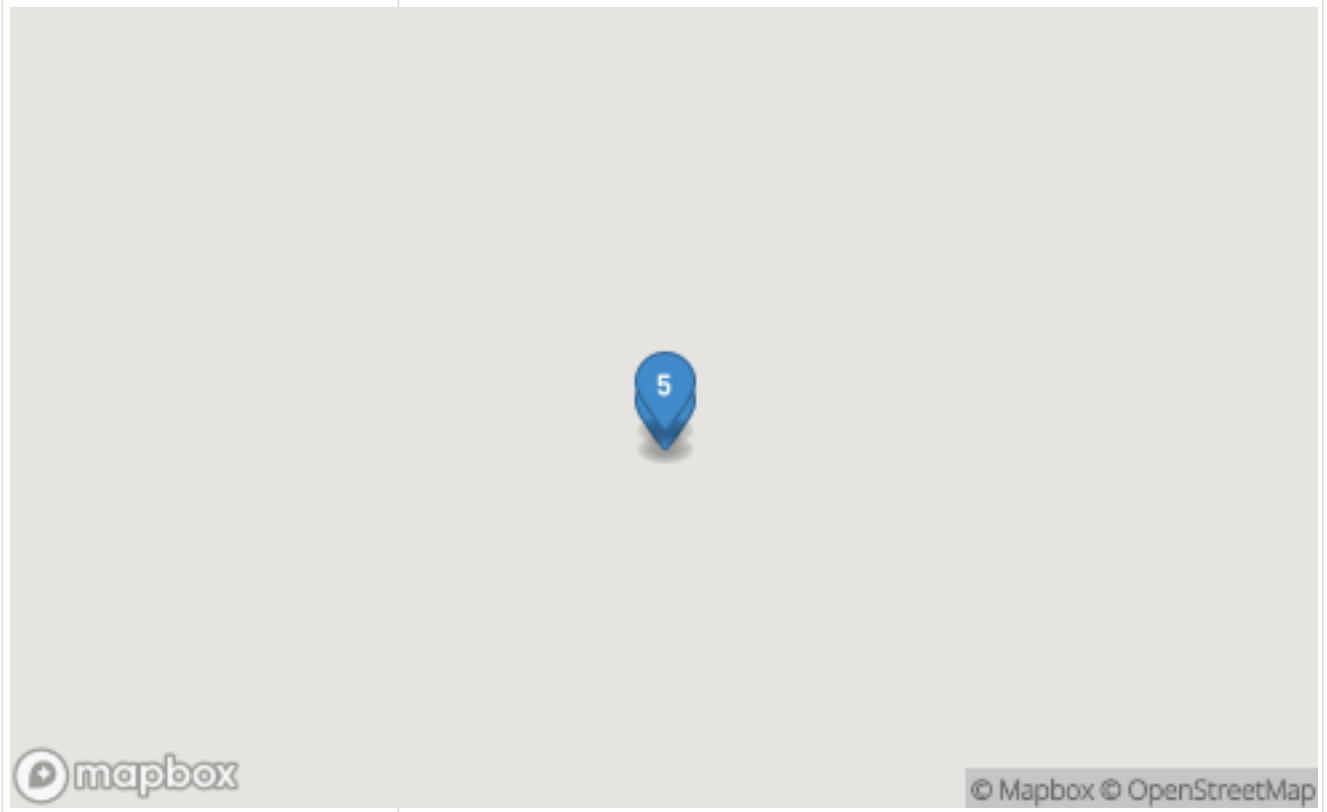


MURU MITTIGAR

Date Submitted: 07/03/2025 12:43 PM
Submitted By: suzanne.kiloh@murumittigar.com.au

21.05 | Chemical Operator's Data Sheet

Form Locations





21.05 | Chemical Operator's Data Sheet




Site Details

Date	26/03/2025
Project No.	20990
Location	West Pennant Hills
Start Time	06:45 AM (11 GMT)
Finish Time	02:45 PM (11 GMT)
Specific Site Details (Zone)	Zone 4a(APZ)
Weeds Treated	Large Leaf Privet

Operators

Name	Daniel Goodfellow	
	 -33.741446, 151.035754	26/03/2025 02:02 PM
Other		
Signature		
	 -33.741446, 151.035754	26/03/2025 02:02 PM

Operators (1)

Name	Sofia Zvolanek	
	 -33.741446, 151.035754	26/03/2025 02:02 PM
Other		
Signature		
	 -33.741446, 151.035754	26/03/2025 02:02 PM

Herbicide Used

Name	Apprant glyphosate green 360
Batch No.	1



21.05 | Chemical Operator's Data Sheet

Application Rate	Neat
Total Product Used	375ml
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	Warm 21°C - 25°C
Weather Conditions	Variable
Wind	Light
Wind Direction	13.0km/h NE 49% Humidity
Plant Size	1-2m

Map Image (Optional)

Upload	
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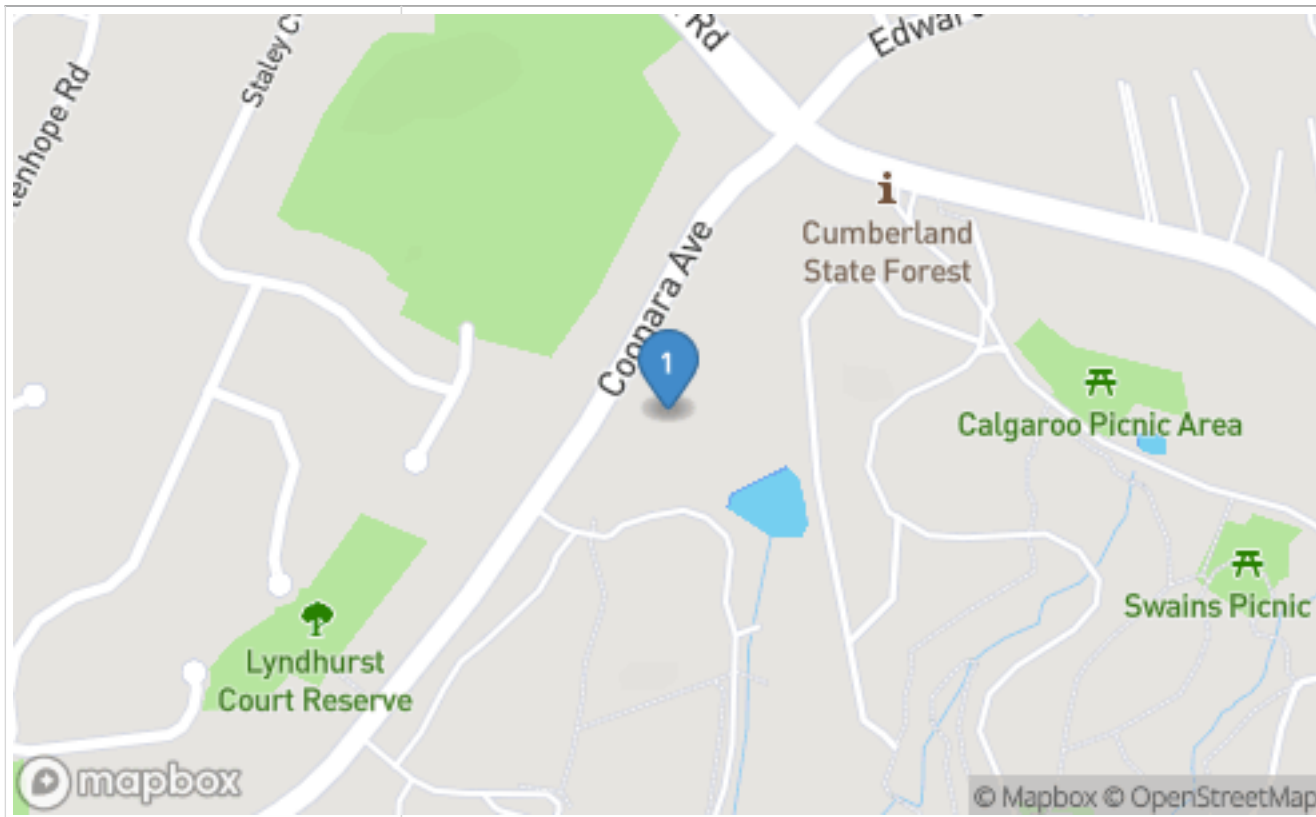
Sensitive Place Notification (if applicable)

Place	
Date Notified	26/03/2025
Time	
Person Notified	
Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations





MONTHLY REPORT – APRIL 2025

Vegetation Restoration Works: 55 Coonara Avenue, West Pennant Hills, NSW, 2125



MURU
MITTIGAR

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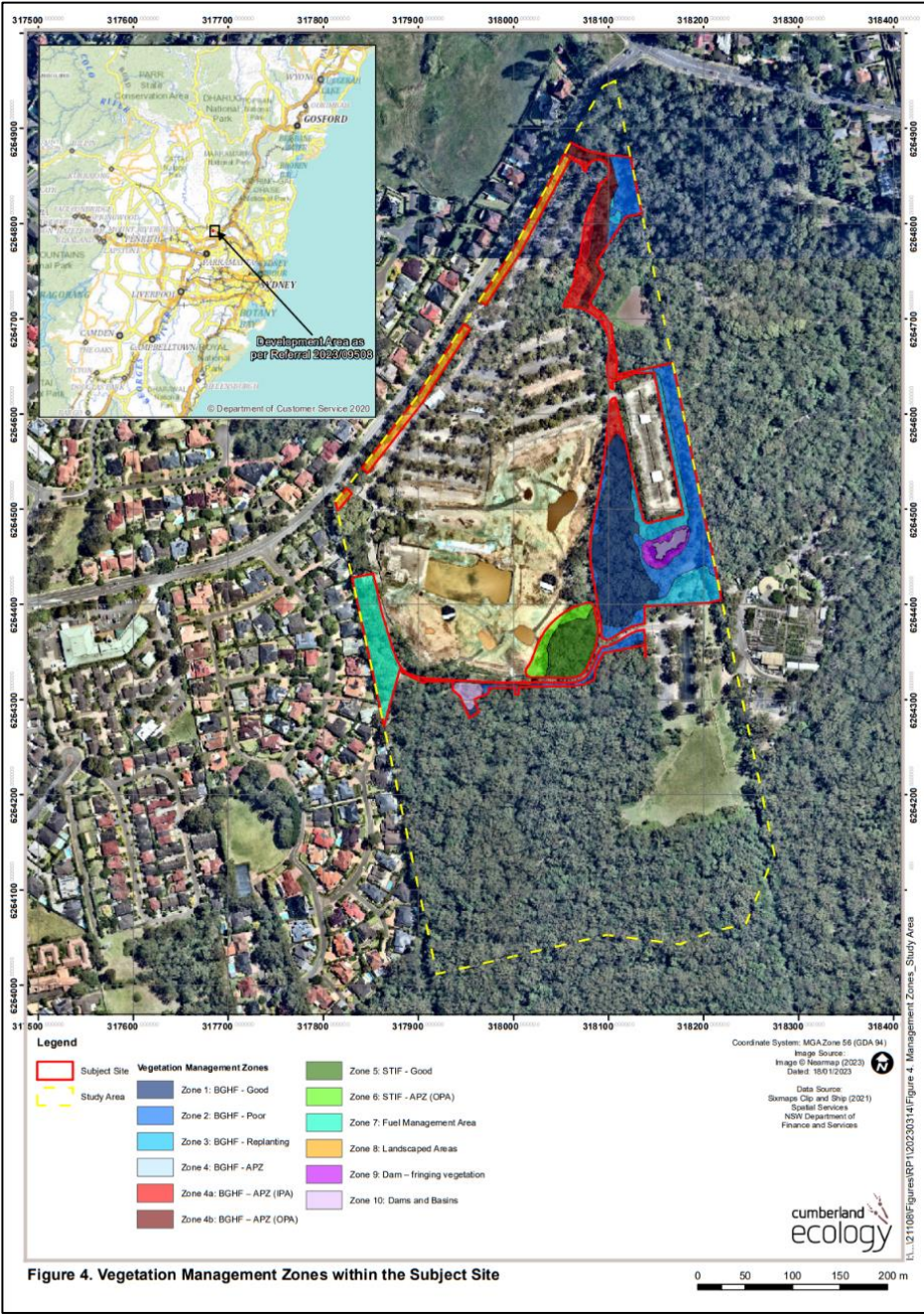
 Chemical Reports6

Summary of Works

Overview

Dates	Number of Staff	Total Hours On Site
11 th April 2025	6	48
30 th April 2025	3	24

Site Map



Site Works

11th April

Larger specimens of Large-Leaved Privet (*Ligustrum lucidum*), Small-Leaved Privet (*Ligustrum sinense*) and *Lantana camara* were removed using a chainsaw and painted with neat Glyphosate within Zone 4a. (Please refer to Figure 4 on Page 3). Very large specimens were drilled and filled.

Other weeds treated with neat Glyphosate Cassia (*Senna pendula* var. *glabrata*). Crofton Weed (*Ageratina Adenophora*) hand removed or cut and painted with neat Glyphosate.

30th April

Continued works of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) removal via chainsaw.

Larger specimens were drilled and filled neat Glyphosate. Smaller specimens were cut and painted with neat glyphosate. *Lantana camara* (Lantana) cut and painted with Glyphosate.

Ochna was cut and painted using Vigilant.

Photos



Before



After



Before



After



Before



After



Before



After



Before



After



Before



After

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	30-Apr-25	5 of 6



Before

After



Chemical Reports

Chemical reports for this month have been attached.

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	30-Apr-25	6 of 6






21.05 | Chemical Operator's Data Sheet

Site Details

Date	11/04/2025
Project No.	20990
Location	Mirvac - West Pennant Hills - Blue Gum High Forest - Cumberland State Forest
Start Time	07:00 AM (10 GMT)
Finish Time	03:30 PM (10 GMT)
Specific Site Details (Zone)	4a
Weeds Treated	Privet


Operators

Name	Christopher Booty	
	 -33.741409, 151.035750	11/04/2025 02:19 PM
Other		
Signature		
	 -33.741409, 151.035750	11/04/2025 02:19 PM

Operators (1)

Name	Sofia Zvolanek	
	 -33.741409, 151.035750	11/04/2025 02:19 PM
Other		
Signature		
	 -33.741409, 151.035750	11/04/2025 02:20 PM

Operators (2)

Name	Melanie Callaghan	
	 -33.741409, 151.035750	11/04/2025 02:20 PM



21.05 | Chemical Operator's Data Sheet

Other	
Signature	
	-33.741409, 151.035750 11/04/2025 02:20 PM

Operators (3)

Name	Daniel Goodfellow
	-33.741409, 151.035750 11/04/2025 02:20 PM
Other	
Signature	
	-33.741409, 151.035750 11/04/2025 02:20 PM

Operators (4)


Name	Tahnie Tuxford
	-33.741409, 151.035749 11/04/2025 02:20 PM
Other	
Signature	
	-33.741409, 151.035749 11/04/2025 02:20 PM

Operators (5)

Name	Shannon Richards
	-33.741409, 151.035749 11/04/2025 02:20 PM



21.05 | Chemical Operator's Data Sheet

Other	
Signature	SR
	 -33.741409, 151.035749 11/04/2025 02:20 PM

Herbicide Used

Name	Glyphosate
Batch No.	.
Application Rate	Neat
Total Product Used	1.5L
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	V/Warm 36°C - 30°C
Weather Conditions	Clear Sky
Wind	Light
Wind Direction	
Plant Size	>2m

Map Image (Optional)

Upload	
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Sensitive Place Notification (if applicable)

Place	
Date Notified	11/04/2025
Time	
Person Notified	



MURU MITTIGAR

Date Submitted: 23/04/2025 11:42 AM
Submitted By: shannon.richards@murumittigar.com.au

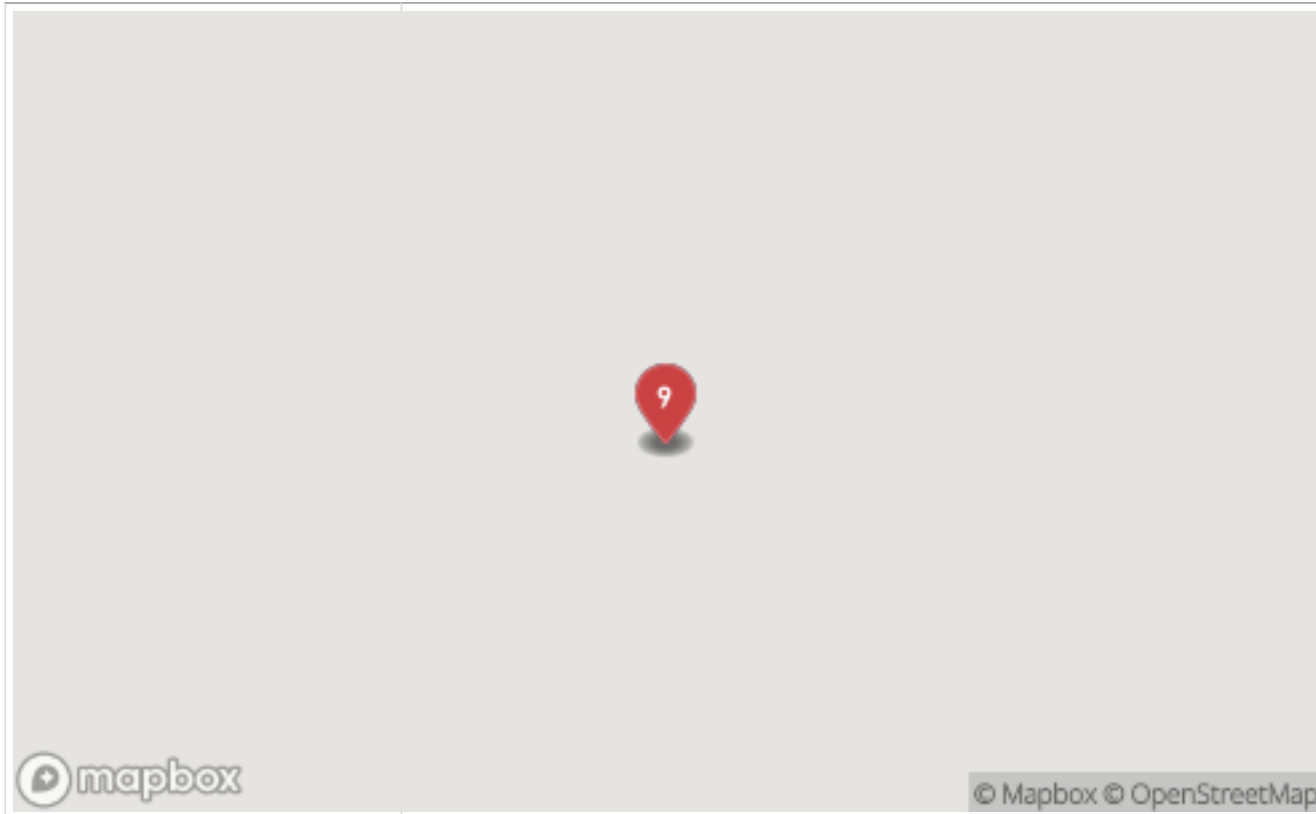
21.05 | Chemical Operator's Data Sheet

Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations








21.05 | Chemical Operator's Data Sheet




Site Details

Date	30/04/2025
Project No.	20990
Location	Mirvac West Pennant Hills
Start Time	06:15 AM (10 GMT)
Finish Time	02:45 PM (10 GMT)
Specific Site Details (Zone)	Zone 2
Weeds Treated	Lantana, small/large leaved privet, ochna


Operators

Name	Suzanne Kiloh	
	 -33.744907, 151.037172	30/04/2025 01:10 PM
Other		
Signature		
	 -33.744907, 151.037172	30/04/2025 01:10 PM


Operators (1)

Name	Melanie Callaghan	
	 -33.744907, 151.037172	30/04/2025 01:10 PM
Other		
Signature		
	 -33.744907, 151.037172	30/04/2025 01:10 PM

Operators (2)

Name	Sofia Zvolanek	
	 -33.744907, 151.037172	30/04/2025 01:10 PM

21.05 | Chemical Operator's Data Sheet

Other	
Signature	
	 -33.744919, 151.037182 30/04/2025 01:10 PM

Herbicide Used

Name	Vigilant II
Batch No.	1
Application Rate	Neat
Total Product Used	50ml
Equipment / Method	Poison Bottle
Other Method	

Herbicide Used (1)

Name	Glyphosate 360
Batch No.	1
Application Rate	Neat
Total Product Used	550ml
Equipment / Method	Poison Bottle
Other Method	

Continued

Was Marker Dye Used?	No
Name of Marker Dye Used	
Was Additive Used?	No
Name of Additive Used	

Conditions

Growing Conditions	Good
Temperature	Cool <20°C
Weather Conditions	Overcast
Wind	Light
Wind Direction	16.7km/h SSW
Plant Size	1-2m



21.05 | Chemical Operator's Data Sheet

Map Image (Optional)

Upload	
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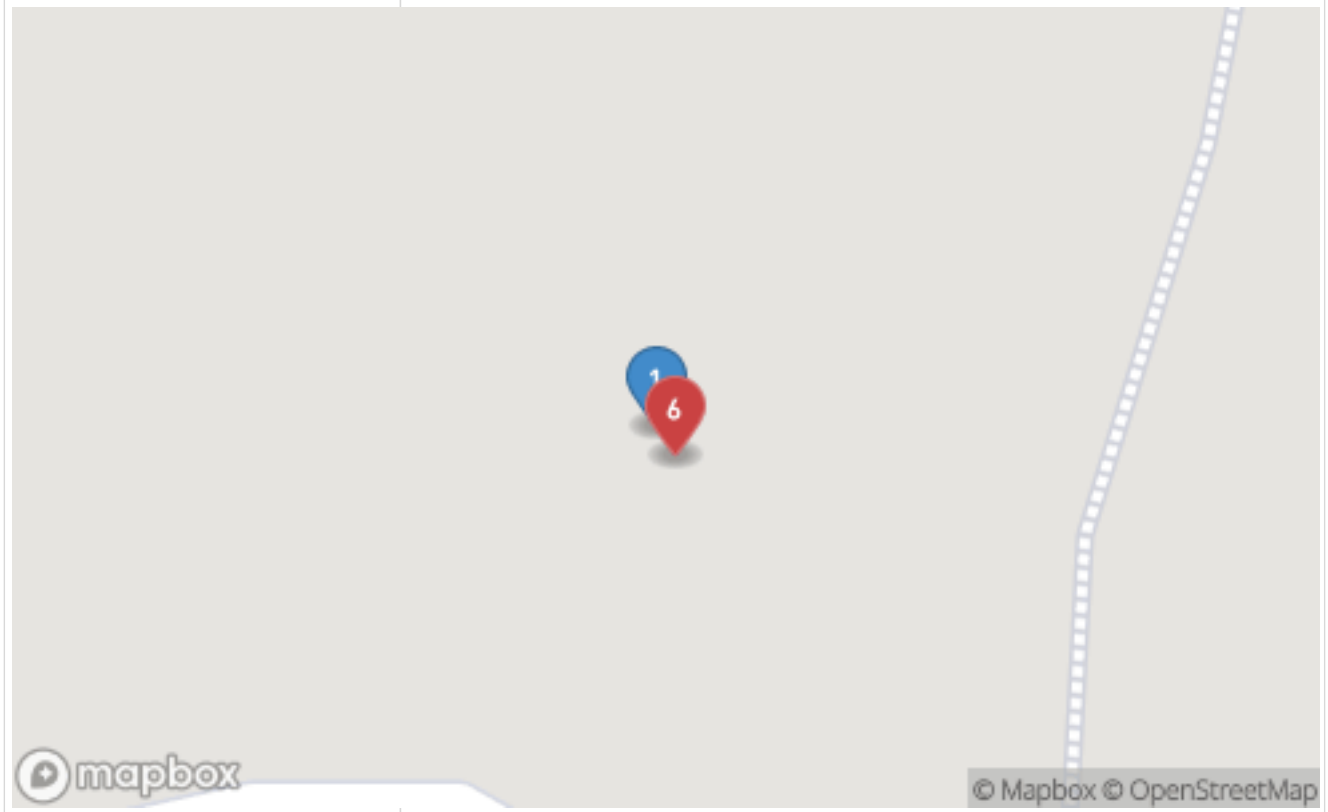
Sensitive Place Notification (if applicable)

Place	
Date Notified	30/04/2025
Time	
Person Notified	
Name of Notifier	
Comments	



21.05 | Chemical Operator's Data Sheet

Form Locations



APPENDIX E :

Email to the Department Regarding Condition 3

Sarah Thompson

From: Sarah Thompson
Sent: Monday, 2 December 2024 4:22 PM
To: epbcmonitoring; PostApproval@environment.gov.au
Cc: Emma Ellis
Subject: EPBC Approval 2023/09508 - 55 Coonara Ave, WPH - Conditions 3 & 4
Attachments: 241112 Highforest Concept VMP Letter of commencement.pdf

Dear sir / madam,

In accordance with condition 3 & 4 of 2023/09508, which states:

Concept Vegetation Management Plan

3) To avoid and mitigate **harm** as a result of the Action on **protected matters**, the approval holder must commence implementing the **Concept Vegetation Management Plan** within three months of the **commencement of the Action** and continue to implement the **Concept Vegetation Management Plan**.

4) By implementing the **Concept Vegetation Management Plan**, the approval holder must achieve the following environmental outcomes:

- a) Protecting areas of **Blue Gum High Forest** threatened ecological community where it occurs on **the Property**.
- b) Maintaining and improving the condition of **Blue Gum High Forest** on **The Property** through removal of weeds and assistive regeneration with local provenance stock of species comprising **Blue Gum High Forest**.
- c) Preventing any avoidable **harm** to **protected matters** and mitigating unavoidable and accidental **harm** to **protected matters**.

We wish to notify the department that Mirvac Projects Pty Ltd commenced implementation of the Concept Vegetation Management Plan on 21st November 2024. Please find attached letter from the bush regeneration contractors Muru Mittigar Pty Ltd confirming commencement.

We trust this satisfies your requirements. If you seek anything further, please do not hesitate to contact the undersigned.

Kind Regards

Sarah Thompson
Senior Development Manager
Development

Level 28, 200 George Street Sydney NSW 2000 Australia

Electronic data transmission disclaimer

RANKED TOP #10 GLOBALLY FOR GENDER EQUALITY

in Equileap's 2024 Global Report

Acknowledgement of Country | Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners and Custodians of the lands and waters of Australia. We recognise that we all live, work and play on Traditional lands of the oldest continuing culture and pay our respect to Elders past and present.



'Collaborating on Country'

created by Riki Salam (Mualgal, Kaurareg, Kuku Yalanji), We Are 27 Creative.

12th November 2024

Sarah Thompson

Mirvac Projects Pty Ltd

Level 28, 200 George Street,

Sydney, NSW 2000

RE: HIGHFOREST CONCEPT VMP BUSH REGENERATION WORKS COMMENCEMENT

Dear Sarah,

This letter is confirming Muru Mittigar will commence works on the site 55 Coonara Avenue, West Pennant Hills, NSW on the 21st of November 2024.

Muru Mittigar will be working under Product Order: CTRD:AP-10008#0064

Muru Mittigar will be implementing the 5-year *55 Coonara Avenue, West Pennant Hills Vegetation Management Plan* produced by Cumberland Ecology on the 27th of March 2024.

Kind regards,

Jaz Judd

Project Officer (Country)

APPENDIX F :

55 Coonara Avenue
Section 88B Titling
Instrument

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

(Sheet 1 of 36 sheets)

Plan:

Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____
dated _____

Full name and address
of the owner of the Land:

Mirvac Projects (Retail and Commercial) Pty Limited ACN
151 466 241 of Level 28, 200 George Street, Sydney NSW
2000

Drafting note: The easements, covenants and restrictions including the terms in this document are subject to approval of Council and relevant Authorities. Changes may be required.

Part 1 (Creation)

[Drafting Note 1: where Part 1 refers to "Community Property", the relevant easement, covenant or restriction will be created over Lot 1 and/or the relevant Community Development Lots which are intended to be ultimately converted to Community Property and form part of Lot 1.]

[Drafting Note 2: where Part 1 refers to "Precinct Development Lots", the relevant easement, covenant or restriction is intended to be created over all Precinct Development Lots within the subsidiary Precinct Scheme in the Community Scheme and may be created on this plan or other plans and instruments]

[Drafting Note 3: the easements, covenants and restrictions in this instrument are intended to be created and registered progressively and in stages and will be created by a number of plans and instruments]

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Easement for Water Supply Purposes	Community Property	Sydney Water
2	Easement for Access and Drainage	Community Property	Sydney Water

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

Highforest

Plan:Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____

dated _____

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
3	Positive Covenant	Community Property	Sydney Water
4	Easement for Sewerage Purposes	Community Property	Sydney Water
5	Easement for Padmount Substation	Community Property and Lot 6	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
6	Easement for Underground Cables and/or Street Lighting	Community Property and Lot 6	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
7	Right of Access	Community Property and Lot 6	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
8	Restrictions on Use of Land	Community Property and Lot 6	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
9	Easements for Authority Services	Community Property	Jemena, NBN and Telstra
10	Easement for Public Access	Community Property	Council
11	Easement for Public Access for Passive Recreation Purposes	Community Property (being Lots 3,4,13,15 & 18)	Council

Approved by
The Hills Shire Council:.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

Plan:Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____

dated _____

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
12	Easement for Drainage of Water	Community Property	Council
13	Easement for Overland Flow	Community Property	Council
14	Easement for Detention and/or Retention of Stormwater	Community Property	Council
15	Restrictions on the Use of Land [OSD and OSR]	Community Property	Council
16	Positive Covenant [OSD and OSR]	Community Property	Council
17	Easement for Drainage of Water	Community Property	Lots 2, 6, 10 & 16
18	Easement for Services	Community Property	Lots 2, 6, 10 & 16
19	Easement for Encroachment	Community Property (being Lots 4, 7 & 8)	Lot 6
20	Easement for Overhang	Community Property	Lots 2, 6, 10 & 16
21	Easement for Support of Retaining Walls	Lots 2, 6, 10 & 16	Community Property
22	Positive Covenant for Maintenance and Repair	Community Property	Lots 2, 6, 10 & 16

Approved by
The Hills Shire Council:.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

Plan:Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____

dated _____

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
23	Easement for Drainage and Services	Community Property (being Lot 15) and 2	[Lots within The Glade Subdivision – DP285361 and DP285530]
24	Easement for Access for Forestry Purposes	Community Property	NSW Forestry Corporation
25	Easement for Crane Jib Swing	Community Property, 2 & 10	Lot 6
26	Easement for Construction Operation Purposes	Community Property	Lots 2, 6, 10 & 16
27	Easement for Connection to Services	Community Property	Lots 2, 6, 10 & 16
28	Restriction on the Use of Land [APZ]	Community Property, Lots 2, 6, 10 & 16	Council
29	Restriction on the Use of Land [VMP]	Community Property	Council
30	Positive Covenant [APZ]	Community Property, Lots 2, 6, 10 & 16	Council
31	Positive Covenant [VMP]	Community Property	Council
32	Restriction on the Use of Land [Rainwater Tanks – DA condition]	Precinct Development Lots	Council

Approved by
The Hills Shire Council:.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

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Plan:Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____

dated _____

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
33	Restriction on the Use of Land [Water Sensitive Urban Design – DA condition]	Lot 5	Council
34	Positive Covenant [Water Sensitive Urban Design – DA condition]	Lot 5	Council
35	Positive Covenant [Keeping of animals – DA condition]	Precinct Development Lots	Council
36	Restriction on the Use of Land [Use of SGARS Poisons for Pest Control – DA condition]	Precinct Development Lots	Council
37	Positive Covenant [Fauna friendly fencing – DA condition]	Community Property & Precinct Development Lots	Council
38	Restriction on the Use of Land [residue Lot – DA condition]	Lot 5	Council
39	Positive Covenant [Onsite Waste Collection – DA condition]	Community Property	Council
40	Restriction on the Use of Land [Bedroom Numbers – DA condition]	Precinct Development Lots	Council

Approved by
The Hills Shire Council:.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

Highforest

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

(Sheet 6 of 36 sheets)

Plan: Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by Subdivision Certificate No _____ dated _____

Part 2 (Terms)

In this Instrument, unless the context otherwise requires:

Act means the *Conveyancing Act 1919* (NSW).

Authorised User means

- (a) If the Grantee is a Community Association, Precinct Association or Owners Corporation, each registered proprietor of a lot in that Community Scheme, Precinct Scheme or Strata Scheme, and any occupier or lessee of that lot as authorised by the Community Association, Precinct Association or Owners Corporation;
- (b) the Grantee's lessees, sub-lessees, employees, agents, contractors and licensees (including the lessee's employees, agents, contractors and licensees) and invitees of the Grantee; and
- (c) where the Grantee is an Authority Benefited, the officers, servants, agents and workmen of the Authority Benefited and any other person authorised by the Authority Benefited to exercise its rights or comply with its obligations under this Instrument.

Authority means a government or governmental, semi-governmental, quasi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity and includes Council.

Authority Benefited means the Authority having the benefit of an Easement under this Instrument.

Common Boundary means a boundary shared by a Lot Burdened and a Lot Benefited.

Community Association means the committee appointed under a Management Statement.

Community Facilities has the meaning given to that term in the Management Statement.

Community Plan means a community plan registered under the Development Act.

Community Scheme means a community scheme created on registration of a Community Plan.

Council means The Hills Shire Council or its successor.

Detention and Retention System means in relation to the Lot Burdened the stormwater drainage detention and retention basin or re-use tank constructed or to be constructed on the Lot Burdened in accordance with the requirements of Council including all ancillary, gutters, downpipes, pipes, drains, orifice plates, trench barriers, walls, earth banks, kerbs, pits, grates, tanks, basins and other surfaces designed to temporarily detain, to retain and re-use and control stormwater located on any part of the Lot Burdened.

Development Act means the *Community Land Development Act 2021* (NSW).

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

Highforest

Plan: Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____
dated _____

Easement includes any easement, covenant, positive covenant or restriction on use created in this Instrument.

Easement Site in relation to an Easement, means the site of the Easement identified in the Plan and includes all items within the site of an Easement.

EPBC Act means the Environment Protection and Biodiversity Conservation Act 1999 (Cth).

EPBC Approval means the notification of approval for Coonara Residential Development, West Pennant Hills, NSW with EPBC ref 2023/09508 issued by the Department of Climate Change, Energy, the Environment and Water.

Footings means the footings of the Retaining Wall.

Future Services means any pipes, poles, wires, cables, conduits, structures and equipment or other services including:

- (a) the supply of water, hot water, stormwater, sullage, fluid wastes, electricity, artificially heated or cooled air or oil;
- (b) the provision of sewage and drainage;
- (c) firefighting services;
- (d) transmission by, radio, television, satellite or other means;
- (e) transmission by telephone or internet;
- (f) telecommunication services;
- (g) Security Services; and
- (h) any other facility, supply or transmission.

Grantee means:

- (a) the registered proprietor of a Lot Benefited;
- (b) if, from time to time:
 - (i) a Strata Scheme exists in respect of a Lot Benefited, the Owners Corporation in respect of that Strata Scheme; or
 - (ii) a Precinct Scheme exists in respect of a Lot Benefited, the Precinct Association in respect of that Precinct Scheme; or
 - (iii) a Community Scheme exists in respect of a Lot Benefited, the Community Association in respect of that Community Scheme; and
- (c) an Authority Benefited.

Grantor means:

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

Plan: Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____
dated _____

- (a) the registered proprietor of a Lot Burdened; and
- (b) if, from time to time:
 - (i) a Strata Scheme exists in respect of a Lot Burdened, the Owners Corporation in respect of that Strata Scheme; or
 - (ii) a Precinct Scheme exists in respect of a Lot Burdened, the Precinct Association in respect of that Precinct Scheme; or
 - (iii) a Community Scheme exists in respect of a Lot Burdened, the Community Association in respect of that Community Scheme.

Harm means to cause any measurable direct or indirect disturbance or deleterious change as a result of any activity associated with the development of the Community Scheme.

Install includes construct, repair, replace, maintain, modify, use, and remove.

Instrument means this section 88B instrument.

Lot means a lot in the Plan.

Lot Benefited means the whole or any part of a lot having the benefit of an Easement.

Lot Burdened means the whole or any part of a lot having the burden of an Easement.

Management Act means the *Community Land Management Act 2021* (NSW).

Management Statement means a community management statement registered on a lot in the Plan.

Owners Corporation means the owners corporation constituted upon registration of a Strata Plan.

Plan means the plan to which this Instrument relates.

Precinct Association means the committee of the Precinct Scheme appointed under a precinct management statement for a Precinct Scheme.

Precinct Plan means a precinct plan registered under the Development Act.

Precinct Scheme means a precinct scheme created on registration of a Precinct Plan.

Protected Matter means a matter protected under a controlling provision in Part 3 of the EPBC Act for which the EPBC Approval has effect.

Retaining Wall means the retaining wall on or adjacent to a Common Boundary.

Security Services means services by any means for the prevention of any threat to the security or safety of a Grantee, Grantor or a Lot.

Service includes:

- (a) the supply of water, hot water, stormwater, sullage, fluid wastes, electricity, artificially heated or cooled air or oil;

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

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Plan: Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by Subdivision Certificate No _____
dated _____

- (b) the provision of sewage and drainage;
- (c) firefighting services;
- (d) transmission by, radio, television, satellite or other means;
- (e) transmission by telephone or internet;
- (f) telecommunication services;
- (g) Security Services; and
- (h) any other facility, supply or transmission.

Strata Plan means a strata plan registered under the *Strata Schemes Development Act 2015* (NSW).

Strata Scheme means a strata scheme created on registration of a Strata Plan.

Structure means building, wall, retaining wall, carport, driveway, fence, swimming pool, and fixed plant or equipment; but excludes garden furniture and garden ornaments.

Vegetation Management Plan means the vegetation management plan prepared by Cumberland Ecology dated 27 March 2024 relating to the Community Scheme, as may be reviewed and updated from time to time.

The word “includes” in any form is not a word of limitation.

1. TERMS OF EASEMENT FOR WATER SUPPLY PURPOSES NUMBERED 1 IN THE PLAN

An easement for water supply purposes is created in the terms set out in registered Memorandum AE292281 filed in the office of NSW Land Registry Services.

2. TERMS OF EASEMENT FOR ACCESS AND DRAINAGE NUMBERED 2 IN THE PLAN

An easement for access and drainage is created in the terms set out in Part 2 of registered Memorandum 5736755 filed in the office of NSW Land Registry Services.

3. TERMS OF POSITIVE COVENANT NUMBERED 3 IN THE PLAN

A positive covenant is created in the terms set out in Part 3 of registered Memorandum 5736755 filed in the office of NSW Land Registry Services.

4. TERMS OF EASEMENT FOR SEWERAGE PURPOSES NUMBERED 4 IN THE PLAN

An easement for sewerage purposes is created in the terms set out in registered Memorandum AE292294 filed in the office of NSW Land Registry Services.

5. TERMS OF EASEMENT FOR PADMOUNT SUBSTATION NUMBERED 5 IN THE PLAN

(a) In this Easement:
Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

Plan:

Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____

dated _____

- (i) **Electrical Equipment** includes electrical transformer, electrical switchgear, protective housing, concrete plinth, underground electrical cable, duct, underground earthing system, and ancillary equipment.
- (ii) **Services** means overhead and underground gas, telephone, communications, water, sewage, and drainage services.
- (b) The Grantee may:
 - (i) Install Electrical Equipment within the Easement Site;
 - (ii) excavate the Easement Site to Install the Electrical Equipment;
 - (iii) use the Electrical Equipment for the transmission of electricity;
 - (iv) enter the Lot Burdened using the most practical route (with or without vehicles, machinery or materials) at all reasonable times (and at any time in the event of an emergency) and remain there for any reasonable time;
 - (v) trim or remove any vegetation from the Lot Burdened that interferes with or prevents reasonable access to the Easement Site or the Electrical Equipment;
 - (vi) remove any encroachments from the Easement Site and recover the costs of carrying out the removal work and repairing any damage done to the Electrical Equipment by the encroachment.
- (c) In exercising its rights under this Easement, the Grantee will take reasonable precautions to minimise disturbance to the Lot Burdened and will restore the Lot Burdened as nearly as practicable to its original condition.
- (d) The Grantor agrees to obtain the written consent of the Grantee, and comply with any conditions of consent reasonably imposed by the Grantee, prior to:
 - (i) installing or permitted to be installed any Services or structure within the Easement Site; or
 - (ii) altering the surface level of the Easement Site; or
 - (iii) doing or permitted to be done anything that restricts access to the Easement Site by the Grantee.
- (e) Notwithstanding any other provision in this Easement, the Grantor grants the Easement to the Grantee and acknowledges and agrees that any lessee of the Grantee's distribution system, and any nominee of such lessee (which may include a sublessee of the prescribed authority's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of the Grantee as if

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

Plan:

Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____

dated _____

that lessee or nominee were the Grantee, but only for so long as the lessee leases the
Grantee's distribution system from the Grantee.

- (f) The Grantor must do all things reasonably necessary to ensure any such lessee, and any
such nominee, is able to exercise the rights and perform the obligations of the Grantee.

**Name of authority whose consent is required to release, vary or modify easement numbered 6
in the Plan**

Epsilon Distribution Ministerial Holding Corporation

**6. TERMS OF EASEMENT FOR UNDERGROUND CABLES AND/OR STREET LIGHTING
NUMBERED 6 IN THE PLAN**

- (a) In this Easement:

- (i) **Electrical Equipment** includes underground electrical cable, duct, service pillar,
underground earthing system, street lighting equipment, communications cable, and
ancillary equipment.
- (ii) **Services** means overhead and underground gas, telephone, communications, water,
sewage, and drainage services.

- (b) The Grantee may:

- (i) Install Electrical Equipment within the Easement Site;
- (ii) excavate the Easement Site to Install the Electrical Equipment;
- (iii) use the Electrical Equipment for the transmission of electricity;
- (iv) enter the Lot Burdened using the most practical route (with or without vehicles,
machinery or materials) at all reasonable times (and at any time in the event of an
emergency) and remain there for any reasonable time;
- (v) trim or remove any vegetation from the Lot Burdened that interferes with or prevents
reasonable access to the Easement Site or the Electrical Equipment; and
- (vi) remove any encroachments from the Easement Site and recover the costs of carrying
out the removal work and repairing any damage done to the Electrical Equipment by
the encroachment.

- (c) In exercising its rights under this Easement the Grantee will take reasonable precautions to
minimise disturbance to the Lot Burdened and will restore the Lot Burdened as nearly as
practicable to its original condition.

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

Plan:

Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____

dated _____

- (d) The Grantor agrees to obtain the written consent of the Grantee, and comply with any conditions of consent reasonably imposed by the Grantee, prior to:
- (i) installing or permitted to be installed any Services or structure within the Easement Site; or
 - (ii) altering the surface level of the Easement Site; or
 - (iii) doing or permitted to be done anything that restricts access to the Easement Site by the Grantee.
- (e) Notwithstanding any other provision in this Easement, the Grantor grants the Easement to the Grantee and acknowledges and agrees that any lessee of the Grantee's distribution system, and any nominee of such lessee (which may include a sublessee of the prescribed authority's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of the Grantee as if that lessee or nominee were the Grantee, but only for so long as the lessee leases the Grantee's distribution system from the Grantee.
- (f) The Grantor must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of the Grantee.

Name of authority whose consent is required to release, vary or modify easement numbered 6 in the Plan

Epsilon Distribution Ministerial Holding Corporation

7. TERMS OF RIGHT OF ACCESS NUMBERED 7 IN THE PLAN

- (a) The Grantee may:
- (i) by any reasonable means pass across the Easement Site for the purpose of exercising or performing any of its powers, authorities, duties or functions; and
 - (ii) do anything reasonably necessary for passing across the Easement Site, including:
 - (A) entering the Lot Burdened; and
 - (B) taking anything onto the Lot Burdened; and
 - (C) carrying out work within the Easement Site such as constructing, placing, repairing or maintaining trafficable surfaces, driveways or structures.
- (b) In exercising its rights under this Easement, the Grantee must:
- (i) ensure all work is done properly;

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

Plan:

Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____

dated _____

- (ii) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened;
 - (iii) cause as little damage as is practicable to the Lot Burdened and any improvement on it;
 - (iv) restore the Lot Burdened as nearly as is practicable to its former condition; and
 - (v) make good any collateral damage.
- (c) Notwithstanding any other provision in this Easement, the Grantor grants the Easement to the Grantee and acknowledges and agrees that any lessee of the Grantee's distribution system, and any nominee of such lessee (which may include a sublessee of the prescribed authority's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of the Grantee as if that lessee or nominee were the Grantee, but only for so long as the lessee leases the Grantee's distribution system from the Grantee.
- (d) The Grantor must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of the Grantee.

Name of authority whose consent is required to release, vary or modify easement numbered 7 in the Plan

Epsilon Distribution Ministerial Holding Corporation

8. TERMS OF RESTRICTION ON USE OF LAND NUMBERED 8 IN THE PLAN

- (a) In this restriction:
- (i) **120/120/120 fire rating** and **60/60/60 fire rating** means the fire resistance level of a building expressed as a grading period in minutes for structural adequacy / integrity failure / insulation failure calculated in accordance with Australian Standard 1530;
 - (ii) **building** means a substantial structure with a roof and walls and includes any projections from the external walls; and
 - (iii) **erect** includes construct, install, build and maintain.
- (b) The 120/120/120 fire rating and 60/60/60 fire rating must be achieved without the use of fire fighting systems such as automatic sprinklers.
- (c) No doors or opening windows are permitted to be erected within the Easement Site on the external surface of a building within 3 metres from the substation footing.

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

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Plan: Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____
dated _____

- (d) Notwithstanding any other provision in this Easement, the Grantor grants the Easement to the Grantee and acknowledges and agrees that any lessee of the Grantee's distribution system, and any nominee of such lessee (which may include a sublessee of the prescribed authority's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of the Grantee as if that lessee or nominee were the Grantee, but only for so long as the lessee leases the Grantee's distribution system from the Grantee.
- (e) The Grantor must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of the Grantee.

Name of authority empowered to release, vary or modify restriction on use of land numbered 8 in the Plan

Epsilon Distribution Ministerial Holding Corporation

9. TERMS OF EASEMENT FOR AUTHORITY SERVICES NUMBERED 9 IN THE PLAN.

- (a) The Grantee and its Authorised Users may:
 - (i) use the Lot Burdened, but only within the Easement Site, to install and provide Future Services together with the right to use that part of the Lot Burdened reasonably required to lay pipes, wires, cables and conduits ("**pipes and cables**") to and from the Easement Site necessary for the operation of any Future Services provided the pipes and cables will not unreasonably interfere with the use and enjoyment of the Lot Burdened; and
 - (ii) do anything reasonably necessary for that purpose, including:
 - (A) entering the Lot Burdened;
 - (B) taking anything on to the Lot Burdened; and
 - (C) carrying out work, such as constructing, placing, repairing or maintaining the Future Services and pipes and cables.
- (b) The Grantee must keep the Future Services and any pipes and cables in good repair and safe condition.
- (c) In exercising its rights under this Easement, the Grantee and its Authorised Users must:
 - (i) before entering the Lot Burdened give, except in the case of emergencies, a reasonable period of notice to the Grantor, or its nominee, of the intended exercise of the right and indicate generally the identity of any person authorised by it to exercise the rights granted under this Easement; and

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

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Plan:

Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____

dated _____

- (ii) ensure that the work is fit for purpose and safe;
- (iii) ensure all work is done properly and in good and workmanlike manner;
- (iv) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened;
- (v) cause as little damage as is practicable to the Lot Burdened and any improvement on it;
- (vi) restore the Lot Burdened as nearly as is practicable to its former condition; and
- (vii) make good any collateral damage.

10. TERMS OF EASEMENT FOR PUBLIC ACCESS NUMBERED 10 IN THE PLAN

- (a) The Grantee and its Authorised Users may pass and repass across Easement Site at all times:
 - (i) with or without vehicles; and
 - (ii) on foot or with wheelchairs or other disabled access aids with or without animals, for all lawful purposes.
- (b) In exercising the powers granted under this Easement, a Grantee must:
 - (i) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened; and
 - (ii) cause as little damage as is practicable to the Lot Burdened and any improvement on it; and
 - (iii) make good any collateral damage.
- (c) Where the Grantee is an Authority Benefited, the Authorised Users under this easement includes members of the public.
- (d) The provisions of a Management Statement will apply to the extent of any inconsistency with the terms of this Easement.

11. TERMS OF EASEMENT FOR PUBLIC ACCESS FOR PASSIVE RECREATION PURPOSES NUMBERED 11 IN THE PLAN

- (a) The Grantee and its Authorised Users may pass and repass across the Easement Site and use the Easement Site for passive recreation purposes at all times on foot or with wheelchairs or other disabled access aids with or without animals for all lawful purposes.

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

Plan:

Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____

dated _____

- (b) In exercising the powers granted under this Easement, a Grantee must:
- (i) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened; and
 - (ii) cause as little damage as is practicable to the Lot Burdened and any improvement on it; and
 - (iii) make good any collateral damage.
- (c) Where the Grantee is an Authority Benefited, the Authorised Users under this easement includes members of the public.

12. TERMS OF EASEMENT FOR DRAINAGE OF WATER NUMBERED 12 IN THE PLAN

An Easement for Drainage of Water set out in Schedule 4A Part 7 of the Conveyancing Act 1919 (as amended) is created.

13. TERMS OF EASEMENT FOR OVERLAND FLOW NUMBERED 13 IN THE PLAN

- (a) The Grantee and its Authorised Users are granted the full and free right to discharge overland flow of stormwater across and to the overland flow path constructed or to be constructed within the Easement Site.
- (b) The Grantor covenants with the Grantee that it shall not:
- (i) erect, construct or place any building or other structure on; and
 - (ii) make alterations to the ground surface levels of,
- the overland flow path (once constructed) within the Easement Site.

14. TERMS OF EASEMENT FOR DETENTION OR RETENTION OF STORMWATER NUMBERED 14 IN THE PLAN

- (a) The Grantee and its Authorised Users are granted the full and free right to discharge overland flow of stormwater to Detention and Retention System within the Easement Site.
- (b) The Grantor will in respect of the Detention and Retention System:
- (i) permit stormwater runoff to be temporarily detained, retained and re-used by the Detention and Retention System;
 - (ii) keep the Detention and Retention System clean and free from all silt, rubbish and debris;

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

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Plan:

Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____

dated _____

- (iii) maintain and repair the Detention and Retention System so that it functions in a safe and efficient manner;
- (iv) replace, maintain, repair, alter and renew the whole or parts of the Detention and Retention System within the time and in the manner specified in a written notice issued by Council;
- (v) carry out the matters referred to in paragraphs (b) to (d) above at the Grantor's expense;
- (vi) not make any alterations to the Detention and Retention System or elements thereof without prior consent in writing from Council;
- (vii) erect, construct or place any building or other structure on; and
- (viii) make alterations to the ground surface levels of,
the overland flow path (once constructed) within the Easement Site.

Name of authority whose consent is required to release, vary or modify easement numbered 14 in the Plan

Council

15. TERMS OF RESTRICTIONS ON THE USE OF LAND NUMBERED 17 IN THE PLAN

- (a) The Grantor shall not make or permit or suffer the making of any alterations to any System which is, or shall be, constructed on the Lot Burdened without the prior consent in writing of Council.
- (b) In this Easement:
 - (i) **System** means the on-site detention system within the Easement Site including all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins, rainwater tanks (if an airspace credit is claimed against the storage volumes) and surfaces designed to temporarily detain water as well as all surfaces graded to direct stormwater to the temporary storage, which is detailed on the plans approved by Barker Ryan Stuart as Subdivision Works Certificate Ref 220526SW03 dated 22 November 2023.

Name of authority empowered to release, vary or modify restriction on use of land numbered 17 in the Plan

Council

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

Highforest

Plan: Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____
dated _____

16. TERMS OF POSITIVE COVENANT NUMBERED 16 IN THE PLAN

- (a) The Grantor must:
- (i) keep the System clean and free from silt, rubbish and debris;
 - (ii) maintain and repair the System at the sole expense of the Grantor so that it functions in a safe and efficient manner;
 - (iii) permit the Council from time to time upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the Easement Site for compliance with the requirements of this covenant; and
 - (iv) comply with the terms of any written notice issued by the Council in respect of the requirements of this covenant within the time stated in the notice.
- (b) Without limiting its powers under Section 88F(3) of the Act the Council shall have the following additional powers:
- (i) In the event that the Grantor fails to comply with the terms of any written notice issued by Council as set out above, the Council or its Authorised Users may enter the Lot Burdened with all the necessary materials and equipment and carry out any work which the Council in its discretion considers reasonable to comply with the notice referred to in clause 16(a)(iv) ("**Work**").
 - (ii) The Council may recover from the Grantor in a Court of competent jurisdiction:
 - (A) any expense reasonably incurred by it in exercising its powers under clause 16(b)(i). Such expense shall include reasonable wages for the Council's employees engaged in effecting the Work, supervising and administering the Work together with costs, reasonably estimated by the Council, for the use of materials, tools and equipment in conjunction with the Work; and
 - (B) legal costs on an indemnity basis for the issue of the notices and recovery of the costs and expenses together with the costs and expenses of registration of a covenant charge pursuant to Section 88F of the Act or providing any certificate required pursuant to Section 88G of the Act or obtaining any injunction pursuant to Section 88H of the Act.
- (c) This covenant shall bind all persons who are of claim under the registered proprietor(s) as stipulated in Section 88E(5) of the Act.

Name of authority whose consent is required release, vary or modify easement numbered 16 in the Plan

Council

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

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Subdivision Certificate No _____
dated _____

17. TERMS OF EASEMENT FOR DRAINAGE OF WATER NUMBERED 17 IN THE PLAN

An Easement for Drainage of Water set out in Schedule 4A Part 7 of the Conveyancing Act 1919 (as amended) is created.

18. TERMS OF EASEMENT FOR SERVICES NUMBERED 18 IN THE PLAN

- (a) The Grantee and its Authorised Users may:
- (i) use the Lot Burdened, but only within the Easement Site, to install and provide Services together with the right to use that part of the Lot Burdened reasonably required to lay pipes, wires, cables and conduits ("**pipes and cables**") to and from the Easement Site necessary for the operation of any Services provided the pipes and cables will not unreasonably interfere with the use and enjoyment of the Lot Burdened; and
 - (ii) do anything reasonably necessary for that purpose, including:
 - (A) entering the Lot Burdened;
 - (B) taking anything on to the Lot Burdened; and
 - (C) carrying out work, such as constructing, placing, repairing or maintaining the Services and pipes and cables.
- (b) The Grantor must keep the Services and any pipes and cables in good repair and safe condition.
- (c) In exercising its rights under this Easement, the Grantee and its Authorised Users must:
- (i) before entering the Lot Burdened give, except in the case of emergencies, a reasonable period of notice to the Grantor, or its nominee, of the intended exercise of the right and indicate generally the identity of any person authorised by it to exercise the rights granted under this Easement;
 - (ii) ensure that the work is fit for purpose and safe;
 - (iii) ensure all work is done properly and in good and workmanlike manner;
 - (iv) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened;
 - (v) cause as little damage as is practicable to the Lot Burdened and any improvement on it;
 - (vi) restore the Lot Burdened as nearly as is practicable to its former condition; and

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

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Subdivision Certificate No _____

dated _____

- (vii) make good any collateral damage.
- (d) A Management Statement may include provisions in respect of the installation and use of Future Services.
- (e) A Management Statement may regulate the apportionment of costs in relation to this Easement.
- (f) The provisions of a Management Statement will apply to the extent of any inconsistency with the terms of this Easement.

19. TERMS OF EASEMENT FOR ENCROACHMENT NUMBERED 19 IN THE PLAN

- (a) The Grantor grants the Grantee and its Authorised Users full, free and unimpeded right at all times and for all lawful purposes to use the Easement Site for the purpose of installing, maintaining and replacing the Encroaching Structure in the Easement Site (at the cost of the Grantee).
- (b) In exercising its rights under this Easement, the Grantee and its Authorised Users must:
 - (i) ensure all work is done properly and in good and workmanlike manner;
 - (ii) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened;
 - (iii) cause as little damage as is practicable to the Lot Burdened and any improvement on it;
 - (iv) promptly repair any damage which the Grantee or its Authorised Users cause to the Lot Burdened or the Easement Site; and
 - (v) make good any collateral damage.
- (c) Each Grantee is responsible for the costs of meeting their obligations under this Easement in respect of the Encroaching Structure which is on the relevant Benefited Lot. If 2 or more Lot owners incur a cost for jointly discharging their obligations under this Easement, they must share the costs between them in equal shares.
- (d) In this Easement:
 - (i) **Encroaching Structure** means the parts of a structure constructed or to be constructed on the Lot Burdened which project from a structure constructed or to be constructed on the Lot Benefited.

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The Hills Shire Council:

.....
(Authorised Officer)

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dated _____

20. TERMS OF EASEMENT FOR OVERHANG NUMBERED 20 IN THE PLAN

- (a) The Grantee:
- (i) may insist that the roof, eaves, gutters and downpipes (**Overhanging Structures**) forming part or to form part of the Lot Benefited overhangs the Lot Burdened; and
 - (ii) must keep the overhanging structures in good repair and safe condition;
 - (iii) may do anything reasonably necessary for those purposes, including:
 - (A) entering the Lot Burdened; and
 - (B) taking anything onto the Lot Burdened; and
 - (C) carrying out work such as maintaining, repairing and replacing any of the Overhanging Structures.
- (b) In exercising its rights under this Easement, the Grantee and its Authorised Users must:
- (i) before entering the Lot Burdened give, except in the case of emergencies, a reasonable period of notice to the Grantor, or its nominee, of the intended exercise of the right and indicate generally the identity of any person authorised by it to exercise the rights granted under this Easement;
 - (ii) ensure that the work is fit for purpose and safe;
 - (iii) ensure all work is done properly and in good and workmanlike manner;
 - (iv) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened;
 - (v) cause as little damage as is practicable to the Lot Burdened and any improvement on it;
 - (vi) restore the Lot Burdened as nearly as is practicable to its former condition; and
 - (vii) make good any collateral damage.

21. TERMS OF EASEMENT FOR SUPPORT OF RETAINING WALL NUMBERED 21 IN THE PLAN

- (a) The Grantor grants to the Grantee the right for the Lot Benefited and any improvements constructed on the Lot Benefited to be supported by that part of the Lot Burdened containing the Easement Site including the Retaining Wall and associated Footings to the extent that the Lot Benefited derives support from the Easement Site (including any Retaining Wall and associated Footings).

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

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Subdivision Certificate No _____

dated _____

- (b) The Grantor must:
- (i) not do anything which will detract from the support of the Retaining Wall;
 - (ii) maintain the subsoil drainage lines adjacent to the Retaining Walls to the extent that they are located within the Lot Burdened;
 - (iii) permit the Grantee to access the Lot Burdened to carry out its obligations under this easement and any associated positive covenant.
- (c) The Grantee must keep the Footings and Retaining Wall in good repair and safe condition.
- (d) In exercising its rights under this Easement, the Grantee must:
- (i) comply with the approvals and requirements of any Authority and with the reasonable requirements of the Grantor when carrying out the works;
 - (ii) ensure all work is done properly;
 - (iii) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened;
 - (iv) cause as little damage as is practicable to the Lot Burdened and any improvement on it;
 - (v) restore the Lot Burdened as nearly as is practicable to its former condition; and
 - (vi) make good any collateral damage.
- (e) The Grantee must comply with any requirements or rules in respect of the Retaining Wall contained in the Management Statement.

22. TERMS OF POSITIVE COVENANT FOR MAINTENANCE AND REPAIR NUMBERED 22 IN THE PLAN

For the purposes of s88BA of the Act, the Grantee covenants to keep the Footings and Retaining Wall in good repair and safe condition and do all things necessary to maintain, repair and replace the Footings and Retaining Wall and any other structures of and incidental to the Retaining Wall so as to not detract from the support that the Footings and Retaining Wall provide.

23. TERMS OF EASEMENT FOR DRAINAGE AND SERVICES NUMBERED 23 IN THE PLAN

- (a) The Grantor grants to the Grantee a right to:

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The Hills Shire Council:

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dated _____

- (i) drain water across and through the Easement Site together with the right to use, for the purposes of this Easement, any line of pipes already laid within the lot burdened for the purpose of draining water; and
 - (ii) use the Lot Burdened but only within the Easement Site to provide the Services to the Lot Benefited.
- (b) The Grantor must keep the Services and any cables and drainage pipes in good repair and safe condition.

24. TERMS OF EASEMENT FOR ACCESS FOR FORESTRY PURPOSES NUMBERED 24 IN THE PLAN

- (a) The Grantee and its Authorised Users may:
- (i) by any reasonable means using the existing road network, pass across the Lot Burdened, but only within the Easement Site, to get to and from the Grantee's land adjoining the Lot Burdened for the purpose of maintaining the Grantee's land;
 - (ii) do anything reasonably necessary for that purpose, including:
 - (A) entering into the Lot Burdened with or without vehicles; and
 - (B) taking anything on to the Lot Burdened.

25. TERMS OF EASEMENT FOR CRANE JIB SWING NUMBERED 25 IN THE PLAN

- (a) The Grantee and its Authorised Users:
- (i) may have its crane jib overhang the Lot Burdened, but only within the Easement Site, during the period of the works to be carried out on the Lot Benefited; and
 - (ii) must keep the crane jib in good repair and safe condition.
- (b) In exercising its rights under this Easement, the Grantee must:
- (i) comply with the approvals and requirements of any Authority and with the reasonable requirements of the Grantor when carrying out the works;
 - (ii) ensure all work is done properly;
 - (iii) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened;
 - (iv) cause as little damage as is practicable to the Lot Burdened and any improvement on it;

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

Plan: Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____
dated _____

- (v) restore the Lot Burdened as nearly as is practicable to its former condition; and
- (vi) make good any collateral damage.
- (c) The Grantor must not do or allow anything to be done to damage or interfere with the crane jib.
- (d) This Easement will cease to have effect upon a final occupation certificate for the building to be constructed on the Lot Benefited being issued by the relevant Authority.

26. TERMS OF EASEMENT FOR CONSTRUCTION OPERATION PURPOSES NUMBERED 26 IN THE PLAN

- (a) The Grantee and its Authorised Users may:
 - (i) use the Lot Burdened, but only within the Easement Site, for the purpose of carrying out all necessary construction work on, or on any structure on the Easement Site in order to construct buildings on the Lot Benefited which cannot otherwise reasonably be carried out;
 - (ii) do anything reasonably necessary for that purpose, including:
 - (A) entering into the Lot Burdened;
 - (B) taking anything onto the Lot Burdened;
 - (C) installing, keeping and using any scaffolding, plant, equipment and machinery on the Lot Burdened; and
 - (D) retaining the footings of cranes, the tower and support structures for the cranes and other equipment and machinery on the Lot Burdened.
- (b) In exercising its rights under this Easement, the Grantee must:
 - (i) comply with the approvals and requirements of any Authority and with the reasonable requirements of the Grantor when carrying out the works;
 - (ii) ensure all work is done properly;
 - (iii) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened;
 - (iv) ensure that access through the Lot Burdened is maintained or alternate access is provided which does not unreasonably inconvenience any occupier of the Lot Burdened;

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The Hills Shire Council:

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(Authorised Officer)

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Subdivision Certificate No _____

dated _____

- (v) cause as little damage as is practicable to the Lot Burdened and any improvement on it;
 - (vi) restore the Lot Burdened as nearly as is practicable to its former condition; and
 - (vii) make good any collateral damage.
- (c) If:
- (i) the Grantee has failed to carry out a responsibility imposed by this Easement; and
 - (ii) the Grantor has notified the Grantee in writing of such failure; and
 - (iii) the Grantee has not taken reasonable steps towards rectifying such failure within the time, if any, specified in the notice given under clause 9.3(b) (such time to be reasonable) and if no time is specified, within 20 business days,
- the Grantor may, acting reasonably, take all lawful steps necessary to ensure that the responsibility is carried out and may recover any expense reasonably incurred by the Grantor from the Grantee.
- (d) This Easement will cease to have effect upon a final occupation certificate for the building to be constructed on the Lot Benefited being issued by the relevant Authority.

27. TERMS OF EASEMENT FOR CONNECTION TO SERVICES NUMBERED 27 IN THE PLAN

- (a) The Grantee and its Authorised Users may:
- (i) use the Lot Burdened, but only within the Easement Site, to connect the Lot Benefited to the Services installed in the Easement Site; and
 - (ii) do anything reasonably necessary for that purpose, including:
 - (A) entering the Lot Burdened;
 - (B) taking anything on to the Lot Burdened; and
 - (C) carrying out work to connect the Lot Benefited to the Services and pipes and cables.
- (b) The Grantor must keep the Services and any pipes and cables in good repair and safe condition.
- (c) In exercising its rights under this Easement, the Grantee and its Authorised Users must:
- (i) before entering the Lot Burdened give, except in the case of emergencies, a reasonable period of notice to the Grantor, or its nominee, of the intended exercise of

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The Hills Shire Council:

.....
(Authorised Officer)

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Subdivision Certificate No _____

dated _____

the right and indicate generally the identity of any person authorised by it to exercise
the rights granted under this Easement;

- (ii) ensure that the work is fit for purpose and safe;
 - (iii) ensure all work is done properly and in good and workmanlike manner;
 - (iv) cause as little inconvenience as is practicable to the Grantor and any occupier of the
Lot Burdened;
 - (v) cause as little damage as is practicable to the Lot Burdened and any improvement on
it;
 - (vi) restore the Lot Burdened as nearly as is practicable to its former condition; and
 - (vii) make good any collateral damage.
- (d) This Easement will cease to have effect upon a final occupation certificate for the building to
be constructed on the Lot Benefited being issued by the relevant Authority.

28. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 28 IN THE PLAN

- (a) No part of a dwelling or other habitable building may be constructed or allowed to remain
within the asset protection zone delineated as 'APZ' on the Plan complying with the
requirements of Council and the NSW Rural Fire Service relevant and applicable at the time.
- (b) The asset protection zone referred to has been determined at the subdivision stage based on
a performance based solution and relates to a setback measured from the bush fire threat
where the radiant heat flux is 29 kilowatts per square metre, or less, and there is no flame
contact (setback greater than flame length in radiant heat modelling) as required by
Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas and
Planning for Bushfire Protection 2019 (or equivalent where these documents are
superseded). The Bushfire Attack Level (BAL) needs to be determined at the building stage
and may range from BAL Low through to BAL Flame Zone based on the setback to the bush
fire threat. If the proposed dwelling is located closer to the bush fire hazard than proposed at
the subdivision stage, or if the nature of the bush fire hazard has changed, the required BAL
may be higher than BAL 29 which may impact building construction costs.

**Name of authority empowered to release, vary or modify restriction on use of land numbered
28 in the Plan**

Council

29. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 29 IN THE PLAN

The Grantor must not resolve and must not consent to:

Approved by

The Hills Shire Council:

.....
(Authorised Officer)

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Plan: Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by Subdivision Certificate No _____
dated _____

- (a) any application to clear vegetation under the 10/50 Vegetation Clearing Scheme within the Lot Burdened without the written consent of Council; and
- (b) any activities in breach of the Vegetation Management Plan.

Name of authority empowered to release, vary or modify restriction on use of land numbered 29 in the Plan

Council

30. TERMS OF POSITIVE COVENANT NUMBERED 30 IN THE PLAN

- (a) The Grantor will maintain, at its sole expense, of the whole of the asset protection zone delineated [INSERT] on the Plan, including, but not limited to, the removal of vegetation in accordance with fuel load requirements and restricting the placement of combustible materials, buildings or improvements, complying with the requirements of Council and the NSW Rural Fire Service relevant and applicable at the time.
- (b) Any dwelling house or other habitable structure constructed on the Lot Burdened must be located wholly within the area nominated for development/ defined as an asset protection zone by this positive covenant. Any asset protection zone relating to this dwelling house or other habitable structure must also be contained to this same area, sized to comply with the requirements of Council and the NSW Rural Fire Service relevant and applicable at the time.

Name of authority empowered to release, vary or modify positive covenant numbered 30 in the Plan

Council

31. TERMS OF POSITIVE COVENANT NUMBERED 31 IN THE PLAN

- (a) The Grantor must comply with the Vegetation Management Plan throughout the occupation and use of the development complying with the requirements of Council including procuring a compliance report for each 12 month period which must:
 - (i) be consistent with the *Annual Compliance Report Guidelines*, Commonwealth of Australia 2023;
 - (ii) include details of compliance and non-compliance with:
 - (A) each condition in the EPBC Approval;
 - (B) each condition imposed under a development consent in respect of the Community Scheme that the EPBC Approval requires compliance with;

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The Hills Shire Council:

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(Authorised Officer)

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dated _____

- (C) all commitments made in each action management plan or strategy that the Grantor is required by the EPBC Approval to implement;
 - (D) if any event which has the potential to, or does, Harm any Protected Matter (**incident**) has occurred, each incident.
- (b) Pursuant to section 88F(3) of the Act, Council shall have the following additional powers pursuant to this covenant:
- (i) in the event that the Grantor fails to comply with the terms of any written notice issued by the Council as set out above, the Council may enter the Lot Burdened with all necessary equipment and carry out any work considered by Council to be reasonable to comply with the said notice referred to above;
 - (ii) Council may recover from the Grantor in a Court of competent jurisdiction:
 - (A) any expense reasonably incurred by it in exercising its powers under clause 31(b)(i). Such expense shall include reasonable wages for employees engaged in effecting, supervising and administering the said work, together with costs, reasonably estimated by Council, for the use of materials, machinery, tools and equipment used in conjunction with the said work; and
 - (B) legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs, charges and expenses of registration of a covenant charge pursuant to section 88F of the Act or providing any certificate required pursuant to section 88G of the Act or obtaining any injunction pursuant to section 88H of the Act.
- (c) This covenant shall bind all persons who are of claim under the registered proprietors stipulated in section 88E(5) of the Act.

Name of authority empowered to release, vary or modify positive covenant numbered 31 in the Plan

Council

32. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 32 IN THE PLAN

[Note: the terms of this restriction on use have been taken from The Hills Shire Council standard easement terms as required under the development consent and are subject to approval by Council.]

No dwelling shall be constructed on the Lot Burdened unless the Grantor has first constructed or has made provision for the construction of a rainwater tank with a minimum capacity of 1,500 litres in accordance with the requirements of Council.

Approved by
The Hills Shire Council:

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(Authorised Officer)

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Subdivision Certificate No _____

dated _____

**Name of authority empowered to release, vary or modify restriction on use of land numbered
32 in the Plan**

Council

33. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 33 IN THE PLAN

***[Note: the terms of this restriction on use have been taken from The Hills Shire Council
standard easement terms as required under the development consent and are subject to
approval by Council.]***

- (a) The Grantor shall not make or permit or suffer the making of any alterations to any stormwater treatment measures/ water sensitive urban design elements which is, or shall be, constructed on the Lot Burdened without the prior consent in writing of Council.
- (b) In this restriction, “**stormwater treatment measures/ water sensitive urban design elements**” means the infiltration systems, porous pavement, sediment basins, bioretention swales, bio-retention basins, rain gardens, landscaped or vegetated swales, vegetated buffers, swale/ buffer systems, sand filter, wetlands, ponds, retarding basins, aquifer storage and recovery, rainwater reuse tanks, stormwater reuse tanks, gross pollutant traps, pit inserts, silt/ oil arrestors or other proprietary products including all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins or surfaces graded to direct stormwater to the stormwater treatment measures/ water sensitive urban design elements. The stormwater treatment measures/ water sensitive urban design elements is detailed on the plans approved Barker Ryan Stuart as Subdivision Works Certificate Ref 220526SW03 dated 22 November 2023.

**Name of authority empowered to release, vary or modify restriction on use of land numbered
33 in the Plan**

Council

34. TERMS OF POSITIVE COVENANT NUMBERED 34 IN THE PLAN

***[Note: the terms of this restriction on use have been taken from The Hills Shire Council
standard easement terms as required under the development consent and are subject to
approval by Council.]***

- (a) The Grantor covenants as follows with Council in respect to the stormwater treatment measures/water sensitive urban design elements constructed and/or installed on the Lot Burdened, that they will:

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The Hills Shire Council:

.....
(Authorised Officer)

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Subdivision Certificate No _____

dated _____

- (i) maintain and repair the stormwater treatment measures/ water sensitive urban design elements at the sole expense of the Grantor so that it functions in a safe and efficient manner, in accordance with the manufacturers recommended requirements and/ or the "maintenance and procedures operational plan" as approved by [INSERT] as Construction Certificate Ref [INSERT] dated [INSERT]. A copy of this Construction Certificate is held at Council Ref [INSERT]. A copy of this plan is available to all owners and occupiers of the Lot Burdened;
 - (ii) for the purposes of ensuring observance of this covenant, permit Council to enter the Lot Burdened and inspect the condition of the stormwater treatment measures/ water sensitive urban design elements and the state of construction, maintenance or repair of the stormwater treatment measures/ water sensitive urban design elements, for compliance with the requirements of this covenant;
 - (iii) notify Council after each programmed maintenance inspection; and
 - (iv) comply with the terms of any written notice issued by Council to attend to any matter and carry out such work within the time stated in the notice, to ensure the proper and efficient performance of the stormwater treatment measures/ water sensitive urban design elements and to that extent section 88F(2)(a) of the Act is hereby agreed to be amended accordingly.
- (b) Pursuant to section 88F(3) of the Act, Council shall have the following additional powers pursuant to this covenant:
- (i) in the event that the Grantor fails to comply with the terms of any written notice issued by the Council as set out above, the Council may enter the Lot Burdened with all necessary equipment and carry out any work considered by Council to be reasonable to comply with the said notice referred to above;
 - (ii) Council may recover from the Grantor in a Court of competent jurisdiction:
 - (A) any expense reasonably incurred by it in exercising its powers under clause 34(b)(i). Such expense shall include reasonable wages for employees engaged in effecting, supervising and administering the said work, together with costs, reasonably estimated by Council, for the use of materials, machinery, tools and equipment used in conjunction with the said work; and
 - (B) legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs, charges and expenses of registration of a covenant charge pursuant to section 88F of the Act or providing any certificate required pursuant to section 88G of the Act or obtaining any injunction pursuant to section 88H of the Act.

Approved by
The Hills Shire Council:

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(Authorised Officer)

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dated _____

Name of authority empowered to release, vary or modify positive covenant numbered 34 in the Plan

Council

35. TERMS OF POSITIVE COVENANT NUMBERED 35 IN THE PLAN

The Grantor must:

- (a) do all things to ensure domestic animals are kept from entering wildlife habitat areas at all times; and
- (b) keep domestic animals in an enclosed area and/or inside the dwelling constructed on the Lot Burdened, or on a leash such that the animals cannot enter areas of wildlife habitat or bushland on Community Property or on surrounding properties or reserves.

Name of authority empowered to release, vary or modify positive covenant numbered 35 in the Plan

Council

36. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 36 IN THE PLAN

The Grantor must not use and must not allow the use of Second-Generation anticoagulant rodenticides (SGARS) on the Lot Burdened for the control of pest rodents or any other purpose.

Name of authority empowered to release, vary or modify restriction on use of land numbered 36 in the Plan

Council

37. TERMS OF POSITIVE COVENANT NUMBERED 37 IN THE PLAN

The Grantor must ensure:

- (a) all fencing within bushland areas is fauna friendly and must allow fauna passage and be suitably visible to reduce the likelihood of collisions without the use of barbed wire or any sharp materials; and
- (b) all residential fencing do not contain sharp tops that have the potential to injure wildlife and must be suitably visible to reduce the likelihood of fauna collisions.

Name of authority empowered to release, vary or modify positive covenant numbered 37 in the Plan

Approved by
The Hills Shire Council:

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(Authorised Officer)

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dated _____

Council

38. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 38 IN THE PLAN

[Note: the terms of this restriction on use have been taken from The Hills Shire Council standard easement terms as required under the development consent and are subject to approval by Council.]

No development shall be permitted on the Lot Burdened until it is re-subdivided complying with the requirements of Council.

Name of authority empowered to release, vary or modify restriction on the use of land numbered 38 in the Plan

Council

39. TERMS OF POSITIVE COVENANT NUMBERED 39 IN THE PLAN

[Note: the terms of this restriction on use have been taken from The Hills Shire Council standard easement terms as required under the development consent and are subject to approval by Council.]

- (a) The Grantor must permit the Prescribed Authority and the Contractor to enter upon the Lot Burdened with or without vehicles for the purpose of the removal of Waste and to remain upon such land for a reasonable time for the purpose of such removal.
- (b) The Grantor cannot make any claim against the Prescribed Authority or the Contractor for any repairs or damage caused to the Lot Burdened as a result of the Prescribed Authority or the Contractor exercising the rights set out in clause 39(a).
- (c) The Grantor must indemnifies the Prescribed Authority and the Contractor against any future claim for damage or loss arising from the exercise by the Prescribed Authority or the Contractor of the rights set out in clause 39(a) except to the extent that such damage or loss is a result of the negligence of the Prescribed Authority or the Contractor as the case may be.
- (d) In this covenant:
 - (i) **Contractor** means any entity engaged by the Prescribed Authority to remove waste from the Lot Burdened and any sub-contractor, officer, employee or agent of that entity and includes any officer, employee or agent of the Prescribed Authority;
 - (ii) **Prescribed Authority** means Council and any local government council with which that council may merge and any other prescribed authority within the meaning of section 88E of the Act which may be responsible for the removal of Waste from the Lot Burdened;

Approved by
The Hills Shire Council:

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(Authorised Officer)

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Highforest

Plan:

Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____

dated _____

- (iii) Owners Corporation means an owners corporation as defined in the *Strata Schemes Management Act 2015* (NSW) or a community association, neighbourhood association or precinct association as defined in the *Community Land Management Act 2021* (NSW), as the case may be; and
- (iv) **Waste** includes any garbage, recycles, vegetable or other materials which the registered proprietor or any user or occupier of the Lot Burdened (or where such proprietor is an Owners Corporation, the registered proprietor of any lot in that scheme) leaves out for collection (whether in bins or otherwise) by the Prescribed Authority or the Contractor.

Name of authority empowered to release, vary or modify positive covenant numbered 39 in the Plan

Council

40. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 40 IN THE PLAN

- (a) The Grantor shall not make or permit or suffer the making of any alterations or additions to the residential accommodation (including, but not limited to, individual units within a residential flat building or multi dwelling housing development) which is, or shall be, constructed on the Lot Burdened that will result in the creation of additional bedrooms.
- (b) The number of bedrooms within each dwelling/ unit is shown on the plans/ details approved by Council as Development Consent DA 859/2022/JP, a copy of which is held at Council.

41. TERMS OF EFFECT OF THE MANAGEMENT STATEMENT

- (a) This clause applies to each Easement in this Instrument.
- (b) If the Grantor is entitled under an Easement to make rules about the use of an Easement Site by a Grantee or its Authorised User, the rules must be consistent with the Easement and any Management Statement.
- (c) If a Management Statement allocates responsibility for complying with obligations under an Easement to a different person than that set out in the Easement (e.g. the obligation is imposed on a Community Association), or the Management Statement imposes rules or conditions on the carrying out of works, repair or maintenance, the Management Statement prevails to the extent of the inconsistency. The relevant Grantor or Grantee must use their reasonable endeavours to ensure that the relevant person complies with these obligations.
- (d) If a Management Statement regulates the apportionment of costs in relation to an Easement, Easement Site or Lot Burdened and there is an inconsistency between the apportionment of costs under the Easement and a Management Statement, the Management Statement prevails to the extent of the inconsistency.

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,

affixed by me, or at my direction, on.....

Highforest

Plan: Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by Subdivision Certificate No _____
dated _____

- (e) If a Management Statement binds the Grantor or Grantee (or any person acting under the Grantor or Grantee) and that Management Statement:
- (i) imposes obligations on the Grantor or Grantee;
 - (ii) confers rights on the Grantor or Grantee; or
 - (iii) requires the Grantor or Grantee to do or refrain from doing something,
 - (iv) which are in addition to the rights, obligations or actions conferred, imposed or regulated by the Easement, then the party bound by the Management Statement has the benefit of those rights and the burden of those obligations in addition to the rights and obligations set out in the Easement.

draft

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me,
affixed by me, or at my direction, on.....

Plan:

Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____

dated _____

EXECUTED on behalf of **The Hills Shire Council** by its authorised delegate pursuant
to s.378 of Local Government Act 1993 No 30

Name of Delegate (Print)

Signature of Delegate

Electronic signature of me, affixed by me, or at my direction on

I certify that I am an eligible witness and that the delegate signed in my presence

Signature of Witness

Electronic signature of me, affixed by me, or at my direction, on.....

I certify that I am an eligible witness and that this document was signed in counterpart and witnessed over audio visual link in
accordance with s14G of the *Electronic Transactions Act 2000* (NSW).

Name of Witness

Address of Witness

Highforest

Plan:

Plan of Subdivision over Lots 1 and 3 in DP[insert] covered by
Subdivision Certificate No _____

dated _____

Certified correct for the purposes of the Real
Property Act 1900 and executed on behalf of
the corporation named below by the authorised
person(s) whose signature(s) appear(s) below
pursuant to the authority specified.

Corporation | Mirvac Projects (Retail and Commercial) Pty Limited _____

Authority | Power of Attorney – Book [INSERT] No. [INSERT]

Signature of authorised person

Signature of authorised person

Name of authorised person

Name of authorised person

Office held

Office held

I certify that the person(s) signing above, with whom I am personally acquainted or as to whose
identity I am otherwise satisfied, signed this instrument in my presence.

Signature of Witness

Signature of Witness

Name of Witness

Name of Witness

Address of Witness

Address of Witness

APPENDIX G :

Email to the Department Regarding Condition 6

From: Emma Ellis
Sent: Thursday, 23 May 2024 10:03 AM
To: 'epbcmonitoring@dcceew.gov.au'; 'PostApproval@environment.gov.au'
Subject: EPBC Approval 2023/09508 | 55 Coonara Ave, WPH | Condition 6
Attachments: 240523_55 Coonara Ave_Housing 88B titling instrument.pdf

Dear sir/madam

In accordance with condition 6 of 2023/09508, which states:

Prior to selling any part of The Property, the approval holder must submit to the department either a copy of the proposed titling instrument containing the proposed covenant, or a copy of the disclosure in the proposed contract of sale.

We wish to provide evidence of the inclusion of the ongoing obligation on our customers to comply with the Vegetation Management Plan, in our sales documents. We have included the following:

1. Disclosure clause in our contract of sale

61.17 EPBC Referral

- (a) The vendor discloses the Development Site is affected by the *Environment Protection and Biodiversity Conservation Act 1999* (NSW) (EPBC) and the vendor has received approval to carry out Development Activities on the Development Site on the conditions set out in the EPBC Approval.
- (b) The EPBC Approval imposes obligations on the vendor and future owners including the Community Association to comply with the Vegetation Management Plan and by implementing the Vegetation Management Plan, achieve the following environmental outcomes:
 - (i) protecting the areas of Blue Gum High Forest threatened ecological community where it occurs on the Development Site;
 - (ii) maintaining and improving the condition of Blue Gum High Forest on the Development Site through removal of weeds and assistive regeneration with local provenance stock of species comprising Blue Gum High Forest; and
 - (iii) preventing any avoidable harm to protected matters and mitigating unavoidable and accidental harm to protected matters,and the purchaser is directed to the Community Management Statement.
- (c) The vendor discloses the copy of the Vegetation Management Plan which is attached to this contract has been endorsed by the Department of Climate Change, Energy, the Environment and Water as part of the EPBC Approval. The Vegetation Management Plan is a revised version of a previous vegetation management plan that was approved by Council and the vendor is required to obtain the approval of Council to the revised Vegetation Management Plan. If required by Council, the vendor may make changes to the Vegetation Management Plan, and the vendor may make changes to the Instruments, Community Management Statement or Precinct Management Statement or any Other Document to comply with any conditions imposed by Council in respect of the Vegetation Management Plan.

2. Draft term in the 88B titling instrument

Please see below draft terms but we also have attached a copy of the full draft 88B instrument for your information.

31. TERMS OF POSITIVE COVENANT NUMBERED 31 IN THE PLAN

- (a) The Grantor must comply with the Vegetation Management Plan throughout the occupation and use of the development complying with the requirements of Council including procuring a compliance report for each 12 month period which must:
 - (i) be consistent with the *Annual Compliance Report Guidelines*, Commonwealth of Australia 2023;
 - (ii) include details of compliance and non-compliance with:
 - (A) each condition in the EPBC Approval;
 - (B) each condition imposed under a development consent in respect of the Community Scheme that the EPBC Approval requires compliance with;
 - (C) all commitments made in each action management plan or strategy that the Grantor is required by the EPBC Approval to implement;
 - (D) if any event which has the potential to, or does, Harm any Protected Matter (**incident**) has occurred, each incident.
- (b) Pursuant to section 88F(3) of the Act, Council shall have the following additional powers pursuant to this covenant:
 - (i) in the event that the Grantor fails to comply with the terms of any written notice issued by the Council as set out above, the Council may enter the Lot Burdened with all necessary equipment and carry out any work considered by Council to be reasonable to comply with the said notice referred to above;
 - (ii) Council may recover from the Grantor in a Court of competent jurisdiction:
 - (A) any expense reasonably incurred by it in exercising its powers under clause 31(b)(i). Such expense shall include reasonable wages for employees engaged in effecting, supervising and administering the said work, together with costs, reasonably estimated by Council, for the use of materials, machinery, tools and equipment used in conjunction with the said work; and
 - (B) legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs, charges and expenses of registration of a covenant charge pursuant to section 88F of the Act or providing any certificate required pursuant to section 88G of the Act or obtaining any injunction pursuant to section 88H of the Act.
- (c) This covenant shall bind all persons who are of claim under the registered proprietors stipulated in section 88E(5) of the Act.

Name of authority empowered to release, vary or modify positive covenant numbered 31 in the Plan

We trust this satisfies your requirements. We can share with you a full copy of our contract of sale however just warning that it is over 900 pages long and rather large in size.

If you seek anything further, please do not hesitate to contact the undersigned.

Kind regards

Emma Ellis
Project Director
Development

T: +61 2 9080 8805 M: +61 403 946 730
Level 28, 200 George Street Sydney NSW 2000 Australia

[Electronic Data Transmission Disclaimer](#)




**RANKED #1 GLOBALLY
FOR GENDER EQUALITY**
2022 and 2023 by Equileap

**2022 WINNER BEST
PLACES TO WORK**
AFR Boss

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

APPENDIX H :

Email to the Department Regarding Conditions 8 & 9



Emma Ellis

From: Emma Ellis
Sent: Tuesday, 21 May 2024 9:19 PM
To: epbcmonitoring@dcceew.gov.au; PostApproval@environment.gov.au
Subject: EPBC Approval 2023/09508 | 55 Coonara Ave, WPH | Condition 8 & 9
Attachments: BCF483 - Section 6.33 certificate - signed.pdf; BCF261 - Certificate 6.33 - signed.pdf

Dear sir/madam

In accordance with condition 8 and 9 of 2023/09508, we wish to notify and provide evidence around the retirement/payment of 76 credits in relation to Blue Gum High Forest.

We attach for your reference, two section 6.33 certificates under the Biodiversity Conservation Act 2016 (NSW). One certificate confirms retirement obligations for 57 credits and the other for 19 credits.

We trust this satisfies your requirements. If you seek anything further, please do not hesitate to contact the undersigned.

Kind regards

Emma Ellis
Project Director
Development

T: +61 2 9080 8805 **M:** +61 403 946 730
Level 28, 200 George Street Sydney NSW 2000 Australia

[Electronic Data Transmission Disclaimer](#)



**RANKED #1 GLOBALLY
FOR GENDER EQUALITY**
2022 and 2023 by Equileap

**2022 WINNER BEST
PLACES TO WORK**
AFR Boss

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

APPENDIX I :

Email to the Department Regarding Condition 20



Sarah Thompson

From: Nick MACKENZIE <nick.mackenzie@dcceew.gov.au>
Sent: Tuesday, 12 November 2024 12:14 PM
To: Sarah Thompson; epbcmonitoring
Cc: Emma Ellis
Subject: RE: EPBC Approval 2023/09508 - 55 Coonara Ave, WPH - Conditions 20, 3 & 4 [SEC=OFFICIAL]

OFFICIAL

Hi Sarah,

Apologies for missing your call.

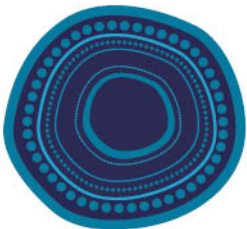
I can confirm receipt of the commencement notification and confirm that this meets the requirements of condition 20.

I also acknowledge the communication regarding implementation of the Concept Vegetation Management Plan.

Regards,

Nick Mackenzie
Senior Compliance Officer

Environmental Permitting and Compliance Division | Compliance and Enforcement Branch |
Approvals Compliance Section
Department of Climate Change, Energy, the Environment and Water
P 0407 906 098 | E nick.mackenzie@dcceew.gov.au



Acknowledgement of Country

Our department recognises the First Peoples of this nation and their ongoing connection to culture and country. We acknowledge Aboriginal and Torres Strait Islander Peoples as the Traditional Owners, Custodians and Lore Keepers of the world's oldest living culture and pay respects to their Elders past, present and emerging.

OFFICIAL

From: Sarah Thompson <sarah.thompson@mirvac.com>
Sent: Tuesday, 12 November 2024 11:21 AM
To: Nick MACKENZIE <nick.mackenzie@dcceew.gov.au>; epbcmonitoring <epbcmonitoring@dcceew.gov.au>
Cc: Emma Ellis <emma.ellis@mirvac.com>
Subject: EPBC Approval 2023/09508 - 55 Coonara Ave, WPH - Conditions 20, 3 & 4 [SEC=OFFICIAL]

OFFICIAL

Dear Nick,

I just tried calling as I notified the Department on 5th November 2024 of condition 20, 3 & 4 in the attached email. I have not received an automatic reply from the EPBC monitoring email address confirming receipt.

Can you please confirm receipt and acceptance as formal notification.

Kind Regards

Sarah Thompson
Senior Development Manager
Development

Level 28, 200 George Street Sydney NSW 2000 Australia

[Electronic Data Transmission Disclaimer](#)



**RANKED TOP #10 GLOBALLY
FOR GENDER EQUALITY**
in Equileap's 2024 Global Report



Acknowledgement of Country

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners and Custodians of the lands and waters of Australia. We recognise that we all live, work and play on Traditional lands of the oldest continuing culture and pay our respect to Elders past and present. 'Collaborating on Country' by Riki Salam (Mualgal, Kaurareg, Kuku Yalanji), We Are 27 Creative.

OFFICIAL

From: epbcmonitoring <epbcmonitoring@dcceew.gov.au>

Sent: Wednesday, 30 October 2024 7:00 AM

To: Sarah Thompson <sarah.thompson@mirvac.com>

Cc: Emma Ellis <emma.ellis@mirvac.com>

Subject: RE: EPBC Approval 2023/09508 - 55 Coonara Ave, WPH - Conditions 20, 3 & 4 [SEC=OFFICIAL]

[SEC=OFFICIAL]

Dear Sarah,

Thankyou for providing the below advice.

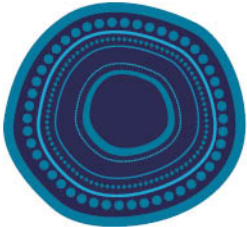
Please note, condition 20 attached to EPBC 2023/09508 requires the approval holder to notify the department of commencement of the action within 5 business days *following* the action commencing.

As such, the department requests that you provide this advice following commencement, which will be accepted as the formal notification.

Regards,

Nick Mackenzie
Senior Compliance Officer

Environmental Permitting and Compliance Division | Compliance and Enforcement Branch | Approvals
Compliance Section
Department of Climate Change, Energy, the Environment and Water
P 0407 906 098 | E nick.mackenzie@dcceew.gov.au



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From: Sarah Thompson <sarah.thompson@mirvac.com>
Sent: Monday, 28 October 2024 5:03 PM
To: epbcmmonitoring <epbcmmonitoring@dcceew.gov.au>; PostApproval@environment.gov.au
Cc: Emma Ellis <emma.ellis@mirvac.com>
Subject: EPBC Approval 2023/09508 - 55 Coonara Ave, WPH - Conditions 20, 3 & 4

Dear sir / madam,

In accordance with condition 20 of 2023/09508, which states:

*20) The approval holder must notify the **department** electronically of the date of **commencement of the Action**, within 5 **business days** following **commencement of the Action**.*

We wish to notify the department that Mirvac Projects Pty Ltd will commence clearing within the action area from 4th November 2024.

In accordance with condition 3 and 4 of 2023/09508, we wish to notify the Department that Mirvac Projects Pty Ltd will commence implementation of the Concept Vegetation Management Plan within three months of the commencement of the Action and continue to implement the Concept Vegetation Management Plan. At this stage, we have engaged the Concept Vegetation bush regeneration contractors, agreed the scope of work and established monitoring points on site with Cumberland Ecology.

We trust this satisfies your requirements. If you seek anything further, please do not hesitate to contact the undersigned.

Kind Regards

Sarah Thompson
Senior Development Manager
Development

Level 28, 200 George Street Sydney NSW 2000 Australia

Electronic Data Transmission Disclaimer



**RANKED TOP #10 GLOBALLY
FOR GENDER EQUALITY**
in Equileap's 2024 Global Report

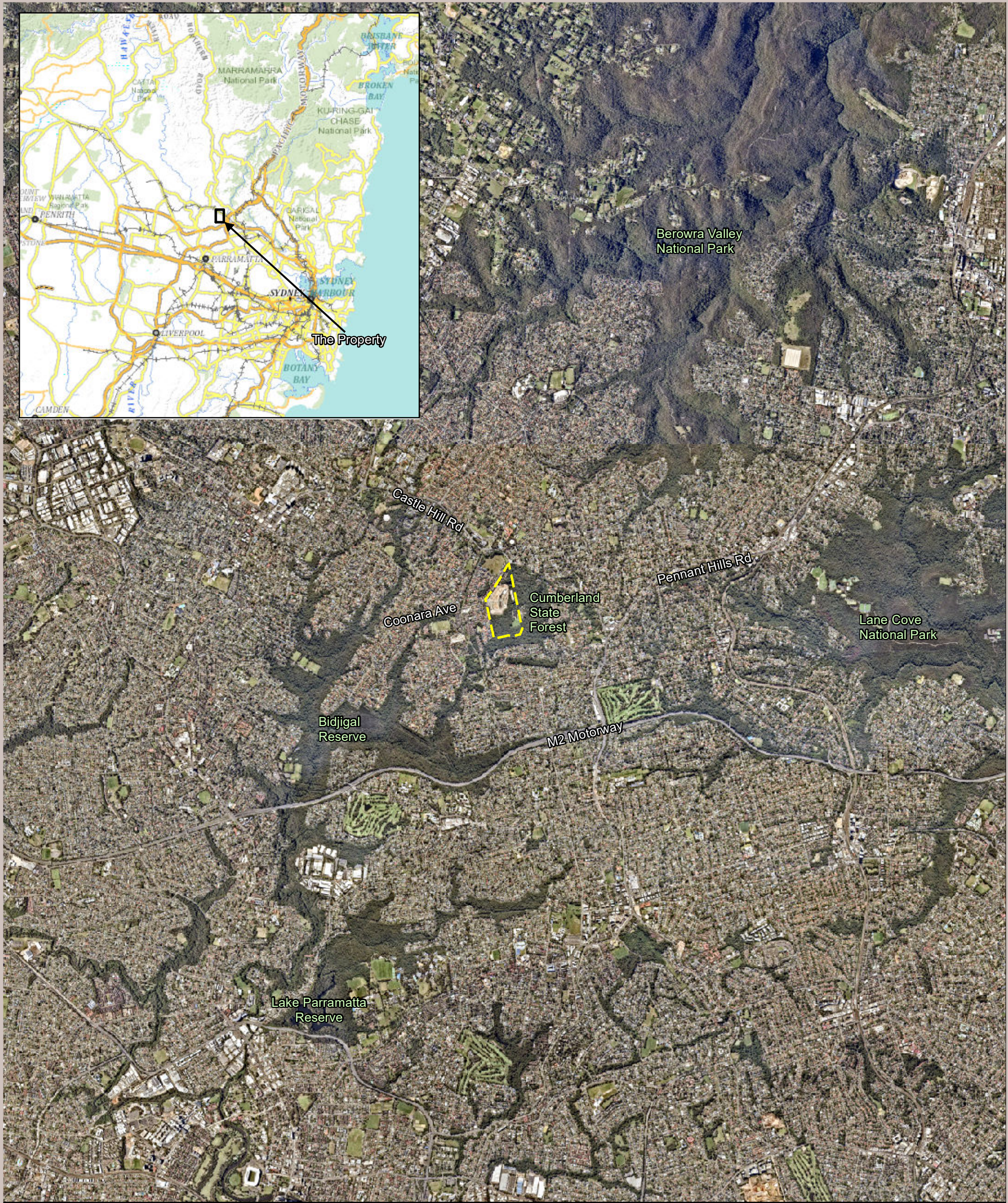


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FIGURES



Legend

 The Property

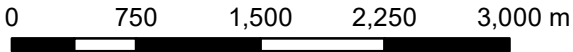
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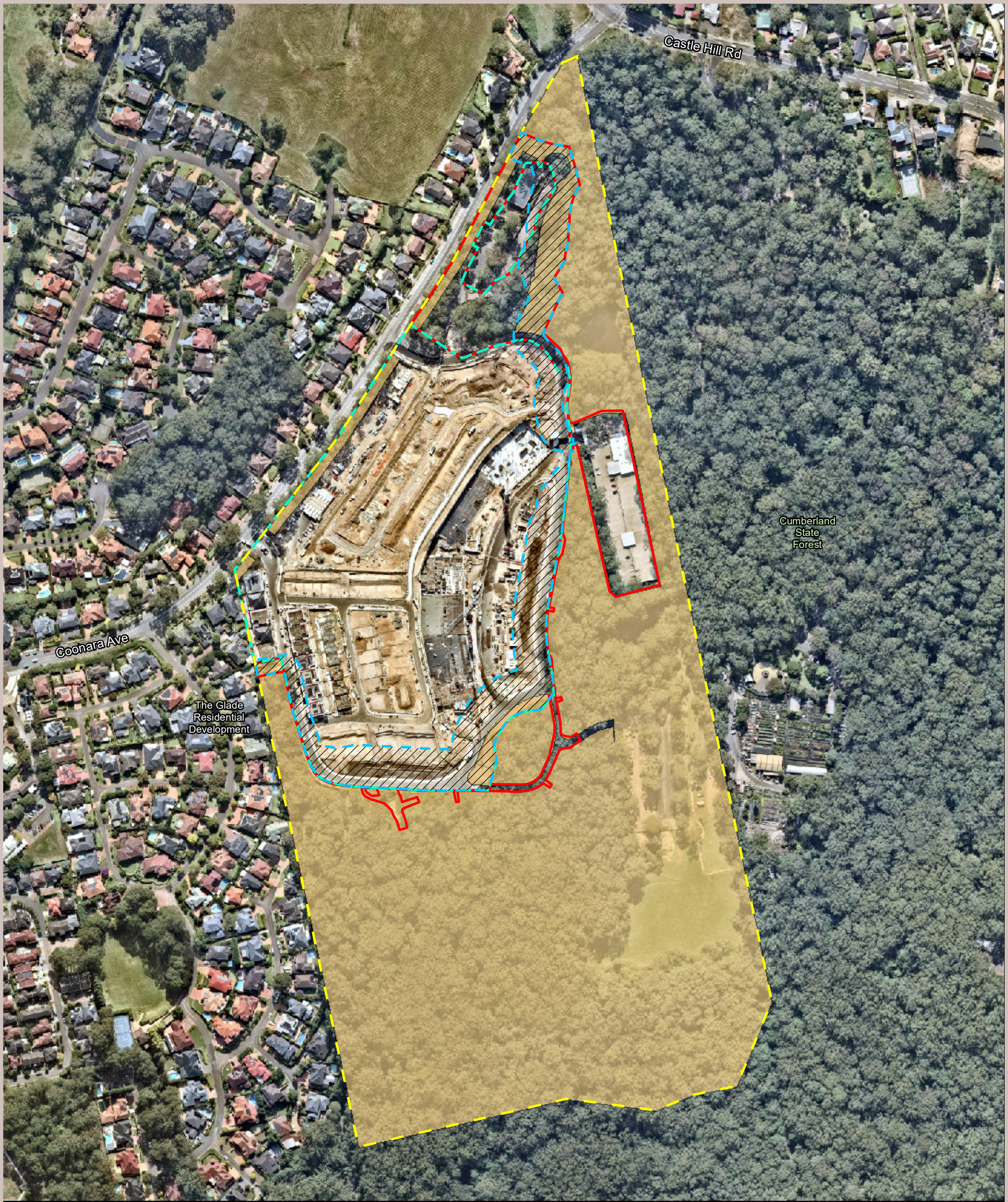
Image Source:
Image © Nearmap (2025)
Dated: 03/04/2025

Data Source:
Sixmaps Clip and Ship (2022)
Spatial Services
NSW Department of
Finance and Services



Figure 1. Location map





Legend

- Development Footprint
- The Property
- Excluded Area
- Vegetation to be Managed (including APZ and Landscaping areas)
- Asset Protection Zone

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2025)
Dated: 03/04/2025

Data Source:
Sixmaps Clip and Ship (2022)
Spatial Services
NSW Department of
Finance and Services

cumberland
ecology

Figure 2. Layout of the Approved Action





Legend

Development Footprint

The Property

Excluded Area

MNES clearing during current compliance reporting period

Vegetation to be cleared

PCT 1237_Good, Development Footprint

PCT 1237_Modified/Weedy, Development Footprint

Vegetation to be modified for APZ purposes

PCT 1237_Modified/Weedy, APZ

Coordinate System: MGA Zone 56 (GDA 94)

Image Source:
Image © Nearmap (2025)
Dated: 03/04/2025

Data Source:
Sixmaps Clip and Ship (2022)
Spatial Services
NSW Department of
Finance and Services

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ecology

Figure 3. Extent of MNES clearing during current compliance reporting period

I:\... \21108\Figures\RP11\20250507\Figure 3. Extent of MNES clearing during current compliance reporting period