AMENDED VEGETATION MANAGEMENT PLAN

FOR

PROPOSED TRANSIT-ORIENTATED

DEVELOPMENT AT

19 - 25 BALFOUR STREET,

LINDFIELD, NSW, 2070

Prepared for:

Balfour Group Pty Ltd

Amended 2nd April 2026

ACS Environmental Pty Ltd

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GLOSSARY & ABBREVIATIONS

AIA	Arboricultural Impact Assessment
BC ACT (2016)	Biodiversity Conservation Act
CRZ	Core Riparian Zone
DCCEEW	C'wealth Dept of Climate Change, Environment, Energy and Water
DCCEEW	State Dept of Climate Change, Energy, the Environment and Water
EEC	Endangered Ecological Community
EPA Act	Environment Protection Act
EPBC Act	Environment Protection and Biodiversity Conservation Act
MZ	Management Zone
NPWS	State National Parks and Wildlife Service
OEH	Office of the Environment and Heritage
RoTAP	Rare and Threatened Australian Plants
SMCMA	Sydney Metropolitan Catchment Management Authority
SRZ	Structural Root Zone
TPZ	Tree Protection Zone
VMP	Vegetation Management Plan

Vegetation Management Plan

19-25 Balfour Street, Lindfield

1 INTRODUCTION

1.1 AIMS

A Vegetation Management Plan (VMP) is a map-based report intended to assist the landowner to manage a site to ensure that biodiversity on the site is protected, maintained and enhanced. The aim for a VMP is to provide a working document that will successfully protect, maintain and enhance the subject site's native vegetation both for immediate rehabilitation purposes and also for maintenance into the future. The VMP provides quantifiable goals and strategies on how this can be achieved.

Landscaped revegetation is required where a site is unlikely to respond to natural and/or assisted regeneration techniques or where there is little or no regeneration potential.

1.2 OBJECTIVES

The VMP must contain sufficient detail on how the aims can be achieved. The objectives should be related to ensuring that biodiversity values on the site are improved or maintained and ensuring that the development does not result in an overall decline in biodiversity value.

The objectives include the following:

- to conserve and preserve any existing remnant native vegetation;
- to undertake rehabilitation or revegetation works in degraded native vegetation areas and areas of cleared managed grassland to enhance habitat for natural vegetation and native animals;
- to undertake native vegetation protection measures; and
- to manage weed incursions by removal of existing weeds and management of future weed occurrences

2 SITE DESCRIPTION

'ACS (Actinotus Consultancy Services) – Environmental' were commissioned by Mr Anthony Wang of Woodside Lindfield Pty Ltd to prepare a VMP for a proposed Transit-orientated building development on an area of land at 19 – 25 Balfour Street, Lindfield. The land is currently managed as urbanised residential properties with long-established ornamental landscapes (Figure 1).

Figure 1 is an aerial image of the subject land, Figure 2 is the schematic architectural ground floor plan for the proposed apartment building, and Figure 3 is the elevation plan.

The land abuts Balfour Road to the south and abuts established residential development along Highfield Road to the north (Figure 1).

The total area of the subject land proposed for development is estimated at 4771m^2.

The landscape occurs on relatively level topography with gentle sloping land from east to west (topographic-maps.com 2025).

Figures 4, 5 & 6 indicate the current, mostly landscaped ornamental tree canopy, shrub and ground cover that occur on the subject land.

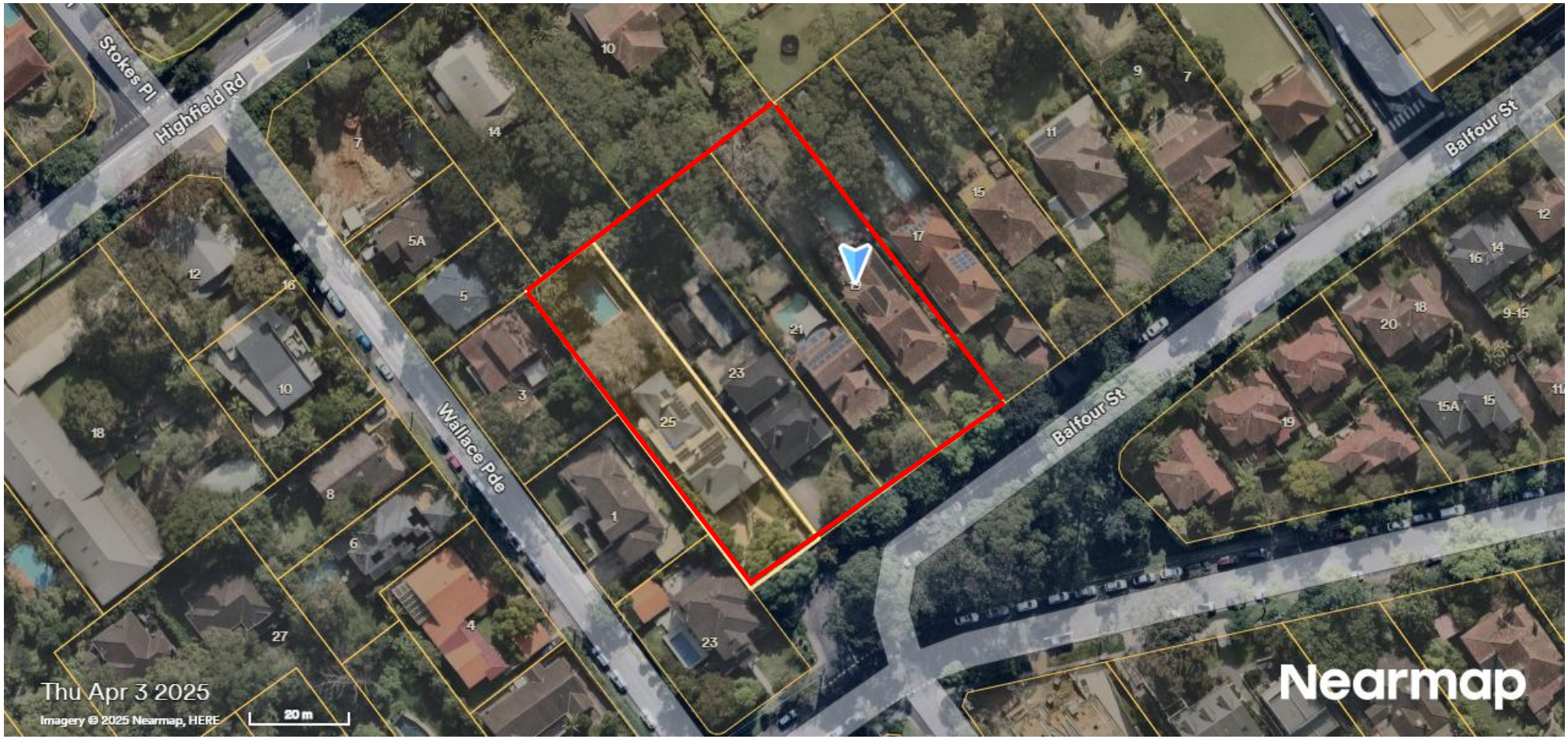

Figure 1: Aerial image of subject land 19 – 25 Balfour Street, Lindfield (red outline) (Nearmap 2025)

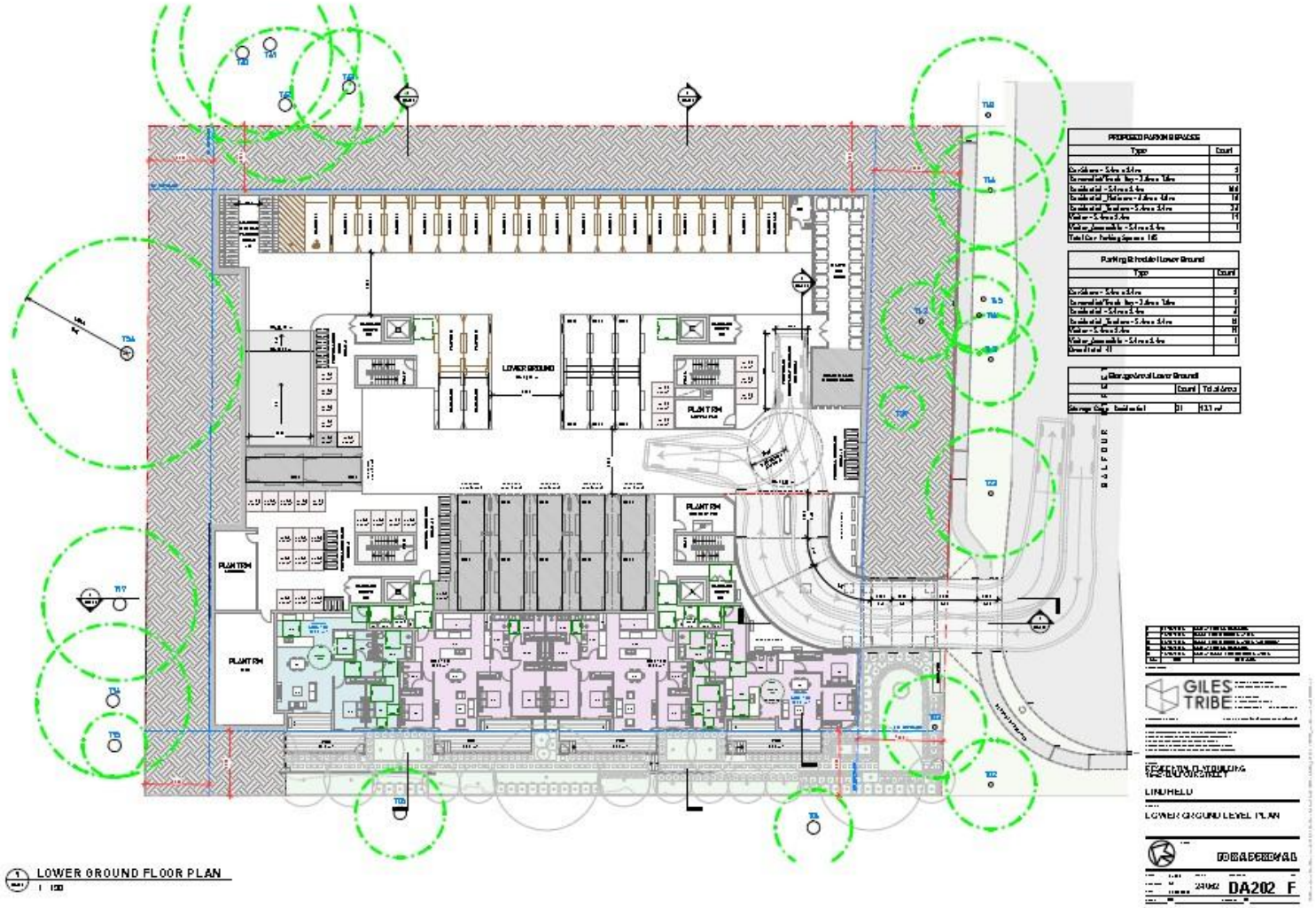

Figure 2: Lower Ground Floor site plan for proposed apartment building at 19 – 25 Balfour Street, Lindfield (for detail see Giles Tribe Architects 2026), note building footprint does not encroach on the TPZ of any significant trees (from A Scales 2026)

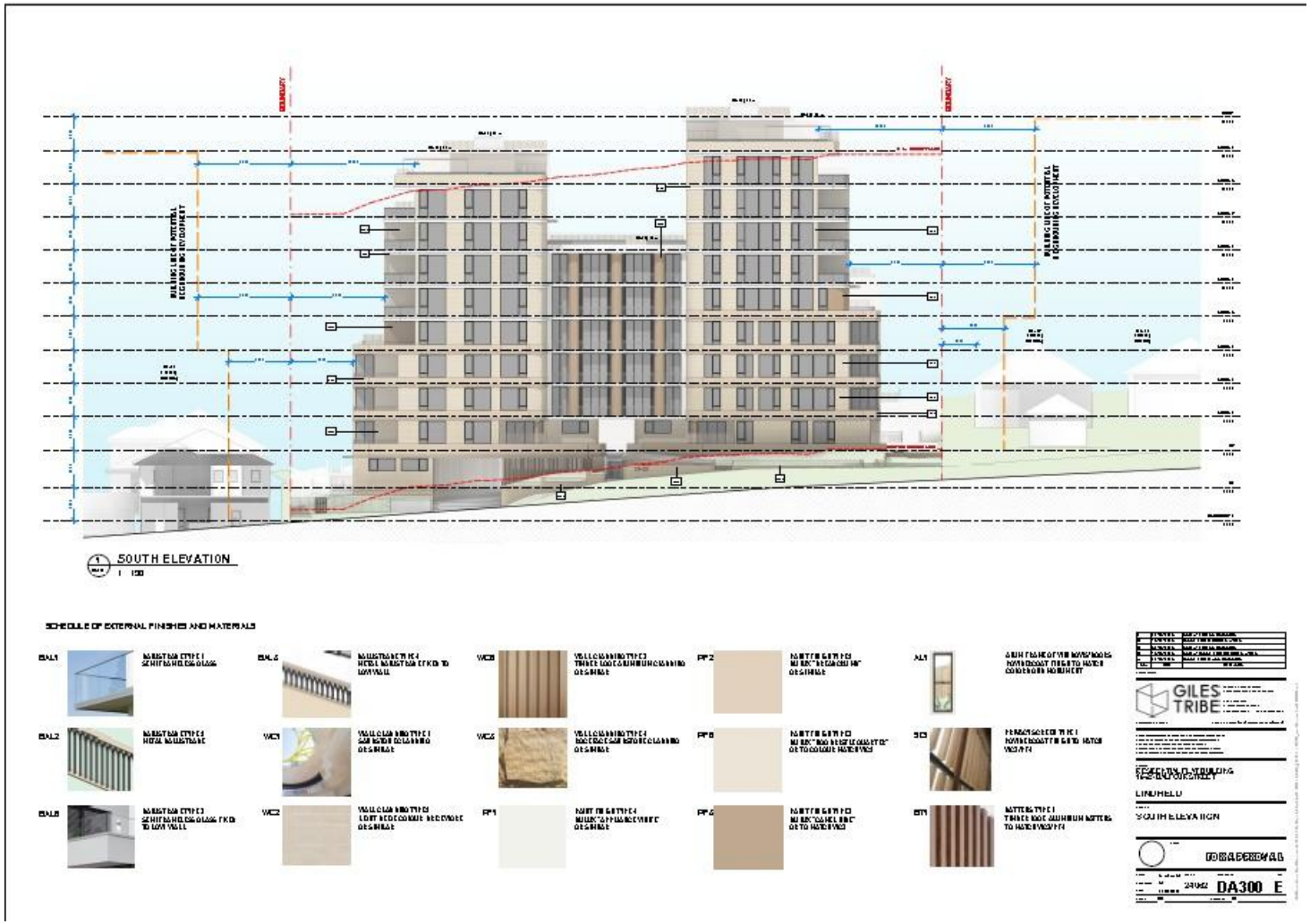

Figure 3: Revised image of South Elevation of proposed apartment building at 19 – 25 Balfour Street, Lindfield (for detail see Giles Tribe Architects 2026)

Figure 4: Image of rear yard at No. 19 Balfour Street, Lindfield, indicating two dead individuals of Blue Gum, one within the subject address, the other within the rear yard of No 10 Highfield Rd, Lindfield. Ornamental species include Murraya, Buxus, Agapanthus, Queen Palm etc with managed exotic grassy area comprised mainly of Buffalo Grass

Figure 5: Image of rear yard at No. 21 Balfour Street, Lindfield, indicating dead individual of Broad-leaved Paperbark, (centre of image). Ornamental species include Alpinia, Macrozamia, Tradescantia, Agapanthus, Northern Bangalow Palm, Murraya, Magnolia etc with managed exotic grassy area comprised mainly of Buffalo Grass

Figure 6: Image of rear yard of No. 23 Balfour Street, Lindfield, indicating unmanaged exotic grassland comprised of Kikuyu and Buffalo Grass with Pumpkin Vine, and with Cypress Pine hedges, Tibouchina, Japanese Maple, Agapanthus, Northern Bangalow Palm etc

3 COUNCIL PLANNING INSTRUMENTS

The subject site occurs within the Ku-ring-gai Council Local Government Area and development must comply with the Ku-ring-gai Council Local Environmental Plan (KLEP 2015) and Ku-ring-gai Council Development Control Plan (KDCP 2015).

4 PURPOSE OF PLAN

This plan outlines details of the following measures required to afford sustainable long term management of the terrestrial biodiversity of the environment at the subject site in relation to the following:

1. Tree protection measures for remnant vegetation occurring at the subject site;
2. Maintenance, and revegetation where possible, of existing fauna habitat on the subject land;
3. Identification and removal of High threat Weeds (HTW), including woody HTW weeds, and monitoring future occurrences and maintaining removal and control of these HTW weeds occurring within the subject land; and
4. Minimising erosion resulting from construction activities.

5 VEGETATION

The canopy of the mostly exotic and non-locally occurring native vegetation occurring on the subject land is comprised largely of semi-mature to mature trees to about 12m in height of species including Jacaranda, Magnolia, Northern Bangalow Palm, Chinese Hackberry, Orange Jessamine, Wild Banana etc (Figures 4, 5 & 6) (Scales 2025).

Common smaller exotic tree, shrub and ground cover species occurring in the general understorey canopy include Agapanthus, Camellia, Begonia, Abelia, Jasmine, Creeping Fig, Dietes, Philodendron, Kentia Palm, Hydrangea, Clivia etc (Figures 4, 5 & 6) (Scales 2025).

The vegetation mapping indicates that PCT 3626 'Sydney Turpentine Ironbark Forest' (DCCEEW 2025) was the most likely ecological plant community that occurred at the subject site before mature native trees such as Blue Gum and Turpentine had died (Scales 2025).

The location of all individuals of canopy and lower canopy trees is documented in the arboricultural impact assessment (AIA) by Scales (2026).

The Tree Protection Plan for the proposed construction phase is shown in Figure 7.

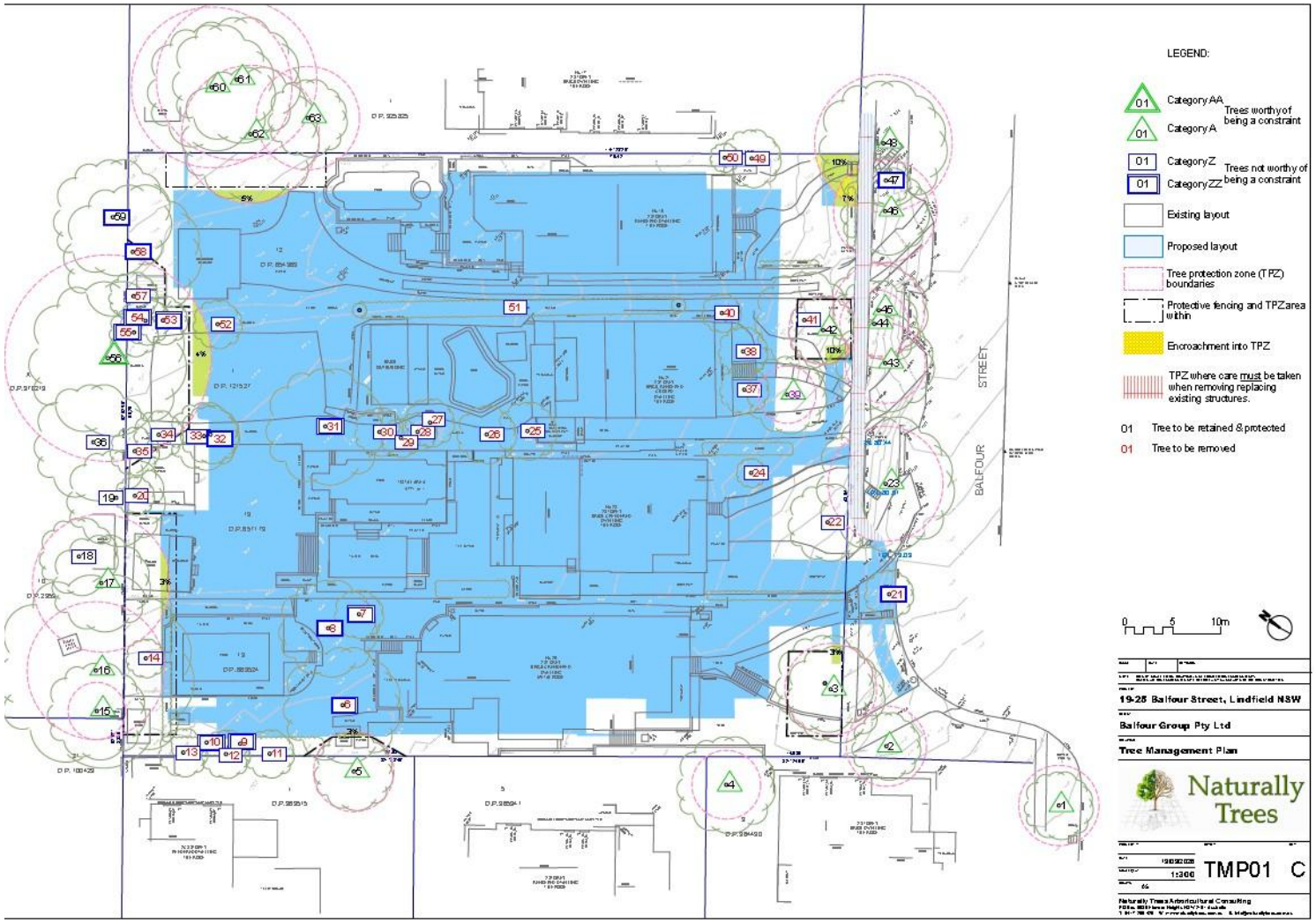

Figure 7: Trees proposed for removal for the subject development (red numbers as per Scales Rev C AIA 2026)

6 CONCOMITANT REPORTS

Concomitant reports to be read in conjunction with this VMP include the following:

- ACS Environmental P/L (2026) Amended Flora and Fauna Surveys and Biodiversity Impact Assessment for proposed development at 19 – 25 Balfour Street, Lindfield.
- Giles Tribe Architects Pty Ltd (2026) Proposed Residential Building at 19 – 25 Balfour Street, Lindfield
- Scales (2026) Arboricultural Impact Assessment for 19 – 25 Balfour Street, Lindfield

7 POTENTIAL IMPACTS OF PROPOSED DEVELOPMENT

Direct impacts of development

For this location of the residential building site, Scales (2026) has recommended a total of 37 trees for removal from the subject site (for detail of tree species, see Scales 2026).

Trees proposed to be removed are mostly exotic species or non-locally occurring native species, including an individual of Eucalyptus, these are listed with relevant attributes in Scales (2026) and locations indicated on Figure 7.

None of these trees proposed for removal have developed any hollows. It is recommended, however, that a number of appropriately sized bird nest boxes and bat boxes be placed on trees in undisturbed sections of the subject site (nominally on trees occurring on the Council verge).

No logs were observed lying on the ground within the subject site (Figures 4, 5 & 6)

Identification and removal and control of environmental and High Threat Weeds (HTW) throughout the property

As the landscaped gardens are regularly maintained, they are mostly free of environmental or HTW weeds (ACS Environmental 2025). Small incursions of the HTW weeds Ground Asparagus and African Veldt Grass occur at the subject site and it is

presumed that these would all be removed when the site is cleared (ACS Environmental 2026).

Minimising erosion and sediment movement during and after construction

Silt fencing (silt fences or hay bales or Coir logs) must be placed at strategic locations to prevent erosion and sediment movement downslope and potentially polluting the stormwater and drainage channels further down the slope.

A Construction Environmental Management Plan (CEMP) must be prepared and certified before commencement of any works at the site.

Potential fauna habitat

It is recommended that a number of appropriately sized bird nest boxes and bat boxes be placed on trees in undisturbed sections of the subject site (nominally on trees occurring on the Council verge) to enhance fauna habitat in the locality.

Pre-clearance surveys are recommended to be undertaken for determining presence or otherwise of any fauna that may be sheltering in any cryptic hollows, spouts or nests in trees that are proposed for removal.

8 MANAGEMENT ZONES OF THE VMP

Due to the relatively small area subject to this VMP, only 2 distinct management zones are appropriate. Figure 8 indicates the diagrammatic representation of these two zones of management that are applicable to this development proposal.

Management Zone 1 (MZ - 1): This zone will comprise the construction area for the proposed apartment building and driveways (also demolition area) (Figure 2). A 1.8m tall wiremesh fence with entrance gate and appropriate signage should be installed around this area. Sediment control fencing should be installed around the lower sections of the construction site as the land slopes gently to the south-west and south (Figure 1).

Management Zone 2 (MZ - 2): This zone includes the area of street trees along Balfour Street outside the construction zone as well as the side yard of No. 17 Balfour Street, the rear Yards of Nos. 10 & 14 Highfield Avenue and 1, 3 and 5 Wallace Parade indicated by yellow outline in Figure 8.

These management zones are indicated on Figure 8 superimposed over the aerial image of the properties (Nearmap 2025).

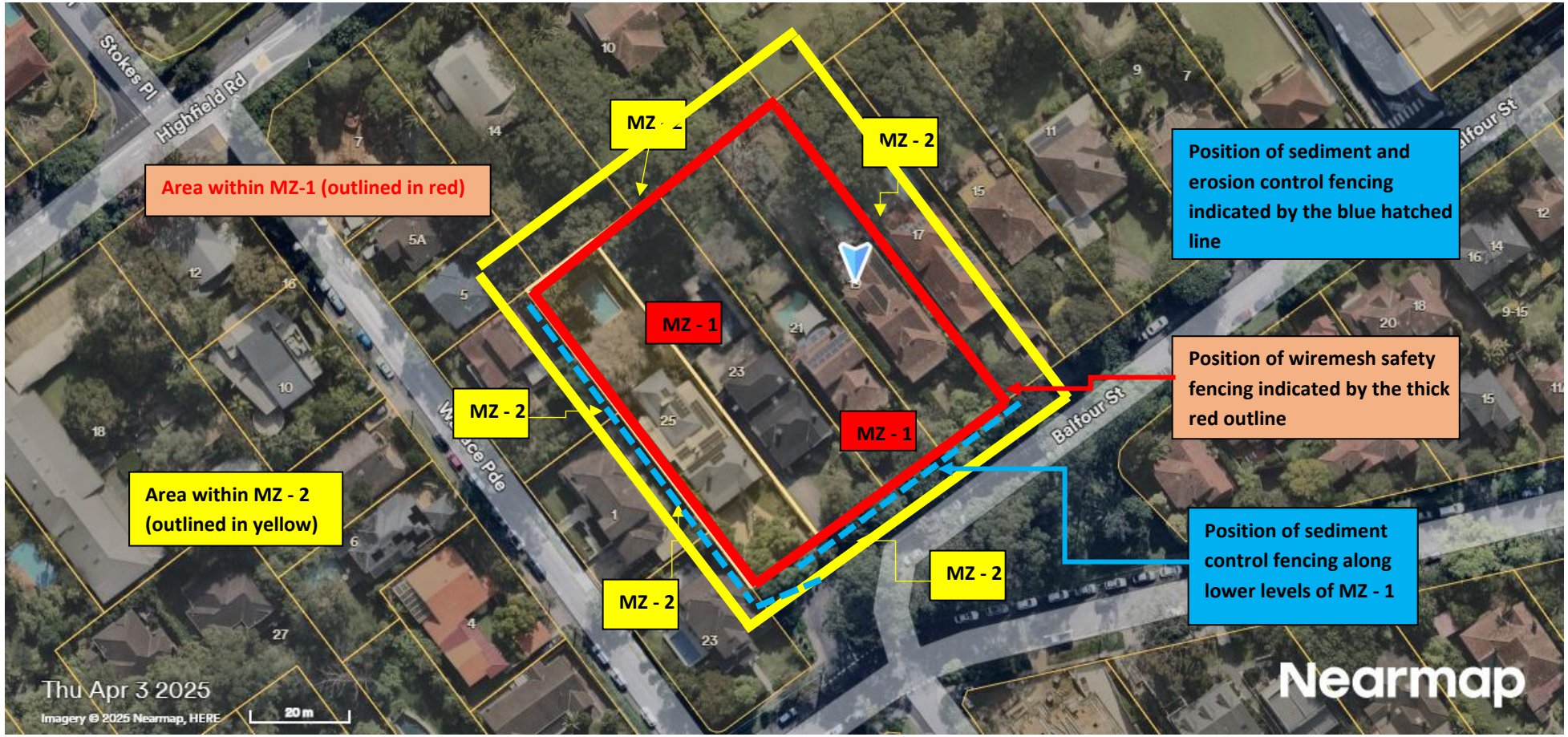

Figure 8: Schematic representation of Management Zone delineation with sediment fence alignment (blue dashed lines) shown on an overlay from the aerial image on Nearmap (2025)

8.1 MANAGEMENT ZONE - 1 (MZ - 1)

This zone will comprise the current area of subject landscaped land that occurs within the 4 residential properties that comprise the development footprint (Figures 1, 2, 7 & 8).

The MZ - 1 includes the area within which demolition and construction will occur for the apartment building (Figures 2 & 3).

A 1.8m wiremesh fence with entrance gate and appropriate construction work signage should be installed around this area as shown in Figure 8. The sediment control fencing should be installed along the lower sections of the construction site as the land slopes fairly gently to the south-west and south at this section of the subject property (Figure 8).

During demolition and construction, control of dust must be undertaken. The Air Quality Guidance Note prepared by the NSW Dept Environment is a guide to dust control and suppression for demolition and construction sites, invariably involving water sprays and dust suppression surfactants (www.environment.nsw.gov.au). Dust screens should be installed along the wiremesh fence to minimise dust during demolition and construction activities.

The CEMP will outline and detail acceptable demolition and construction works.

8.2 MANAGEMENT ZONE - 2 (MZ - 2)

This zone will comprise the area in adjoining neighbouring properties immediately outside the demolition/construction footprint for a width of at least 10m such that the TPZ of trees occurring in this zone will not be encroached. The development footprint avoids impact to TPZ's of trees within the MZ – 1 and construction excavation must not occur beyond this footprint as indicated in Figures 2 and 7.

Tree guards to be placed around all trees along the Council verge at Balfour Street (Figure 7) to be retained in this Zone that may be subject to mechanical damage by vehicles such as excavators etc. Tree protection should comply with AS4970 (Section 4.3) recommendations.

9 CONSTRUCTION PHASES

The three discrete phases of construction include the 'Pre-construction phase'; the phase 'During construction' and the 'Post-construction or 'Operational phase'.

These phases include differing actions to be undertaken and these are detailed for the various Management Zones as follows:

9.1 PRE-CONSTRUCTION PHASE

Table 1 indicates the procedures that are required to be undertaken prior to any demolition/construction at the subject site. This phase includes the placement of tree guards around the trees in the Council verge at Balfour Street, installation of the wiremesh security fence, signage and sediment fencing.

It is considered that vegetation removal should be undertaken before demolition/construction commences for ease of access to these areas and for removal of vegetation.

TASK	RESPONSIBILITY
Management Zone Areas of MZ - 1 and MZ - 2 (Figures 7 & 8) should be clearly demarcated on the subject site as depicted on the plan (Figure 8), demarcated by wiremesh safety fencing for the MZ - 1 and using visible barrier fencing for the MZ - 2 along Balfour Street as required. Dust screens installed along the wiremesh fence.	Project Manager
All trees to be retained within the MZ – 2 along Balfour Street should have tree protection measures and armouring installed as outlined in AS4970 (Section 4.3) recommendations	Project Manager/ Consulting Arborist
The positioning and installation of sediment fencing should be introduced, which could consist of a series of hay bales covered with geotextile fabric to form sediment control fences or Coir logs, is indicated in Figure 8. Sediment fences could be left open in areas where tree access and removal is required in the MZ - 1.	Project Manager
All trees, shrubs and ground vegetation to be removed within the MZ - 1 should be undertaken as described in the following:	Project Manager

TASK	RESPONSIBILITY
Before tree removal, the Project Ecologist should check for fauna occupying any hollows or foliage in any of the trees to be removed in the MZ – 1 and in the habitat in general to remove and protect any resident fauna.	Project Ecologist
Any hollows in trees to be removed should be preserved in excised sections of trunks or large branches containing these hollows and these sections placed in an area of natural bushland in nearby Reserves to preserve these habitat features.	Arborist Tree Services
All trees and shrubs to be removed in the MZ - 1 (development construction footprint) should be cut and stumps ground where required, foliage chipped and all timber and root balls removed off site. All ground cover vegetation removed off site.	
Care must be taken when felling trees not to damage trunks or root systems of any trees to be retained in the MZ – 2 (Figure 8).	

Table 1: Procedures required to be undertaken prior to demolition/construction at the subject site

9.2 DEMOLITION/CONSTRUCTION PHASE

All demolition/construction staff on site should undergo induction for biodiversity issues related to the site.

During the demolition/construction period the applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done ensuring that all identified tree protection measures are adhered to. In this regard all protected trees on this site (Scales 2026) shall not exhibit any of the following:

(a) A general decline in health and vigour.

(b) Damaged, crushed or dying roots due to poor trimming or pruning techniques.

(c) More than 10% loss or dieback of roots, branches and foliage.

(d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.

(e) Yellowing of foliage or a thinning of the canopy atypical of its species.

(f) An increase in the amount of deadwood not associated with normal growth.

(g) An increase in kino or gum exudation.

(h) Inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition.

(i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions.

Table 2 indicates the procedures required to be undertaken during demolition/construction at the subject site as follows:

TASK	RESPONSIBILITY
Trees and shrubs to be removed are felled in sections and stumps ground where required, foliage chipped or mulched onsite and mulch stored on site in a suitable location for use in landscaping. Larger timber and root balls removed off site.	Project Manager/Tree Arborist Services
All demolition in relation to the development located within the MZ - 1 should be undertaken under instruction by the project manager. Demolition and removal of all built structures undertaken following removal of all vegetation from subject site.	Project Manager
During demolition, dust suppression control must be undertaken as described (NSW Dept Environment 2025).	Project Manager
Particular actions must be undertaken in relation to potential occurrence of microbats roosting in roof cavities. Four common species of microbat have been identified as foraging within the locality (ACS Environmental Pty Ltd 2026) and may roost in roof cavities during daylight hours. Roofs of all houses and associated buildings should be dismantled in a staged sequential process at dusk, such that any potential microbats roosting in roof cavities and beneath eaves would be foraging at that time and not be impacted by the removal of roof material.	Project Manager Project Ecologist

TASK	RESPONSIBILITY
All excavation and subsequent construction in relation to the development located within the MZ - 1 should be undertaken under instruction by the project manager.	Project Manager
The sediment control fences should be regularly monitored and maintained to effect sediment trapping and preventing excessive erosion and sediment wash downslope	Project Manager

Table 2: Procedures required to be undertaken during demolition/construction at the subject site

9.3 POST-CONSTRUCTION OR OPERATIVE PHASE

This phase of the vegetation management plan follows the removal of all onsite trees and other vegetation and completion of the demolition/building construction process.

Reconstructive vegetation landscaping within areas of the MZ - 1 is commenced. Areas within the MZ - 1 where deep soil is available include the front (south) setback, the eastern and western side-yard setbacks and the rear (northern) setback. However, the central section of the development, occurring between the main towers, where deep soil is not available due to the construction of the concrete slab, will be landscaped with mostly low shrubs and ground cover plants, including mostly components described for STIF, these elements should also be included in the landscape plans (See Table 3).

In regard to landscaping as described above, it is recommended to reconstruct an assemblage comprising up to 80% tree, shrub and groundcover components representative of PCT 3626 'Sydney Turpentine Ironbark Forest' in areas of the MZ - 1 that are designated landscaped areas of the development including for the central communal area (Figure 2).

Table 3 indicates representative flora lists of various species in different structural categories that could be utilised in vegetative reconstruction landscaping of the tree/shrub/ground cover area of the MZ - 1 section of the subject development site.

Stratum	Species name	Common name
Large trees	*Eucalyptus saligna*	Sydney Blue Gum
	Syncarpia glomulifera	Turpentine
	Angophora costata	Sydney Red Gum
	Eucalyptus punctata	Grey Gum

Stratum	Species name	Common name
	Eucalyptus paniculata	Grey Ironbark
Small trees	*Acacia floribunda*	Sally Wattle
	Pittosporum undulatum	Sweet Pittosporum
	Allocasuarina torulosa	Forest Oak
Shrubs and sub-shrubs	*Leucopogon juniperinus*	Prickly Beard-heath
	Exocarpus cupressiformis	Native Cherry
	Persoonia linearis	Linear-leaf Geebung
Ground covers (ferns, grasses, strap-like plants and herbs)	*Lepidosperma laterale*	Common Sedge
	Lomandra longifolia	Spiny-headed Mat-rush
	Dichondra repens	Kidney Weed
	Entolasia stricta	Wiry Panic
	Dianella caerulea	Blue Flax Lily
Ground covers (ferns, grasses, strap-like plants and herbs)	*Lomandra filiformis*	Wattle Mat-rush
	Austrostipa pubescens	Spear Grass
Twiners	*Smilax glyciphylla*	False Sarsaparilla
	Vincetoxicum barbata	Bearded Tylophora

Table 3: Suitable plant species representative of a 'Sydney Turpentine Ironbark Forest' assemblage (from DCCEEW species profiles 2026)

Following construction, the silt containment fencing and wiremesh safety fencing surrounding the development can be removed.

9.3.1 WEED REMOVAL FROM THE REMNANT BUSHLAND LOCATION OF THE MZ - 2.

Occurrence of weed species on the site

The landscaped bushland along Balfour Street was relatively free of environmental or HTW weeds at the time of survey. Small incursions of the HTW weeds Ground Asparagus and African Veldt Grass were observed at the subject site.

Removal of weed species on the site

Weeds that occur in low frequency and abundance can be hand-pulled, bagged and taken offsite to be disposed of in a licensed disposal facility.

Weeds occurring at a high frequency and density may require a more intensive removal process.

Periodic monitoring for weed incursion is essential and removal of any incursions before they mature is paramount particularly for these species of HTW and often Biosecurity Weeds.

Table 4 indicates the procedures required to be undertaken post-construction and during vegetative reconstruction landscaping of the MZ - 1 at the subject site

TASK	RESPONSIBILITY
At the completion of construction, all tree protective fencing and armouring can be removed to allow for landscaping and revegetation.	Project Manager
At the completion of construction, all weeds should be removed from the MZ – 2 along Balfour Street	Bush Regeneration contractor
TASK	**RESPONSIBILITY**
Areas within the MZ - 1 that are suitable for landscaping should include up to 80% of species listed in Table 3. Mulch utilised across the MZ - 1 should be organic mulch	Bush Regeneration contractor
Planting should be undertaken at the required numbers and species of plants to produce an 80% reconstructed 'Sydney Turpentine Ironbark Forest' assemblage (Table 3).	Bush Regeneration contractor

Table 4: Procedures required to be undertaken post-construction including vegetative reconstruction landscaping of areas of the MZ -1 (Figure 8) at the subject site

9.3.2 POST-LANDSCAPING AND VEGETATIVE RECONSTRUCTION MONITORING

Following landscape planting, opportunistic weed species, potentially including species of Biosecurity Weeds (Biosecurity Act 2015) and High Threat Weeds (HTW) (DPE 2023) may colonise into landscaped areas during and following establishment of planted saplings, seedlings and tubestock.

As such, for a period from about 3 months after vegetative reconstruction landscaping in the MZ - 1, until 60 months after this activity, the planted vegetation must be monitored to assess viability of individual plants and potential weed incursion into this zone.

Table 5 lists the tasks and responsibilities that are required for the final stages of this management plan.

Table 6 is a Gantt chart outlining procedures and timing that is recommended as part of the management of this vegetation plan.

Photo-monitoring points can be established to observe details of progression of development, landscaping planting establishment, weed occurrence and potential erosion at the downslope areas of the property.

Figure 9 indicates the location for four such permanent photo-monitoring points where progressive photographs of successive post-development criteria can be acquired and assessed at 3 monthly intervals over 2 years where action can be taken where necessary in relation to weed incursion, planting success and attrition and potential soil erosion. Photo monitoring can be undertaken by the developer, bush regeneration personnel or an ecologist commissioned for the ongoing task.

TASK	RESPONSIBILITY
Monitoring and maintenance of landscaping in the MZ - 1 should be undertaken initially at 3 monthly intervals for the first 12 months and then every 6 months for the following 12 months during the 5 year period after landscaping and issue of the occupation certificate. Any landscaped plants that have died should be replaced with similar species. An attrition rate of up to 20% may be expected but replacement planting in the landscaped area of the MZ - 1 should be undertaken. See Gantt Chart (Table 6). The monitoring period for attrition rate should be extended to a maximum of 10 years (Ku-ring-gai Council 2026). During the weed control monitoring program, weed control benchmarks of a 90 - 95% removal of weeds in the areas of the MZ - 2 should be expected; if this benchmark is not achieved, more frequent weed removal and control should be undertaken.	Bush Regeneration contractor
If any woody weeds have established during the interim periods, and cannot be hand-pulled, the most effective treatment is to cut the plant at its base and paste with a selective herbicide containing glyphosate to prevent resprouting. All HTW weeds including woody weed species should be bagged and disposed of off-site in a licensed weed disposal facility.	Bush Regeneration contractor
Bush regeneration contractor should maintain records, details and photographs of the work undertaken during this period for inclusion into final reports	Bush Regeneration contractor

Table 5: indicates the procedures required for monitoring of areas of the reconstructed vegetative landscaping and weed control of the MZ - 1 at the subject site

10 GANTT CHART OF TIME-FRAME ACTIVITIES & ESTIMATED COSTINGS

	Management Zones	TASKS	MONTHS									
			0-3	3	6	9	12	18	24	36	48	60
Pre-Construction Phase	MZ - 1 & MZ - 2	Boundaries for the MZ -1 & MZ - 2 clearly demarcated as depicted on the plan (Figure 8) and marked with flagging tape and star pickets.										
	MZ - 1	Safety Protection Wiremesh Fencing should be constructed around the MZ - 1 with dust screens installed and geotextile fabric silt control fences installed as indicated in Figure 8										
	MZ - 2	Tree Protection Fencing should be installed around the retained tree areas of the MZ - 2 in Balfour Street as shown in Figure 8, tree armouring is recommended where any trunk damage to trees from machinery or construction equipment is considered likely.										
	MZ - 1	All trees with hollows or nests checked for presence of resident fauna and actions taken appropriately to remove fauna before felling. All sections of trunks containing hollows in trees to be removed, excised and placed in appropriate parts of the site or nearby reserve areas to retain fauna habitat. Trees, shrubs and groundcover plants to be removed, felled as per recommendations in Table 1										

	Management Zones	TASKS	MONTHS									
			0-3	3	6	9	12	18	24	36	48	60
Construction Phase	MZ - 1	Demolition of all built structures with dust control measures undertaken. Construction of apartments and associated structures such as driveways etc commences and continued to completion										
	MZ - 1	Sediment control fences regularly monitored to ensure integrity and repair where necessary										
	Management Zones	TASKS	MONTHS (AFTER CONSTRUCTION COMPLETED)									
			0-3	3	6	9	12	18	24	36	48	60
Post-Construction Phase	**MZ - 2**	All tree protection fencing and armouring can be removed when construction is completed. Landscaping and weeding of areas of MZ - 2 to commence										
	MZ - 1	Landscaped areas of the MZ - 1 to be reconstructed with a species assemblage representing at least 80% 'Sydney Turpentine Ironbark Forest'. Ground is prepared for planting and landscaping (see Figure 8)										
	MZ – 1 & MZ - 2	Periodic weed and plant establishment monitoring initiated. Photo monitoring initiated. Weeds that are observed within 3 monthly periods of initial weeding can generally be hand-pulled, taken offsite and disposed of in an authorised disposal facility. The level of weeding required here is low but periodically maintained over a 2 year period.										

		Performance indicators of weed removal include a 95% reduction of weeds during and over the period of the VMP.										
	MZ - 1	Any individuals of plant species that have failed to establish to be replaced by new seedling or saplings of the same species. Attrition rate may be up to 20%.										

Table 6: Gantt Chart of Time-frame for activities in relation to proposed apartment development at 19 – 25 Balfour Street, Lindfield

The number of individuals of various native plants as listed in Table 3 (procured from local nurseries, including Council nurseries), to be required for reconstructive landscaping in the MZ - 1, will be estimated from areas applicable for revegetation.

Estimates of prices for bags/pots/tubes for various pot sizes are as follows:

45 litre bags: @$110/plant

15 litre pots: @$50/pot

10 litre pots: @$35/pot

200mm (5 litre) pots: @$16.50/pot

140mm (2.5 litre) pots: @$9.95/pot

100mm pots: @ $7.5/pot

Tubestock: >200 tubes@$2.10/tube

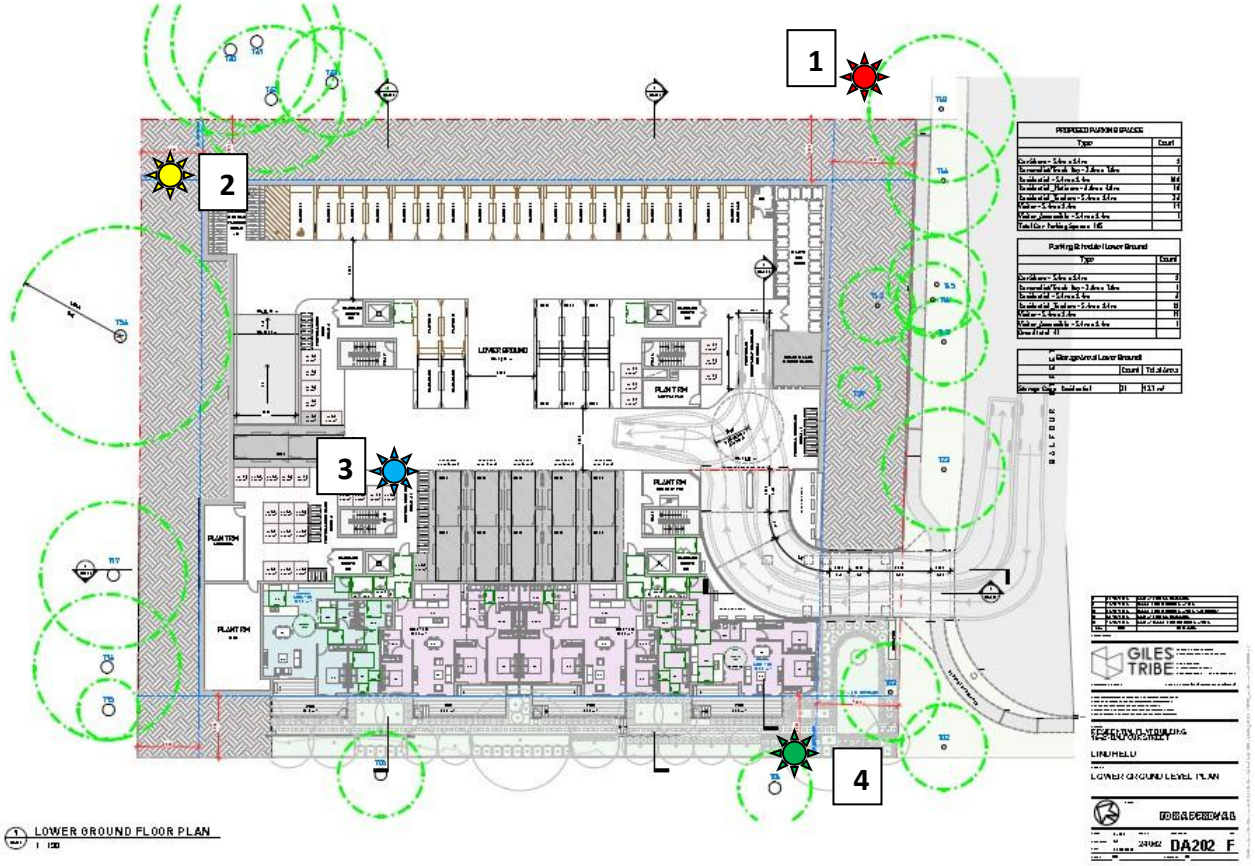

Figure 9: Schematic depiction of the study area of the MZ - 1 (apartment building and driveways) at 19 – 25 Balfour Street, Lindfield, with the location of 4 permanent photo-points indicated (Overlain on Lower Ground Floor Site Plan by Giles Tribe Architects Pty Ltd 2026) (legend to photo-points over page).

Photo point 1 (weed incursions, vegetative reconstruction condition and condition of trees in MZ – 2 on Balfour Street), view to the south-west;

Photo point 2 (weed incursions, vegetative reconstruction condition and condition of individuals of Blue Gum in No. 10 Highfield Road, Lindfield), view to south-west);

Photo point 3 (weed incursions, landscaped planting condition), view to south-east);

Photo point 4 (weed incursions, vegetative reconstruction condition and erosion condition), view to south)

Photos should be taken every 3 months post-landscaping for a minimum of 24 months and up to 10 years to assess progressive monitoring of floristic and structural development of reconstructed vegetation, to take action on attrition of plantings, replacing plants where required, to monitor weed incursion and potential soil erosion.

11 RESPONSIBILITY FOR PROJECT

Responsibility for implementation and completion of this VMP in perpetuity – Developer/Owner

Responsibility for commissioning Bush Regenerator Company - Developer

Personnel undertaking bush regeneration including planting, weeding, follow-up weeding, watering and monitoring plant establishment and weeding benchmarks - Qualified bush regenerator personnel having a minimum of a Certificate II Bushland Regeneration or a Certificate III Natural Area Restoration (or equivalent).

12 REFERENCES AND LITERATURE REVIEWED

ACS Environmental P/L (2026) Flora and fauna surveys and Biodiversity Impact Assessment for proposed Transit-orientated Development at 19 – 25 Balfour Street, Lindfield

Australian Standard 4970-2009 - Protection of trees on development sites.

DCCEEW (2025) Vegetation Community Profiles.

Giles Tribe Architects Pty Ltd (2026) Design Plans/Site Analysis Plan for 19 – 25 Balfour Street, Lindfielfd

Scales, A (2026) Rev C - Arboricultural Impact Assessment at 19 – 25 Balfour Street, Lindfield

Weedwise (2023) Control methods for various environmental weeds in NSW