



**NATURAL AREAS - RETENTION, REHABILITATION AND REVEGETATION
GUIDELINES**

(Relating to Council Policy 6.2.2)

Custodian	Manager Environmental Services	
Date Revised	31/05/2020	New guideline attached to Council Policy 6.2.2
	OCM 251/08/09/2020	Reviewed and amended



1. Introduction

These guidelines support the City of Gosnells' Policy No. 6.2.2 - Rehabilitation and Revegetation of Natural Areas to ensure consistent, quality rehabilitation and revegetation outcomes are achieved prior to handover of a natural area to the City for future maintenance. These guidelines are applicable to developers, contractors, staff and volunteer groups.

2. Objectives

The Objectives of the policy are:

- To provide clear direction as to the City's requirements regarding the planning and implementation of rehabilitation and revegetation activities associated with Natural Areas in the City;
- To ensure that Natural Areas entering the City's management portfolio are of an acceptable condition for ongoing management;
- To retain, protect and conserve Natural Areas and enhance biodiversity through best industry practice rehabilitation and revegetation techniques;
- To prevent erosion and protect water quality in the catchment; and
- To define the requirements of the City and other parties in regards to Natural Area retention, rehabilitation and revegetation.

3. Explanation

3.1 Natural Area

A Natural Area can be defined individually or collectively as areas containing remnant bushlands, wetlands, waterways and foreshore areas, lakes, revegetation zones and living streams. They may also be categorised as Bush Forever sites, environmentally sensitive areas, Resource Enhancement and Conservation Category wetlands and Threatened Ecological Communities and their buffers.

3.2 Rehabilitation

Rehabilitation is the process of reinstating or encouraging natural ecosystem processes and functionality.

3.3 Revegetation

Revegetation is the planting of native vegetation to enhance the quality of the site that encourages natural ecosystem processes and functionality. Infill planting must be included in the Plan after the initial planting event.



3.4 Local Provenance Plants

Local provenance plants are propagated from the same vegetation complex and nearby Natural Area that experiences similar environmental conditions to the site represented in the Management Plan ('the Plan'). Local provenance plants provide better resilience to local conditions, as they are genetically adapted and are more likely to survive. Local provenance plants must be used for revegetation, as required by this Policy.

3.5 Management Plan

The Management Plan (the Plan) must include a detailed scope of works, clear statement of objectives informed by up to date investigations, adequate mapping and design drawings that demonstrate a good understanding of the site and its issues. As a minimum it will address each of the items listed in the City's Management Plan Checklist in Table 1 and will require the expertise of qualified environmental consultants.

It is the proponent's responsibility to ensure contractors are fully aware of relevant State and Federal legislation with regard to protected species, environmental harm, pollution and licencing required to carry out chemical weed control.

3.6 Fauna

Fauna identification and management includes all native and non-native species in the area, including but not limited to: mammals, birds, reptiles and amphibians.

3.7 Buffers

Buffers provide protection against edge effects that can compromise biodiversity and management objectives. Minimum buffers are to be applied in accordance with State and Federal guidelines.

3.8 Legal Agreement and Security Deposit

A Legal Agreement, together with a Security Deposit, facilitates the clearance of subdivision and development approval conditions relating to the implementation of an approved Plan. It complements the Practical Completion stage and the security deposit provides insurance that the maintenance and completion criteria will be adhered to, providing the best outcome for the site and the City.

3.9 Practical Completion

Practical completion refers to the initial stage when rehabilitation and revegetation work has been implemented, in accordance with the completion criteria and the Plan. One month prior to the proponent seeking practical completion, a report is to be submitted detailing how the completion criteria has been achieved.

A site meeting will be held between the proponent and City to determine any outstanding issues to be addressed prior to Practical Completion being awarded.



- *Practical Completion can only be granted when a legal agreement has been endorsed by both parties*

3.10 Maintenance Period

The maintenance period commences after Practical Completion and will be for the duration of two years or more. The proponent is responsible for maintaining the site in accordance with the Plan and the Completion Criteria.

3.11 Completion Criteria

The Completion Criteria is a set of performance measures for rehabilitation and revegetation activities which have been agreed to in the Plan. This criteria represented in Table 2 provides clear direction of the City's minimum expectations for a consistent and quality outcome.

3.12 Monitoring and Reporting

For the duration of the rehabilitation and revegetation works, there are three types of reports that the Proponent is required to submit to the City.

3.12.1 Practical Completion Report – to initiate a site inspection and Practical Completion, see section 3.7.

3.12.2 Monitoring Report – the proponent is to submit a monitoring report within 30 days of the one year anniversary of the date of Practical Completion. The report will track progress against the completion criteria and the Plan. If the site is of a significant size the City may request more than one quadrat per vegetation complex to report against.

3.12.3 Handover Report – is a request to the City to accept handover and management. One month prior to the proponent seeking Handover, a report is to be submitted detailing how the completion criteria and objectives of the Plan have been achieved, see section 3.11.

All reports will follow the format of the completion criteria (Table 2) and maintenance timetable detailed in the plan and is to include images.

3.13 Handover

Refers to the stage when rehabilitation and revegetation work, has been achieved in accordance with the completion criteria, the Plan and for the duration of the maintenance period. One month prior to the proponent seeking to handover the Natural Area to the City, a report is to be submitted detailing how the completion criteria and objectives of the Plan have been met.

A site meeting will be held between the proponent and City to determine if the site is acceptable for handover and full refund of the security deposit. The City can meet the proponent at this stage, upon request.

At this stage it is expected that City will have received a land management order for the site, as initiated by the developer.



Failure to meet the completion criteria at Handover may result in extension of the maintenance period and / or without holding of the security deposit.

4. Process

STAGE ONE

Structure Plan and Development Application

- Developer to liaise with the City's Environmental department to determine areas suitable for retention, rehabilitation and revegetation

STAGE TWO

Natural Area Management Plan

- To be approved as per the City's Policy & Guidelines
- Developer to commence Land Management Order process

STAGE THREE

Legal Agreement

- Completion of an agreement endorsed by both parties
- Costed as per timetable of works in the Plan
- Security deposit received as per City's Policy No.2.4.22

CLEARANCE OF CONDITIONS GRANTED

STAGE FOUR

Practical Completion

- Submit report detailing criteria in the Plan has been achieved
- * cannot be granted unless steps two and three have been completed*

STAGE FIVE

Maintenance Period

- As per the Plan and project timetable
- Submission of monitoring report

STAGE SIX

Handover

- Final monitoring report
- Demonstrated achievement of completion of criteria
- Full or part refund of security deposit
- Land Management Order finalised

5. Management Plan Checklist

The following items are required, as a minimum, to be addressed in the Management Plan (Plan). Plans will not be assessed by the City unless all required items listed in the below checklist, have been addressed.



Table 1. Management Plan Checklist

Item	Item Addressed?
1. Site Evaluation and Mapping	
*Natural area(s), including property boundaries and buffer(s)	
Soil and vegetation types, vegetation condition and presence of conservation significant flora and ecological communities, including areas (ha)	
Existing vegetation to be retained and/or removed, including areas (ha)	
Identification of introduced and native fauna species and habitat for native fauna species, including trees over a diameter at breast height (DBH) of 500 mm	
List of weed species, and where they are present.	
*Location and abundance of woody weeds, Declared Pest Plants and Weeds of National Environmental Significance are to be identified including areas (ha).	
*Rehabilitation and revegetation zones, including areas (ha)	
Identification of threatening processes, appropriate actions to eliminate or reduce threat (i.e. Dieback, soil compaction, weeds)	
*A summary map showing: <ul style="list-style-type: none"> • Rehabilitation and revegetation zones • Proposed buffer(s) • Proposed development layout and infrastructure to control access 	
All maps are to be shown over aerial photograph with the site boundary shown and must include a title, scale bar and north arrow	
<i>Shapefiles are to be provided for the items marked *</i> <i>They are to be in ESRI format and GDA 94 (datum) Map Grid of Australia (MGA) Zone 50 coordinate system.</i>	
2. Site Preparation and Methodology	
Site preparation (i.e. ripping, weed control, top soil)	
Soil amendments, stabilisation techniques, sediment and erosion control	
Protection of significant areas and trees on site to AS4790 standards	
3. Disease management	
Supply of Nursery Industry Accreditation Scheme plants for revegetation	
Pathogen management techniques and materials to prevent introduction and spread	
4. Rehabilitation and Revegetation - Activities and Maintenance	
Activities complement the vegetation assembly and soil type	
Local provenance plants listed including planting zones, density and total quantity	
Rehabilitation and revegetation works methodology and standards	
Methodology and the initiatives that will be applied to managing threatening processes and encourage success	
Monthly timetable listing maintenance, infill planting (30% each year), responsibility, reporting, monitoring, dates for practical completion and handover	
Itemised cost for the activities and duration of the maintenance period to inform security deposit	



5. Fire Management and Access	
Bushfire Management recommendations and standards included	
Identify and provide site access	
Measures for controlling and managing unauthorised access and encroachment	
Specifications of fencing or other infrastructure to be installed	
6. Fauna Management	
Habitat improvements and initiatives	
Fauna management and control techniques	
7. Completion Criteria	
Detailed in accordance to Table 2 and Section 6 of these guidelines	
8. Monitoring and Reporting	
Monitoring and reporting methodology detailed in line with the completion criteria	
Recommendations and timeline for future actions to be detailed in the reports	
GPS locations of a 10 x 10 m quadrat for each rehabilitation and revegetation zone	
Images of the site and quadrats	
9. Other	
Community consultation and education	

6. Completion Criteria

Minimum completion criteria requirements for rehabilitation and revegetation work conducted within Natural Areas within the City are specified below. The following will need to be achieved (as a minimum) to ensure that the release of the Security Deposit being held by the City, at the conclusion of the maintenance period.

Table 2 – Completion Criteria

Characteristic	Completion Criteria
1. Revegetation – initial and infill <i>*Based on tubestock</i>	1.1 Wetland, Buffers and Foreshore <ul style="list-style-type: none"> - 5 plants per square metre (m²) with an additional 0.1 tree per m² - 50% species diversity representing the vegetation complex and strata - Proof of local provenance - Sourced from a Nursery Industry Accreditation Scheme accredited nursery
	1.2 Dryland <ul style="list-style-type: none"> - 4 plants per m² with an additional 0.1 tree per m² - 70% species diversity representing the vegetation complex and strata - Proof of local provenance - Sourced from a Nursery Industry Accreditation Scheme accredited nursery.



	<p>1.3 Planting</p> <ul style="list-style-type: none">- Agreed species and of local provenance- Planted in correct vegetation zones and density- Healthy in root and foliage form, height and colour- Disease and pest free- Planted firmly and at correct level- Soil amendments applied- Protection measures in place
	<p>1.4 Infill Planting</p> <ul style="list-style-type: none">- Established and in the ground for a minimum of one summer before handover
2. Rehabilitation	<p>2.1 Weeds</p> <ul style="list-style-type: none">- No declared pest plants or weeds of National significance- Weed cover no greater than 10% across the entire site- Woody weeds have been removed or treated
	<p>2.2 Sediment and erosion control measures</p> <ul style="list-style-type: none">- Installed correctly to specifications and plans- Functioning as intended- Water quality not negatively impacted
3. Significant Areas and trees	<ul style="list-style-type: none">- Protected and fenced (if required)- No damage and no indications of decline
4. Fauna	<ul style="list-style-type: none">- Habitat improvement and initiatives achieved- Elimination or reduction in undesirable species
5. Infrastructure	<ul style="list-style-type: none">- Installed as per the City's specifications- In a stable and functioning state
6. Other	<ul style="list-style-type: none">- Unauthorised access managed and controlled- Issues identified throughout the maintenance period have been rectified- Site free of rubbish and dumped materials
7. Handover	<ul style="list-style-type: none">- Monitoring reports received- Temporary structures such as tree guards, stakes and fencing removed- Minimum of 70% of the site covered by healthy revegetated species and natural regeneration- Items 1 and 2 above- Rubbish and dumped materials removed- All mapping data provided, compatible to the City's systems and in agreed format- Dead plants, or parts of, removed- Vegetation impeding access pruned