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bushfire & ecology

Conservation Measures Implementation Plan

Lot 273 DP 755266
15 Mullyway Road
Chain Valley Bay

October 2021
(REF: 18OD02CMIP)



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Lot 273 DP 755266
15 Mulloway Road, Chain Valley Bay

Biodiversity Certification Application ref. DOC21/101144-5

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Conservation Measures Implementation Plan

1. INTRODUCTION

This Conservation Measures Implementation Plan (CMIP) has been prepared for a Biodiversity Certification application in association with a planning proposal within Lot 273 DP 755266 at 15 Mulloway Road, Chain Valley Bay. It is a requirement of a standard Biodiversity Certification application that a conservation measures implementation plan be provided which details as to how the conservation measures will be implemented within the site for the purposes of the Biodiversity Certification application.

1.1 Mechanism for delivery of conservation measures

The delivery of the conservation measures will be through the retirement of residual credits and the establishment of a conservation areas covering sensitive vegetation units and the proposed wildlife corridor. The CMIP is prepared in accordance with the requirements of the Biodiversity Certification application and is intended to form part of the conditions of the certification.

A Biodiversity Stewardship Agreement is the initial preferred approach to protect and manage the conservation area and a Biodiversity Stewardship Site Application is to be made to the Biodiversity Conservation Trust (BCT). Pending approval by the BCT, the conservation area was originally intended to ultimately transfer ownership to Central Coast Council's Conservation Trust. The proposal was to dedicate/transfer the subject lands for a nominal amount (\$1) after satisfactory restoration (envisaged timeframe of 5 years) and further to contribute to maintenance for an additional 10 years.

Additionally, a one-off administration payment was also to be made to cover future cost associated with administration of the maintenance funds from the BCT should a Stewardship agreement be in place at time of transfer. However recently CCC have advised that it does not want the responsibility of ownership due the long-term financial commitments and the current financial position of Council.

Therefore, the subject conservation lands will be retained by the Proponent who is agreeable to the imposition of appropriate title covenants at the DA determination stage to ensure its conservation and protection in perpetuity of the conservation and corridor lands. Council is also agreeable to the creation of an E3 Environmental Management parcel immediate adjoining the Conservation lands and separating these lands from the residential lands. This parcel, which will be held by the Proponent, will ensure an economic protective presence by appropriate land use occupation of the custodian of the conservation lands.

Although the Biodiversity Stewardship Site Application is intended to proceed, any Credits generated from the proposed Stewardship site are not intended to be used to directly offset the requirements of the Biodiversity Certification. All residual credits will be purchased through the Biodiversity Conservation Fund and retired.

Prior to establishment of the Stewardship Site, or where the BCT does not grant approval, an 88B instrument will be established to protect the conservation areas. Such measures would

form DA consent conditions to the determination of the subdivision application following rezoning.

The on-ground conservation measures are detailed in the attached Vegetation Management Plan (*Travers bushfire & ecology 2021*) which outlines the conservation and management requirements of the conservation area inclusive of the wildlife corridor.

1.2 The responsibility for delivery, including details of biodiversity certification agreements entered or proposed to be entered into.

The responsibility for delivery lies with the owner/developer of the property, J G Development:

Owner/developer

J G Development Pty Ltd
C/- 196 St George Crescent
SANDY POINT 2172

Owner/developers consultant

Dominic Ursino
J G Development Pty Ltd
Mobile: 0418 663 021
Email: onecore15@gmail.com

It is proposed that parts of the current Lot 273 DP 755266 at 15 Mulloway Road, Chain Valley Bay will be entered into a standard biodiversity certification agreement. The application number for this biodiversity certification is DOC21/101144-5. The proposed biodiversity certification area is shown below in Figure 1.

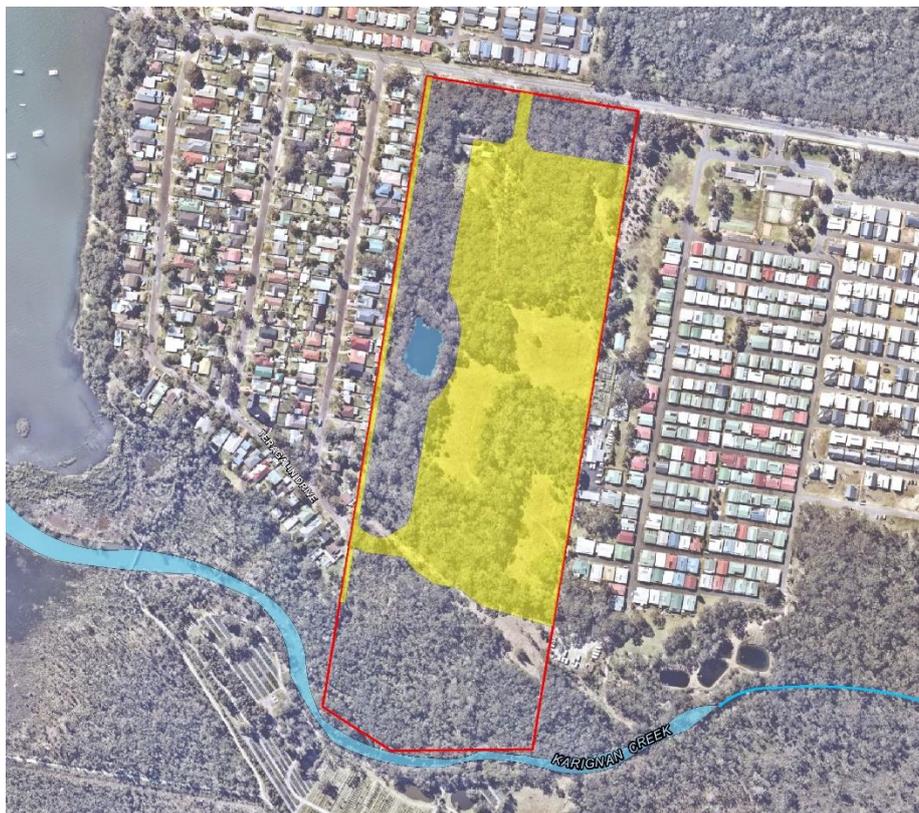


Figure 1 – Subject lot (red) and proposed biodiversity certification area (yellow)

1.3 Timing of implementation of conservation measures

Concurrent with the finalisation of the planning proposal will be the granting of the biodiversity certification.

The timing of the implementation of the conservation measures are expected to occur in the following manner:

Concurrent with the preparation and submission of the subdivision DA:

- Submission of a Vegetation Management Plan to be approved by Central Coast Council.

Upon granting of the subdivision consent and prior to the issue of the Subdivision Construction Certificate:

- Commencement of the pre-construction VMP works (*Note - no construction certificate required*).
- All works set-out under the VMP to be completed within 5 years of commencement of pre-construction works.
- Any outstanding works identified under the VMP at time of final subdivision certificate release for the low density subdivision development are to be covered by a suitable bond to be submitted and retained by CCC until the satisfactory completion of the 5 year milestone outlined in the approved VMP. This requirement to form a consent condition.

Following the granting of the subdivision DA consent and upon registration of the initial subdivision certificate:

- The creation of separate lots for the conservation area containing the EEC and wildlife corridor and the establishment of an 88B instrument to protect the conservation lands inclusive of any obligation to implement rehabilitation, management and maintenance of the conservation lands in perpetuity in accordance with the approved VMP.

Prior to release of any subdivision construction certificate that would enable the creation of low density residential lots:

- Retirement of credits in accordance with the Biodiversity Certification approval;
- Continuation of primary restoration works in accordance with the VMP and as listed in section 1.5 below.

Prior to release of Subdivision Certificate for registration of development lots:

- Complete Stages 1 and parts 2.1 to 3.2 of Stage 2 of VMP.

Post release of Subdivision Certificate

- Monitoring and auditing of conservation measures as set out in VMP

In perpetuity

- On-going protection and maintenance of conservation area in accordance with the VMP and title restrictions or covenants.

The specific restoration works within the conservation area and the timing of each action is listed within the Vegetation Management Plan (*Travers Bushfire & Ecology 2021*).

1.4 Funding sources for delivery of conservation measures

Funding for the implementation of all onsite works and retirement of the required biodiversity credits this project will be provided by the proponent:

JG Development Pty Ltd
196 St George Crescent
SANDY POINT 2172
Mobile: 0418 663 021
Email: onecore15@gmail.com

Evidence of the ability of JG Development to sufficiently fund the conservation outcomes will be controlled by development consent conditions to be imposed by the CCC. The development application will include the following components:

- Provision of two privately held conservation parcels, fully rehabilitated and restored, consisting of the southern-most conservation land (3.92 ha), and conservation corridor (3.79 ha exclusive of access roads and pedestrian/cycleway/fire trail).

The proponent proposes to proceed with the creation of a Stewardship Agreement for these conservation parcels as the preferred approach to protection and management of these conservation areas and a Stewardship application is to be made to the Biodiversity Conservation Trust (BCT).

The proponent is agreeable to appropriate title restrictions being imposed at time of creation of the conservation and corridor lots outlining the conservation implementation measures defined within a suitable Vegetation Management Plan (VMP) to be approved by Council as a consent condition at the subdivision DA stage.

The proponent acknowledges that to complement the proposed conservation measures outlined above, Council is agreeable to the establishment of a dwelling entitlement via the creation of an adjacent and adjoining E3 Environmental Management lot with minimum lot size of 2,500 m²

- Provision of habitat conservation measures within the development including construction of terrestrial movement facilities such as glider poles and under road movement culverts for native fauna. Such measures to be reflected within appropriate development consent conditions.

1.5 Framework for monitoring, reporting or auditing of the implementation of proposed conservation measures

The framework for monitoring and implementation of the conservation measures will be undertaken under the direction of an approved project ecologist to ensure completion of all works as per the approved Vegetation Management Plan.

The key components include:

- Appointment of a Project Ecologist to audit the implementation of all biodiversity conservation implementation measures
- Monitoring as listed below and contained within the attached Vegetation management plan (*Travers bushfire & ecology 2020*)
- Preparation and submission of an annual audit to Central Coast Council for all VMP works.

A. Site inspections

Inspection of the conservation area is to be undertaken by a suitably qualified person at the times, and having regard to the purpose, set out below:

A. Purpose	B. Interval (starting from the Agreement Date)
To determine the percentage of living ground cover present within the conservation area for the purposes of grazing stock in accordance with part 2.1 of section 1 of the Management Plan (if applicable).	Every 12 months – inspection and sampling of all vegetation strata
To determine the number of stock and date/s when stock have entered the conservation zone	Not applicable for this site
To determine the physical condition of fencing and gates and whether they are maintained to a standard that can: <ul style="list-style-type: none"> – control human disturbance if required under Part 8 in Section 1 of the Management Plan – control the movement of Feral Pests if required under Part 6.1 of Section 1 of the Management Plan 	Every 12 months
To determine extent of any human disturbance within the conservation area	Every 6 months
To determine the physical condition of existing fire trails and access tracks within the conservation area their navigability and evidence of erosion. The Owner must also document any evidence of erosion within other areas of the conservation site. <i>Note: Parts 8.2 and 8.9 of Section 1 of the Management Plan contain requirements for erosion control</i>	Every 6 months
To determine the presence of rubbish within the conservation area. <i>Note: Part 8.3 and 8.6 of Section 1 of the Management Plan contains requirements for storing and disposing of Rubbish on the Biodiversity Stewardship Site</i>	Every 6 months
Baseline biodiversity monitoring as summarised below	Every 5 years

To assess the effectiveness of threatened species habitat management actions	Every 12 months or as specified in the Threatened Species Habitat Management Plan
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B. Baseline biodiversity integrity survey plots

Vegetation Integrity survey plots must be established with the purpose of providing a baseline for assessing biodiversity outcomes in the future. The numbers and locations of baseline integrity plots are yet to be determined.

These plots will be used to monitor the following strategies:

- (a) Monitoring Fire for Conservation Management
- (b) Monitoring Native Vegetation Management
- (c) Monitoring Threatened Species Habitat Management
- (d) Monitoring Integrated Feral Pests Management, and
- (e) Monitoring Integrated Weed Management

Each of the above monitoring strategies will be subject to the parameters as follows:

Performance indicator	Management Zone/s	Species or task	Method of monitoring	Timing
Native vegetation biodiversity	As per approved VMP for each management zone	Species count	Monitoring surveys	6 monthly
Threatened species habitat management	Areas containing threatened species habitat	Quality and size	Monitoring surveys	12 monthly
Feral pests	Open space	Rabbits	Monitoring surveys	3 months
	Conservation areas	Feral pigs	Monitoring surveys	2 months
	Conservation areas	Foxes/Dogs/Cats	Monitoring surveys	3 months

C. Photographs

Photographs will be taken at points where the numbers and locations are yet to be determined. These photo points will follow the guidelines set out in the Stewardship Agreement Management Plan template and will consist of:

- (a) Photographs are taken from each point within 12 months of the agreement date and then at least every 12 months thereafter.
- (b) The Owner must take photographs according to the specifications below:

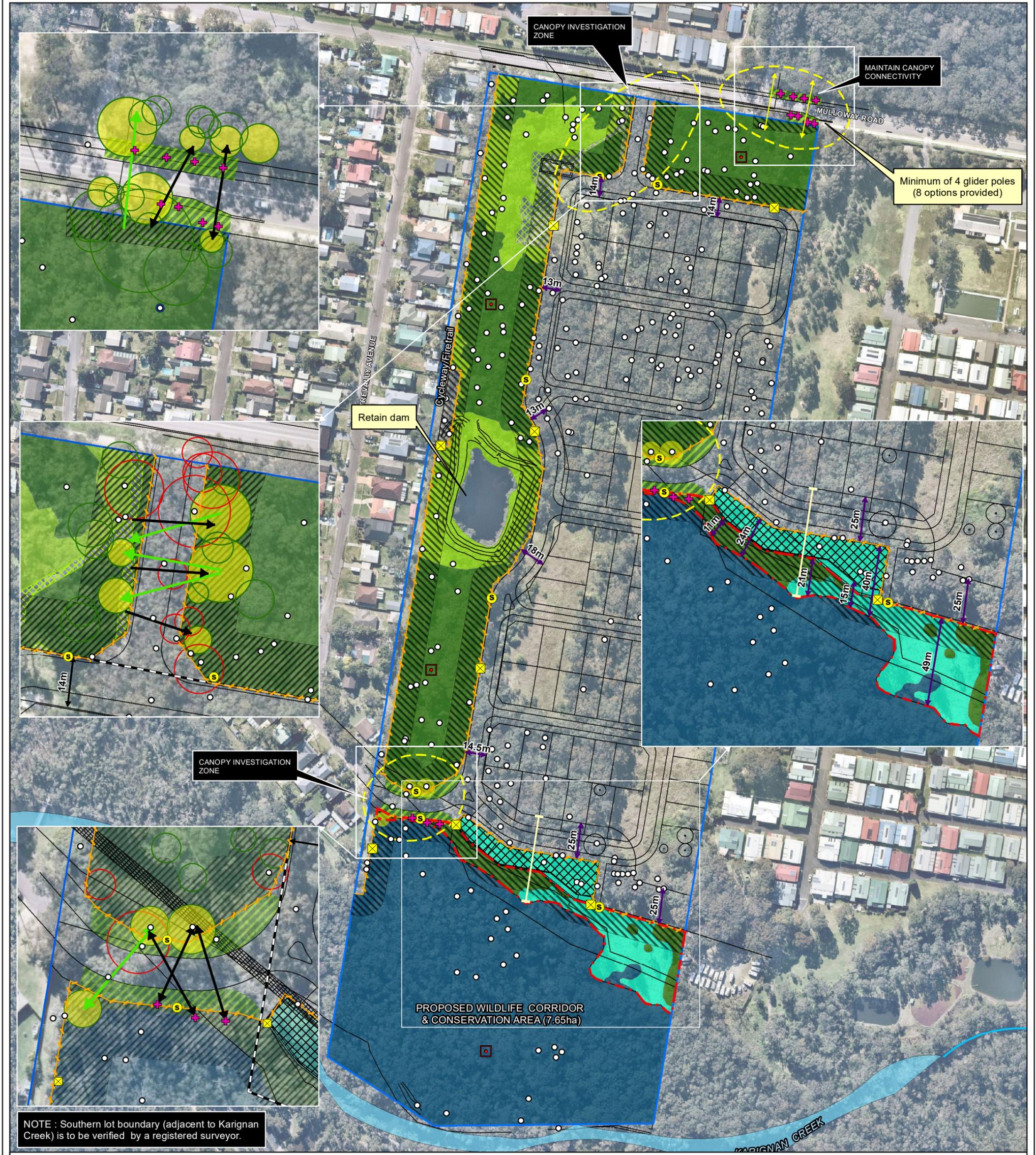
The photographs must:

- (i) be taken in all directions (360°) from the Photo Point.
- (ii) be taken at the same location, with the same starting direction for the commencement and direction of the sweep, with the camera held at the same location, height and angle;

- (iii) show exactly the same field of view each monitoring event, to enable comparison across years;
- (iv) be clear and of suitable resolution to show detail, and taken at appropriate light conditions to display optimal contrast.
- (v) be dated, and labelled with the corresponding Photo Point reference number.
- (vi) retained by the Owner for the duration of the Deed.

1.6 Attachments

Vegetation Management Plan (*Travers bushfire & ecology 2021*).



NOTE : Southern lot boundary (adjacent to Karignan Creek) is to be verified by a registered surveyor.

Legend		Restoration Zones	
Lot boundary (source: CAD - 16.52ha)	Environmental signage (7)	PCT 1619 - Smooth-barked Apple - Red Bloodwood - Brown Stringybark - Hairpin Banksia heathy open forest	Good condition (2.54ha)
Creek line (source - LPI)	Gate (8)	50% restoration (1.02ha)	Full restoration (0.19ha)
Creek line (LPI)	Trees to retain	PCT 1718 - Swamp Mahogany - Flax-leaved Paperbark swamp forest on coastal lowlands of the Central Coast	Good condition (3.46ha)
Protective fencing (1607m)	Trees to remove	Full restoration (Forested wetland) (0.45ha)	
Existing clearing for sewer line	Critical glider trees for retention		
Stormwater basin	Glider pole		
	Natural habitat connectivity		
	Artificial habitat connectivity		
	Cross section		
	Hollow bearing trees		
	Potentially suitable for Large Forest Owl		
	TEC Buffer		
	Baited camera		
	High-density enrichment planting/revegetation (2.31ha)		
	Street tree planting (0.1ha)		

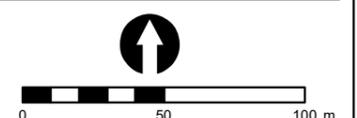


PROJECT & MXD REFERENCE
15 Mulloway Road, Chain Valley Bay
18OD02_VMP001

DATE & ISSUE NUMBER
13/10/2021
Issue 1

SCALE & COORDINATE SYSTEM
1:2,500 @ A3
GDA 1994 MGA Zone 56

TITLE
Schedule 1 - Vegetation Management Works



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