



Ms Carolyn Cameron
Assistant Secretary
Strategic Approaches Branch
Department of the Environment
GPO Box 787
Canberra ACT 2601

13/20167

Dear Ms Cameron

Please find enclosed the 2012/2013 annual reporting which has been prepared to meet the requirements of Section 5.1 of the Sydney Growth Centres Strategic Assessment Program Report 2010 (the Program Report). The Program Report was endorsed by the Commonwealth Environment Minister in December 2011 and the classes of actions approved in February 2012, under the *Environment Protection and Biodiversity Conservation Act 1999* for the Sydney Growth Centres.

I would like to take this opportunity to thank you and your staff for your ongoing support and assistance to the Department of Planning & Infrastructure in implementing the Strategic Assessment.

If you have any further enquiries about this matter, I have arranged for Paulina Hon, Team Leader, Land Release (Planning) to assist you. She can be contacted on telephone number 9860 1535.

Yours sincerely

16/11/2014

Brendan O'Brien
Executive Director, Housing and Employment Delivery

cc: David Trewin, NSW Office of Environment and Heritage

Sydney Growth Centres Strategic Assessment Annual Report 2012-2013

1 Introduction

In December 2011, the Commonwealth Government endorsed the Sydney Growth Centres Strategic Assessment Program Report (Program Report). In February 2012, the Commonwealth Government approved the classes of actions in the Growth Centres that, if undertaken in accordance with the approved program, do not require separate approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The Program Report includes a range of commitments for matters of national environmental significance protected under the EPBC Act. The commitments are drawn from the analysis in the Supplementary Assessment Report and Draft Strategic Assessment Report (Part B), and build upon the relevant biodiversity measures of the Growth Centres Biodiversity Certification.

This Annual Report highlights the outcomes achieved in the 2012-2013 financial year. This includes addressing both the NSW and the Commonwealth Government requirements, particularly the commitments for relevant matters of national environmental significance (listed in Section 4 of the Program Report) and the funding provided and expended for offsets outside of the Growth Centres.

Where relevant, the report makes reference to the *Growth Centres Offset Program Annual Report 2012/13* which outlines the funding and expenditure of the Growth Centres Conservation Fund (**Annexure A**).

2 Definitions

The terms defined below are referred to in the report. Where the terms are also defined in the Growth Centres Biodiversity Certification Order, dated 14 December 2007, the definitions provided are consistent with those in the Order.

- *Biodiversity Certification Maps* means the maps marked “North West Growth Centre – Biodiversity Certification” and “South West Growth Centre – Biodiversity Certification” dated November 2007 and included in Schedule 2 of the Biodiversity Certification Order.
- *Certified Area* means an area marked as a certified area on a biodiversity certification map.
- *Clearing* of vegetation means any one or more of the following:
 - a) cutting down, felling, thinning, logging or removing native vegetation in whole or in part,
 - b) killing, destroying, poisoning, ringbarking, uprooting or burning native vegetation in whole or in part.
- *Commitments* means the commitments set out in section 4 of the Sydney Growth Centres Strategic Assessment Program Report.

- *DECCW* means the Department of Environment, Climate Change and Water (which is now the Office of Environment and Heritage (OEH)).
- *ENV* means existing native vegetation. As defined under the Growth Centres Biodiversity Certification “existing native vegetation” means areas of indigenous trees (including any sapling) that:
 - a) had 10% or greater over-storey canopy cover present,
 - b) were equal to or greater than 0.5 ha in area, and
 - c) were identified as “vegetation” on maps 4 and 5 of the draft Growth Centres Conservation Plan at the time the biodiversity certification order took effect, subject to condition 13.
- *EPBC Act* means the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*.
- *Protection or Protected* in relation to land means land that is protected by a land use zoning under an environmental planning instrument or public ownership arrangements that provide for the protection of biodiversity values as a priority, or another arrangement that provides in perpetuity security for biodiversity on the subject land.
- *Non-certified area* means an area marked as a non-certified area on the biodiversity certification map.
- *Relevant Biodiversity Measures* means the conditions in Schedule 1 of the Biodiversity Certification Order.
- *SEWPaC* means the Department of Sustainability, Environment, Water, Population and Communities (which is now the Department of the Environment, DoE)
- *TSC Act* means the NSW *Threatened Species Conservation Act 1995*.

3 Summary of conservation outcomes achieved in 2012-2013

3.1 Strategic Assessment

In 2012/2013, five precincts in Sydney's Growth Centres were rezoned including: Austral and Leppington North; Box Hill and Box Hill Industrial; and East Leppington (Camden/Campbelltown Local Government Areas).

Austral and Leppington North

On 15 March 2013, the Austral and Leppington North Precincts was rezoned under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP). The *Draft Growth Centres Strategic Assessment Report* (Strategic Assessment Report), dated 2010, identified 22.13 ha of EPBC Act listed Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest (CPW) in flood prone lands within the Precinct to be retained and protected.

Based on ground truthing and as a result of precinct planning, **39.62 ha** of CPW is to be protected and counted towards the 998 ha target in accordance with commitment 4 of the Growth Centres Strategic Assessment approval. This is 17.49 ha more than the precinct target. This comprises:

- 24.55 ha of CPW that is currently non certified proposed to be protected
- 15.07 ha of CPW to be protected in currently certified areas

The CPW will be protected using relevant zoning such as: zone RE1 Public Recreation, SP2 Infrastructure and E2 Environmental Conservation. Vegetation clearing controls also apply to areas identified as 'existing native vegetation' on the Native Vegetation Protection Map under the Growth Centres SEPP, where vegetation clearing is prohibited.

Box Hill and Box Hill Industrial

On 5 April 2013, the Box Hill and Box Hill Industrial (BH & BHI) Precincts were rezoned. Under the Strategic Assessment Report, there is no CPW within the precinct which has been identified for protection and counted towards the 998 ha target in accordance with commitment 4 of the Growth Centres Strategic Assessment approval. Accordingly, there are no areas of CPW to be protected in the Precinct Plan.

East Leppington (Camden/Campbelltown)

On 15 March 2013, the Camden and Campbelltown Local Government Areas (LGAs) of the East Leppington Precinct were rezoned under the Growth Centres SEPP. The rezoning of the northern part of the precinct in the Liverpool LGA was deferred and is anticipated to be completed in early 2014.

Under the Strategic Assessment Report, there were no areas of CPW within the precinct identified for protection and counted towards the 998 ha target in accordance with commitment 4 of the Growth Centres Strategic Assessment approval. Notwithstanding, as a result of precinct planning, **2.91 ha** of CPW will be protected under the Precinct Plan and can be counted towards the 998 ha target.

The CPW will be protected using the E2 Environmental Conservation. Vegetation clearing controls also apply to areas identified as 'existing native vegetation' on the Native Vegetation Protection Map under the Growth Centres SEPP, where vegetation clearing is prohibited.

A summary of CPW protected in rezoned precincts in 2012/2013 is outlined in Table 1.

Table 1 Summary of EPBC listed CPW protected in Growth Centre precincts in 2012/2013

Precinct	CPW precinct target ¹ (ha)	CPW protected (ha)	Protection mechanism
Austral and Leppington North	22.13	39.62	Zoning: E2, RE1, SP2 Vegetation clearing controls in Growth Centres SEPP
Box Hill and Box Hill Industrial	0	0	n/a
East Leppington (Camden/Campbelltown)	0	2.91	Zoning: E2 Vegetation clearing controls in Growth Centres SEPP
Total CPW protected		42.53	

1. Commitment 4 of the strategic assessment requires the retention and protection of a minimum of 998 ha of CPW within the Growth Centres

3.2 Biodiversity Certification

Existing Native Vegetation protected in rezoned precincts

As outlined above, five precincts were rezoned in the last financial year, including Austral and Leppington North, Box Hill and Box Hill Industrial and East Leppington (Camden/Campbelltown LGAs). In total, these precincts will protect **129.84 ha** of existing native vegetation (ENV) which can be counted towards meeting the 2,000 ha target of ENV as identified by relevant biodiversity measure (RBM) 6 of the Biodiversity Certification. A summary of ENV protected in each precinct is provided in Table 2.

In addition, **2.24 ha** of additional high conservation value vegetation (AHCVV) has been identified during the ground-truthing process. These areas of AHCVV, while meeting two of the criteria for ENV under the Growth Centres Biodiversity Certification, were not mapped as ENV in the draft Growth Centres Conservation Plan. The Department and OEH are in discussions to determine how these areas of AHCVV can be mapped and counted towards the 2000 ha.

Table 2 Summary of existing native vegetation protected in Growth Centre precincts in 2012/2013

Precinct	ENV precinct target	ENV protected	ENV protected above target	AHCVV protected	Protection mechanism
Austral and Leppington North	107.14	116.62	9.48	-	Zoning: E2, RE1, SP2 Vegetation clearing controls in Growth Centres SEPP
Box Hill and Box Hill Industrial	9	9.72	0.72	2.10	Zoning: E2 Vegetation clearing controls in Growth Centres SEPP
East Leppington (Camden/Campbelltown)	0 ¹	3.50	-	0.14	Zoning: E2 Vegetation clearing controls in Growth Centres SEPP
Total ENV and AHCVV protected		129.84		2.24	

1. ENV target to be protected for the entire East Leppington precinct (including Camden, Campbelltown and Liverpool LGAs) is 5.47ha. This ENV is located in the non-certified areas in the Liverpool LGA.

ENV protected in Growth Centres in non-certified areas

In 2013, 1971 hectares of ENV remain protected in non-certified lands under the Biodiversity Certification and through relevant zoning and clearing controls identified under the Growth Centres SEPP.

The shortfall in ENV for the 2000 ha target is being addressed through the protection of additional areas of ENV, currently found in certified lands, as well as other areas of vegetation with high conservation value (AHCVV) identified during Precinct Planning. These areas of AHCVV meet the definition of ENV under the Biodiversity Certification but were not mapped as ENV in the Draft Conservation Plan. OEH and the Department are investigating options for including these areas, where protected, in future calculations of ENV.

These areas of ENV and AHCVV are being protected through a range of zonings such as E2 Environmental Conservation, RE1 Public Recreation, and SP2 Infrastructure. In addition, clearing controls are also applied, which prohibit clearing.

Acquisition of offset land in Growth Centres

In the 2012/2013 financial year, 9 lots in the Riverstone and Marsden Park North Precincts (0.83ha) zoned Environment Conservation under Part 3 of the Growth Centres SEPP (as gazetted in July 2006) were acquired by the NSW Government. The acquired parcels are located in the North West Growth Centre.

3.3 Biodiversity Offset Program

The Growth Centres Biodiversity Offset Program Annual Report 2012-13 provides a detailed breakdown of the allocation of conservation funding and the biobanking or acquisition of land containing State and nationally listed endangered species to date. This is provided in Annexure A.

To date, 398.5 ha of native vegetation have been biobanked or acquired and protected under the Program. Of this, 182.6 ha of nationally listed ecological communities have been protected under the program.

In 2012/2013, the program established two biobank sites to protect:

- 22 ha of bushland on the Mt Hercules property, located on the Razorback range, north of Picton. The site protects 12.9 ha of EPBC Act listed CPW.
- 50 ha of high conservation bushland that directly adjoins Mulgoa Nature Reserve. The property contains one of the largest areas of CPW remaining in private ownership, protecting 30 ha of EPBC Act listed CPW. This site was funded with the support of a grant by the Australian Government.

Since 2011, a total of 72.4 ha of Commonwealth listed High Management Viability (HMV) CPW has been protected under the program. Commitment 6 of the Growth Centres Strategic Assessment requires, as a first milestone, 31 ha of CPW to be protected by 2015. This first milestone was achieved in 2012/2013.

4 Status of Program Commitments

The following tables summarise the progress to date for each of the 39 commitments listed in section 4 of the Sydney Growth Centres Program Report for matters of national environmental significance protected under the EPBC Act.

1.1 Funding arrangements for offsets

Commitments	Actions	Timing	Progress to date	Comment
1. Allocation of part of the Growth Centres Conservation Fund for offsetting Matters of National Environmental Significance.	a) Providing \$530 million (2005-06 dollar values) to the Growth Centres Conservation Fund over the life of development of the Growth Centres. Of this amount, \$397.5 million is to be used to acquire lands and/or enter into conservation agreements over lands that are outside of the Growth Centres for the primary purpose of biodiversity conservation. This funding is to be provided and spent in accordance with the relevant biodiversity measures contained within the Growth Centres Biodiversity Certification.	Ongoing	In 2012/2013, an allocation of \$3,527,000 was provided to the Growth Centres Biodiversity Offset Program. Refer to Growth Centres Biodiversity Offset Program Annual Report 2012/13 (see section 4 of the report).	On Track
	b) Allocating \$278.25 million of the Growth Centres Conservation Fund to be used for the purpose of protecting the MNES listed in Section 4 of the Program Report outside the Growth Centres, to the extent that this purpose is consistent with the measures contained in the Growth Centres Biodiversity Certification.	Ongoing	Refer to Growth Centres Biodiversity Offset Program Annual Report 2012/13 (see section 4 of the report).	On Track

1.2 Joint delivery initiative for CPW

Commitments	Actions	Timing	Progress	Comment
2. The NSW Government (DoP and DECCW) and the Commonwealth Government (SEWPaC) will develop a framework for the identification of government measures to help ensure the retention of HMV CPW within the Priority Conservation Lands. NB: <i>This Program Commitment is a commitment made in good faith for the ongoing protection of CPW in relation to actions that are beyond the scope of the Program but that will work alongside the Program.</i>	a) Develop and document the framework via an exchange of letters, Memorandum of Understanding or another mechanism.	Post EPBC Act endorsement of the Program	Ongoing Not yet commenced.	On Track

1.3 Review of zoning

Commitments	Actions	Timing	Progress	Comment
3. Review the provisions of the Environment Conservation and Public Recreation - Regional zones in the Growth Centres SEPP to confirm they are adequate for conservation purposes.	a) Undertake a review of the zone objectives, permitted land uses and development controls to ensure the conservation values of the land are adequately protected.	Within 12 months of EPBC Act endorsement of the Program	Review complete. Amendments to Growth Centres SEPP provisions were made on 13 September 2013.	Complete

1.4 Threatened ecological communities

Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest (CPW)

Commitments	Actions	Timing	Progress	Comment
4. Retention and protection of a minimum of 998 ha of CPW within the Growth Centres, including a minimum of 363 ha of HMV CPW	i) Retention and protection of CPW in the following areas of the Growth Centres:	Ongoing	In 2012/2013, five precincts were rezoned including Austral and Leppington North, Box Hill and Box Hill Industrial and East Leppington (Camden/Campbelltown LGA). In total, 42.53 ha of CPW within Flood Prone Land has been protected in these precincts. The CPW will be protected using relevant zoning such as: RE1 Public Recreation, SP2 Infrastructure and E2 Environmental Conservation. Vegetation clearing controls also apply to areas identified as 'existing native vegetation' on the Native Vegetation Protection Map under the Growth Centres SEPP, where vegetation clearing is prohibited.	On Track
	a) 138 ha within Flood Prone Land to be protected through the vegetation clearing controls under the Growth Centres SEPP or through zoning and/or development controls following completion of precinct planning.			
	b) 424 ha within Environment Conservation and Public Recreation – Regional zoning to be protected through: RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW;	Zoning completed in 2006 Management ongoing	Since endorsement of the Biodiversity Certification in 2007, no clearing has occurred in 'red hatched' areas, subject to RBM 12, located in areas zoned Environment Conservation and Public Recreation – Regional. Ongoing	On Track

Commitments	Actions	Timing	Progress	Comment
	the zoning and vegetation clearing controls under the Growth Centres SEPP; and		Zoning completed in 2006 Management ongoing	Complete
	the Growth Centres Conservation Fund which provides funding to acquire the land.	As land becomes available for purchase	Management and acquisition ongoing	On Track
	c) 280 ha to be protected within existing reserved areas including the Westlink M7 Motorway Offsets area, the Kemps Creek Nature Reserve, and the Western Sydney Parklands.	Ongoing	Zoning completed in 2006 Management ongoing	Complete
	d) 79 ha to be protected within protected zones within Edmondson Park.	Ongoing	The Edmondson Park South Concept Plan and a Stage 1 Project Application were approved on 18 August 2011 for approximately 413 ha of land comprising the southern part of the larger Edmondson Park Precinct in the South West Growth Centre. The Concept Plan zoned an area of approximately 150 ha, identified as a proposed Regional Park under the Edmondson Park Conservation Agreement, as E1 National Parks and Nature Reserves under Schedule 3 of the <i>State Environmental Planning Policy (Major Development) 2005</i>. CPW is also protected under the RE1 Public Recreation Zone, and through the relevant clearing controls. Implementation of Edmondson Park Conservation Agreement is ongoing.	Complete
	e) 77 ha to be retained within non-certified and transitional lands. These areas will be retained subject to the confirmation of the presence of the community through survey at the precinct planning stage.	Ongoing	No precincts with transitional lands were exhibited or gazetted since endorsement of the Program on 20 December 2011. Ongoing	On Track

Commitments	Actions	Timing	Progress	Comment
	ii) If for any reason the above targets cannot be achieved then the NSW Government will ensure that 998 ha of CPW is protected within the Growth Centres through the measures contained in either RBM 8a or 8b.		Ongoing	On Track
5. Assessment of 14 ha HMV CPW within Marsden Park & Marsden Park Industrial Precincts to confirm its presence and if present protect.	a) Assessment of the HMV CPW in accordance with RBM 14 and 15.		As reported in the 2012/2012 annual report, Marsden Park Industrial Precinct was rezoned in November 2010.	Complete for Marsden Park Industrial Precinct
	b) Based on the outcomes of the assessment, DECCW will advise the NSW Minister for the Environment whether the area should be protected in accordance with RBM 16.	Prior to the public exhibition of the draft precinct planning controls for the Marsden Park & Marsden Park Industrial Precincts During the precinct planning process	Two small areas of High Management Viability (HMV) CPW were identified in the Marsden Park Industrial Precinct by the Strategic Assessment Report. These areas are also identified as containing ENV and marked as black hatching (subject to RBMs 14-16) under the Biodiversity Certification. RBMs 14-16 requires further detailed assessment of the vegetation in these areas against the criteria in Schedule 3 of the Biodiversity Certification and advice from OEH as to whether these areas should be protected. Following ground-truthing, the ENV (6 ha in total) was found to be present on site. These areas have been protected through the E2 Environmental Conservation zone and have been identified as ENV on the Native Vegetation Protection (NVP) Map under the Growth Centres SEPP. The clearing controls in the Growth Centres SEPP prohibit the clearing of ENV as identified on the NVP map. The Precinct Planning process for Marsden Park Precinct was completed in October 2013 and will be reported as part of next year's annual report.	On track for Marsden Park Precinct
6. Contribution towards the long term sustainability and persistence of CPW and other grassy woodlands. The NSW Government ensure the protection of at least 2,400 ha of either CPW or other "grassy woodland" communities which are similar to CPW in floristic	a) Implementation of the Growth Centres Conservation Fund and Growth Centres Biodiversity Offset Program to secure suitable areas of CPW. Specific actions to include: Allocation of part of the \$278.25 million (in 2005/06 dollars) referred to in Commitment 1 to secure at least 2,400 ha of either CPW or other "grassy woodland" communities outside the	Over the life of the Program	Refer to Growth Centres Offset Program Annual Report 2012/13 (see section 2 and 4 of the report)	On Track

Strategic Assessment Annual Report 2012-2013

Commitments	Actions	Timing	Progress	Comment
structure outside the Growth Centres within the combined area of the Sydney Basin Bioregion (IBRA v6.1) and the Hawkesbury Nepean Catchment Management Authority area. Preference to be given to CPW followed by <i>White Box</i>, <i>Yellow Box</i>, <i>Blakely's Red Gum Grassy Woodland and Derived Native Grassland</i>.	Growth Centres within the combined area of the Sydney Basin Bioregion (IBRA v6.1) and the Hawkesbury Nepean Catchment Management Authority area. Preference to be given to CPW followed by <i>White Box</i>, <i>Yellow Box</i>, <i>Blakely's Red Gum Grassy Woodland and Derived Native Grassland</i>. - Allocation of the funding in accordance with the preferences indicated in RBM 32. - Targeting of lands for protection to be guided by the criteria identified in RBM 33. - Protection of a minimum of 205 ha of HNV CPW outside of the Growth Centres. If this target cannot be achieved due to unavailability of HNV, other areas of CPW within the priority lands may contribute toward the 205 ha provided it has the capacity to regenerate to benchmark condition with management. An area of CPW is deemed to be capable of regenerating to benchmark condition if 70% of the condition variables for the vegetation, measured using the biobanking methodology, are within 50% of the lower benchmark value for CPW. - As a minimum rate of progress, 15% of the 205 ha target is to be protected within 4 years of the EPBC Act endorsement of the Program, with an additional 15% being protected on every fourth anniversary of the endorsement until the 205 ha target is achieved. These dates may be			

Commitments	Actions	Timing	Progress	Comment
	amended with the approval of SEWPaC.			
7. Review of the Priority Conservation Lands to consider inclusion of all HMV CPW remnants.	a) Review to be undertaken in accordance with a methodology to be agreed with SEWPaC. At a minimum, the following areas of HMV CPW will be reviewed for inclusion in the Priority Conservation Lands: - Areas of HMV CPW greater than 10 ha and that are contiguous with HMV CPW occurring within the Priority Conservation Lands. - Areas of contiguous HMV CPW greater than 20 ha that are outside the Priority Conservation Lands.	By 30 December 2013 Variation to due date agreed by SEWPaC in a letter dated 3 December 2012.	Ongoing Agreement on the methodology for the Priority Conservation Lands review was sought and received from the SEWPaC on 18 July 2013. This agreement was on the provision of a draft of review outcome report to SEWPaC (now Department of the Environment, DoE) for their information prior to its finalisation. OEH is seeking agreement from DoE to an extension on the timeframe to provide the draft report by 31 January 2014, with a final report to be provided by 28 March 2014 (letter from OEH dated 12 December 2013).	On Track

Shale Sandstone Transition Forest (SSTF)

Commitments	Actions	Timing	Progress	Comment
8. Retention and protection of a minimum of 58 ha of SSTF within the Growth Centres	i) Retention and protection of SSTF in the following areas of the North West Growth Centre:		In 2012/2013, five precincts were rezoned including Austral and Leppington North, Box Hill and Box Hill Industrial and East Leppington (Camden/Campbelltown LGA).	On Track
	a) 5.5 ha within Flood Prone Land to be protected through the vegetation clearing controls under the Growth Centres SEPP.	Ongoing	There is no SSTF found within these precincts.	On Track

Commitments	Actions	Timing	Progress	Comment
	b) 5.5 ha within Public Recreation – Regional zoning to be protected through: ▪ RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW;	Ongoing	Since endorsement of the Biodiversity Certification in 2007, no clearing has occurred in 'red hatched' areas, subject to RBM 12, located within areas zoned Public Recreation – Regional. Ongoing	On Track
	▪ the zoning and vegetation clearing controls under the Growth Centres SEPP; and	Zoning completed in 2006 Management ongoing	Zoning completed in 2006 Management Ongoing	Complete
	▪ the Growth Centres Conservation Fund which provides funding to acquire the land.	As land becomes available for purchase	Management and acquisition ongoing	On Track
	c) 0.5 ha within the Westlink M7 Motorway Offsets area to be protected through maintenance of the existing conservation area (purchased by the RTA for transfer to DECCW as part of the Westlink M7 Motorway offsets).	Ongoing	This was completed prior to the endorsement of the Program and the approval of the classes of action.	Complete
	d) 46.5 ha within the E3 Environmental Management zone in North Kellyville to be protected under the existing native vegetation and native vegetation retention controls under the North Kellyville Precinct Plan.	Ongoing		

Commitments	Actions	Timing	Progress	Comment
9. Contribution towards the long term sustainability and persistence of SSTF. The NSW Government will ensure the protection of at least 132 ha of SSTF outside of the Growth Centres within the combined area of the Sydney Basin Bioregion (IBRA v6.1) and the Hawkesbury Nepean Catchment Management Authority area.	a) Implementation of the Growth Centres Conservation Fund and Growth Centres Offset Program to secure suitable areas of SSTF. Specific actions to include: - Allocation of part of the \$278.25 million (in 2005/06 dollars) referred to in Commitment 1 to secure suitable areas of SSTF. - Allocation of the funding in accordance with the preferences indicated in RBM 32. - Targeting of lands for protection to be guided by the criteria identified in RBM 33.	Over the life of the Program	Refer to Growth Centres Offset Program Annual Report 2012/13 (see section 2 and 4 of the report)	On Track

Turpentine-Ironbark Forest in the Sydney Basin Bioregion (TIF)

Commitments	Actions	Timing	Progress	Comment
10. Contribution towards the long term sustainability and persistence of TIF. The NSW Government will ensure the protection of at least 4.4 ha of TIF outside of the Growth Centres within the combined area of the Sydney Basin Bioregion (IBRA v6.1) and the Hawkesbury Nepean Catchment Management Authority area.	a) Implementation of the Growth Centres Conservation Fund and Growth Centres Biodiversity Offset Program to secure suitable areas of TIF. Specific actions to include: - Allocation of part of the \$278.25 million (in 2005/06 dollars) referred to in Commitment 1 to secure suitable areas of TIF. - Allocation of the funding in accordance with the preferences indicated in RBM 32. - Targeting of lands for protection to be guided by the criteria identified in RBM 33.	Over the life of the Program	Refer to Growth Centres Offset Program Annual Report 2012/13 (see section 2 and 4 of the report)	On Track

1.5 Threatened flora

Downy Wattle (*Acacia pubescens*)

Commitments	Actions	Timing	Progress	Comment
11. Survey to confirm the presence of <i>Acacia pubescens</i> in the area of the two known records within the Growth Centres in Kemps Creek and Austral.	a) Survey to confirm the presence of the population in the Kemps Creek Precinct in accordance with RBM 17.	Prior to the public exhibition of the draft precinct planning controls for the Kemps Creek Precinct	Not yet commenced This will be completed during the Precinct Planning Process for Kemps Creek Precinct.	On Track
	b) Survey to confirm the presence of the population in the Austral Precinct in accordance with RBM 17.	Prior to the public exhibition of the draft precinct planning controls for the Austral Precinct	Survey completed in September 2010, prior to endorsement of the Program and approval of the classes of action. Survey confirmed presence of <i>Acacia pubescens</i> . The species is not located in the Austral Precinct, but in the adjacent Western Sydney Parklands.	Complete
12. Protect if presence of <i>Acacia pubescens</i> is confirmed within the Growth Centres in Kemps Creek or Austral and the population is identified as significant relative to the adjacent property by DECCW.	a) If required by DECCW, protect an area of suitable habitat for the species in the Kemps Creek Precinct in accordance with RBM 17.	Prior to the rezoning of Kemps Creek Precinct protection mechanisms will be agreed with DECCW	Prior to the rezoning of Kemps Creek Precinct protection mechanisms will be agreed with OEH.	On Track
	b) If required by DECCW, protect an area of suitable habitat for the species in the Austral Precinct in accordance with RBM 17.	Within 3 years of the rezoning of the Austral Precinct protection mechanisms will be agreed with OEH. Variation to due date agreed by SEWPaC in a letter dated 3 December 2012.	Within 3 years of the rezoning of the Austral Precinct protection mechanisms will be agreed with OEH (March 2016). Work is underway to determine appropriate protection of an area of suitable habitat for the confirmed <i>Acacia pubescens</i> species.	On Track

Commitments	Actions	Timing	Progress	Comment
	c) If protection under the above sub clauses a) or b) is required, this may be achieved through the implementation of various mechanisms such as: ▪ zoning, such as the E2 Environmental Conservation or E3 Environmental Management zones with appropriate objectives and permissible/prohibited land uses; or ▪ additional planning controls, such as the 'Existing Native Vegetation Retention' area overlay which applies to land where the clearing of vegetation is prohibited; or ▪ Environmental Management controls in development control plans establishing management requirements.	If required, prior to the rezoning of the Kemps Creek Precinct and/or the Austral Precinct	Work is underway to determine appropriate protection of an area of suitable habitat for the confirmed <i>Acacia pubescens</i> species.	On Track
13. Provision of offsets focussed on protecting potential habitat for <i>Acacia pubescens</i> that occur outside the Growth Centres.	a) Implementation of the Growth Centres Conservation Fund and Growth Centres Biodiversity Offset Program to secure suitable areas of potential habitat for <i>Acacia pubescens</i>. Specific actions to include: ▪ Allocation of part of the \$278.25 million (in 2005/06 dollars) referred to in Commitment 1 to secure suitable areas of potential habitat for <i>Acacia pubescens</i>. ▪ Allocation of the funding in accordance with the preferences indicated in RBM 32. ▪ Targeting of lands for protection to be guided by the criteria identified in RBM 33.	Over the life of the Program	Refer to Growth Centres Offset Program Annual Report 2012/13 (see section 2 and 4 of the report)	On Track

Darwinia biftlora

Commitments	Actions	Timing	Progress	Comment
14. Protection of four known populations of <i>Darwinia biftlora</i> within the Growth Centres.	a) Protection and ongoing management of key populations within the North Kellyville Precinct through zoning as E3 Environmental Management and existing native vegetation controls.	Zoning Completed in December 2008 Management -- ongoing	Zoning completed in December 2008 Management -- ongoing	Complete

Dillwynia tenuifolia

Commitments	Actions	Timing	Progress	Comment
15. Retention and protection of habitat supporting the four important populations of <i>Dillwynia tenuifolia</i> known to occur within the Growth Centres through acquisition of land for environmental conservation.	a) Protection of the Marsden Park North population within Environment Conservation zoning through: RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW;	Ongoing	Since endorsement of the Biodiversity Certification in 2007, no clearing has occurred in 'red hatched' areas, subject to RBM 12, located in areas zoned Environment Conservation. Ongoing	On Track
	the zoning and vegetation clearing controls under the Growth Centres SEPP; and	Zoning completed in 2006 Management ongoing	Zoning completed in 2006 Management ongoing	Complete
	the Growth Centres Conservation Fund which provides funding to acquire the land.	As land becomes available for purchase	Management and acquisition ongoing	On Track
	b) Protection of the population within the Air Services Australia site at Shanes Park (noting that at the time of finalising the Program the site is still under care of the Commonwealth) through: RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW; and	Ongoing	Since endorsement of the Biodiversity Certification in 2007, no clearing has occurred in 'red hatched' areas, subject to RBM 12, located within areas zoned Environment Conservation zone (including the AirServices Australia site). Ongoing	On Track

Commitments	Actions	Timing	Progress	Comment
	the zoning and vegetation clearing controls under the Growth Centres SEPP.	Zoning completed in 2006 Management ongoing	Zoning completed in 2006 Management ongoing	Complete
	c) Protection of the majority of the large population within Kemps Creek through: RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW; and	Ongoing	Since endorsement of the Biodiversity Certification in 2007, no clearing has occurred in 'red hatched' areas, subject to RBM 12 within Kemps Creek Ongoing	On Track
	the zoning and vegetation clearing controls under the Growth Centres SEPP.	Zoning completed in 2006 Management ongoing	Zoning completed in 2006 Management ongoing	Complete
	d) Protection of the large population that occurs within the Westlink M7 Motorway offset adjacent to the Colebee Precinct through maintenance of the existing conservation area (purchased by the RTA for transfer to DECCW as part of the Westlink M7 Motorway offsets).	Ongoing	Zoning completed in 2006 Management Ongoing	Complete
16. Increase in the number of known sites for the species under conservation and management outside of the Growth Centres.	a) Acquisition of the Cranebrook site which supports a very large and significant population of <i>Dillwynia tenuifolia</i> (estimated that the population consists of 125,000 to 222,000 plants) through a contribution from the Conservation Fund towards the purchase and initial reserve establishment costs.	Completed 2008-09	Completed between 2008-2009, prior to endorsement of the Program and approval of the classes of action. Refer to Growth Centres Offset Program Annual Report 2012/13 (see section 2 of the report)	Complete
	b) Management of the Cranebrook site to preserve its ecological values.	Ongoing	Ongoing	

Small-flowered Grevillea (*Grevillea parviflora subsp. parviflora*)

Commitments	Actions	Timing	Progress	Comment
17. Retention and protection of habitat supporting the population known to occur within the Growth Centres through acquisition of land in Kemps Creek.	a) Protection of the majority of the large population within Kemps Creek through: - RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW; and - the zoning and vegetation clearing controls under the Growth Centres SEPP.	Ongoing	Since endorsement of the Biodiversity Certification in 2007, no clearing has occurred in 'red hatched' areas, subject to RBM 12, located in Kemps Creek within areas zoned Environment Conservation and Public Recreation – Regional.	On Track
18. Survey to confirm the presence of <i>Grevillea parviflora subsp. parviflora</i> in the Kemps Creek Precinct.	a) Survey to confirm the presence of the population in the Kemps Creek Precinct in accordance with the methodology consistent with RBM 17 as it applies to <i>Acacia pubescens</i> in the Kemps Creek area.	Zoning completed in 2006 Management ongoing	Zoning completed in 2006 Management Ongoing	Complete
19. Protect if presence of <i>Grevillea parviflora subsp. parviflora</i> is confirmed and population is identified as significant relative to the adjacent property by	a) If required by DECCW, protect an area of suitable habitat for the species in the Kemps Creek Precinct to the satisfaction of DECCW in accordance with RBM 17 as it applies to <i>Acacia pubescens</i> in the Kemps Creek area.	Prior to the public exhibition of the draft precinct planning controls for the Kemps Creek Precinct Prior to the rezoning of Kemps Creek Precinct protection mechanisms will be agreed with DECCW	Not yet commenced Precinct Planning is yet to be undertaken for the Kemps Creek Precinct.	On Track

Commitments	Actions	Timing	Progress	Comment
DECCW.	b) If protection under 19a is required, this may be achieved through the implementation of various mechanisms such as: - zoning, such as the E2 Environmental Conservation or E3 Environmental Management zones with appropriate objectives and permissible/prohibited land uses; or - additional planning controls, such as the 'Existing Native Vegetation Retention' area overlay which applies to land where the clearing of vegetation is prohibited.; or - Environmental Management controls in development control plans establishing management requirements.	If required, prior to the rezoning of the Kemps Creek Precinct.	Not applicable at this time	On Track

Micromyrtus minutiflora

Commitments	Actions	Timing	Progress	Comment
20. Retention and protection of habitat supporting the two important populations known to occur within the Growth Centres.	a) Protection of the Marsden Park North population within Environment Conservation zoning through: - RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW; - the zoning and vegetation clearing controls under the Growth Centres SEPP; and - the Growth Centres Conservation Fund which provides funding to acquire the land.	Ongoing Zoning completed in 2006 Management ongoing As land becomes available for purchase	Since endorsement of the Biodiversity Certification in 2007, no clearing has occurred in 'red hatched' areas, subject to RBM 12, located within areas zoned Environment Conservation. Plan of Management to be prepared when Precinct Planning is completed, if there is vegetation proposed to be cleared. Ongoing. Zoning completed in 2006 Management ongoing Management and acquisition ongoing	On Track Complete On Track

Commitments	Actions	Timing	Progress	Comment
21. Increase in the number of known sites for the species under conservation and management outside of the Growth Centres.	b) Protection of the population within the Air Services Australia site at Shanes Park (noting that at the time of finalising the Program the site is still under care of the Commonwealth) through: RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW; and	Ongoing	Since endorsement of the Biodiversity Certification in 2007, no clearing has occurred in 'red hatched' areas, subject to RBM 12, within the Air Services Australia site at Shanes Park. Management and negotiations for transfer of land to State Government is ongoing. Ongoing.	On Track
	the zoning and vegetation clearing controls under the Growth Centres SEPP.	Zoning completed in 2006 Management ongoing	Zoning completed in 2006	Complete
	a) Acquisition of the Cranebrook site which supports a very large and significant population of <i>Micromyrtus minutiflora</i> (estimated that the population consists of 366,000 to 522,000 plants) through a contribution from the Conservation Fund towards the purchase and initial reserve establishment costs.	Completed 2008-09	Completed between 2008-2009, prior to endorsement of the Program and approval of the classes of action. Refer to Growth Centres Offset Program Annual Report 2012/13 (see section 2 of the report)	Complete
b) Management of the Cranebrook site to preserve its ecological values.		Ongoing	Ongoing	

Persoonia hirsuta

Commitments	Actions	Timing	Progress	Comment
22. Protection of potential habitat for <i>Persoonia hirsuta</i> within North Kellyville.	a) Protection and ongoing management of potential habitat within the North Kellyville Precinct through zoning as E3 Environmental Management and existing native vegetation or native vegetation retention development controls.	Zoning Completed in December 2008 Management – ongoing	Zoning completed in December 2008 Management ongoing	Complete

Persoonia nutans

Commitments	Actions	Timing	Progress	Comment
23. Retention and protection of habitat supporting the important populations of <i>Persoonia nutans</i> known to occur within the Growth Centres.	a) Protection of one of the known populations within Kemps Creek through: ▪ RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW; and ▪ the zoning and vegetation clearing controls under the Growth Centres SEPP.	Ongoing Zoning completed in 2006 Management ongoing	Since endorsement of the Biodiversity Certification in 2007, no clearing has occurred in 'red hatched' areas, subject to RBM 12, located in Kemps Creek within areas zoned Environment Conservation and Public Recreation – Regional. Ongoing Zoning completed in 2006 Management ongoing	On Track Complete
24. Survey to confirm the presence of <i>Persoonia nutans</i> in the Kemps Creek Precinct.	a) Survey to confirm the presence of the population in the Kemps Creek Precinct in accordance with RBM 17 as it applies to <i>Acacia pubescens</i> in the Kemps Creek area.	Prior to the public exhibition of the draft precinct planning controls for the Kemps Creek Precinct	Precinct Planning for Kemps Creek not yet commenced. Survey will be completed prior to the public exhibition of the draft precinct planning controls for the Kemps Creek Precinct.	On Track
25. Protect if presence of <i>Persoonia nutans</i> is confirmed and population is identified as significant relative to the adjacent property by DECCW.	a) If required, protection of an area of suitable habitat for the species in the Kemps Creek Precinct will be provided to the satisfaction of DECCW in accordance with the methodology consistent with RBM 17 as it applies to <i>Acacia pubescens</i> in the Kemps Creek area.	Prior to the rezoning of Kemps Creek Precinct protection mechanisms will be agreed with DECCW	Prior to the rezoning of Kemps Creek Precinct protection mechanisms will be agreed with OEHL.	On Track

Commitments	Actions	Timing	Progress	Comment
	b) If protection under 25a is required, this may be achieved through the implementation of various mechanisms such as: - zoning, such as the E2 Environmental Conservation or E3 Environmental Management zones with appropriate objectives and permissible/prohibited land uses; or - additional planning controls, such as the 'Existing Native Vegetation Retention' area overlay which applies to land where the clearing of vegetation is prohibited.; or - Environmental Management controls in development control plans establishing management requirements.	If required, prior to the rezoning of the Kemps Creek Precinct	Not applicable at this time	On Track
26. Increase in the number of known sites for the species under conservation and management outside of the Growth Centres.	a) Acquisition of the Cranebrook site which supports a population of <i>Persoornia nutans</i> through a contribution from the Conservation Fund towards the purchase and initial reserve establishment costs. b) Management of the Cranebrook site to preserve its ecological values.	Completed 2008-09 Ongoing	Completed between 2008-2009, prior to endorsement of the Program and approval of the classes of action. Refer to Growth Centres Offset Program Annual Report 2012/13 (see section 2 of the report)	Complete

Pimelea spicata

Commitments	Actions	Timing	Progress	Comment
27. Survey to confirm presence of <i>Pimelea spicata</i> at Denham Court Road within the East Leppington Precinct.	a) Survey to confirm the presence of the population in the East Leppington Precinct in accordance with RBM 17.	Prior to the public exhibition of the draft precinct planning controls for the East Leppington Precinct	Survey undertaken prior to the public exhibition of the draft precinct planning controls for the East Leppington Precinct. Species confirmed as being present.	Complete
28. Protect if presence of <i>Pimelea spicata</i> is confirmed and population is identified as significant relative to the adjacent property by DECCW.	a) If required by DECCW, protect an area of suitable habitat for the species in the East Leppington Precinct in accordance with RBM 17. b) If protection under 28a is required, this may be achieved through the implementation of various mechanisms such as: ▪ zoning, such as the E2 Environmental Conservation or E3 Environmental Management zones with appropriate objectives and permissible/prohibited land uses; or ▪ additional planning controls, such as the 'Existing Native Vegetation Retention' area overlay which applies to land where the clearing of vegetation is prohibited.; or ▪ Environmental Management controls in development control plans establishing management requirements.	Prior to the rezoning of East Leppington Precinct protection mechanisms will be agreed with DECCW If required, prior to the rezoning of the East Leppington Precinct	Precinct Planning has been completed and mechanisms to protect the species have been agreed to between the Department of Planning & Infrastructure and OEH. The Precinct Plan will protect 1.86 ha of suitable habitat for <i>Pimelea spicata</i>. This area is to be protected using an E2 Environmental Conservation zone and is identified as 'Existing Native Vegetation (ENV) on the Native Vegetation Protection (NVP) map under the Growth Centres SEPP'. The clearing controls in the Growth Centres SEPP prohibit the clearing of ENV as identified on the NVP map.	Complete

Commitments	Actions	Timing	Progress	Comment
29. Provision of offsets focussed on protecting habitat for <i>Pimelea spicata</i> that occur outside the Growth Centres.	a) Implementation of the Growth Centres Conservation Fund and Growth Centres Biodiversity Offset Program to secure suitable areas of potential habitat for <i>Pimelea spicata</i>. Specific actions to include: - Allocation of part of the \$278.25 million (in 2005/06 dollars) referred to in Commitment 1 to secure suitable areas of potential habitat for <i>Pimelea spicata</i>. - Allocation of the funding in accordance with the preferences indicated in RBM 32. - Targeting of lands for protection to be guided by the criteria identified in RBM 33.	Over the life of the Program	Refer to Growth Centres Offset Program Annual Report 2012/13 (see section 2 and 4 of the report)	On Track

Pultenaea parviflora

Commitments	Actions	Timing	Progress	Comment
30. Retention and protection of habitat supporting the four populations of <i>Pultenaea parviflora</i> known to occur within the Growth Centres.	a) Protection of the Marsden Park North population within Environment Conservation zoning through: - RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW; - the zoning and vegetation clearing controls under the Growth Centres SEPP; and - the Growth Centres Conservation Fund which provides funding to acquire the land.	Ongoing Zoning completed in 2006 Management ongoing As land becomes available for purchase	Since endorsement of the Biodiversity Certification in 2007, no clearing has occurred in 'red hatched' areas, subject to RBM 12, located within areas zoned Environment Conservation. Ongoing Zoning completed in 2006 Management ongoing Management and acquisition ongoing	On Track Complete On Track

Commitments	Actions	Timing	Progress	Comment
	b) Protection of the population within the Air Services Australia site at Shanes Park (noting that at the time of finalising the Program the site is still under care of the Commonwealth) through: - RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW; and - the zoning and vegetation clearing controls under the Growth Centres SEPP.	Ongoing	Since endorsement of the Biodiversity Certification in 2007, no clearing has occurred in 'red hatched' areas, subject to RBM 12, located within the Air Services Australia site at Shanes Park. Management and negotiations for transfer of land to State Government is ongoing. Ongoing	On Track
		Zoning completed in 2006 Management ongoing	Zoning completed in 2006 Management ongoing	Complete
	c) Protection of the majority of the large population within Kemps Creek through: - RBM 12 which states that clearing of these areas is not permitted unless it is in accordance with a Plan of Management endorsed by DECCW; and - the zoning and vegetation clearing controls under the Growth Centres SEPP.	Ongoing	Since endorsement of the Biodiversity Certification in 2007, no clearing has occurred in 'red hatched' areas, subject to RBM 12, located in Kemps Creek within areas zoned Environment Conservation and Public Recreation – Regional. Ongoing	On Track
		Zoning completed in 2006 Management ongoing	Zoning completed in 2006 Management ongoing	Complete
	d) Protection of the large population that occurs within the Westlink M7 Motorway offset adjacent to the Colebee Precinct through maintenance of the existing conservation area (purchased by the RTA for transfer to DECCW as part of the Westlink M7 Motorway offsets).	Ongoing	This was completed prior to the endorsement of the Program and the approval of the classes of action.	Complete

Commitments	Actions	Timing	Progress	Comment
31. Increase in the number of known sites for the species under conservation and management outside of the Growth Centres.	a) Acquisition of the Cranebrook site which a very large and significant population of <i>Pultenaea parviflora</i> (estimated that the population consists of 86,000 and 127,000 plants) through a contribution from the Conservation Fund towards the purchase and initial reserve establishment costs.	Purchased in 2008-09	Completed between 2008-2009, prior to endorsement of the Program and approval of the classes of action. Refer to Growth Centres Offset Program Annual Report 2012/13 (see section 2 in the report)	Complete
	b) Management of the Cranebrook site to preserve its ecological values.	Ongoing	Management ongoing	On track

1.6 Threatened fauna

Swift Parrot (*Lathamus discolor*)

Commitments	Actions	Timing	Progress	Comment
32. Protection of potential habitat for the Swift Parrot within the Growth Centres.	a) Protection of 2,000 ha native vegetation within the Growth Centres through: o RBM 6 which requires a minimum of 2,000 ha of existing native vegetation to be retained; and	Ongoing	In 2013, 1971 hectares of ENV remain protected in non-certified areas of the Growth Centres. The shortfall in ENV is being addressed through the protection of additional areas of ENV, currently found in certified lands, as well as other additional areas of high conservation value vegetation (AHCVV) identified during Precinct Planning. These areas of AHCVV meet the definition of ENV under the Biodiversity Certification but were not mapped as ENV in the Draft Conservation Plan. OEH and the Department are investigating options for including these areas, where protected, in future calculations of ENV. In 2012-2013 financial year, 10.72 ha of additional areas of ENV and around 2.10 ha of AHCVV were protected in Austral and Leppington North, Box Hill and Box Hill Industrial Precincts, above that required to be protected under the Biodiversity Certification. These areas of ENV and AHCVV are being protected through a range of zonings such as E2 Environmental Conservation, RE1 Public Recreation, and SP2 Infrastructure. In addition, clearing controls are also applied to these areas which prohibit clearing of native vegetation.	On Track
	o the relevant development controls under the Growth Centres SEPP that relate to the retention of native vegetation.			

Commitments	Actions	Timing	Progress	Comment
33. Provision of offsets outside of the Growth Centres which will also contain potential foraging habitat for the Swift Parrot, and which will contribute further towards the conservation of habitat within the combined area of the Sydney Basin Bioregion (IBRA v6.1) and the Hawkesbury Nepean Catchment Management Authority area.	a) Implementation of the Growth Centres Conservation Fund and Growth Centres Biodiversity Offset Program to secure suitable areas of potential habitat for the Swift Parrot. Specific actions to include: - Allocation of part of the \$278.25 million (in 2005/06 dollars) referred to in Commitment 1 to secure suitable areas of potential habitat for the Swift Parrot. - Allocation of the funding in accordance with the preferences indicated in RBM 32. - Targeting of lands for protection to be guided by the criteria identified in RBM 33.	Over the life of the Program	Refer to Growth Centres Offset Program Annual Report 2012/13 (see section 2 and 4 of the report)	On Track

Green and Golden Bell Frog (*Litoria aurea*)

Commitments	Actions	Timing	Progress	Comment
34. Protection and enhancement of potential and known habitat for the Riverstone element of the Western Sydney key population of the Green and Golden Bell Frog.	a) Incorporation of habitat protection and enhancement features (as per the agreed concept design) in the Riverstone Precinct Development Control Plan for the trunk drainage land.	Development control plan finalised in May 2010.	Schedule 2 of the Blacktown City Council Development Control Plan – Riverstone Precinct (DCP) was finalised in May 2010. Section 2 of the DCP outlines the habitat protection and enhancement requirements for the Green and Gold Bell Frog habitat.	Complete
	b) Inclusion of provisions in the Riverstone Precinct Plan and Development Control Plan to require the design and assessment of development on subject lands to be consistent with any recovery plan for the species and the Best Practice Guidelines for Green and Golden Bell Frog Habitat (DECC 2008b).	Zoning and development controls finalised in May 2010	Zoning and development controls finalised in May 2010.	Complete

Commitments	Actions	Timing	Progress	Comment
35. Protection of potential habitat for the species throughout the North West Growth Centre.	a) Retention of major drainage lines and associated vegetation throughout the Growth Centres through Growth Centres SEPP development controls for major creeks and flood prone areas.	Ongoing	Precinct Planning for the Growth Centres is continuing.	On Track

Large-eared Pied Bat (*Chalinolobus dwyeri*)

Commitments	Actions	Timing	Progress	Comment
36. Protection of potential habitat for the Large-eared Pied Bat within the Growth Centres.	a) Retention of potential roosting habitat and immediately adjacent potential foraging habitat along Cattai Creek in North Kellyville through development controls associated with the E3 Environmental Management and E4 Environmental Living zones.	Zoning – completed Management - ongoing	Zoning completed in December 2008 Management ongoing	Complete
	b) Protection of 2,000 ha native vegetation within the Growth Centres through: - RBM 6 which requires a minimum of 2,000 ha of existing native vegetation to be retained; and - the relevant development controls under the Growth Centres SEPP that relate to the retention of native vegetation.	Ongoing Zoning – completed Management - ongoing	In 2013, 1971 hectares of ENV remain protected in non-certified areas of the Growth Centres. The shortfall in ENV is being addressed through the protection of additional areas of ENV, currently found in certified lands, as well as additional areas of high conservation value vegetation (AHCVV) identified during Precinct Planning. These areas of AHCVV meet the definition of ENV under the Biodiversity Certification but were not mapped as ENV in the Draft Conservation Plan. OEH and the Department are investigating options for including these areas, where protected, in future calculations of ENV. In the 2012-2013 financial year, 10.72 ha of additional areas of ENV and around 2.10 ha of AHCVV were protected in Austral and Leppington North, Box Hill and Box Hill Industrial Precincts, above that required to be protected under the Biodiversity Certification. These areas of ENV and AHCVV are being protected through a range of zonings such as E2 Environmental Conservation, RE1 Public Recreation, and SP2 Infrastructure. In addition, clearing controls are also applied to these areas which prohibit clearing of native vegetation.	On Track

Commitments	Actions	Timing	Progress	Comment
37. Provision of offsets outside of the Growth Centres which will also contain potential roosting or foraging habitat for the Large-eared Pied Bat, and which will contribute further towards the conservation of habitat within the combined area of the Sydney Basin Bioregion (IBRA v6.1) and the Hawkesbury Nepean Catchment Management Authority area.	a) Implementation of the Growth Centres Conservation Fund and Growth Centres Biodiversity Offset Program to secure suitable areas of potential habitat for the Large-eared Pied Bat. Specific actions to include: ▪ Allocation of part of the \$278.25 million (in 2005/06 dollars) referred to in Commitment 1 to secure suitable areas of potential habitat for the Large-eared Pied Bat. ▪ Allocation of the funding in accordance with the preferences indicated in RBM 32. ▪ Targeting of lands for protection to be guided by the criteria identified in RBM 33.	Over the life of the Program	Refer to Growth Centres Offset Program Annual Report 2012/13 (see section 2 and 4 of the report)	On Track

Grey-headed Flying Fox (*Pteropus poliocephalus*)

Commitments	Actions	Timing	Progress	Comment
38. Protection of potential habitat for the Grey-headed Flying Fox within the Growth Centres.	a) Protection of 2,000 ha native vegetation within the Growth Centres through: - o RBM 6 which requires a minimum of 2,000 ha of existing native vegetation to be retained; and - o the relevant development controls under the Growth Centres SEPP that relate to the retention of native vegetation.	Ongoing	In 2013, 1971 hectares of ENV remain protected in non-certified areas of the Growth Centres. The shortfall in ENV is being addressed through the protection of additional areas of ENV, currently found in certified lands, as well as additional areas of high conservation value vegetation (AHCVV) identified during Precinct Planning. These areas of AHCVV meet the definition of ENV under the Biodiversity Certification but were not mapped as ENV in the Draft Conservation Plan. OEH and the Department are investigating options for including these areas, where protected, in future calculations of ENV. In the 2012-2013 financial year, 10.72 ha of additional areas of ENV and around 2.10 ha of AHCVV were protected in Austral and Leppington North, Box Hill and Box Hill Industrial Precincts, above that required to be protected under the Biodiversity Certification. These areas of ENV and AHCVV are being protected through a range of zonings such as E2 Environmental Conservation, RE1 Public Recreation, and SP2 Infrastructure. In addition, clearing controls are also applied to these areas which prohibit clearing of native vegetation.	On Track

Commitments	Actions	Timing	Progress	Comment
39. Provision of offsets outside of the Growth Centres which will also contain potential roosting and foraging habitat for the Grey-headed Flying Fox, and which will contribute further towards the conservation of habitat within the combined area of the Sydney Basin Bioregion (IBRA v6.1) and the Hawkesbury Nepean Catchment Management Authority area.	a) Implementation of the Growth Centres Conservation Fund and Growth Centres Biodiversity Offset Program to secure suitable areas of potential habitat for the Grey-headed Flying Fox. Specific actions to include: ▪ Allocation of part of the \$278.25 million (in 2005/06 dollars) referred to in Commitment 1 to secure suitable areas of potential habitat for the Grey-headed Flying Fox. ▪ Allocation of the funding in accordance with the preferences indicated in RBM 32. ▪ Targeting of lands for protection to be guided by the criteria identified in RBM 33.	Over the life of the Program	Refer to Growth Centres Offset Program Annual Report 2012/13 (see section 2 and 4 of the report)	On Track

ANNEXURE 1

Growth Centres Biodiversity Offset Program Annual Report 2012-2013

Growth Centres Biodiversity Offset Program

Annual Report 2012–13

Securing protection of some of the best remaining bushland in western Sydney and the surrounding region for current and future generations

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Main cover photo: The Cumberland Plain Woodland on the Mt Hercules biobank site at Razorback was permanently protected through the program in 2013.

Other photos from left to right: Common species found within the Cumberland Plain Woodland that have been recorded on or near the Mt Hercules biobank site include the forest red gum *Eucalyptus tereticornis*, tawny frogmouth *Podargus strigoides* and native raspberry *Rubus parvifolius*. Far right: OEH staff undertaking a biobanking assessment. All photos: OEH.

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Foreword

The NSW Government's interest in working with landholders to revegetate and improve land is formalised in its strategic ten-year plan, *NSW 2021*. A priority action under Goal 22 of *NSW 2021* is for the Government to protect strategic areas of high conservation value and ensure there are more green spaces across Sydney and NSW through the \$40 million Green Corridors program.

The **Growth Centres Biodiversity Offset Program** (the program) is a part of the Green Corridors program, and I am pleased to report significant progress being made in delivering on the Government's priorities. The new biobank site established at Mulgoa in 2013 will protect 38 hectares of critically endangered Cumberland Plain Woodland (CPW). It is one of the largest remaining stands of privately owned CPW in existence. The fact that it adjoins Mulgoa Nature Reserve increases the significance of this conservation effort. This site is now protected forever as a biobank site through the willingness of the landowner, and funding provided through the program and from the Australian Government. The partnerships established to conserve the Mulgoa biobank site and the 22-hectare Mt Hercules biobank site which has also been protected this year are prime examples of the type of private and public sector partnerships that can be achieved through the program.

These conservation outcomes have been achieved through the use of offset funding, which is an effective way of conserving bushland as the population grows in western Sydney. Through the program, Sydney's future housing needs can be met without compromising the balance of the social, economic and environmental values of western Sydney. High conservation areas are protected through a combination of private land covenants and additions to formal conservation reserves under the *National Parks and Wildlife Act 1974*. In the program's first five years, 399 hectares of native vegetation have been permanently conserved in western Sydney.

The program is an innovative solution in an area of major land use change and population growth. I invite you to find out more about it through this annual report and by visiting www.environment.nsw.gov.au/biocertification/growthcentres.htm.

Sally Barnes
Chief Executive
Office of Environment and Heritage

1. About the program

The Growth Centres Biodiversity Offset Program (the program) aims to permanently protect some of the best remaining bushland in western Sydney and surrounding regions. Bushland is protected through the program by acquiring land for new reserves from willing landowners and funding the establishment of perpetual conservation agreements on private land.

In the five years that the program has been operating, it has protected 399 hectares of native vegetation (note that all values in the report have been rounded and are presented in tables 3 and 4 to one decimal place). This land contains:

- 133 hectares of state-listed critically endangered Cumberland Plain Woodland (CPW)
- 188 hectares of threatened ecological communities other than CPW
- habitat for eight recorded threatened fauna species.
- seven threatened plant populations.

The program demonstrates how pooling offset funds can secure significant bushland areas on large holdings, providing better conservation outcomes than protecting numerous small and often isolated parcels in new urban areas.



As part of the program, OEH staff work with participating landholders to discuss opportunities for protecting bushland on their properties, with the help of bush regeneration contractors. Photos: OEH.

1.1 Background

The program was established in 2008 as part of a package of conservation measures delivered by the NSW Government to offset the impacts on biodiversity that are occurring as Sydney's Growth Centres are developed.

An estimated 180,000 housing lots will be delivered in the Growth Centres of Western Sydney over the next 30–40 years. *State Environmental Planning Policy, Sydney Region Growth Centres* (the Growth Centres SEPP) was gazetted in 2006 to provide a planning framework for this development.

In 2007, the Growth Centres SEPP became the first land use plan in NSW to be granted biodiversity certification. Under the *Threatened Species Conservation Act 1995* (TSC Act), the Minister for the Environment may certify a plan if they are satisfied that there will be an overall improvement in, or maintenance of, biodiversity values. The certification of the Growth Centres SEPP was re-conferred in 2008 through Part 7 of Schedule 7 of the TSC Act.

The purpose of certification is to assess biodiversity values and resolve conservation issues early in the planning process. Certification supports a more streamlined and cost effective land release process than site-by-site assessment.

Certification also enables the NSW Government to be strategic in meeting its goals for biodiversity conservation. It is a move away from the 'death by a thousand cuts' scenario for biodiversity in which site-focused decisions are made in isolation and late in the development process. By pooling offset resources, the largest and best remaining bushland on and around the Cumberland Plain can be conserved.

The Growth Centres SEPP was certified on the basis that:

- 2,000 hectares of high quality vegetation would be protected in the Growth Centres
- a \$530-million conservation fund (in 2005–06 dollar values and subject to indexing) would be established by the NSW Government over a 30–40 year period. This funding is derived partly from a special infrastructure contribution applying to development in the Growth Centres and partly from the Government's Consolidated Fund.

Of the \$530 million in conservation funding:

- **\$132.5 million (25%) is being spent in the Growth Centres** to purchase areas of land identified in the Growth Centres SEPP. This land is being acquired by the NSW Department of Planning and Infrastructure.
- **\$397.5 million (75%) is being spent outside the Growth Centres**, targeting the largest and best vegetation remnants for reservation or conservation agreements. These funds provide the revenue for **the program**.

In 2012, the Australian Government approved the program as a strategic assessment program under the *Environment Protection and Biodiversity Conservation Act 1999*. The approval harmonises state and Commonwealth environmental approvals for the Growth Centres and enables the Australian Government to oversee the program.

The program assists both the NSW and Australian governments in:

- achieving better outcomes for biodiversity
- streamlining planning decisions.

1.2 Program funding

The biodiversity certification of the Growth Centres SEPP requires funding for the program to be allocated annually at the same rate at which development is expected to occur in the Growth Centres. Funding projections are therefore calculated annually. These will vary from year to year, as they are based on the predicted lot yields in the Growth Centres and an index which accounts for changing land values. There is also a correction applied for any difference in predicted and actual lot yields in previous years. Table 1 shows the actual funding allocation from 2008–09 to 2012–13, and the funding allocation for the next 10 years based on the 2012–13 forecast.

The total funding for the program when measured in current dollar values is just over \$354 million (see Table 1). This is less than \$397.5 million because the land index determined by the Department of Planning and Infrastructure has fallen in the Growth Centres since 2005–06. The land index is used to ensure the same purchasing power of funds for the life of the program. If the land index increases again, the value of the program's funding will increase. In either instance, the total program's funding will remain equivalent to \$397.5 million when measured in 2005–06 dollar values. This funding will be completed in the year that the last lots are expected to be released in the Growth Centres.

Table 1: Projected funding for the next ten years of the program*

Funding received			
Financial year	Funds received (2005–06 \$ values)	Indexed funds received ** (\$ values at receipt)	Cumulative proportion of total funding (%)
2008 –09	917,647	780,000	0.23
2009–10	1,409,606	1,198,000	0.59
2010– 11	2,269,735	1,930,000	1.16
2011– 12	1,852,340	1,575,000	1.62
2012– 13	4,021,886	3,527,000	2.63
Subtotal: funds received	10,471,214	9,010,000	2.63
Future funding			
Financial year	Future funding (2005–06 \$ values)	Indexed future funding (2012–13 \$ values)	Cumulative proportion of total funding (%)
2013–14	6,416,203	5,719,000	4.25
2014– 15	6,524,240	5,816,000	5.89
2015– 16	6,699,399	5,972,000	7.58
2016– 17	7,768,414	6,924,000	9.53
2017–18	8,189,158	7,300,000	11.59
2018– 19	8,902,436	7,936,000	13.83
2019– 20	10,220,647	9,111,000	16.40
2020– 21	11,863,895	10,575,000	19.39
2021– 22	16,197,738	14,439,000	23.46
2022– 23	17,295,645	15,417,000	27.81
2023–24 – End of program	286,951,011	255,787,000	100.00
Subtotal: future funding	387,028,786	344,996,000	97.37
Total program funding	397,500,000	354,006,000	100

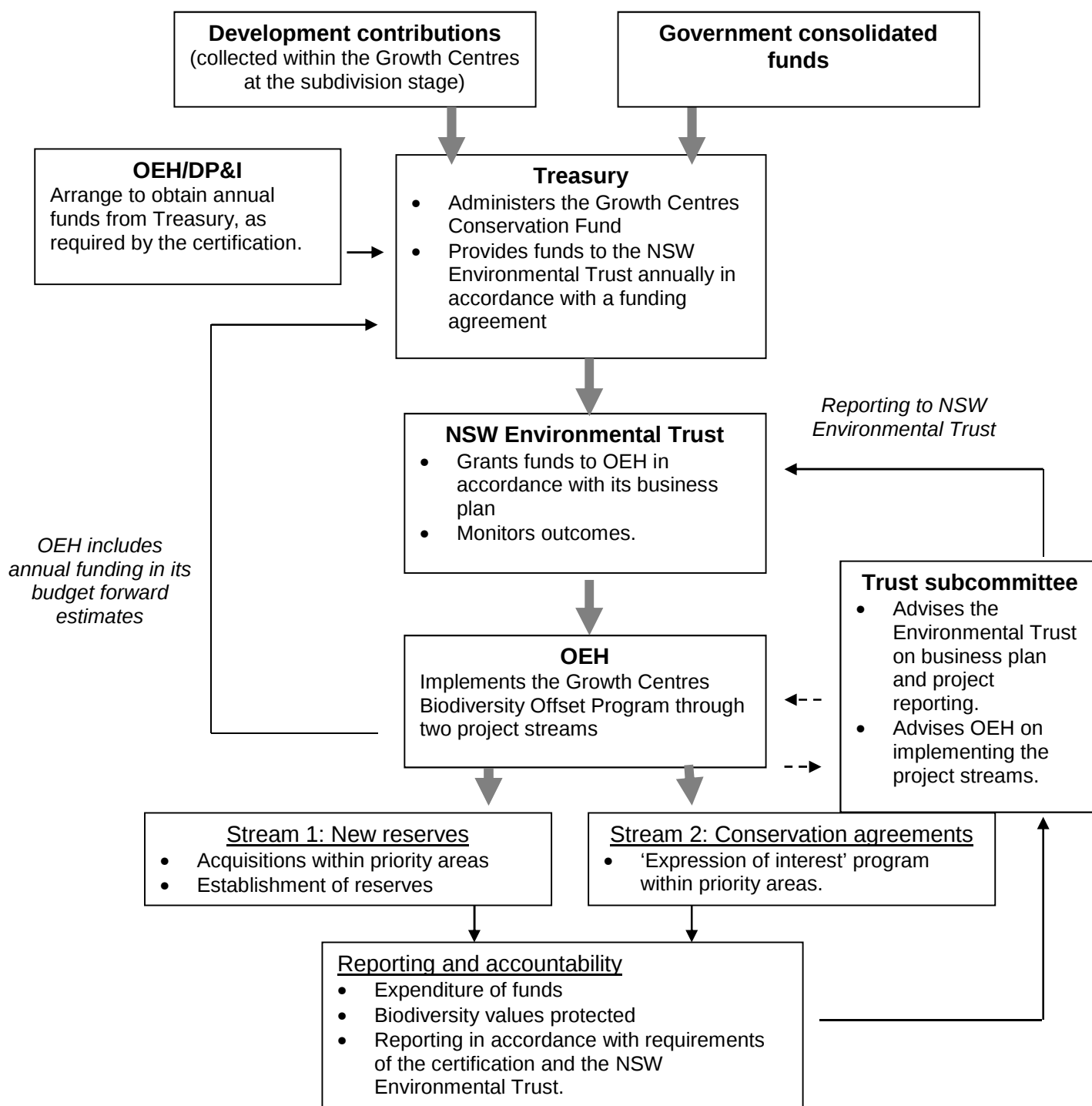
* Updated based on information received from the Department of Planning and Infrastructure in January 2013.

** Funding is calculated in 2005–06 dollar values and then indexed each year for changes in land values. Following statutory amendments in 2011, the 'land index' is now determined by changes in the Sydney Consumer Price Index (CPI) in the previous year. The CPI increased by 1.649% and this indexing has been applied to the January 2013 funding projections.

How the program funds are administered

The NSW Environmental Trust provides an annual grant to the NSW Office of Environment and Heritage (OEH) to implement the program (see Figure 1). The Trust is an independent statutory body established under NSW legislation to support and supervise the expenditure of grants. Chaired by the Minister for the Environment, members include the OEH's Chief Executive and representatives from Local Government NSW, the NSW Nature Conservation Council, the Department of Planning and Infrastructure and NSW Treasury. In November 2012, governance arrangements were changed with an Environmental Trust subcommittee established to oversee the program in place of the former Advisory Group.

Figure 1: Administration of funds and program structure

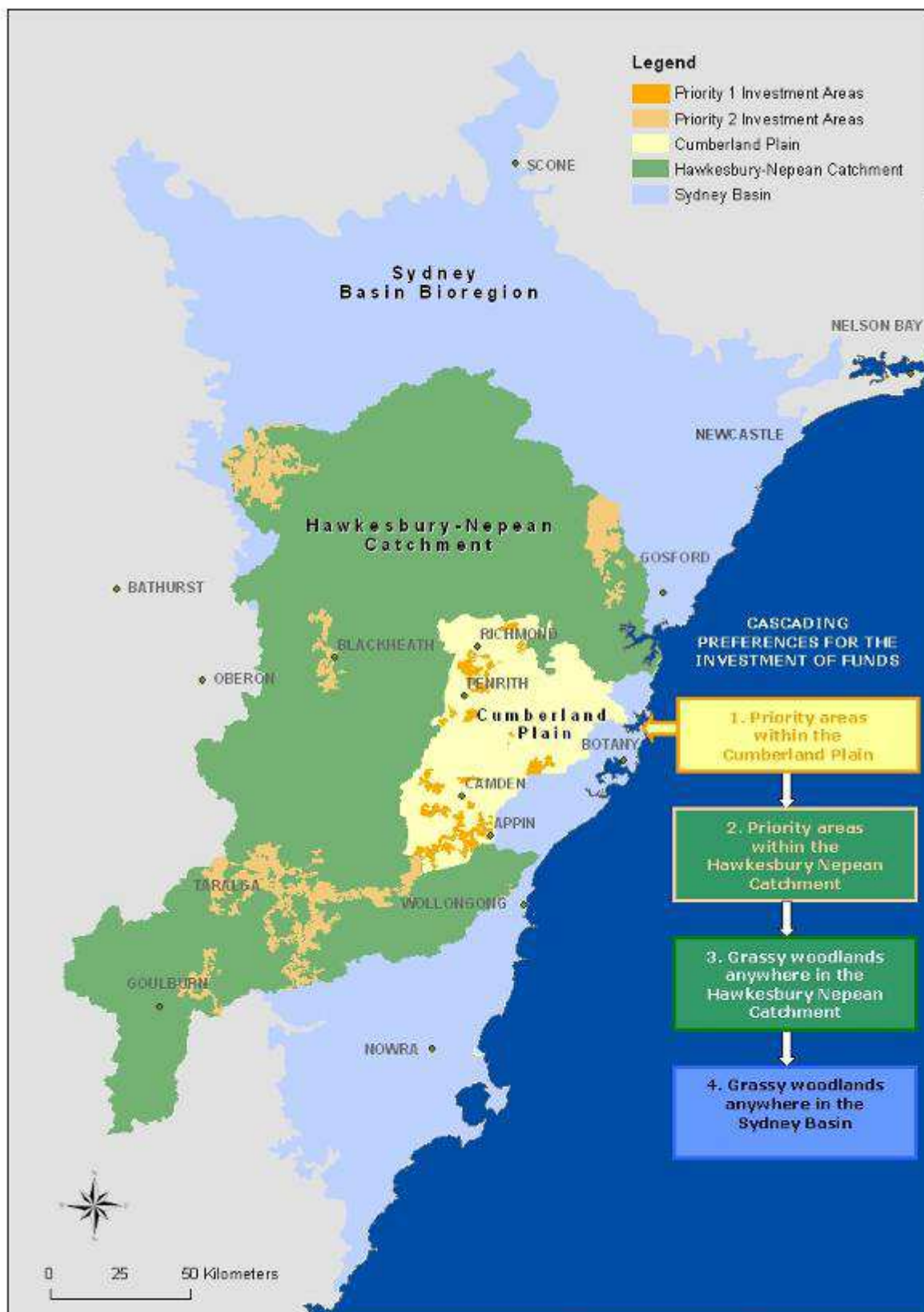


OEH = Office of Environment and Heritage
DP&I = Department of Planning and Infrastructure

1.3 Where the program operates

The program's focus areas are specified in the biodiversity certification of the Growth Centres SEPP. These areas are shown in Map 1 as a series of preferences. The Growth Centres Strategic Assessment under the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth) confirmed that the conservation fund will secure offsets in the Cumberland Plain as a first priority.

Map 1: Areas of program operation



Priority investment areas

Biodiversity certification requires that, as a first preference, the program's funds should be invested in the priority areas on the Cumberland Plain that have been identified in the 2006 Hawkesbury–Nepean Catchment Action Plan.

If no suitable, cost effective lands are available in the areas of first preference, priority areas in the broader Hawkesbury–Nepean catchment can be next considered. If this option is not available, funding can be spent on conserving grassy woodlands in the Hawkesbury–Nepean catchment and then the Sydney Basin, respectively.

The NSW Government intends to spend all funds on the Cumberland Plain, except for in exceptional circumstances that have been agreed to by the NSW and Australian governments. To date, all offsets have been located in the first preference investment areas on the Cumberland Plain.

In the priority investment areas, the selection of land suitable for protection is guided by criteria in the certification. Preference is given to protecting the largest remnants of intact vegetation with the greatest potential for long-term retention of biodiversity values. Factors such as conservation values, the size of the land, its landscape context and the cost effectiveness of the investment are considered.



Large remnants of vegetation like the Cumberland Plain Woodland on the Mt Hercules biobank site are protected by the program. Funding for the biobank site will ensure that threats such as invasive weeds can be managed to maintain and restore the bushland. Photo: OEH

1.4 How the program works

Areas of conservation value are protected by voluntarily acquiring land for reservation or establishing perpetual conservation agreements with willing landowners.

Reserve acquisition

Reserve acquisition is the highest priority for the program when a property with suitable conservation values is of a sufficient size or adjoins an existing reserve and can be managed cost effectively by the National Parks and Wildlife Service (NPWS). If such a property is available for purchase, OEH will assess the priority of the purchase and, if warranted and agreed to by the NPWS, will acquire it. Land will only be purchased from willing sellers.

Funding for management will be provided over the first five years following the acquisition of new reserves to treat threats to biodiversity values. Funding over a longer period may be warranted if establishment actions are not completed in the first five years. Such actions may include management planning, fencing, managing weeds, removing rubbish and track maintenance.



Reserve acquisition and establishment

Buying properties to create new reserves or expanding existing reserves

Conservation agreements

Conservation agreements are a priority for properties that have suitable conservation values but are too small to be managed as public reserves, or for properties where the landowner is not interested in selling. The preferred conservation agreement for use in the program is a biobanking agreement, that is, an agreement made with landowners under the NSW Government's Biodiversity Banking and Offsets Scheme (BioBanking Scheme). Biobanking agreements provide permanent security for the land and funding for ongoing management and monitoring. Other types of perpetual conservation agreements could also be used by the program in exceptional circumstances.

The advantages of biobanking agreements compared with reserve acquisitions is that they can have a lower cost per hectare and all future management costs are secured up front. On the other hand, biobank sites remain in private ownership and public access is usually not available.



Conservation agreements with willing landowners

In some cases, OEH will enter into a partnership with other government authorities to establish biobanking agreements on high conservation value properties that are for sale but are not suitable for reservation. In these cases, OEH will fund the appropriate government authority to purchase the land. A biobanking agreement will be established on the property, which can be on-sold at a later date to a new owner who will manage the land for conservation.



Conservation agreements through a partnership

Buying, establishing conservation agreements on, and selling high conservation value properties

1.5 Program commitments

The program is committed to implementing outcomes for four agreements:

1. Biodiversity certification of the Growth Centres SEPP
2. Edmondson Park Conservation Agreement
3. Growth Centres Strategic Assessment approval
4. Mulgoa biobank site funding agreement with the Australian Government.

Biodiversity certification of the Growth Centres SEPP

The program is committed to allocating funds each year to purchase reserves or establish conservation agreements in the locations, and in accordance with the criteria, specified by the certification. These locations and criteria are described in previous sections.

Edmondson Park Conservation Agreement

The Edmondson Park Conservation Agreement was signed by the Australian and NSW governments in 2009, pursuant to the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The agreement provided Commonwealth approval for development of the Edmondson Park precinct in the South West Growth Centre subject to a number of conditions. These conditions included protecting 72 hectares of the Commonwealth-listed ecological community 'Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest' (known as Commonwealth-listed Cumberland Plain Woodland) by August 2012 as a biodiversity offset.

Growth Centres Strategic Assessment approval

In 2012, the Australian Government approved NSW's Sydney Growth Centres Strategic Assessment Program (except for actions on Commonwealth land or by the Commonwealth). The approval enables development to proceed in the Growth Centres in accordance with the EPBC Act while protecting biodiversity values through offsets implemented by the program.

As part of the requirements of the approval, the following will be protected through the program:

- at least 2,400 hectares of Commonwealth-listed Cumberland Plain Woodland or other 'grassy woodland' communities, with preference given to Cumberland Plain Woodland, followed by White Box–Yellow Box–Blakely's Red Gum Grassy Woodland and Derived Native Grassland
- at least 205 hectares of high quality Commonwealth-listed Cumberland Plain Woodland – 15% of this target will be protected every four years until the 205 hectares is achieved
- at least 132 hectares of Shale Sandstone Transition Forest
- at least 4.4 hectares of Turpentine Ironbark Forest
- potential habitat for two threatened plant species, *Acacia pubescens* and *Pimelea spicata*
- potential habitat for three threatened fauna species, the swift parrot, the large-eared pied bat and the grey-headed flying-fox.

The program will also ensure that all investments occur on the Cumberland Plain unless there are exceptional circumstances which are approved by the Commonwealth.

Mulgoa biobank site funding agreement with the Australian Government

In May 2013, OEH entered into a funding agreement with the Australian Government, which provided OEH with a grant of \$4,110,230 (excluding GST) to purchase biodiversity credits from the Mulgoa biobank site. Of the 50 hectares of high conservation bushland protected on the site, 38 hectares is Cumberland Plain Woodland of which 30 meets the Commonwealth definition. This is a significant contribution to meeting the 205-hectare target for conserving Cumberland Plain Woodland set by the Growth Centres Strategic Assessment approval.

Given the co-contribution of Commonwealth funds to NSW meeting its offset requirements, OEH is committed to protecting additional Commonwealth-listed vegetation to the vegetation required by the Strategic Assessment approval. The amount of additional vegetation protected over the next ten years will be equivalent to \$1,942,043 (in 2012–13 dollar values), which is the amount provided by the Australian Government to protect the 30 hectares of Commonwealth-listed Cumberland Plain Woodland on the Mulgoa site.



Robyn Parker, NSW Minister for the Environment (centre right) launching the Mulgoa biobank site in August 2013 with the former Federal Member for Lindsay, David Bradbury (left), one of the landowners (centre left) and the State Member for Mulgoa, Tanya Davies (right). Photo: OEH.

2. What we have achieved

2.1 Five years of land conservation

In the five years that the program has been operating (2008–09 to 2012–13), significant conservation outcomes have been achieved, including:

- assisting in the purchase of the 181-hectare Wianamatta Nature Reserve at Cranebrook, near Penrith (note that all values in the report have been rounded and are presented in tables 2, 3 and 4 to one decimal point)
- funding the fencing of Wianamatta Nature Reserve to prevent illegal damage
- establishing the state's first biobank site at St Mary's Towers, Douglas Park
- jointly funding the purchase of the historic Beulah property near Appin by the Historic Houses Trust and protecting its important bushland through a biobanking agreement
- establishing the Mater Dei biobank site on the bank of the Nepean River at Cobbitty
- establishing the Mt Hercules biobank site on the Razorback range
- jointly funding the protection of the Mulgoa biobank site which directly adjoins Mulgoa Nature Reserve.

Protecting native vegetation

To date, 399 hectares of native vegetation have been protected (Table 3). Of this vegetation, 321 hectares comprise threatened ecological communities listed under state legislation. In accordance with the program's aims, the protected areas are some of the largest areas of high conservation value bushland left in western Sydney.

Protecting threatened animals and plants

Valuable habitat for eight threatened animal species and seven species of threatened plants has now been protected using the program's funds. The populations of three threatened shrubs (*Dillwynia tenuifolia*, *Micromyrtus minutiflora* and *Pultenaea parviflora*) are among the largest recorded for those species (Table 4).

Protecting matters of national environmental significance

To date, 183 hectares of nationally listed ecological communities have been protected through the program (Table 3), including 110 hectares of Commonwealth-listed Cumberland Plain Woodland.

The target of protecting 72 hectares of Commonwealth-listed Cumberland Plain Woodland under the **Edmondson Park Conservation Agreement** was met in September 2012 (Table 2) by protecting 76 hectares of Commonwealth-listed Cumberland Plain Woodland on four biobank sites: St Mary's Towers, Beulah, Mater Dei and Mt Hercules.

Since 2011, 72 hectares of Commonwealth-listed Cumberland Plain Woodland have been protected in accordance with the **Growth Centres Strategic Assessment approval**. This approval requires 30 hectares of Cumberland Plain Woodland to be protected by 2015 as a first milestone. The first milestone was met in 2012 when the Mt Hercules biobank site was established (Table 2).

Through the program, 96 hectares of potential habitat for the swift parrot and 157 hectares for the grey-headed flying fox have been protected in accordance with the offset requirements for the Strategic Assessment approval (Table 2).

More details of the conservation outcomes achieved in 2012–13 are provided in section 2.2.

Table 2: Progress towards the program's conservation targets

Biodiversity feature	Target	Target due date	Progress to date
Biodiversity certification of the Growth Centres			
• <i>Cynanchum elegans</i> ¹	> 0 populations ²	End of program ³	0
Edmondson Park Conservation Agreement ⁴			
• Commonwealth-listed Cumberland Plain Woodland ⁵	72 ha	August 2012	COMPLETED
Growth Centres Strategic Assessment approval ⁶			
• Commonwealth-listed Cumberland Plain Woodland or other 'grassy woodlands'	2,400 ha	End of program	72.4 ha
• 'High management viability' Cumberland Plain Woodland, or other areas of Cumberland Plain Woodland with regeneration capacity ⁷	205 ha	End of program	72.4 ha
• Shale Sandstone Transition Forest	132 ha	End of program	40.1 ha
• Turpentine Ironbark Forest	4.4 ha	End of program	0
• <i>Acacia pubescens</i>	> 0 populations ²	End of program	0
• <i>Pimelea spicata</i>	> 0 populations ²	End of program	0
• Swift parrot (potential habitat)	> 0 ha habitat ²	End of program	115.3 ha
• Large-eared pied bat (potential habitat)	> 0 ha habitat ²	End of program	0 ha
• Grey-headed flying-fox (potential habitat)	> 0 ha habitat ²	End of program	157.2 ha
Mulgoa biobank site funding agreement			
• Threatened ecological communities listed under the EPBC Act	\$1,942,043 ⁸	May 2023	\$0

¹ Refer to Relevant Biodiversity Measure 34 of the Growth Centres Biodiversity Certification.

² The terms '>0 populations' or '>0 ha habitat' indicate that no specific targets have been set and the program will endeavour to protect at least one population or as many hectares as possible.

³ 'End of program' refers to the completion of the program over a 30–40 year period.

⁴ Only investments from 2010 onwards count towards the Edmondson Park target. The target therefore excludes the Commonwealth-listed Cumberland Plain Woodland protected at Wianamatta Nature Reserve.

⁵ Refer to Clause 3.3 of Schedule 4 of the Edmondson Park Conservation Agreement.

⁶ Only investments from 2011 onwards count towards the Strategic Assessment target. The targets therefore exclude the biodiversity values protected at Wianamatta Nature Reserve and on St Mary's Towers biobank site.

2.2 Outcomes for 2012–13

In January 2013, the fourth biobanking agreement funded by the program was established to protect 22 hectares of bushland on the Mt Hercules property on the Razorback range north of Picton. The bushland was under threat from the invasive weed African olive. The program's funds will ensure that African olive and other weeds are controlled and the bushland is returned to good condition.

In May 2013, the program funded a fifth biobanking agreement at Mulgoa with the support of a grant from the Australian Government. The site:

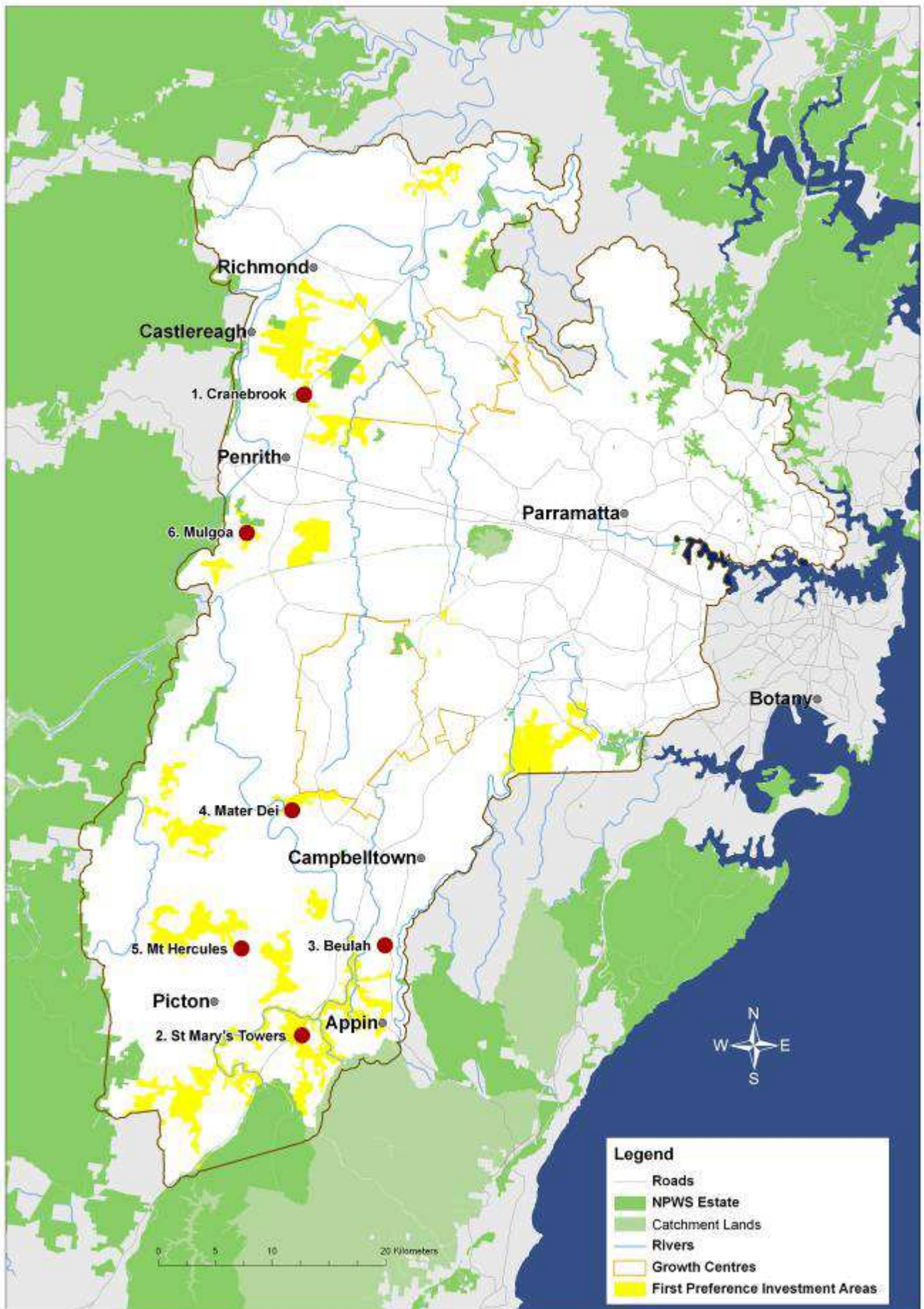
- protects 50 hectares of high conservation bushland in excellent condition that directly adjoins Mulgoa Nature Reserve
- contains one of the largest areas of Cumberland Plain Woodland remaining in private ownership.

There are limited opportunities to conserve and manage vegetation remnants on the Cumberland Plain of a similar size and condition to those on this property.

Conservation outcomes achieved through the program in 2012–13 include:

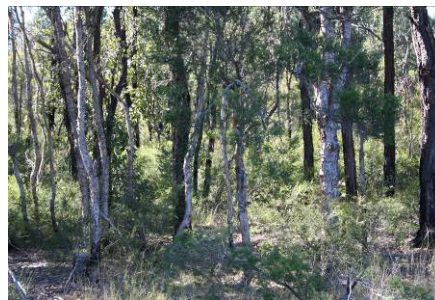
- funding the establishment of a biobanking agreement on the Mulgoa site that permanently protects 50 hectares of high conservation bushland, including:
 - o 38 hectares of critically endangered Cumberland Plain Woodland – of this vegetation, 30 hectares meet the criteria for Commonwealth-listed Cumberland Plain Woodland
 - o 7 hectares of endangered Moist Shale Woodland and 5 hectares of Sydney Coastal River-flat Forest
 - o known habitat for the vulnerable varied sittella and black-chinned honeyeater
 - o potential habitat for five threatened bats, two threatened owls, an endangered land snail and a number of woodland birds that are in broad decline in NSW (see the case study for more information)
- establishing a biobanking agreement that permanently protects 22 hectares of high conservation bushland, including:
 - o 19 hectares of critically endangered Cumberland Plain Woodland – of this vegetation, 13 hectares meet the criteria for Commonwealth-listed Cumberland Plain Woodland
 - o 2 hectares of endangered Western Sydney Dry Rainforest and 1 hectare of Moist Shale Woodland
 - o known habitat for the endangered Cumberland Plain land snail
 - o potential habitat for an additional 22 threatened animal species including the Commonwealth and state-listed swift parrot, diamond firetail, powerful owl and grey-headed flying-fox (see the case study for more information)
- purchasing and retiring 105 biodiversity credits that were generated from the establishment of the Beulah biobank site and 232 credits from the Mater Dei biobank site.

Map 2: Vegetation and habitat protected by the program to date



1. Wianamatta Nature Reserve - Cranebrook (2008-09)

181 hectares of land containing several threatened plant communities are now protected at Wianamatta Nature Reserve near Penrith.



2. St Mary's Towers (2009-10)

80 hectares of significant bushland are protected through the state's first biobanking agreement at Douglas Park.



3. Beulah (2010-11)

A 60-hectare biobank site of threatened vegetation is protected on a historic property near Appin.



4. Mater Dei (2011-12)

A 26-hectare biobank site is protected on the bank of the Nepean River at Cobbitty.



5. Mt Hercules (2012-13)

A 22-hectare biobank site containing critically endangered Cumberland Plain Woodland is protected at Mt Hercules.



6. Mulgoa (2012-13)

50 hectares of ecologically rich bushland directly adjoining the Mulgoa Nature Reserve are protected.



Table 3: Vegetation communities protected by the program as at June 2013

Vegetation types	Status TSC Act*	Cranebrook	St Mary's Towers	Beulah	Mater Dei	Mt Hercules	Mulgoa	TOTAL
		Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Cumberland Plain Woodland	CE		35.7	19.4	20.1	19.2	38.2	132.6
Shale Sandstone Transition Forest	E		32.8	40.1				72.9
Cooks River Castlereagh Ironbark Forest	E	41.2						41.2
Shale Gravel Transition Forest	E	3.5						3.5
Castlereagh Swamp Woodland	E	50.5						50.5
Moist Shale Woodland	E					1.4	7.0	8.4
River-flat Eucalypt Forest	E						4.5	4.5
Sydney Coastal River-flat Forest	E				5.6			5.6
Western Sydney Dry Rainforest	E					1.6		1.6
Castlereagh Scribbly Gum Woodland	-	66.1						66.1
Sydney Hinterland Transition Woodland	-		3.0					3.0
Hinterland Sandstone Gully Forest	-		8.6					8.6
Cleared land	-	20						N/A
Size of biobank site (ha)		181.3	80.1	59.5	25.7	22.2	49.7	-
Total vegetation protected								398.5

Commonwealth-listed communities	Status EPBC Act*	Cranebrook	St Mary's Towers	Beulah	Mater Dei	Mt Hercules	Mulgoa	TOTAL
		Area (Ha)	Area (Ha)	Area (Ha)	Area (Ha)	Area (Ha)	Area (Ha)	Area (Ha)
Commonwealth-listed Cumberland Plain Woodland	CE	3.5	33.8	15.0	14.1	12.9	30.4	109.7
Shale Sandstone Transition Forest	E		32.8	40.1				72.9
Total Commonwealth-listed vegetation communities protected								182.6

Table 4: Threatened species protected by the program as at June 2013

Known habitat for threatened species	Status TSC Act*	Cranebrook	St Mary's Towers	Beulah	Mater Dei	Mt Hercules	Mulgoa	No. of sites protected
Fauna								
Cumberland Plain land snail	E	Y	Y	Y	Y	Y		5
Eastern freetail-bat	V	Y						1
Grey-headed flying-fox	V		Y					1
Koala	V			Y				1
Large-eared pied bat	V		Y					1
Little lorikeet	V		Y					1
Varied sittella	V						Y	1
Black-chinned honeyeater (eastern subsp)	V						Y	1
Flora								
Nodding geebung (<i>Persoonia nutans</i>)	E	Y						1
Bynoe's wattle (<i>Acacia bynoeana</i>)	V	Y						1
<i>Allocasuarina glareicola</i>	E	Y						1
<i>Dillwynia tenuifolia</i>	V	Y						1
<i>Grevillea juniperina</i> subsp. <i>juniperina</i>	V	Y						1
<i>Micromyrtus minutiflora</i>	V	Y						1
Sydney bush pea (<i>Pultenaea parviflora</i>)	V	Y						1

Potential habitat for targeted Commonwealth-listed threatened fauna species	Status EPBC Act*	Cranebrook	St Mary's Towers	Beulah	Mater Dei	Mt Hercules	Mulgoa	TOTAL)
		Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Swift parrot	E	161.3	35.7	19.4	25.7	20.5	49.7	312.3
Large-eared pied bat	V	0	80.1	0	0	0	0	80.1
Grey-headed flying-fox	V	161.3	80.1	59.5	25.7	22.2	49.7	398.5

Case study: A biobank site adjoining Mulgoa Nature Reserve

Conservation on private land plays an important role in supporting public reserves, particularly in areas where vegetation communities have been highly cleared and are not well-represented in the public reserve system.

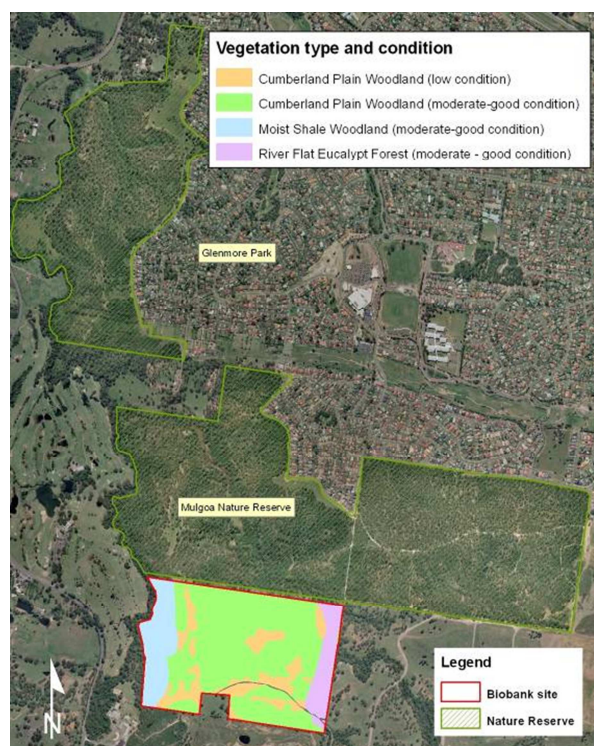
The Mulgoa biobank site, which was established in May 2013, is an excellent example of the conservation of important woodland habitat across land tenures. While located in a fragmented landscape, the site adjoins Mulgoa Nature Reserve and provides habitat for a range of native fauna.

Funding the Mulgoa biobank site

The BioBanking Scheme addresses the decline of biodiversity by giving land with high conservation values an economic value by creating biodiversity credits for the land. These credits can then be sold on the open market.

The establishment of the Mulgoa biobank site created 591 biodiversity credits. All credits were purchased by the program for **\$6,375,117** (excluding GST). This was achieved with the combined funding of \$2,264,887 from the program and a grant to the program from the Australian Government of \$4,110,230 (excluding GST). The purchased credits have been 'retired' so they cannot be used for any other offsets.

Of the amount paid for the credits, \$479,867 will be invested in the Biobank Trust Fund (administered by the Environmental Trust) to cover the cost of managing the biobank site in perpetuity. The landowner will retain \$5,895,250 as an 'opportunity cost' for not developing the land.



Financial summary

In perpetuity management costs (deposited in the Biobank Trust Fund)	\$479,867
Payment to landowner for 'opportunity costs'	\$5,895,250
Total	\$6,375,117
GST	\$637,511
Total cost (including GST)	\$7,012,628

Management of the biobank site

The BioBanking Scheme gives landowners who may otherwise have considered subdividing or clearing their land a conservation alternative, offering them ongoing management funds to conserve their bushland in perpetuity.

Under the agreement, the landholder and any future landowner can continue to use the bushland for passive recreation but cannot develop or use the site for livestock grazing. The landowner is responsible for managing the biodiversity on the site by removing rubbish, installing new fences and controlling weeds and feral animals. The landowner receives funding each year for commercial contractors to undertake this work

At Mulgoa, funding for the landholder to implement the management actions on the site is approximately \$31,000 per year for the first 10 years. After 10 years, it gradually decreases over time to an in-perpetuity payment of approximately \$7,600 each year.



Cumberland Plain Woodland on the Mulgoa property was under threat from environmental weeds such as lantana, African olive, blackberry and tree of heaven. Funding for management will ensure that these weeds are treated and the site remains as a showcase of native species diversity in the future. Photo: OEH.

Conserving threatened bushland

The bushland on the biobank site is predominantly regenerating woodlands, made up of three different vegetation communities, all of which are listed as endangered ecological communities (EECs) under State legislation. Less than 1% of the pre-1750 area of each of these communities currently occurs in formal conservation reserves.

The biobank site contributes to the conservation of threatened bushland on the Cumberland Plain, which is characterised by high levels of vegetation fragmentation and low levels of protection. It protects 38 hectares of state-listed critically endangered Cumberland Plain Woodland.

Vegetation summary – Mulgoa biobank site		
Vegetation community	TSC Act status	Area (hectares)
Cumberland Plain Woodland *	CE	38.2
Moist Shale Woodland	CE	7.0
Sydney Coastal River-flat Forest	E	4.5
Total		49.7
TSC Act = <i>Threatened Species Conservation Act 1995</i> ; CE=Critically endangered; E = Endangered.		

* Of the 38.2 hectares of Cumberland Plain Woodland protected, 30.4 meets the criteria for Commonwealth-listed Cumberland Plain Woodland

Providing habitat for threatened animals

The bushland on the property and along adjoining Mulgoa Creek provides links with nearby Blue Mountains National Park and one of the least disturbed and largest patches of Cumberland Plain Woodlands at Orchard Hills. These corridors provide important habitat for native plants and animals, particularly woodland birds.

Two threatened bird species have been recorded on the property – the varied sittella and black-chinned honeyeater.

In addition, the adjoining nature reserve provides habitat for five threatened bats, two threatened owls, an endangered land snail and a number of woodland birds that are in broad decline in NSW. The biobank site will enhance the long-term viability of the threatened species that are protected in the reserve by increasing the area of habitat they rely on to survive.



The woodlands on Mulgoa biobank site provide important habitat for woodland birds including the threatened varied sittella (left) and black chinned honeyeater (right). Photos: M. Shultz.

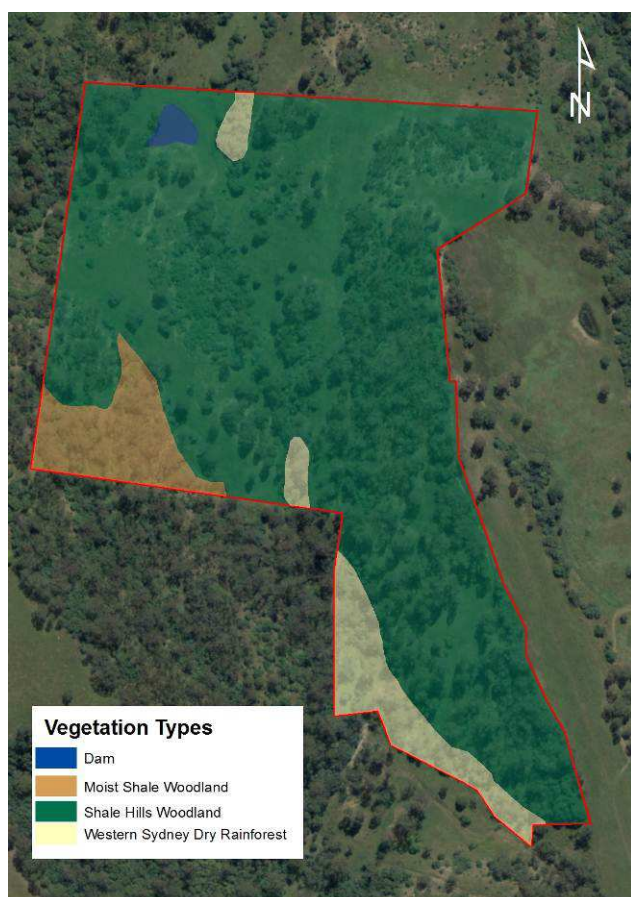
Case study: Restoring the woodlands at Mt Hercules

The Mount Hercules biobank site permanently protects 22 hectares of high conservation value bushland on the Razorback Range, Wollondilly.

The site contains 19 hectares of critically endangered Cumberland Plain Woodland, 2 hectares of endangered Western Sydney Dry Rainforest and 1 hectare of endangered Moist Shale Woodland. It is also home to the endangered Cumberland Plain land snail *Meridolum corneovirens*.

Vegetation summary – Mt Hercules biobank site

Vegetation community	TSC Act status	Area (hectares)
Cumberland Plain Woodland	CE	19.2
Moist Shale Woodland	CE	1.4
Western Sydney Dry Rain Forest	E	1.6
Total		22.2
TSC Act = <i>Threatened Species Conservation Act 1995</i> ; CE=Critically endangered; E = Endangered.		



Much of the bushland on the biobank site is in poor health and infested with the invasive woody weed, African olive. Without active management, the bushland will continue to degrade and eventually lose its conservation values.

Under a biobanking agreement established in January 2013 between the landowner and the NSW Government, the landowner is responsible for implementing management actions that will restore and maintain the health of this bushland in perpetuity. Annual payments will be made to the landowner to fund these actions, and monitor and report on the outcomes.



The road to Mt Hercules biobank site was upgraded so it could be accessed for undertaking management actions including fire management and weed control. Photo: OEH.

Funding the Mt Hercules biobank site

The establishment of the Mt Hercules biobank site created 229 biodiversity credits. All the credits have been purchased with funds from the program for **\$1,711,333** (excluding GST). This amount will be invested in the Biobank Trust Fund to cover the cost of managing the biobank site in perpetuity.

The landholder also received an establishment payment of \$445,420 as an 'opportunity cost' for not developing the land.

Financial summary

In perpetuity management costs (deposited in the Biobank Trust Fund)	\$1,711,333
Payment to landowner for 'opportunity costs'	\$445,420
Cost to program *	\$2,156,753
GST	\$215,675
Total cost (including GST)	\$2,372,428



The Mt Hercules biobank site contains areas of high conservation value. A 20 x 20 metre plot in this photo identified 50 native species, mainly forbs and groundcovers. This diversity is representative of the floristic diversity of remnant areas of Cumberland Plain Woodland. The Mt Hercules site could become a case study for best practice woodland management. Photo: OEH.

3. Clearing in the Growth Centres

Clearing of vegetation in the 'protected lands'

The biodiversity certification of the Growth Centres SEPP requires a minimum of 2,000 hectares of 'existing native vegetation' identified in maps 3 and 4 to be retained and protected in the Growth Centres.

The certification anticipated that this vegetation would be retained in areas identified as the 'protected lands' (Growth Centres Commission 2007, *Growth Centres Conservation Plan – Exhibition Draft*). Development controls apply to these areas to control vegetation clearing (see Part 6 of the Growth Centres SEPP). Where clearing is permitted with consent, additional vegetation will be protected or revegetation undertaken to achieve the 2,000-hectare target.

When it was certified in 2007, 1,981 hectares of 'existing native vegetation' were protected by the Growth Centres SEPP (see Table 5) (all values in the report have been rounded and are presented in Table 5 to one decimal point).

In 2013, 1,971 hectares remain protected. As indicated in Table 5, 10 hectares of protected vegetation have been cleared since the time of certification. Of this amount, 2 hectares were cleared in the last year.

There is currently a gap of 29 hectares between the amount of vegetation protected in the Growth Centres and the 2,000-hectare target set by the biodiversity certification. Most of this shortfall (i.e. 19 hectares) occurred as a result of clearing before the certification was granted in 2007.

As anticipated, this shortfall is being addressed by protecting additional vegetation in the developable lands during planning for Growth Centre precincts. Additional vegetation has already been protected through the planning completed for the North Kellyville, Riverstone West, Alex Avenue, Riverstone, Marsden Park Industrial, Austral and Leppington North, Box Hill and Box Hill Industrial precincts. For example, about 10 hectares of additional vegetation has been protected through precinct planning in the past year. The full extent of the vegetation protected in the precincts will be taken into account in a planned review of the certification.

Clearing of vegetation in the 'developable lands'

Vegetation amounting to 1,765 hectares existed at the time of certification in the areas that are being developed in the Growth Centres (the 'developable lands'). This vegetation was identified at the time of certification as being less viable for long-term conservation as it occurs in patches of less than 4 hectares or is exposed to a high threat of future degradation. The certification provided for the loss of all this vegetation during the development of the Growth Centres. Actual clearing however may be less, with some native vegetation being retained through detailed local planning. All losses will be offset by the acquisition and establishment of new reserves in the Growth Centres and through the land protected by this program.

As indicated in Table 5, the cumulative total of 'existing native vegetation' that has been cleared in the 'developable lands' since the time of certification is 106 hectares. Of this amount, 42 hectares have been cleared in the last year.

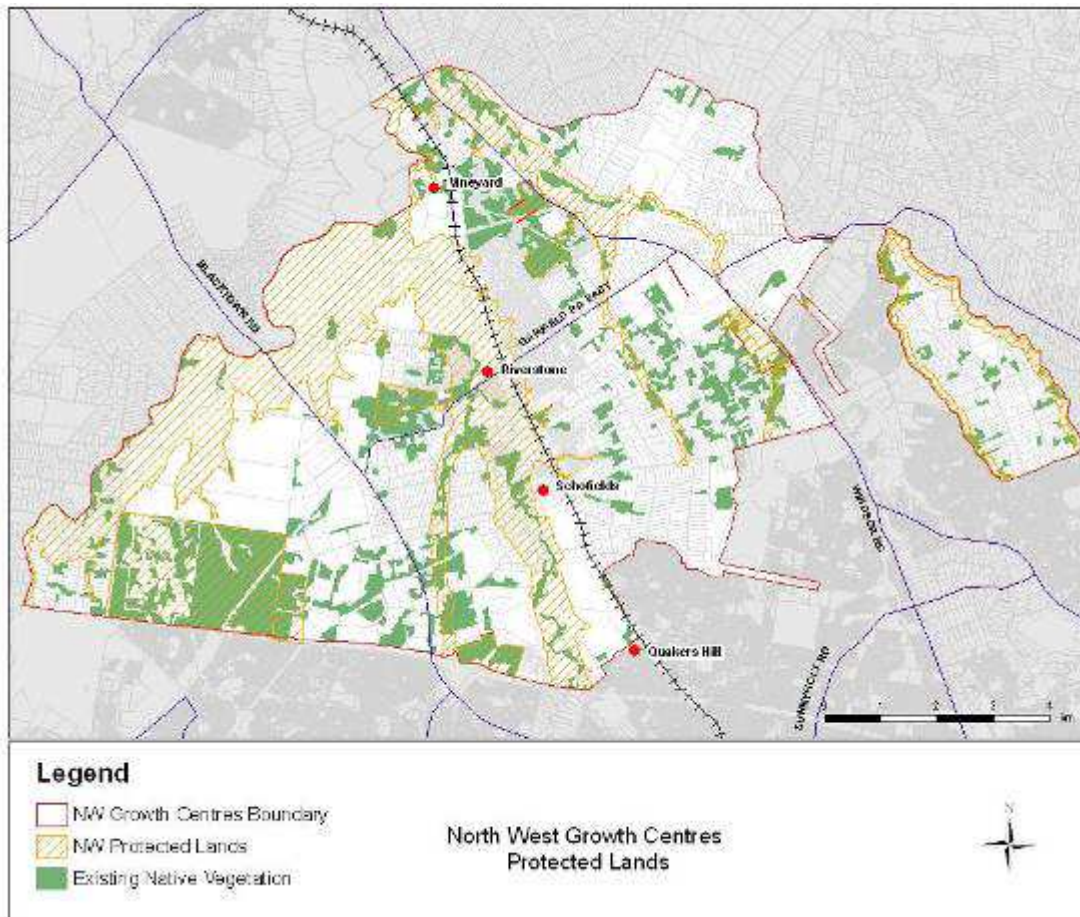
Table 5: Vegetation clearing in the Growth Centres

Land class	Vegetation community	2007	2013	2013	2013
		Vegetation present (hectares) ¹	Vegetation present (hectares) ²	Vegetation cleared in last year (hectares) ³	Loss of vegetation since 2007 (hectares) ⁴
Protected	Castlereagh Swamp Woodland	35.6	35.6	0.0	0.0
Protected	Cooks River Castlereagh Ironbark Forest	140.4	140.4	0.0	0.0
Protected	Cumberland Plain Woodland	664.4	659	-1.8	-5.4
Protected	Moist Shale Woodland	0.6	0.6	0.0	0.0
Protected	Shale Sandstone Transition Forest	37.7	36.9	-0.2	-0.8
Protected	Shale Gravel Transition Forest	390.7	390.7	0.0	0.0
Protected	River-flat Eucalypt Forest	711.3	707.8	-0.1	-3.6
Protected	Total	1980.7	1,971.0	-2.0	-9.8
Developable	Castlereagh Swamp Woodland	0.0	0.0	0.0	0.0
Developable	Cooks River Castlereagh Ironbark Forest	26.0	23.8	0.0	-2.1
Developable	Cumberland Plain Woodland	1252.2	1,175.1	-36.0	-77.1
Developable	Moist Shale Woodland	0.0	0.0	0.0	0.0
Developable	Shale Sandstone Transition Forest	66.2	60.7	-4.3	-5.5
Developable	Shale Gravel Transition Forest	221.5	217.4	-1.2	-4.1
Developable	River-flat Eucalypt Forest	199.2	181.7	-0.4	-17.5
Developable	Total	1765.1	1,658.7	-41.9	-106.4
Total	Vegetation	3745.8	3,629.7	-43.9	-116.2

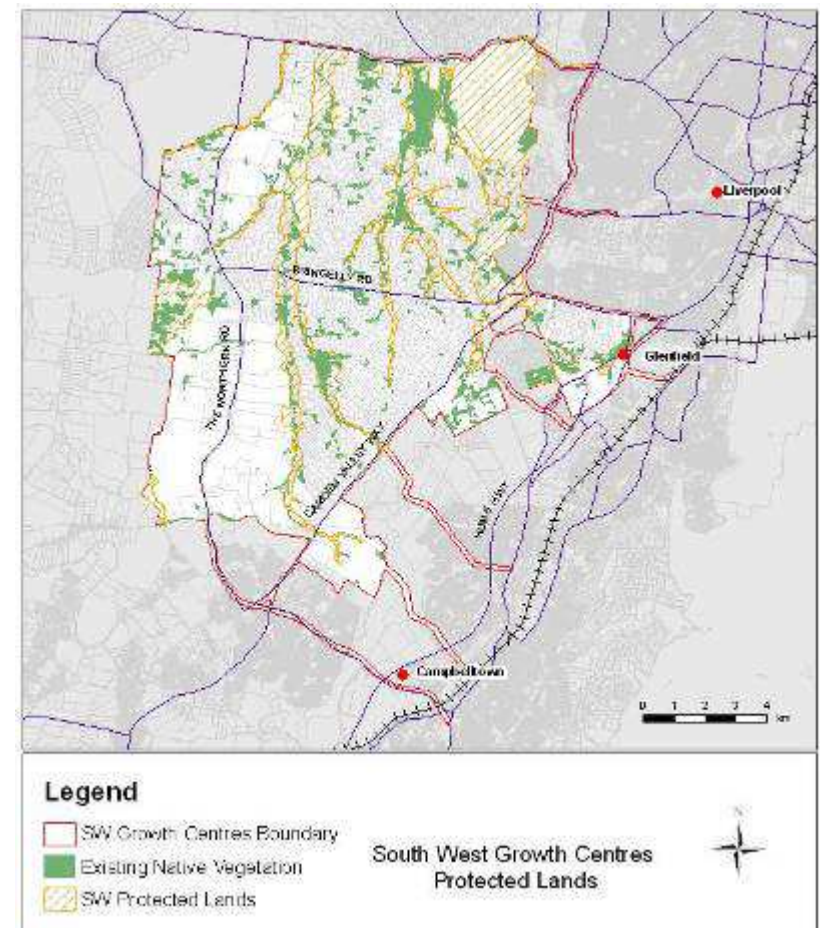
Notes

1. This column identifies the amount of 'existing native vegetation' present in 2007, approximating the time of certification.
2. This column identifies the amount of 'existing native vegetation' identified in March 2013 using remote sensing analysis.
3. This column identifies the amount of 'existing native vegetation' cleared between March 2012 and March 2013.
4. This column identifies the cumulative amount of 'existing native vegetation' cleared between 2007, approximating the time of certification, and March 2013.

Map 3: North West Growth Centre



Map 4: South West Growth Centre



4. Financial report

Opening balance

The program commenced operation in 2012–13 with a surplus of \$14 (see Table 6).

Revenue

Total revenue for the program in 2012–13 was \$10,729,917.

The allocation of new funding for the program from NSW Treasury for 2012–13 was \$3,527,000. This allocation is consistent with the rate of predicted lot production in the Growth Centres, as required by the biodiversity certification of the Growth Centres SEPP. In 2012–2013, 2,060 lots were predicted to be developed, which is equivalent to 1.0285% of the total remaining lots in the Growth Centres. The same percentage of the total remaining funding for the program was allocated for this year with an adjustment for the change in land values since the time of certification (see Appendix 1).

In addition to the annual funding allocation, the Environmental Trust provided \$1,900,000 as an advanced payment to the program to establish the Mulgoa biobank site. This advance will be repaid to the Trust over three years from 2013–14 to 2015–16.

The Australian Government also contributed grant funding of \$4,110,230 to the program to enable it to purchase biodiversity credits from the Mulgoa biobank site (See Section 1.5 for further details of the grant commitment).

The program also received a grant of \$1,192,687 from OEH. This additional funding bought forward the program's pre-existing commitments to purchase credits from the Mt Hercules and Mulgoa biobank sites, enabling the program to take advantage of a significant new opportunity in 2013-14.

Expenditure

Total expenditure through the program for 2012-13 was \$10,731,132.

Ninety nine percent of the total expenditure for the year was spent on operational costs. These included payments for four of the program's investments to date: the Wianamatta Nature Reserve at Cranebrook, the Mater Dei biobank site, the Mt Hercules biobank site and the Mulgoa biobank site; and the costs of two operational staff who work with landowners to purchase land or establish conservation agreements.

The remaining one percent of total expenditure was spent on the program's administrative costs. Administrative costs comprise 60% of the salary and on-costs of the program manager and are used to address the planning and reporting requirements of the Environmental Trust, administer funding arrangements, supervise staff and coordinate the program's implementation.

The certification of the Growth Centres SEPP requires that from 2012-13 onwards, the administration costs for the program combined with the initial management costs of any purchased land do not exceed 5% of the annual contribution by NSW Treasury to the Growth Centres Conservation Fund.

In 2012–13, no program funds were used for the initial management costs of acquired land. The administrative expenses for the program for 2012–13 amounted to \$83,355 which is 2.36% of the NSW Treasury's allocation of \$3,527,000.

Closing balance

The program ended the year with a minor over-spend of \$1,201.

Table 6: Financial Summary Report¹

Balance at 1 July 2012	Funds (\$)
Opening balance	(14)
Revenue	
Treasury annual allocation	(3,527,000)
Grant from Australian Government	(4,110,230)
Advance allocation from Environmental Trust	(1,900,000)
Additional grant from OEH	(1,192,687)
TOTAL REVENUE	(10,729,917)
TOTAL REVENUE PLUS OPENING BALANCE	(10,729,931)
Expenditure	
Land purchase for reservation	
Re-payment to OEH for purchase of Wianamatta Nature Reserve	1,340,000
Conservation agreements	
Repayment to Environmental Trust for Mater Dei biobank site	270,000
Beulah biobank site: purchase of 105 credits	205,912
Mater Dei biobank site: purchase of 4 credits	39,630
Mt Hercules biobank site: establishment payment	445,420
Mt Hercules biobank site: purchase of 229 credits	1,711,333
Mulgoa biobank site: purchase of 591 credits	6,375,117
Operational costs: salaries for 2 staff with 26% on-costs	242,394
Miscellaneous expenses (field)	17,970
Subtotal	9,307,777
Initial management of purchased land	0
Administration expenses	
Administration: salaries for 0.6 staff with 26% on-costs	83,355
Miscellaneous expenses (Administration)	0
Subtotal	83,355
TOTAL EXPENDITURE	10,731,132
Balance at 30 June 2013	
Closing balance	1,201

¹ This financial report is not a General Purpose Financial Report and has not been separately audited. However, these financials form part of the OEH Agency Accounts which form part of the audited DPC Annual Report and Financial Statements.

Appendix 1

Calculation of the program's funding allocation for 2012–13

Annual allocations to the program are calculated based on:

- the proportion of total remaining lot production in the Growth Centres that is expected to occur in a given financial year. The certification ensures that the same proportion of the remaining, unallocated amount of the planned \$397.5 million funding is also allocated for that year (refer to measure 22b of the Growth Centres biodiversity certification).
- a land index which converts 2005–2006 dollar values into current dollar values. The purpose of the index is to ensure that the conservation funding retains an equivalent ability to purchase land over the years of the program's operation. The land index is based on the Consumer Price Index as described in the *Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011*.
- a correction for any difference between the predicted and actual lot yields for the previously completed year.

Table 7 below provides the calculations for the program's funding allocation for 2012–13 and is based on information provided by the Department of Planning and Infrastructure in December 2011.

Table 7: Calculation of program funding for 2012–13

Total remaining lot production at start of 2012–13 (Note that this contains both residential and non-residential lot equivalents)	214,977 lots
Predicted lot production for 2012–13 (Note that this contains both residential and non-residential lot equivalents)	2,060 lots
Adjustment for difference between actual and predicted lot production from the previous completed year (2010–11)	151 lots
Predicted lot production for 2012–13 (adjusted for past actuals)	2,211 lots
Percentage of total remaining lots predicted to be produced in 2012–13 (adjusted for past actuals) (i.e. 2,211 as a percentage of 214,977 lots)	1.0285 %
Total remaining unspent funds at start of 2012–13 (2005–06 \$ values)	\$391,050,633
Allocation for this year in 2005–06 \$ values (i.e. 1.0285% of \$391,050,633)	\$4,021,886
Land index value (converts 2005–06 \$ values to current \$ values) (Based on an increase in the land index from 2011–12 of 3.167%)	0.8769
Required allocation for 2012–13 in current \$ values (i.e. 0.8769 x \$4,021,886)	\$3,526,870
Total allocation in current dollar values (rounded)	\$3,527,000