



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

**Annual Compliance Report: 1 May 2025 to 30 April
2026**

Mirvac Developments

Prepared by:

SLR Consulting Australia Pty Ltd

SLR Project No.: 623.030562.00008

26 May 2026

Revision: 01

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	26 May 2026	T. Playford	G. Katrak	G. Katrak

Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Mirvac Developments (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid. SLR may have used AI in the preparation of this document.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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Acronyms and Abbreviations

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



Declaration of Accuracy

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

Signed:



Full Name: ANGUS SMITH

Position: SENIOR DEVELOPMENT MANAGER

Organisation: MIRVAC PROJECTS PTY LTD

ABN: 72 001 069 245

Date: 27/05/2026



1.0 Introduction

1.1 Purpose

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

This compliance report is for the second reporting period of the Coonara Residential Development 2023/09508, being between 1 May 2025 and 30 April 2026. A description of the activities undertaken within this reporting period is provided in **Chapter 2**, the EPBC approval conditions compliance table is provided in **Appendix A**, other supporting information referred to in **Appendix A** is provided in **Appendices B - G**, and supporting Figures are provided within this document.

1.2 Overview of the Proposed Action

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

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

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

- Establishment of the works site with security fencing;
- Installation of temporary services to the perimeter of the development area;
- Installation of stormwater and environmental controls to manage stormwater flows and sediment runoff, including treatment, prior to discharge into the creek downstream;
- Isolation and disconnection of existing services entering the site. Services will be disconnected and cables removed back to the site boundary or nearest Authority



connection point. Services isolated and terminated are electrical high voltage, telecommunications, water and gas

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



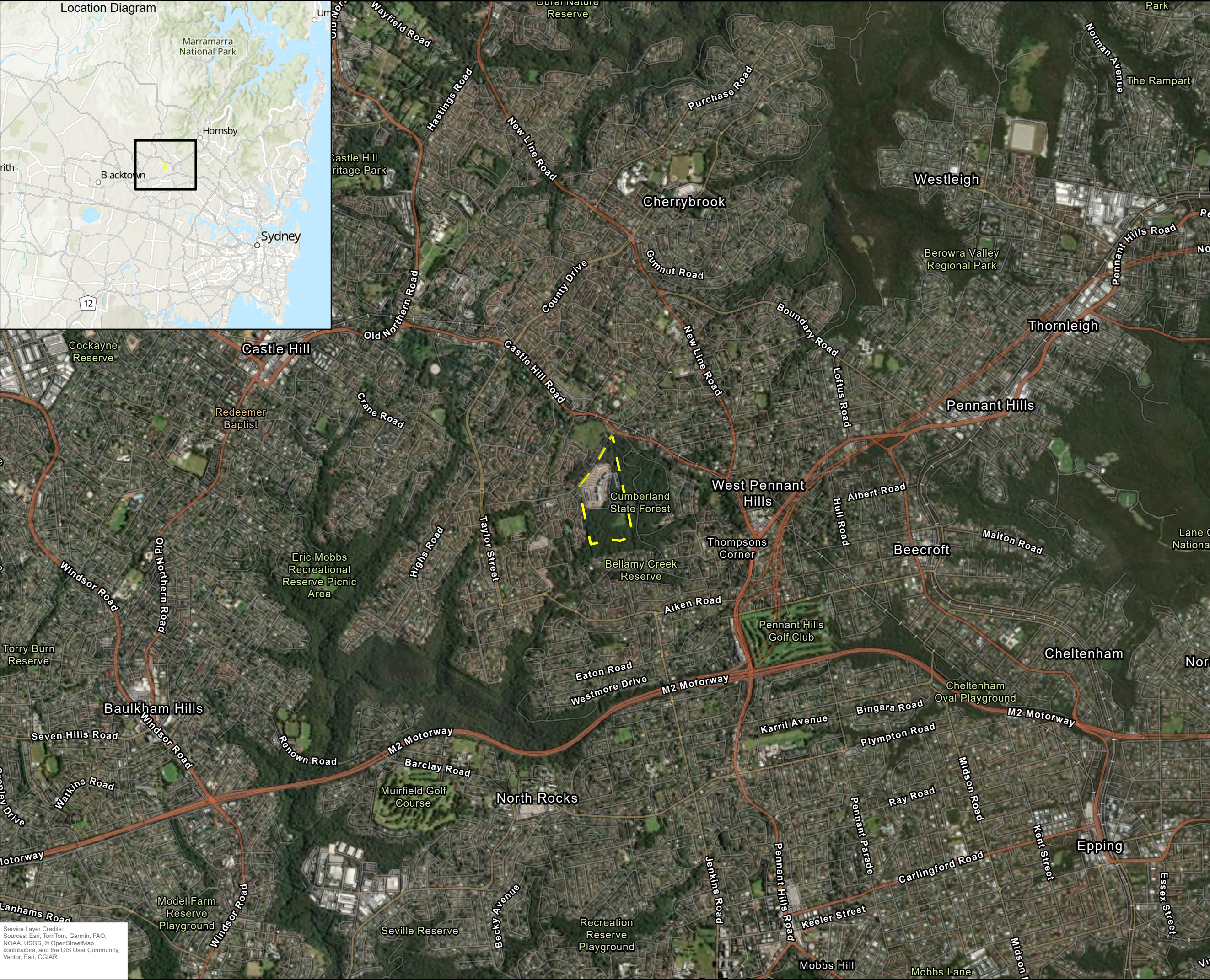


FIGURE 1

LEGEND
The Property

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

	0	550	1,100
Coordinate System:	GDA2020 MGA Zone 56		
Scale:	1:30,000 at A3		
Project Number:	623.030562.00008 R01		
Date Drawn:	13-May-2026		
Drawn by:	MD		





FIGURE 2

- LEGEND**
- The Property
 - Development Footprint
 - Excluded Area
 - Asset Protection Zone
 - Vegetation to be Managed (including APZ and Landscaping areas)

Image Source: Nearmap (2026) Dated: 15/03/2026
DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

	0	70	140
m			
Coordinate System:	GDA2020 MGA Zone 56		
Scale:	1:3,655 at A3		
Project Number:	623.030562.00008 R01		
Date Drawn:	13-May-2026		
Drawn by:	MD		

2.0 Works Undertaken During Reporting Period

The following works have been undertaken in relation to the approval for EPBC 2023/09508 during the 1 May 2025 – 30 April 2026 reporting period.

2.1 Clearing Works

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

Minor clearing works within the EPBC approved Development Footprint have occurred since 1 May 2025 and were conducted under ecological supervision. In accordance with the NSW approvals, all preclearing and clearing supervision works are documented in the weekly reports provided to local Council. A subset of relevant weekly reports outlining preclearance surveys and clearing supervision conducted within the current compliance reporting period (including within Excluded Areas) is provided in **Appendix C**.

The location of Matters of National Environmental Significance (MNES) cleared during the current reporting period are shown in **Figure 3**. A total of 0.02 ha of Blue Gum High Forest (BGHF) has been cleared during the current compliance monitoring period. To date (Year 1 and Year 2) a total of 0.023 ha of BGHF has been cleared within the approved development footprint.

2.2 Weeding and Revegetation Works

Between May 2025 and April 2026, 11 periods of weeding and/or revegetation works were undertaken within the property by the Bush Regeneration Contractor in accordance with the Vegetation Management Plan (VMP) (Cumberland Ecology 2024) for the Concept Masterplan. This involved the removal of various woody, vine, and herbaceous weed species from the ten management zones described in the approved VMP in line with seasonal conditions and long-term site objectives.

Early works focused on the removal of established woody weeds, including Large-leaved Privet (*Ligustrum lucidum*), Small-leaf Privet (*Ligustrum sinense*), and Lantana (*Lantana camara*), which were impacting canopy structure and limiting native regeneration. These works were carried out using a combination of cut and paint, drill and fill, and scrape and paint techniques. Later in the reporting period, works transitioned toward follow-up and consolidation works, focusing on managing weed regrowth, weed seedling recruitment, and the management of residual infestations. A mix of targeted herbicide application, hand removal, and mechanical techniques was used to control weeds while minimising disturbance to recovering native vegetation. This progression reflects a positive shift in site condition, with several areas now requiring less intensive management than at the commencement of works.

Note that according to the approved VMP, weeding works are to be followed in some zones by replanting of native species as specified by the VMP, and in accordance to the planting lists provided. No planting has yet occurred in any of the management zones identified in the VMP and monthly reports. However, there have been indications of natural recruitment due to reduced weed pressure and additional planting is anticipated to commence in the next reporting period.

The monthly reports as prepared by the Bush Regeneration Contractor (Muru Mittigar) are provided in **Appendix D**.

Ongoing management within the adjacent Forestry Dedication VMP area is also being implemented by a separate Bush Regeneration Contractor – Bushland Management



Solutions/Hills Bushcare. While these works occur outside of the Concept Masterplan VMP area, the concurrent weed management works within adjacent VMP areas has resulted in a cumulative reduction in weed pressure and improved recruitment of native species.





EXTENT OF MNES CLEARED
DURING CURRENT COMPLIANCE
REPORTING PERIOD

FIGURE 3

- LEGEND**
- The Property
 - Development Footprint
 - Excluded Area
 - MNES cleared during Year 1 compliance reporting period
 - MNES cleared during Year 2 compliance reporting period
- Direct Impacts**
- Vegetation to be cleared**
- PCT 1237_Good, Development Footprint
 - PCT 1237_Modified/Weedy, Development Footprint
- Vegetation to be modified for APZ purposes**
- PCT 1237_Modified/Weedy, APZ

Image Source: Nearmap (2026) Dated: 15/03/2026
DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

0 40 80 m

Coordinate System: GDA2020 MGA Zone 56

Scale: 1:2,337 at A3

Project Number: 623.030562.00008 R01

Date Drawn: 13-May-2026

Drawn by: MD



3.0 References

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



4.0 Closure

This compliance report is for the second reporting period of the Coonara Residential Development 2023/09508, being between 1 May 2025 and 30 April 2026.

No non-compliances have been reported, and all activities associated with the approved action for the Coonara Residential Development (EPBC ref 2023/09508) have been completed in accordance with the conditions listed in the Notification of Approval, submitted by the department on 1 May 2024 for this reporting period.

Sincerely,

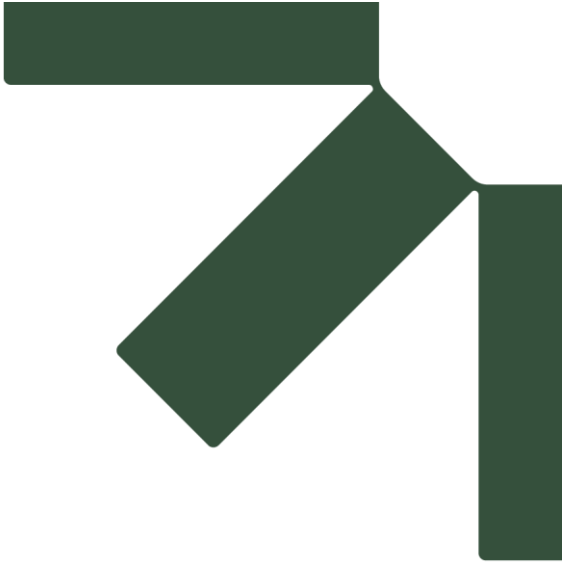
SLR Consulting Australia Pty Ltd



Dr Gitanjali Katrak

Principal Ecologist – Ecology and Biodiversity





Appendix A EPBC Act Approval Conditions Compliance Table

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

Annual Compliance Report: 1 May 2025 to 30 April 2026

Mirvac Developments

SLR Project No.: 623.030562.00008

26 May 2026

Table A-1 EPBC Approval Conditions Compliance

CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
Part A – Avoidance, mitigation, and compensation conditions			
CLEARING LIMITS			
1)	The approval holder must not: a) clear outside of the Action Area b) construct outside of the Action Area	Compliant	No unauthorised clearing or construction has occurred outside of the Action Area during this reporting period. All clearing within the Property but outside of the Action area has been limited to the Excluded Areas and is in accordance with NSW approvals. Evidence: Figure 3
2)	The approval holder must not clear more than 0.31 hectares (ha) of Blue Gum High Forest .	Compliant	A total of 0.023 ha of Blue Gum High Forest (BGHF) has been cleared across the Year 1 and Year 2 reporting periods. The total amount cleared has not exceeded 0.31 ha. Evidence: Figure 3 and provided shapefiles
ACTION MANAGEMENT PLANS			



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
3)	To avoid and mitigate harm as a result of the Action on protected matters , the approval holder must commence implementing the Concept Vegetation Management Plan within three months of the commencement of the Action and continue to implement the Concept Vegetation Management Plan .	Compliant	As reported previously, the commencement of the action occurred on 4 November 2024 and the approval holder commenced the implementation of the Concept VMP on 21 November 2024. Evidence: Appendix E: Email to the Department Regarding Condition 3 The VMP continued to be implemented during the current reporting period. Evidence: Appendix D: May 2025 – April 26 Vegetation Restoration Monthly Reports
4)	By implementing the Concept Vegetation Management Plan , the approval holder must achieve the following environmental outcomes: a) Protecting areas of Blue Gum High Forest threatened ecological community where it occurs on the Property . b) Maintaining and improving the condition of Blue Gum High Forest on The Property through removal of weeds and assistive regeneration with local provenance stock of species comprising Blue Gum High Forest . c) Preventing any avoidable harm to protected matters and mitigating unavoidable and accidental harm to protected matters .	Compliant	The Concept VMP continues to be implemented including involved removal of herbaceous and woody weeds, in accordance with the Concept VMP. Evidence: Appendix D: May 2025 – April 26 Vegetation Restoration Monthly Reports



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
5)	The approval holder must ensure that the Concept Vegetation Management Plan is burdened by a restriction and positive covenant using the “Vegetation Management Plan/Restricted Development Area” terms included in the Hills Shire Council Standard Recitals for Easements, Restrictions and Positive Covenants (adapted appropriately for the Property) as required by Condition 98 of NSW Development consent DA 860/2022/JP issued by The Hills Shire Council.	Compliant	A restriction and positive covenant on the Concept VMP has been included in the section 88B titling instrument under Numbers 29 and 31. Evidence: Appendix F: 55 Coonara Avenue Section 88B Titling Instrument
6)	Prior to selling any part of The Property , the approval holder must submit to the department either a copy of the proposed titling instrument containing the proposed covenant, or a copy of the disclosure in the proposed contract of sale.	Compliant	As reported previously, an email was issued to the department with draft disclosure and 88B titling instrument for housing in relation to the Concept VMP and disclosing obligation on owners to comply. This was sent on 23/05/24 prior to the initial sales launch on 25/05/24. Evidence: Appendix G: Email to the Department Regarding Condition 6



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
7)	The approval holder must submit a copy of the final titling instrument containing the restriction and positive covenant to the department within 20 business days of the titling instrument being registered under the <i>Conveyancing Act, 1919</i> (NSW).	Non-compliant: minor administrative	Due to significant changes in staff within Mirvac, it is acknowledged that there was an oversight in that a copy of the final titling instrument was not submitted to the department within 20 business days of the titling instrument being formally registered. However, a copy of the final titling instrument has been provided as part of this annual report. Evidence: Appendix F: 55 Coonara Avenue Section 88B Titling Instrument
OFFSETS			
8)	To compensate for the residual significant impacts of the Action on Blue Gum High Forest , the approval holder must retire 76 PCT 1237 ecosystem credits prior to the Commencement of the Action .	Compliant	As reported previously, the approval holder made two separate payments into the BCF for the retirement of 57 and 19 ecosystem credits in relation to Blue Gum High Forest. These payments were made on 19/11/2021, and 27/01/2023, respectively, in accordance with local/NSW consent. The action commenced on 4/11/2024. Evidence: Appendix B: BCF261 & BCF483 Section 6.33 Certificates



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
9)	The approval holder must notify and provide evidence to the department in writing within five (5) business days of the PCT 1237 ecosystem credits being retired in accordance with condition 6 of this approval.	Compliant	As reported previously, the approval holder sent an email to the department notifying the retiring of the Blue Gum High Forest ecosystem credits on 21/05/2024. While this is outside the five (5) business days timeframe, it should be noted that the ecosystem credits were retired prior to the date of the approval decision (1/05/2024). Evidence: Appendix H: Email to the Department Regarding Conditions 8 & 9
Part B – Administrative conditions			
REVISION OF ACTION MANAGEMENT PLANS			
10)	The approval holder may, at any time, apply to the Minister for a variation to an action management plan approved by the or as subsequently revised in accordance with the following conditions, by submitting an application in accordance with the requirements of section 143A of the EPBC Act . If the Minister approves a revised action management plan (RAMP) then, from the date specified, the approval holder must implement the RAMP in place of the previous action management plan.	Not Applicable	The approval holder has not submitted any application to the Minister for any variations to an action management plan at the time of preparation of this compliance report.



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
11)	The approval holder may choose to revise an action management plan approved by the Minister under condition 3, or as subsequently revised in accordance with these conditions, without submitting it for approval under section 143A of the EPBC Act , if the taking of the Action in accordance with the RAMP would not be likely to have a new or increased impact .	Not Applicable	To date, no actions under approved management plans have been revised. In the event that an action management plan is to be revised, the approval holder will assess whether the taking of the action in accordance with the revised action management plan is likely to have a new or increased impact.



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
12)	If the approval holder makes the choice under condition 11 to revise an action management plan without submitting it for approval, the approval holder must: a) Notify the department electronically that the approved action management plan has been revised and provide the department with: i) An electronic copy of the RAMP. ii) An electronic copy of the RAMP marked up with track changes to show the differences between the approved action management plan and the RAMP. iii) An explanation of the differences between the approved action management plan and the RAMP. iv) The reasons the approval holder considers that taking the Action in accordance with the RAMP would not be likely to have a new or increased impact. v) Written notice of the date on which the approval holder will implement the RAMP (RAMP implementation date), being at least 20 business days after the date of providing notice of the revision of the action management plan, or a date agreed to in writing with the department. b) Subject to condition 14, implement the RAMP from the RAMP implementation date.	Not Applicable	The approval holder has not made the decision to revise an action management plan at the time of preparation of this compliance report.



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
13)	The approval holder may revoke its choice to implement a RAMP under condition 11 at any time by giving written notice to the department . If the approval holder revokes the choice under condition 11 the approval holder must implement the action management plan in force immediately prior to the revision undertaken under condition 11.	Not Applicable	The approval holder has not made the decision to revise an action management plan at the time of preparation of this compliance report.
14)	If the Minister notifies the approval holder that the Minister is satisfied that the taking of the Action in accordance with the RAMP would be likely to have a new or increased impact , then: a) Condition 11 does not apply, or ceases to apply, in relation to the RAMP. b) The approval holder must implement the action management plan specified by the Minister in the notice.	Not Applicable	The approval holder has not made the decision to revise an action management plan at the time of preparation of this compliance report.
15)	At the time of giving the notice under condition 14, the Minister may also notify that for a specified period of time, condition 11 does not apply for one or more specified action management plans.	Not Applicable	The approval holder has not made the decision to revise an action management plan at the time of preparation of this compliance report.
SUBMISSION AND PUBLICATION OF PLANS			



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
16)	The approval holder must submit all plans required by these conditions electronically to the department .	Compliant	The approval holder has submitted all plans required by the conditions relevant to this reporting period. Evidence: Appendices B - I
17)	Unless otherwise agreed to in writing by the Minister , the approval holder must publish each plan on the website within 15 business days of the date: a) the plan is approved by the Minister in writing, if the plan requires the approval of the Minister , or b) of this approval, if the version of the plan to be implemented is specified in these conditions, or c) the plan is submitted to the department in accordance with a requirement of these conditions, if the plan does not require the approval of the Minister , or	Compliant	As reported previously, the EPBC Act Approval and the approved Concept VMP were published live on the Mirvac Community website. Evidence: Mirvac Community website, URL: https://coonaracommunity.mirvac.com/community-information/epbc-exhibition
18)	The approval holder must keep all plans required by these conditions published on the website until the expiry date of this approval.	Compliant	The EPBC Act Approval and approved Concept VMP are still present on the website at the date of preparation of this compliance report. Evidence: Mirvac Community website, URL: https://coonaracommunity.mirvac.com/community-information/epbc-exhibition



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
19)	The approval holder is required to exclude or redact sensitive ecological data from plans published on the website or otherwise provided to a member of the public. If sensitive ecological data is excluded or redacted from a plan , the approval holder must notify the department in writing what exclusions and redactions have been made in the version published on the website .	Compliant	No sensitive ecological data is present in the Concept VMP.
COMMENCEMENT OF THE ACTION			
20)	The approval holder must notify the department electronically of the date of commencement of the Action , within 5 business days following commencement of the action .	Compliant	As reported previously, the approval holder sent an email to the department on 05/11/2024 confirming the action commenced on 04/11/2024. Evidence: Appendix I: Email to the Department Regarding Condition 20
21)	The approval holder must not commence the Action later than 5 years after the date of this approval decision.	Compliant	As reported previously, the action commenced on 04/11/2024, which is within five years of the approval date (01/05/2024).
COMPLIANCE RECORDS			



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
22)	The approval holder must maintain accurate and complete compliance records .	Compliant	A complete record of compliance with all the conditions of consent was prepared for the first reporting period (May 2024 – April 2025). This document comprises a record of compliance for the second reporting period (May 2025 – April 2026). Both the approval holder and SLR retain copies of all compliance records on their respective document management systems.
23)	If the department makes a request in writing, the approval holder must provide electronic copies of compliance records to the department within the timeframe specified in the request.	Not Applicable	No request from the department, for additional information, beyond that required under the consent conditions, has been received for the current reporting period. Both the approval holder and SLR retain copies of all compliance records on their respective document management systems.
24)	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the <i>Guidelines for biological survey and mapped data</i> , Commonwealth of Australia 2018, or as otherwise specified by the Minister in writing.	Compliant	All monitoring data, surveys, maps and other spatial and metadata have been conducted in accordance with the approved VMP and prepared using ESRI ArcGIS software, as required under the <i>Guidelines for biological survey and mapped data</i> (DoEE 2018).



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
25)	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the <i>Guide to providing maps and boundary data for EPBC Act projects</i> , Commonwealth of Australia 2021, or as otherwise specified by the Minister in writing.	Compliant	All monitoring data, surveys, maps and other spatial and metadata have been conducted in accordance with the approved VMP and were prepared using ESRI ArcGIS software, as required under the <i>Guide for providing maps and boundary data for EPBC Act projects</i> (DAWE 2021).
26)	The approval holder must submit all monitoring data (including sensitive ecological data), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the department within 20 business days of each anniversary of the date of this approval decision or in accordance with the requirements of the Concept Vegetation Management Plan .	Compliant	Spatial and metadata associated with Figures 1, 2 and 3 will be submitted to the department with this compliance report. As per the requirements of the Concept Vegetation Management Plan, an annual report has been prepared by the Bush Regeneration Contractor for submission to Council and can be provided to the department, if requested.
ANNUAL COMPLIANCE REPORTING			
27)	The approval holder must prepare a compliance report for each 12-month period following the date of this approval decision (or as otherwise agreed to in writing by the Minister).	Compliant	Compliance reports have been prepared for each 12-month period following the date of the approval decision. This compliance report is for the second 12-month period from the date of the approval decision (May 2025 to April 2026)



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
28)	Each compliance report must be consistent with the <i>Annual Compliance Report Guidelines</i> , Commonwealth of Australia 2023.	Compliant	This compliance report was prepared in accordance with the <i>Annual Compliance Report Guidelines</i> (DCCEEW 2023)
29)	Each compliance report must include: a) Accurate and complete details of compliance and any non-compliance with: i) each condition attached to this approval decision, ii) each condition imposed under a NSW Development Consent if a condition attached to this approval decision requires compliance with that NSW Development Consent condition, iii) all commitments made in each plan, and iv) if any incident occurred, each incident. b) One or more shapefile showing all clearing of protected matters, and/or their habitat, undertaken within the 12-month period at the end of which that compliance report is prepared. c) A schedule of all plans in existence in relation to these conditions and accurate and complete details of how each plan is being implemented.	Compliant	a) This compliance report addresses the details of all compliance and non-compliances relevant to the conditions, plans, and any incidents. b) 0.023 ha of Blue Gum High Forest was cleared/modified during the current reporting period. Shapefiles will be submitted as a separate file to this compliance report. c) The response to conditions 3 and 4 details how the approved Concept VMP is being implemented. The Concept VMP has been published on the Mirvac Community website.



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
30)	The approval holder must: a) Publish each compliance report on the website within 20 business days following the end of the 12-month period for which that compliance report is required. b) Notify the department electronically, within 5 business days of the date of publication that a compliance report has been published on the website. c) Provide the weblink for the compliance report in the notification to the department. d) Keep all published compliance reports required by these conditions on the website until the expiry date of this approval. e) Exclude or redact sensitive ecological data from compliance reports published on the website or otherwise provided to a member of the public. f) If sensitive ecological data is excluded or redacted from the published version, submit the full compliance report to the department within 5 business days of its publication on the website and notify the department in writing what exclusions and redactions have been made in the version published on the website.	Compliant	This compliance report is for the second 12-month period following approval of the action (May 2025 and April 2026). a) This compliance report will be published on the Mirvac Community website within the specified 20 business days following the end of the 12-month period. b) The department will be notified by email within 5 business days that this compliance report has been published on the Mirvac Community website. c) The department will be provided with a weblink to this compliance report within five business days of the date of publication. d) All compliance reports will be made available on the Mirvac Community website until the approval expires. e) Sensitive ecological data will be excluded from the version published. f) A full compliance report will be submitted to the Department within 5 business days of publication.
REPORTING NON-COMPLIANCE			



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
31)	The approval holder must notify the department electronically, within 2 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan .	Not Applicable	The approval holder is not aware of any incidents and/or potential non-compliance and/or actual non-compliance with the conditions.
32)	The approval holder must specify in the notification: a) Any condition or commitment made in a plan which has been or may have been breached. b) A short description of the incident and/or potential non-compliance and/or actual non-compliance. c) The location (including co-ordinates), date and time of the incident and/or potential non-compliance and/or actual non-compliance.	Not Applicable	The approval holder is not aware of any incidents and/or potential non-compliance and/or actual non-compliance with the conditions.



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
33)	The approval holder must provide to the department in writing, within 12 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance, the details of that incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan. The approval holder must specify: a) Any corrective action or investigation which the approval holder has already taken. b) The potential impacts of the incident and/or non-compliance. c) The method and timing of any corrective action that will be undertaken by the approval holder.	Not Applicable	The approval holder is not aware of any incidents and/or potential non-compliance and/or actual non-compliance with the conditions.
INDEPENDENT AUDIT			
34)	The approval holder must ensure that an independent audit of compliance with the conditions is conducted for every three-year period following the commencement of the Action until this approval expires (unless otherwise specified in writing by the Minister).	Not Applicable	An independent audit is not required for this reporting period.

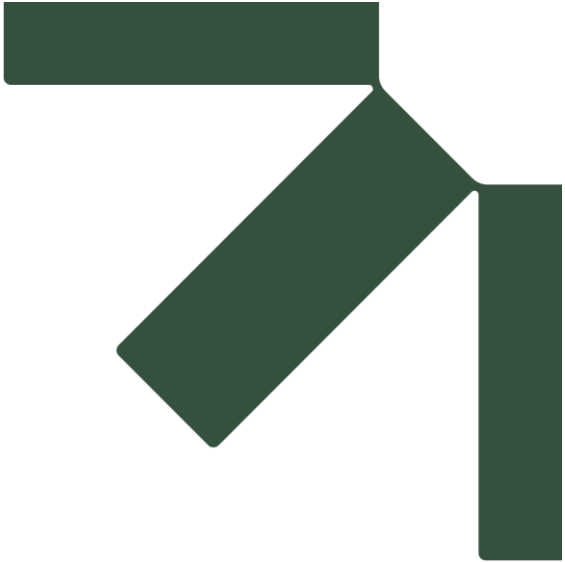


CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
35)	For each independent audit, the approval holder must: a) Provide the name and qualifications of the nominated independent auditor, the draft audit criteria, and proposed timeframe for submitting the audit report to the department prior to commencing the independent audit. b) Only commence the independent audit once the nominated independent auditor, audit criteria and timeframe for submitting the audit report have been approved in writing by the department. c) Submit the audit report to the department for approval within the timeframe specified and approved in writing by the department. d) Publish each audit report on the website within 15 business days of the date of the department's approval of the audit report. e) Keep every audit report published on the website until this approval expires.	Not Applicable	An independent audit is not required for this reporting period.
36)	Each audit report must report for the three-year period preceding that audit report	Not Applicable	An independent audit is not required for this reporting period.



CONDITION NUMBER/REFERENCE	CONDITION	PROJECT COMPLIANCE WITH CONDITION	EVIDENCE/COMMENTS
37)	Each audit report must be completed to the satisfaction of the Minister and be consistent with the <i>Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines</i> , Commonwealth of Australia 2019.	Not Applicable	An independent audit is not required for this reporting period.
COMPLETION OF THE ACTION			
38)	The approval holder must notify the department electronically 60 business days prior to the expiry date of this approval, that the approval is due to expire.	Not Applicable	The approval is not within 60 business days of expiring.
39)	Within 20 business days after the completion of the Action , and, in any event, at least 20 business days before this approval expires, the approval holder must notify the department electronically of the date of completion of the Action and provide completion data . The approval holder must submit any spatial data that comprises completion data as a shapefile .	Not Applicable	The action is not completed.





Appendix B BCF261 & BCF483 Section 6.33 Certificates

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

Annual Compliance Report: 1 May 2025 to 30 April 2026

Mirvac Developments

SLR Project No.: 623.030562.00008

26 May 2026



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

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

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

Emily McCosker

19 November 2021

Director Strategy & Finance

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

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

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

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

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

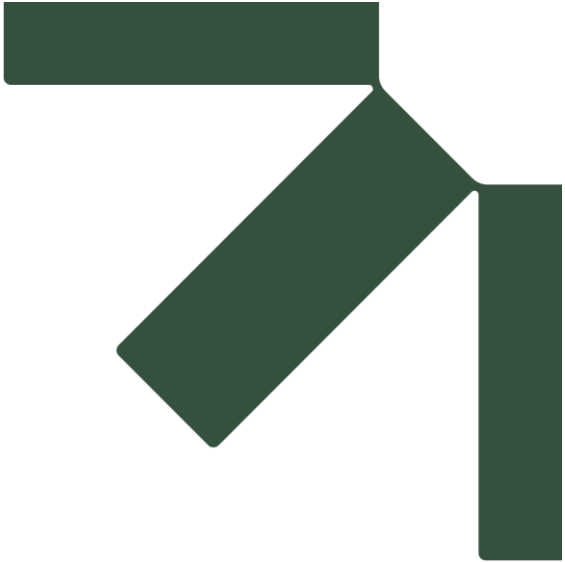


2/02/2023

Emily McCosker
Director Strategy & Finance

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

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



Appendix C Subset of Weekly reports submitted to Council

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

Annual Compliance Report: 1 May 2025 to 30 April 2026

Mirvac Developments

SLR Project No.: 623.030562.00008

26 May 2026

9 March 2026

SLR Ref No.: 623.030562.00001_L06_Preclear 5 Mar 2026

Attention: Angelo Berios

The Hills Shire Council

Via email: aberios@thehills.nsw.gov.au

CC Rebecca McAlpine: rebecca.mcalpine@mirvac.com

Rohan Virwani: rohan.virwani@mirvac.com

SLR Project No.: 623.030562.00001

RE: Coonara Concept Masterplan DA: Ecological Certification of Staged Preclearance survey

Dear Angelo,

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

1.0 Fauna Management Plan Requirements

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

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

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

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

2.0 Surveys

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

Stage specific pre-clearing surveys for tree clearing/habitat removal works were conducted on 5 March 2026 and included inspections of the work zone known as Stage 4 (northern parts). The locations of this stage and survey area is shown in **Figure 1** at the end of this letter.

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

3.0 Results

The detailed pre-clearance survey conducted on 5 March 2026 detected two (2) additional habitat features beyond those already identified in the primary pre-clearing surveys and prior staged pre-clearing surveys, comprising one stick nest (N18) and a Drey (D2) (**Figure 1**).

A Brush Turkey (*Alectura lathamii*) was observed on the nest mound (N3) during the staged pre-clearing survey on 5 March 2026. This observation indicates that the mound is active and should be considered during any clearing activities that may occur in proximity to this nest.

The locations of all habitat features identified to date, including features previously removed under ecological supervision, are shown in **Figure 1** at the end of this letter. No fauna were required relocation during the 5 March 2026 staged pre-clearing surveys.

4.0 Recommendations

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

Although hollow-bearing trees have been identified within Stage 4, no hollow-bearing trees were identified within the specific subsection for proposed works. Therefore, the hollow inspection and microbat pre-clearance protocols described in the FMP are not required for the proposed works.

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

5.0 Summary and Conclusions

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



Regards,

SLR Consulting Australia Pty Ltd



Dr Daniel Santana

Ecologist – Ecology & Biodiversity
daniel.santana@slrconsulting.com



Dr Gitanjali Katrak

Principal Ecologist - Ecology & Biodiversity
gitanjali.katrak@slrconsulting.com

Attachments *Figure 1: Location of staged work areas and habitat features*



FIGURE 1

LEGEND

- Subject Site
- The Property
- Demolition DA footprint – subject to separate FMP
- Existing Multistorey Carpark
- Onsite Nursery

Clearing Stage

- Stage 1
- Stage 2
- Stage 3
- Stage 4
- Stage 5
- Stage 6

Habitat Feature

- Artificial structure, To be removed
- Artificial structure, To be retained
- Artificial structure, Retained with modification
- Dense Vegetation (Ferns), To be removed
- Drey, To be removed
- Drey, To be retained
- Habitat Tree, To be removed
- Hollow-bearing tree, To be removed
- Hollow-bearing tree, To be retained
- Log/Log pile, To be removed
- Log/Log pile, To be retained
- Nest, To be removed
- Nest, To be retained
- Rock/Rock feature, To be removed
- Rock/Rock feature, To be retained
- Termite Nest, To be removed
- Tree Stump, To be removed
- Tree, Removed
- Cleared / Removed
- Modified

Image Source: Nearmap (2026) Dated: 05/12/2025
DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

0 70 140 m
Coordinate System: GDA2020 MGA Zone 56
Scale: 1:3,717 at A3
Project Number: 623.030562.00001
Date Drawn: 09-Mar-2026
Drawn by: MD

9 March 2026

SLR Ref No.: 623.030562.00001_L07_FMP Weekly_2-7Mar

Attention: Angelo Berios

The Hills Shire Council

Via email: aberios@thehills.nsw.gov.au

CC Rebecca McAlpine: rebecca.mcalpine@mirvac.com

Rohan Virwani: rohan.virwani@mirvac.com

SLR Project No.: 623.030562.00001

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

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 2 - 7 March 2026 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

1.0 Fauna Management Plan Requirements

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

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

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

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

2.0 Surveys

2.1 Preclearance Surveys

Stage specific preclearing surveys for upcoming tree clearing works were conducted in the northern parts of Stage 4 on 5 March 2026. A preclearance certification has been prepared as separate document (Ref: 623.030562.00001_L06) to this letter. The locations of work stages are shown in **Figure 1** provided at the end of this letter.

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

2.2 Clearing Supervision

No clearing supervision works were conducted within the approved works area for 860/2022/JP between 2 - 7 March 2026. Nonetheless, an ecologist was present onsite throughout the work week in the event of any unexpected fauna encounters.

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

2.3 Monitoring Works

No monitoring works were conducted between 2 - 7 March 2026.

Monitoring for the 2026 Powerful Owl breeding season is not proposed to commence until about March 2026.

3.0 Results

3.1 Preclearance Surveys

The preclearance surveys of the northern parts of Stage 4 conducted on 5 March 2026 detected two (2) additional habitat features beyond those already identified in the primary pre-clearing surveys and prior staged pre-clearing surveys.

The details of all the habitat features identified to date are provided in the previously submitted Ecological Certification letters for the primary preclearance survey and staged preclearance surveys. A preclearance certification for the 5 March 2026 inspection has been prepared as separate document (Ref: 623.030562.00001_L06) to this letter.

The locations of all habitat features identified in certified preclearance surveys (primary and staged) to date, including habitat features cleared to date under ecological supervision, are shown in **Figure 1** at the end of this letter. No fauna were encountered or required relocation during the preclearance surveys conducted on 5 March 2026.

The due diligence checks conducted between 2 - 7 March 2026 did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

3.2 Clearing Supervision

No clearing supervision works were conducted within the approved works area for DA 860/2022/JP between 2 - 7 March 2026. There were also no callouts for unexpected fauna encounters in any of the work sites between 2 - 7 March 2026.

3.3 Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 2 - 7 March 2026. Therefore, no fauna was required to be relocated in relation to trapping works between 2 - 7 March 2026. Monitoring for the 2026 Powerful Owl breeding season is not proposed to commence until March 2026.



4.0 Summary and Conclusions

No works near vegetation/fauna habitat requiring supervision were conducted within the approved works area for DA 860/2022/JP between 2 - 7 March 2026. There were also no unexpected encounters with fauna within relevant work sites between 2 - 7 March 2026. Therefore, no fauna relocations were required between 2 - 7 March 2026. No monitoring works were conducted between 2 - 7 March 2026.

In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 2 - 7 March 2026.

Regards,

SLR Consulting Australia Pty Ltd



Dr Gitanjali Katrak

Principal Ecologist - Ecology & Biodiversity
gitanjali.katrak@slrconsulting.com

Attachments *Figure 1: Location of staged work areas and habitat features*



FIGURE 1

LEGEND

- Subject Site
- The Property
- Demolition DA footprint – subject to separate FMP
- Existing Multistorey Carpark
- Onsite Nursery

Clearing Stage

- Stage 1
- Stage 2
- Stage 3
- Stage 4
- Stage 5
- Stage 6

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- Rock/Rock feature, To be removed
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- Tree Stump, To be removed
- Tree, Removed
- Cleared / Removed
- Modified

Image Source: Nearmap (2026) Dated: 05/12/2025
DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

0 70 140 m
Coordinate System: GDA2020 MGA Zone 56
Scale: 1:3,717 at A3
Project Number: 623.030562.00001
Date Drawn: 09-Mar-2026
Drawn by: MD

16 March 2026

SLR Ref No.: 623.030562.00001_L08_FMP Weekly_9-14Mar

Attention: Angelo Berios

The Hills Shire Council

Via email: aberios@thehills.nsw.gov.au

CC Rebecca McAlpine: rebecca.mcalpine@mirvac.com

Rohan Virwani: rohan.virwani@mirvac.com

SLR Project No.: 623.030562.00001

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

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 9 - 14 March 2026 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

1.0 Fauna Management Plan Requirements

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

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

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

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

2.0 Surveys

2.1 Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted within the any approved works areas between 9 – 14 March 2026. However, due diligence checks of work areas, as required, for each day were conducted prior to any clearing works.

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

2.2 Clearing Supervision

Supervision of the following work was conducted between 9 – 14 March 2026:

- 12 – 13 March: Supervision of tree removal/habitat removal, in accordance with the two-stage clearing process, around the Discovery Centre carpark, just north of Stage 4

No clearing supervision works were conducted within the approved works area for 860/2022/JP between 9 - 11 March 2026. Nonetheless, an ecologist was present onsite throughout the work week in the event of any unexpected fauna encounters.

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

2.3 Monitoring Works

No monitoring works were conducted between 9 - 14 March 2026.

Monitoring for the 2026 Powerful Owl breeding season is not proposed to commence until about March 2026.

3.0 Results

3.1 Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted within the relevant works areas between 9 - 14 March 2026. The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

3.2 Clearing Supervision

One habitat feature, being one habitat log (L2) was removed during clearing works between 12-13 March 2026. As works occurred on a steep slope with limited the extent to which trees could be safely lowered, one further habitat log (L32) was relocated into the flagged off area around the Brush Turkey Nest (N3) to prevent accidental damage during clearing works.

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

One fauna species, Red-bellied black snake (*Pseudechis porphyriacus*) was encountered during clearing works on 12 March 2026. The individual self-relocated into adjacent retained vegetation. The location of the encounter is shown in **Figure 2**.

No other fauna species were encountered during clearing supervision works and no relocations were required. There were also no call-outs for unexpected encounters with fauna between 9 – 11 March or on 14 March 2026.

3.3 Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 9 - 14 March 2026. Therefore, no fauna was required to be



relocated in relation to trapping works between 9 - 14 March 2026. Monitoring for the 2026 Powerful Owl breeding season is not proposed to commence until March 2026.

4.0 Summary and Conclusions

As habitat features were present in the works area to the immediate north of Stage 4, the two-stage clearing procedure for vegetation, as outlined in the FMP was implemented for clearing works in this area. As per the conditions of consent, all tree clearing/habitat removal works within between 12 - 13 March 2026 were conducted under ecological supervision. One Red-bellied Black snake was encountered during clearing works on 12 March 2026 and self-relocated. No fauna were captured during ecological supervision works between 12 - 13 March 2026. No other fauna were encountered between 9 - 14 March 2026. Therefore, no fauna relocations were required between 9 - 14 March 2026. No monitoring works were conducted between 9 - 14 March 2026.

In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 9 - 14 March 2026.

Regards,

SLR Consulting Australia Pty Ltd

Dr Gitanjali Katrak

Principal Ecologist - Ecology & Biodiversity
gitanjali.katrak@slrconsulting.com

Attachments *Figure 1: Location of staged work areas and habitat features*

Figure 2: Location of Fauna encounter (Week of 9 – 14 March 2026)



FIGURE 1

LEGEND

- Subject Site
- The Property
- Demolition DA footprint – subject to separate FMP
- Existing Multistorey Carpark
- Onsite Nursery

Clearing Stage

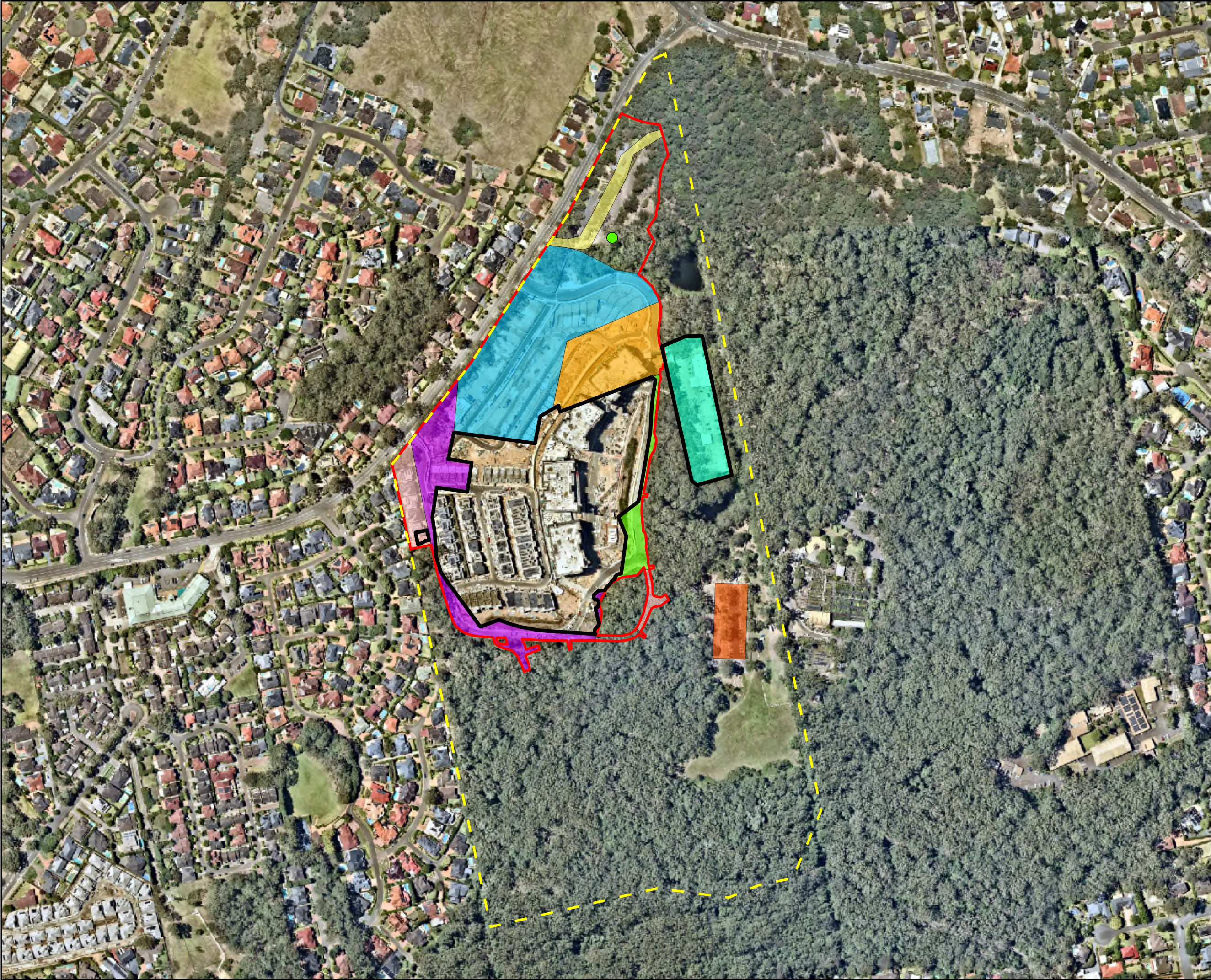
- Stage 1
- Stage 2
- Stage 3
- Stage 4
- Stage 5
- Stage 6

Habitat Feature

- Artificial structure, To be removed
- Artificial structure, To be retained
- Artificial structure, Retained with modification
- Dense Vegetation (Ferns), To be removed
- Drey, To be removed
- Drey, To be retained
- Habitat Tree, To be removed
- Hollow-bearing tree, To be removed
- Hollow-bearing tree, To be retained
- Log/Log pile, To be removed
- Log/Log pile, To be retained
- Nest, To be removed
- Nest, To be retained
- Rock/Rock feature, To be removed
- Rock/Rock feature, To be retained
- Termite Nest, To be removed
- Tree Stump, To be removed
- Tree, Removed
- Cleared / Removed
- Modified

Image Source: Nearmap (2026) Dated: 05/12/2025
DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

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Project Number: 623.030562.00001
Date Drawn: 16-Mar-2026
Drawn by: MD



55 COONARA AVENUE,
WEST PENNANT HILLS

LOCATION OF FAUNA
ENCOUNTER (WEEK OF 9 – 14
MARCH 2026)

FIGURE 2

- LEGEND**
- Subject Site
 - The Property
 - Demolition DA footprint – subject to separate FMP
 - Existing Multistorey Carpark
 - Onsite Nursery
- Clearing Stage**
- Stage 1
 - Stage 2
 - Stage 3
 - Stage 4
 - Stage 5
 - Stage 6
- Encountered**
- Red-bellied Black Snake

Image Source: Nearmap (2026) Dated: 05/12/2025
DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

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Coordinate System: GDA2020 MGA Zone 56
Scale: 1:3,717 at A3
Project Number: 623.030562.00001
Date Drawn: 16-Mar-2026
Drawn by: MD



24 March 2026

SLR Ref No.: 623.030562.00001_L09_FMP Weekly_16-21Mar

Attention: Angelo Berios

The Hills Shire Council

Via email: aberios@thehills.nsw.gov.au

CC Rebecca McAlpine: rebecca.mcalpine@mirvac.com

Rohan Virwani: rohan.virwani@mirvac.com

SLR Project No.: 623.030562.00001

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

Dear Angelo,

The purpose of this letter is to provide the required weekly report on ecological clearance supervision and fauna relocation for works conducted between 16 - 21 March 2026 for the approved Concept Development Application (DA 860/2022/JP) at 55 Coonara Avenue, West Pennant Hills.

1.0 Fauna Management Plan Requirements

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

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

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

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

2.0 Surveys

2.1 Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted within the any approved works areas between 16 – 21 March 2026. However, due diligence checks of work areas, as required, for each day were conducted prior to any clearing works.

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

2.2 Clearing Supervision

Supervision of the following work was conducted between 16 - 21 March 2026:

- 16 – 17 March: Supervision of tree removal/habitat removal, in accordance with the two-stage clearing process, around the Discovery Centre carpark and the northern edges of Stage 4
- 18 – 19 March: Supervision of shearing of felled trees;
- 20 March: Supervision of mulching of felled/sheared trees.

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

2.3 Monitoring Works

No monitoring works were conducted between 16 - 21 March 2026.

Monitoring for the 2026 Powerful Owl breeding season is not proposed to commence until about late March 2026.

3.0 Results

3.1 Preclearance Surveys

No specific staged preclearance surveys or targeted preclearance surveys were conducted within the relevant works areas between 16 - 21 March 2026. The due diligence checks conducted did not find any indications of usage by Powerful Owl (owl wash, feathers, prey remains), within the relevant work areas or immediate surrounds.

3.2 Clearing Supervision

The following habitat features were cleared during supervision works on 16 – 17 March 2026:

- Nests: N3, N18
- Drey: D3
- Logs: L5, L6, L29, L32
- Rocks: R1, R2, R26
- Habitat Tree/Hollow bearing tree: T2, HBT3
- Artificial structures: AS1, AS2

Note that AS1 and AS2 comprise the outlets of an existing pipe within the site. While the pipe has not been specifically removed, the area around the outlets has been cleared and the area no longer comprises suitable habitat due to the removal of shelter around the outlet.

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

One fauna species, a Ring-tailed Possum (*Pseudocheirus peregrinus*) was encountered during clearing works on 16 March 2026. The individual left the drey (D3) during clearing



works to isolate the habitat feature and self-relocated into the canopy of an adjacent tree (last sighted at a height of ~15m above ground level). This tree was therefore treated as a habitat feature and was also isolated. The individual self-relocated overnight as no indications of the individual were recorded during the detailed checks of the isolated tree the following morning. Therefore the tree was felled on 17 March and post felling checks of the tree confirmed the absence of the Ring-tailed possum. The location of the encounter is shown in **Figure 2**.

No other fauna species were encountered during clearing supervision works and no relocations were required.

3.3 Monitoring Works

As all traps were removed in anticipation of vegetation clearing works, no monitoring works were conducted between 16 - 21 March 2026. Therefore, no fauna was required to be relocated in relation to trapping works between 16 - 21 March 2026. Monitoring for the 2026 Powerful Owl breeding season is not proposed to commence until March 2026.

4.0 Summary and Conclusions

As habitat features were present in the works area to the immediate north of Stage 4, the two-stage clearing procedure for vegetation, as outlined in the FMP was implemented for clearing works in this area. As per the conditions of consent, all tree clearing/habitat removal works within between 16 - 21 March 2026 were conducted under ecological supervision. One Ring-tailed possum was encountered during clearing works on 16 March 2026 and self-relocated overnight following isolation of the relevant habitat tree. No fauna were captured during ecological supervision works between 16 - 21 March 2026. No other fauna were encountered between 16 - 21 March 2026. Therefore, no fauna relocations were required between 16 - 21 March 2026. No monitoring works were conducted between 16 - 21 March 2026.

In accordance with Condition 44 and reporting requirements of Section 5.1 of the approved FMP, this letter provides the requisite weekly report for preclearance surveys and fauna relocation works for the week of 16 - 21 March 2026.

Regards,

SLR Consulting Australia Pty Ltd



Dr Gitanjali Katrak

Principal Ecologist - Ecology & Biodiversity
gitanjali.katrak@slrconsulting.com

Attachments *Figure 1: Location of staged work areas and habitat features*

Figure 2: Location of Fauna encounter (Week of 16 - 21 March 2026)



FIGURE 1

LEGEND

- Subject Site
- The Property
- Demolition DA footprint – subject to separate FMP
- Existing Multistorey Carpark
- Onsite Nursery

Clearing Stage

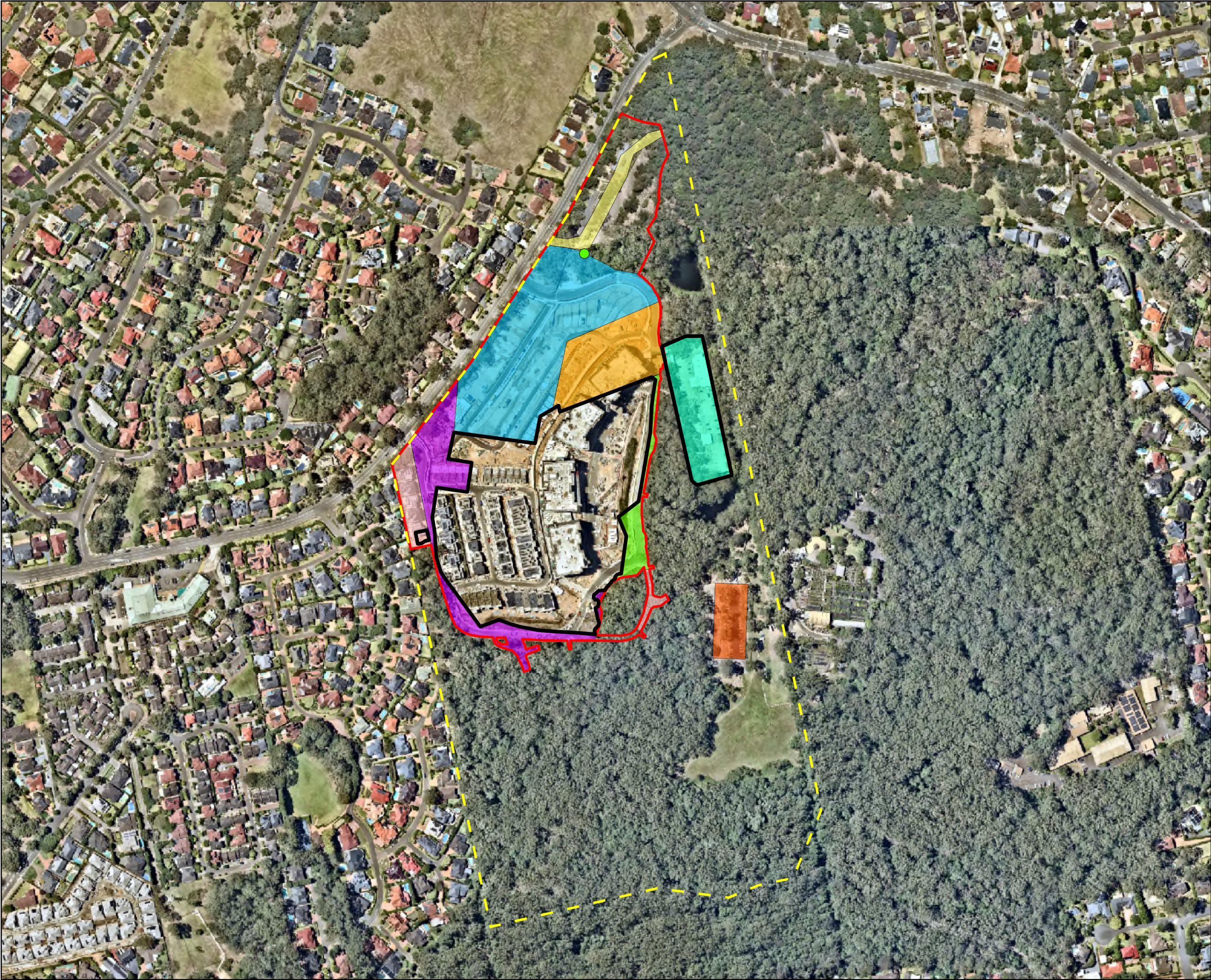
- Stage 1
- Stage 2
- Stage 3
- Stage 4
- Stage 5
- Stage 6

Habitat Feature

- Artificial structure, To be removed
- Artificial structure, To be retained
- Artificial structure, Retained with modification
- Dense Vegetation (Ferns), To be removed
- Drey, To be removed
- Drey, To be retained
- Habitat Tree, To be removed
- Hollow-bearing tree, To be removed
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- Nest, To be removed
- Nest, To be retained
- Rock/Rock feature, To be removed
- Rock/Rock feature, To be retained
- Termite Nest, To be removed
- Tree Stump, To be removed
- Tree, Removed
- Cleared / Removed
- Modified

Image Source: Nearmap (2026) Dated: 05/12/2025
DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

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Drawn by: MD



55 COONARA AVENUE,
WEST PENNANT HILLS

LOCATION OF FAUNA
ENCOUNTER (WEEK OF 16 – 21
MARCH 2026)

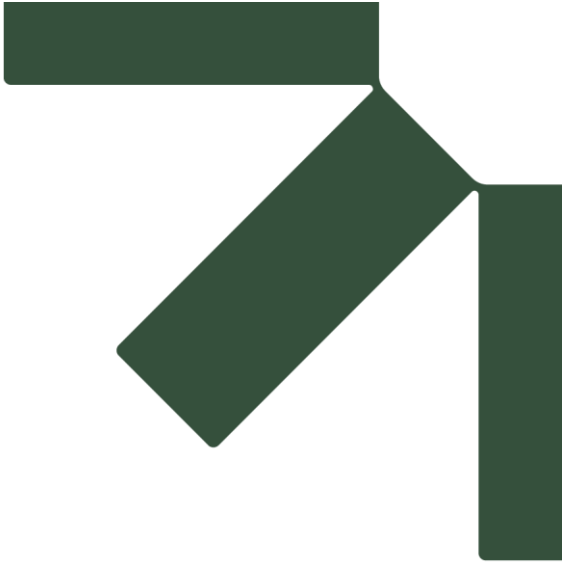
FIGURE 2

- LEGEND**
- Subject Site
 - The Property
 - Demolition DA footprint – subject to separate FMP
 - Existing Multistorey Carpark
 - Onsite Nursery
- Clearing Stage**
- Stage 1
 - Stage 2
 - Stage 3
 - Stage 4
 - Stage 5
 - Stage 6
- Encountered**
- 1x Ring-tailed Possum

Image Source: Nearmap (2026) Dated: 05/12/2025
DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

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Scale:	1:3,717 at A3		
Project Number:	623.030562.00001		
Date Drawn:	23-Mar-2026		
Drawn by:	MD		





Appendix D May 2025 - April 2026 Vegetation Restoration Monthly Reports

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

Annual Compliance Report: 1 May 2025 to 30 April 2026

Mirvac Developments

SLR Project No.: 623.030562.00008

26 May 2026



MONTHLY REPORT – MAY 2025

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



MURU
MITTIGAR

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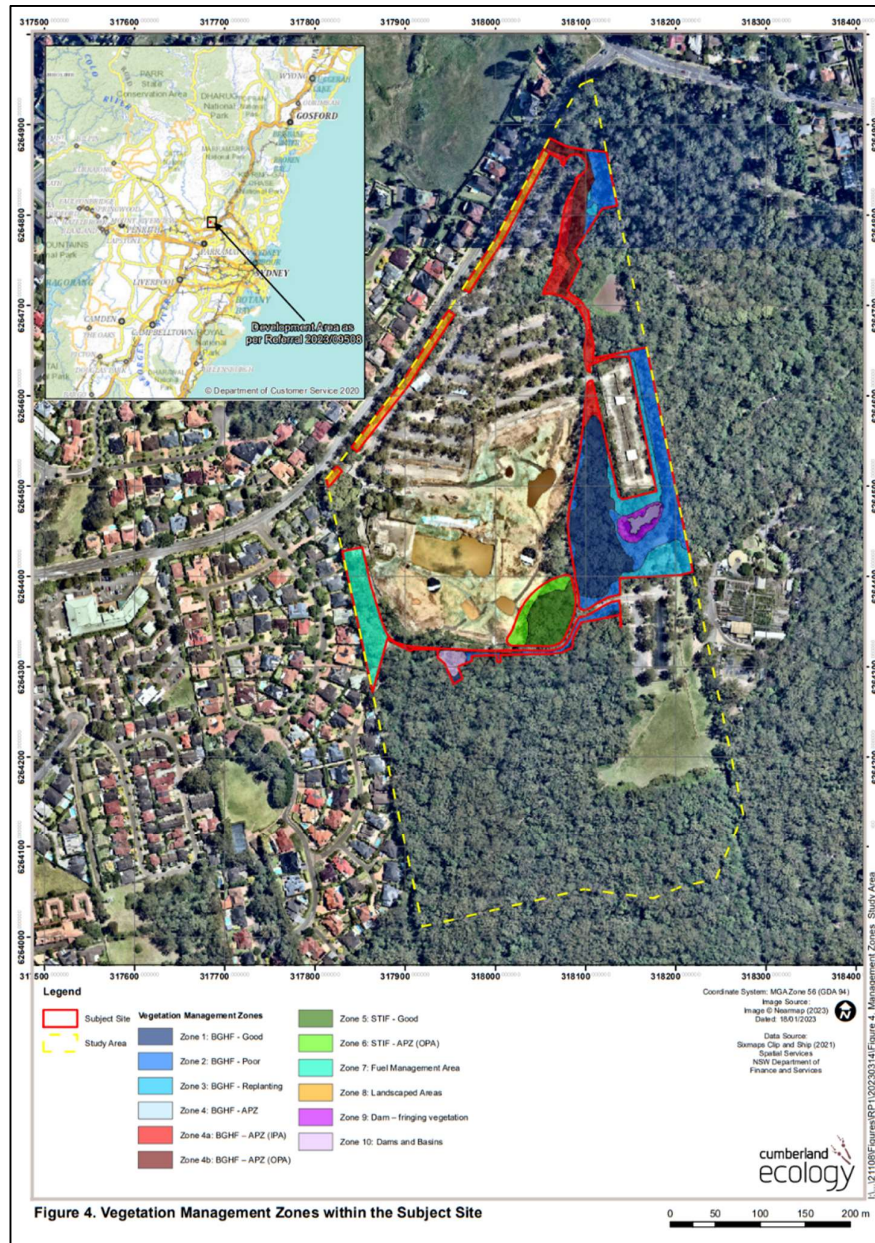
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Summary of Works

Overview

Dates	Number of Staff	Total Hours On Site
01 May 2025	5	40

Site Map



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45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	3 of 5

Site Works

1st May

Larger specimens of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) removed using a chainsaw and painted with neat Glyphosate within Zone 2. (Please refer to Figure 4 on Page 3).

Smaller specimens of privet species and *Lantana camara* were cut and painted with hand tools and neat glyphosate.

Lantana camara sprayed with Wood Extra at a rate of 0.5%.

Photos



Before



After



Before



After



Chemical Reports

Chemical reports for this month have been attached.

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	4 of 5

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	5 of 5



MONTHLY REPORT – JUNE 2025

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

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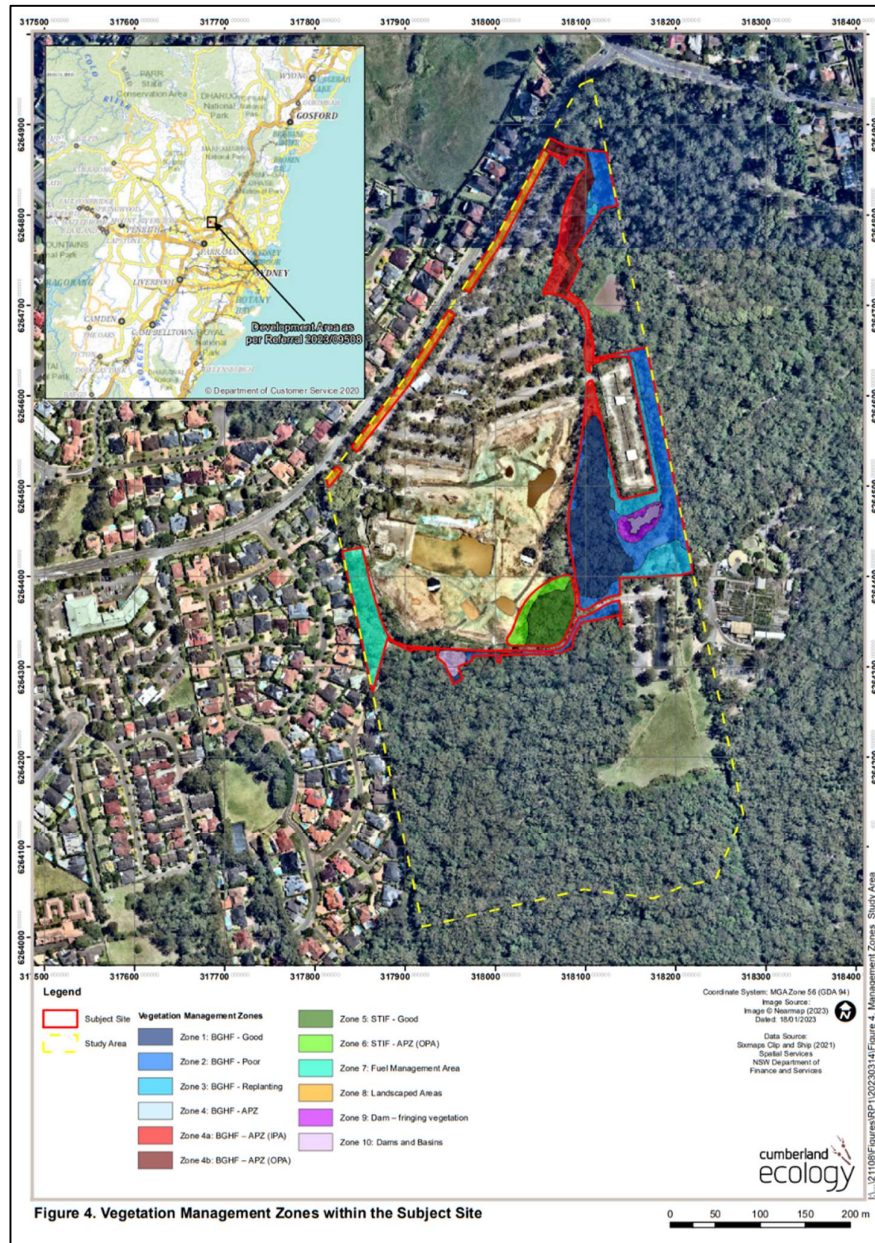
Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	2 of 6

Summary of Works

Overview

Dates	Number of Staff	Total Hours On Site
03 June 2025	3	24
18 June 2025	4	32

Site Map



Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	3 of 6

Site Works

3rd June

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

Other weeds treated with neat Glyphosate Cassia (*Senna pendula* var. *glabrata*). Crofton Weed (*Ageratina Adenophora*) hand removed or cut and painted with neat Glyphosate.

18th June

Continued works of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) removal via chainsaw.

Larger specimens were drilled and filled neat Glyphosate. Smaller specimens were cut and painted with neat glyphosate. *Lantana camara* (Lantana) cut and painted with Glyphosate. Ochna was cut and painted using Vigilant.

Photos



Before



After



Before



After



Before



After



Before



After



Before



After



Before



After

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	5 of 6

Before

After



Chemical Reports

Chemical reports for this month have been attached.

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	6 of 6



MONTHLY REPORT – JULY 2025

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

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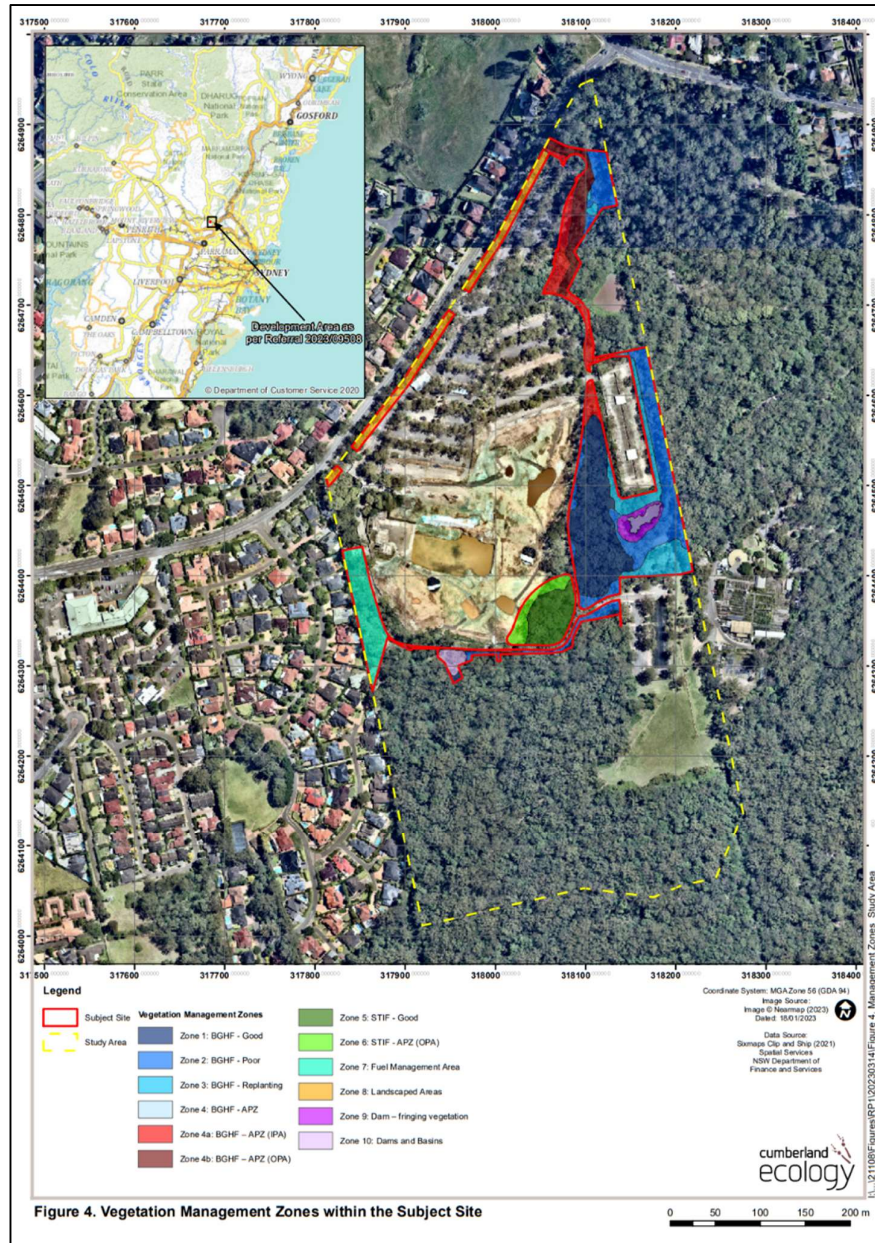
Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	2 of 5

Summary of Works

Overview

Dates	Number of Staff	Total Hours On Site
14 July 2025	7	56
17 June 2025	7	56
30 July	4	32

Site Map



Site Works

14th , 17th and 30th July

Zone 4a – Weed Management Works

Weed removal and treatment operations continued in Zone 4a, targeting the following species:

- Large-Leaved Privet (*Ligustrum lucidum*) & Small-Leaved Privet (*Ligustrum sinense*) Removal carried out via chainsaw.
- Cassia (*Senna pendula* var. *glabrata*) Treated with neat Glyphosate.
- Crofton Weed (*Ageratina adenophora*) Smaller specimens were hand-removed or treated using the cut-and-paint method with neat Glyphosate. Larger specimens were treated using the drill-and-fill method with neat Glyphosate.
- Lantana (*Lantana camara*) Treated using the cut-and-paint method with Glyphosate.
- Ochna (*Ochna serrulata*) Treated using the cut-and-paint method with Vigilant gel.

Photos



Before

After



Before

After



Before

After

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45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	4 of 5



Before

After

Chemical Reports

Chemical reports for this month have been attached.

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45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	5 of 5



MONTHLY REPORT – AUGUST 2025

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

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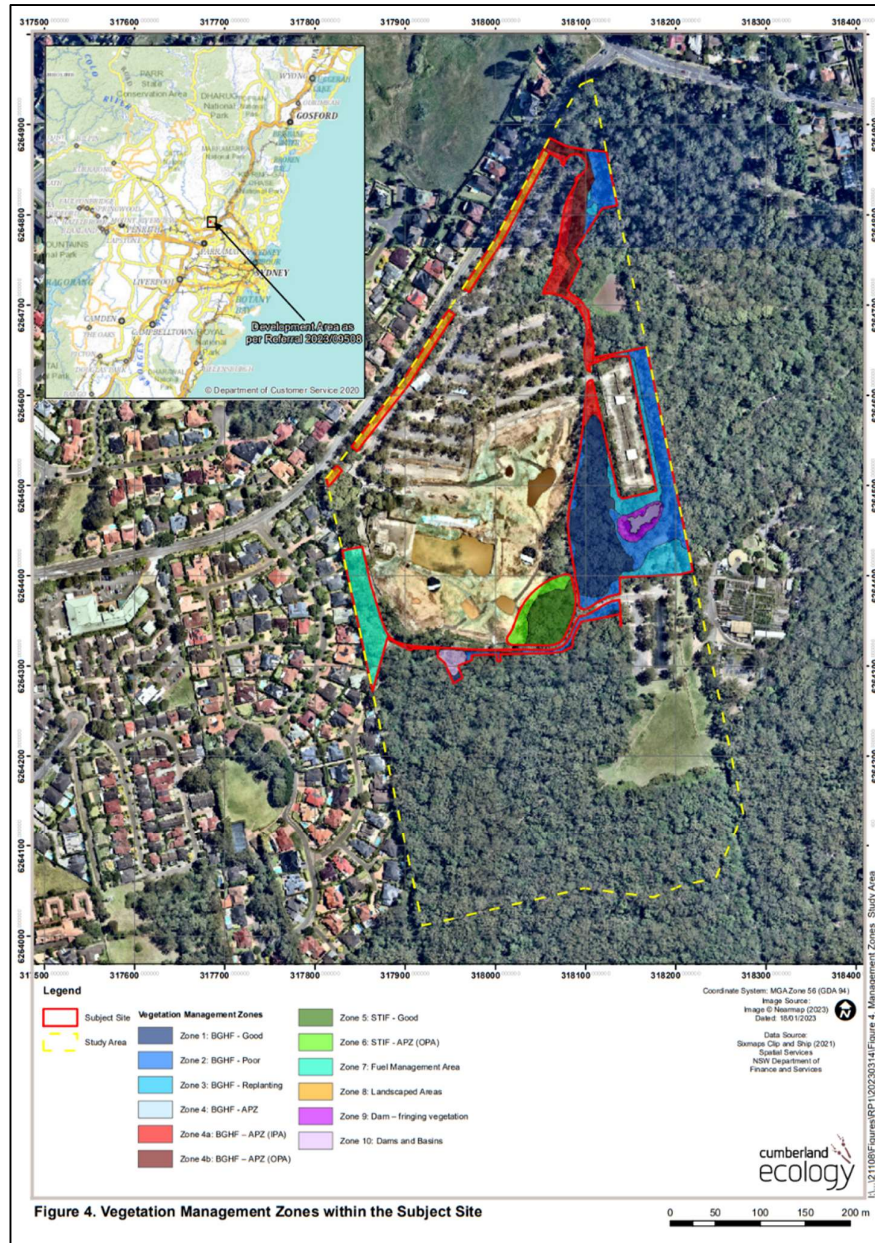
Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	2 of 6

Summary of Works

Overview

Dates	Number of Staff	Total Hours On Site
08 th August 2025	8	64
15 th August 2025	9	72
25 th August 2025	6	48

Site Map



Site Works

8th August

Zone 1 and 2 were swept for isolated woody weeds. Ochna was treated with Vigilant while Lantana, Privet and Camphor Laurel were treated with Glyphosate.

15th August

Due to wet weather and steep slopes spraying and chainsaw works were forgone this day. Works focused on hand removal of juvenile privet and lantana. Larger specimens were cut and paint. Hand removal of asparagus fern and bridal creeper.also occurred. These works were carried out across Zone 1, 2 and 3.

25th August

Works began in Zone 7 in preparation for the walk throughs in late September. Hand weeding around natives in preparation for spraying was carried out. Due to high density of groundcover only minimal spraying may occur in this area. Hand weeding is recommended to preserve as much diversity as possible in the ground layer.

Photos



Before

After



Before

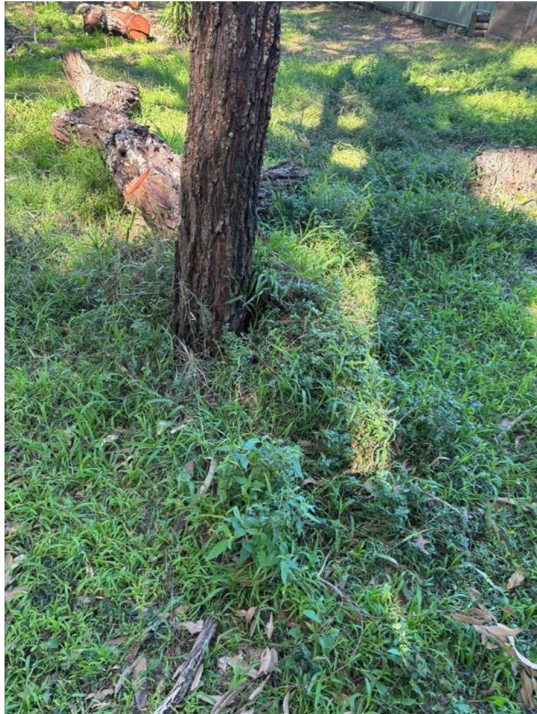
After



Before



After



Before



After

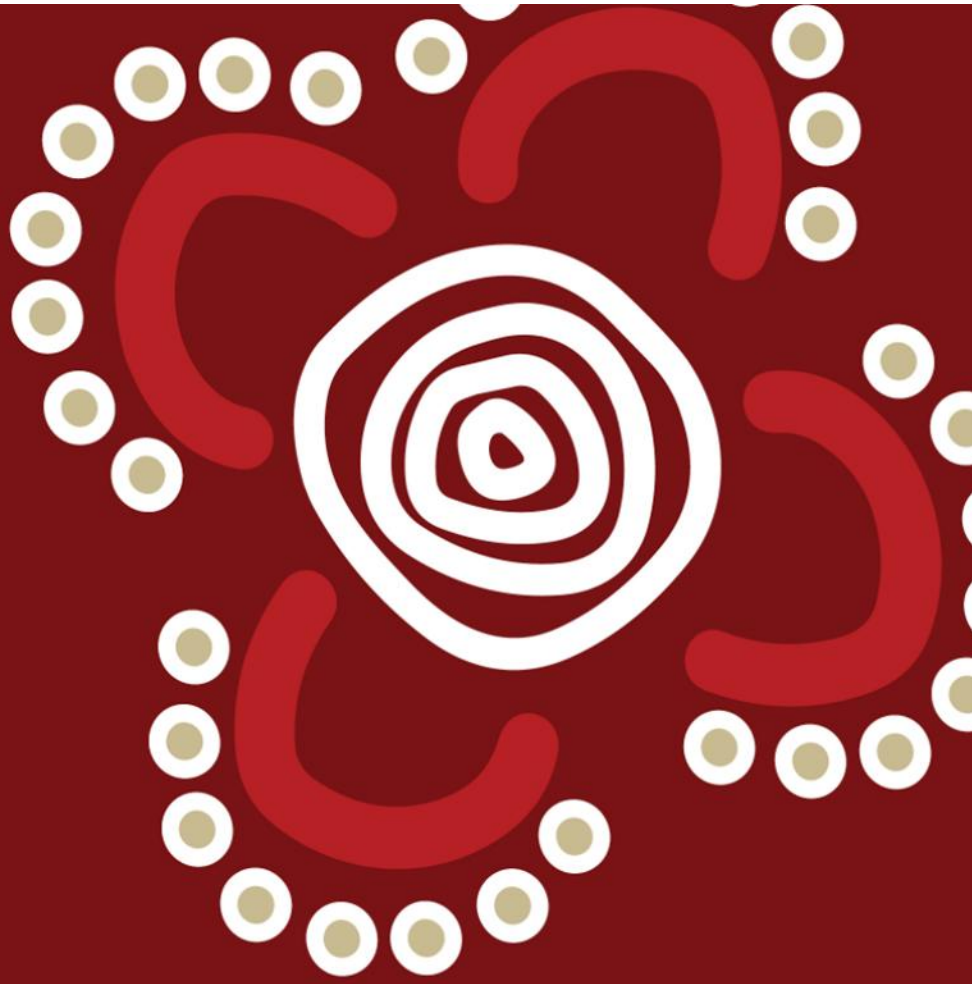
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45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	5 of 6



Chemical Reports

Chemical reports for this month have been attached.

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45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	6 of 6



MONTHLY REPORT – SEPTEMBER 2025

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



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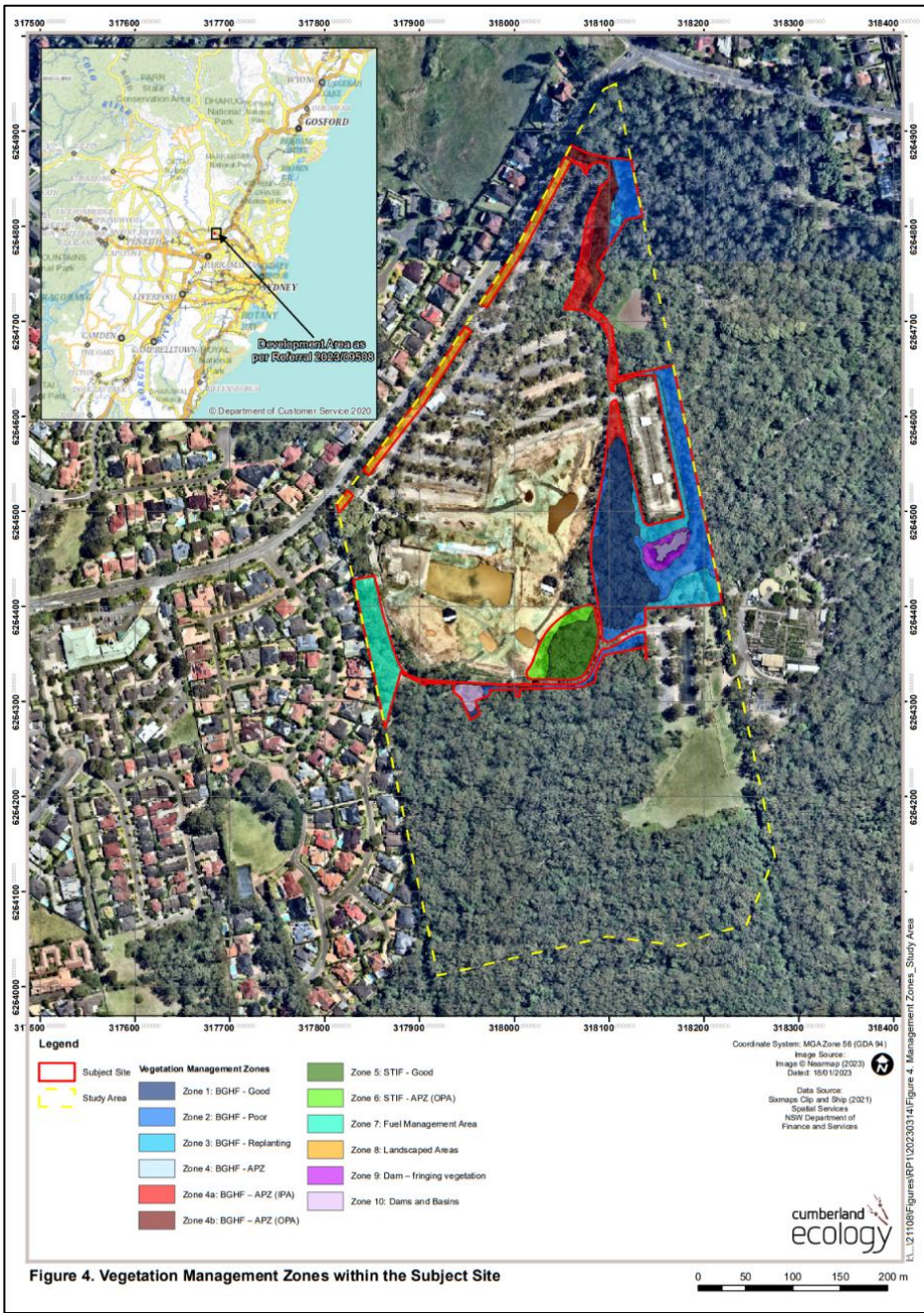
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Summary of Works

Overview

Dates	Number of Staff	Total Hours On Site
4 th September 2025	3	24
5 th September 2025	7	56
9 th September 2025	5	40
15 th September 2025	5	40
19 th September 2025	4	32
22 nd September 2025	7	56
30 th September 2025	6	48

Site Map



Site Works

4th September 2025

Hand weeding occurred in Zone 7. Weeds removed included primarily *Ehrharta erecta* and occasional *Sida rhombifolia*. Prepared the area for future herbicide spraying.

5th September 2025

Hand weeding occurred in Zone 7. Weeds removed included primarily *Ehrharta erecta* and occasional *Sida rhombifolia*. Prepared the area for future herbicide spraying.

9th September 2025

Hand weeding occurred in Zone 7. Weeds removed included primarily *Ehrharta erecta* and occasional *Sida rhombifolia*. Prepared the area for future herbicide spraying.

15th September 2025

Hand weeding occurred in Zone 7. Weeds removed included primarily *Ehrharta erecta* and occasional *Sida rhombifolia*. Prepared the area for future herbicide spraying.

19th September 2025

Hand weeding occurred in Zone 7. Weeds removed included primarily *Ehrharta erecta* and occasional *Sida rhombifolia*. Herbicide spraying occurred in areas that were free of natives.

22nd September 2025

Works occurred in Zones 1, 2, 3 and 9. Cut and paint larger specimens of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) in Zone 2 with a chainsaw. Herbicide sprayed Blackberry (*Rubus fruticosus*) within Zone 9 around dam area. Herbicide spraying various herbaceous annuals and grass weeds within Zone 3. Herbicide sprayed Lantana (*Lantana camara*) re-growth, Asparagus Fern (*Asparagus asparagoides*) within Zone 1. Hand-pulled small woody weeds.

30th September 2025

Cut and paint larger specimens of Large-Leaved Privet (*Ligustrum lucidum*) and Small-Leaved Privet (*Ligustrum sinense*) in Zones 1 and 2 with a chainsaw. Cut and paint smaller specimens with hand tools. Frill and drilled extremely large specimens unable to be cut with chainsaw.

Photos



Before



After

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45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	5-Nov-25	4 of 7



Before



After



Before



After



Before



After



Before



After

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45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	5-Nov-25	5 of 7



Before



After



Before



After



Before



After



Before



After



Before

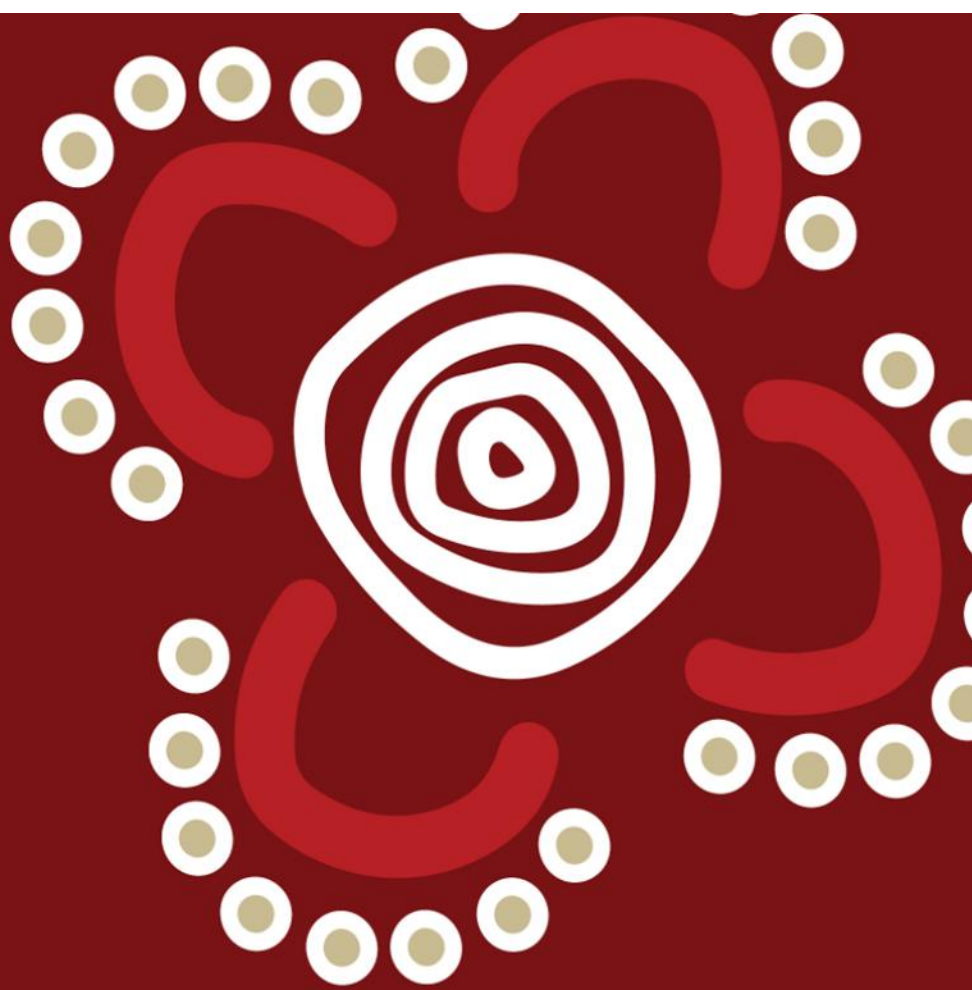


After

Chemical Reports

Chemical reports for this month have been attached.

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	5-Nov-25	7 of 7



MONTHLY REPORT – OCTOBER 2025

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



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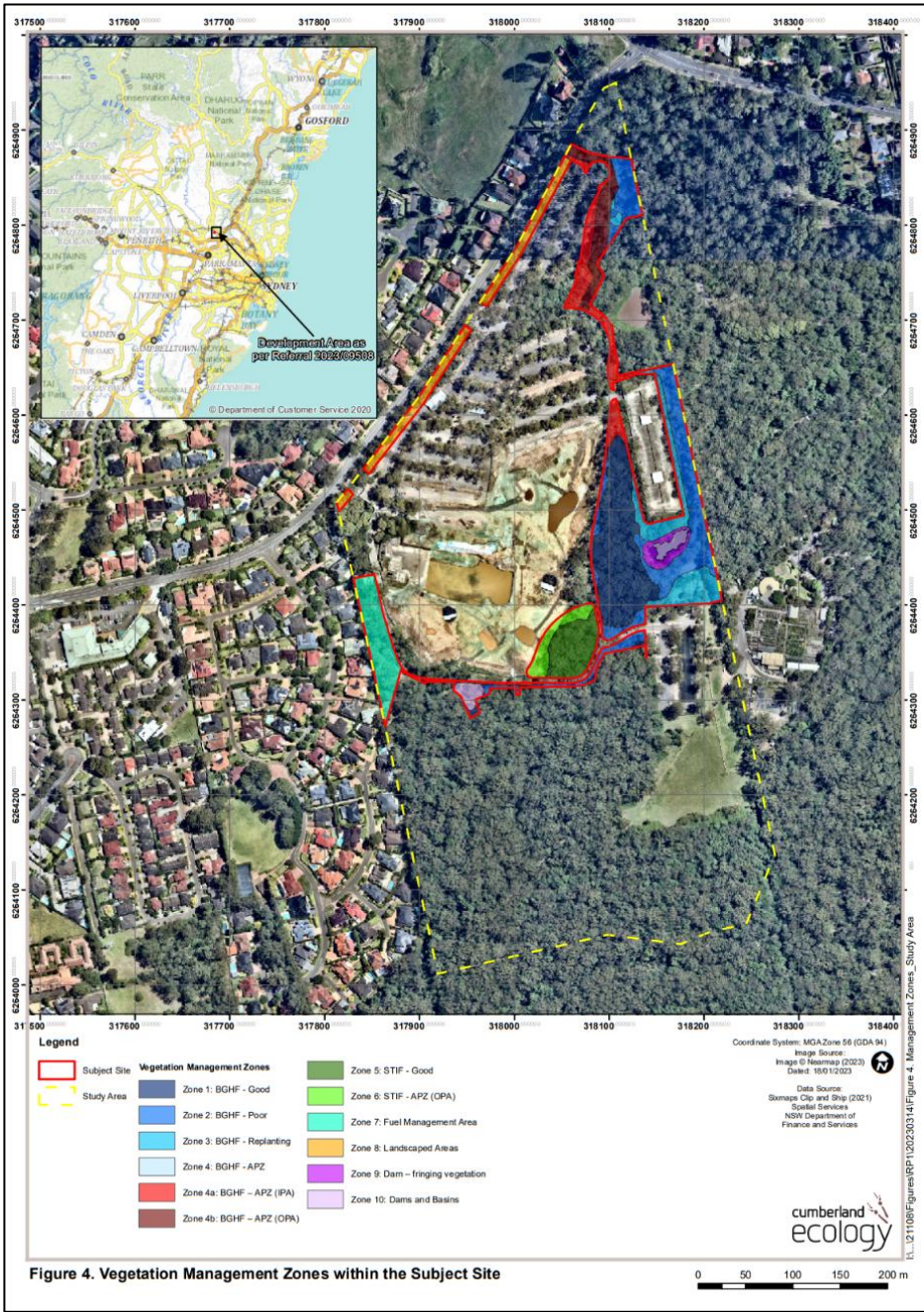
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Summary of Works

Overview

Dates	Number of Staff	Total Hours On Site
1 st October 2025	4	32
7 th October 2025	6	48
20 th October 2025	4	32
27 th October 2025	5	40

Site Map



Site Works

1st October 2025

Ochna (*Ochna serrulata*) treated with neat Vigilant. Larger specimens of Large-Leaved Privet (*Ligustrum lucidum*), Small-Leaved Privet (*Ligustrum sinense*) and *Lantana camara* were removed using a chainsaw and painted with neat Glyphosate within Zone 2. (Please refer to Figure 4 on Page 3). Very large specimens were drilled and filled within Zone 1.

7th October 2025

Hand weeding occurred in Zone 7. Weeds removed included primarily *Ehrharta erecta* and occasional *Sida rhombifolia*.

20th October 2025

Hand weeding occurred in Zone 7. Weeds removed included primarily *Ehrharta erecta* and occasional *Sida rhombifolia*.

27th October 2025

Hand weeding occurred in Zone 7. Weeds removed included primarily *Ehrharta erecta* and occasional *Sida rhombifolia*.

Photos



Before



After



Before



After



Before



After



Before



After



Before



After

Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	5-Nov-25	5 of 6



Before



After



Before



After



Chemical Reports

Chemical reports for this month have been attached.

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MONTHLY REPORT – NOVEMBER 2024

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



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MITTIGAR

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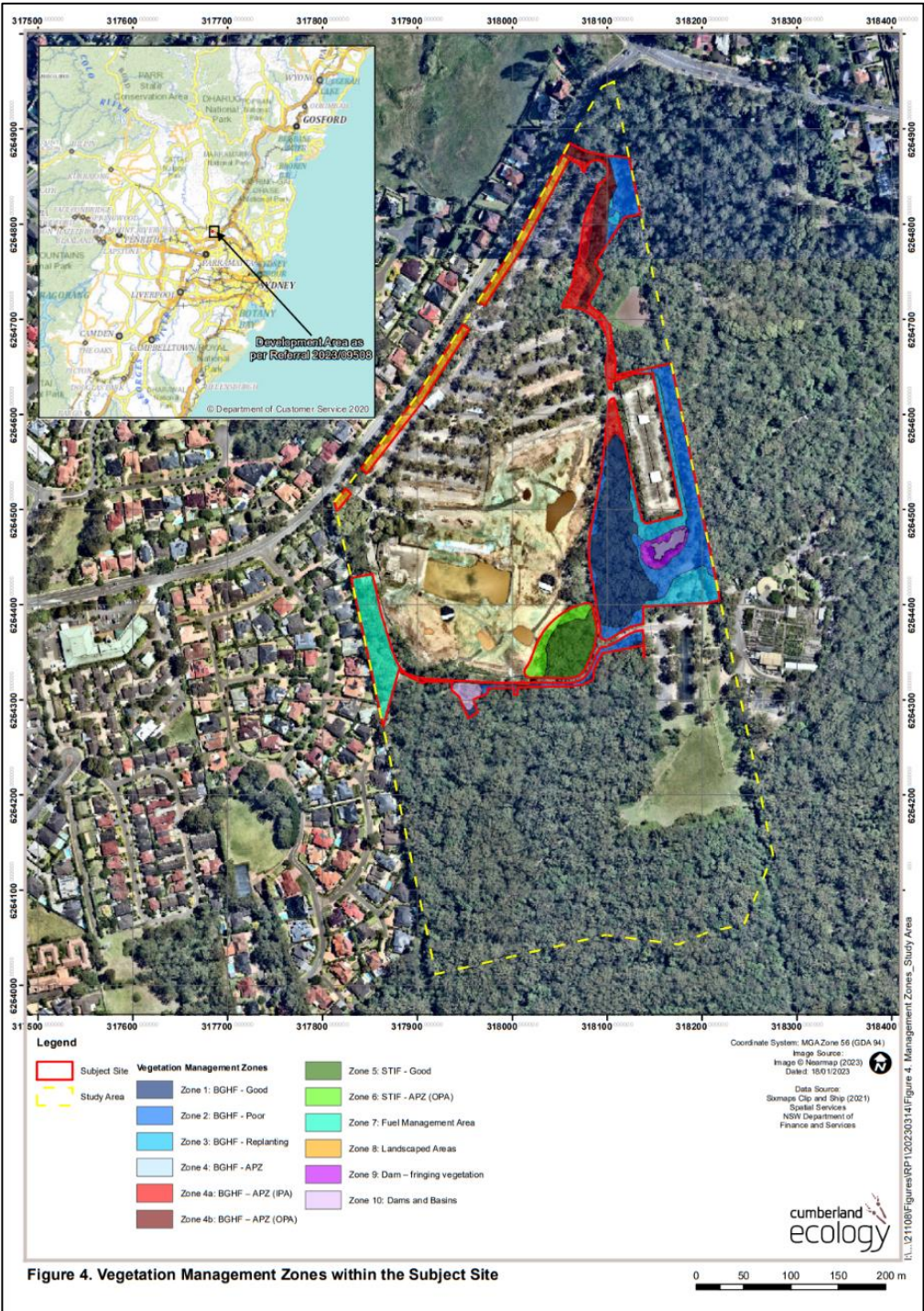
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Summary of Works

Overview

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

Site Map



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21st November 2024

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

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

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

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

Before and After Photos



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



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

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

22nd November 2024

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

Before and After Photos



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



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

28th November 2024

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

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

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

Before and After Photos



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



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



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



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

Chemical Reports

Chemical reports for this month have been attached.

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45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	17-Jan-25	8 of 8



MONTHLY REPORT – DECEMBER 2025

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

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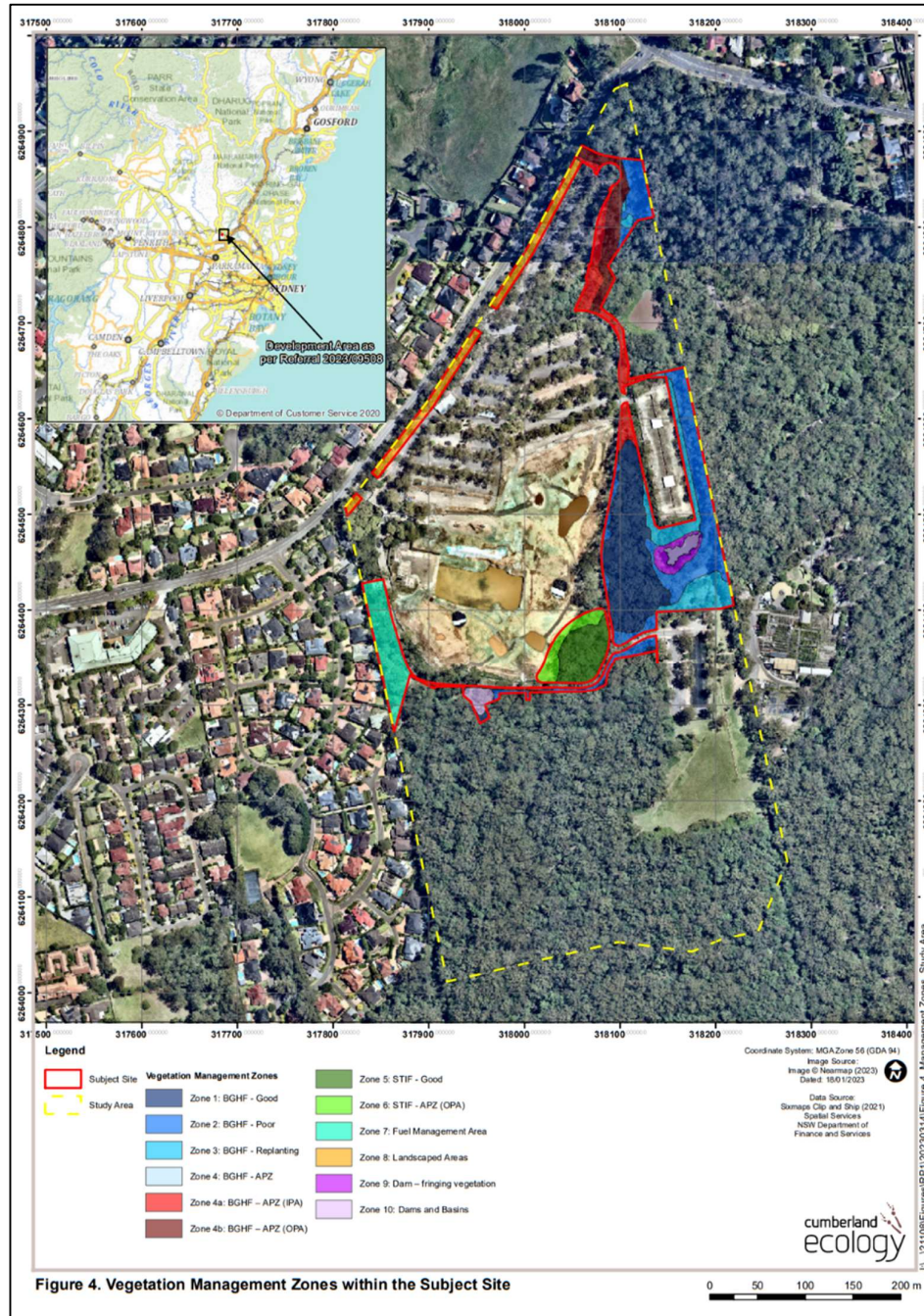
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Summary of Works

Overview

Dates	Number of Staff	Total Hours On Site
11 th December 2024	3	24
16 th December 2024	3	24

Site Map



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45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	3 of 6

11th And 16th December

Target Species

Ludwigia spp. (Creeping/Water Primrose)

Works Undertaken

Works on this visit focused on the targeted control of Ludwigia within the dam system. Infested areas were carefully identified and prioritised to reduce overall weed density while minimising disturbance to surrounding aquatic habitats.

The following activities were carried out:

Manual removal of accessible Ludwigia mats from the dam margins, with root systems lifted where possible to reduce the risk of rapid regrowth.

Collection of floating plant fragments to prevent downstream spread and secondary establishment.

Transportation of all removed material to a designated disposal area for drying and safe decomposition.

Outcomes

The works resulted in a measurable improvement in open-water areas across the treated section of the dam, with a notable reduction in weed cover. Removal of floating mats is expected to contribute to improved water flow and reduced competition with native aquatic vegetation.

Recommendations

Continued treatment of dam margins is recommended on future visits to progressively reduce the Ludwigia infestation and consolidate gains achieved during this session.

Before and After Photos



Before

After

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Before



After

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Chemical Reports

Chemical reports for this month have been attached.

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MONTHLY REPORT – JANUARY 2026

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

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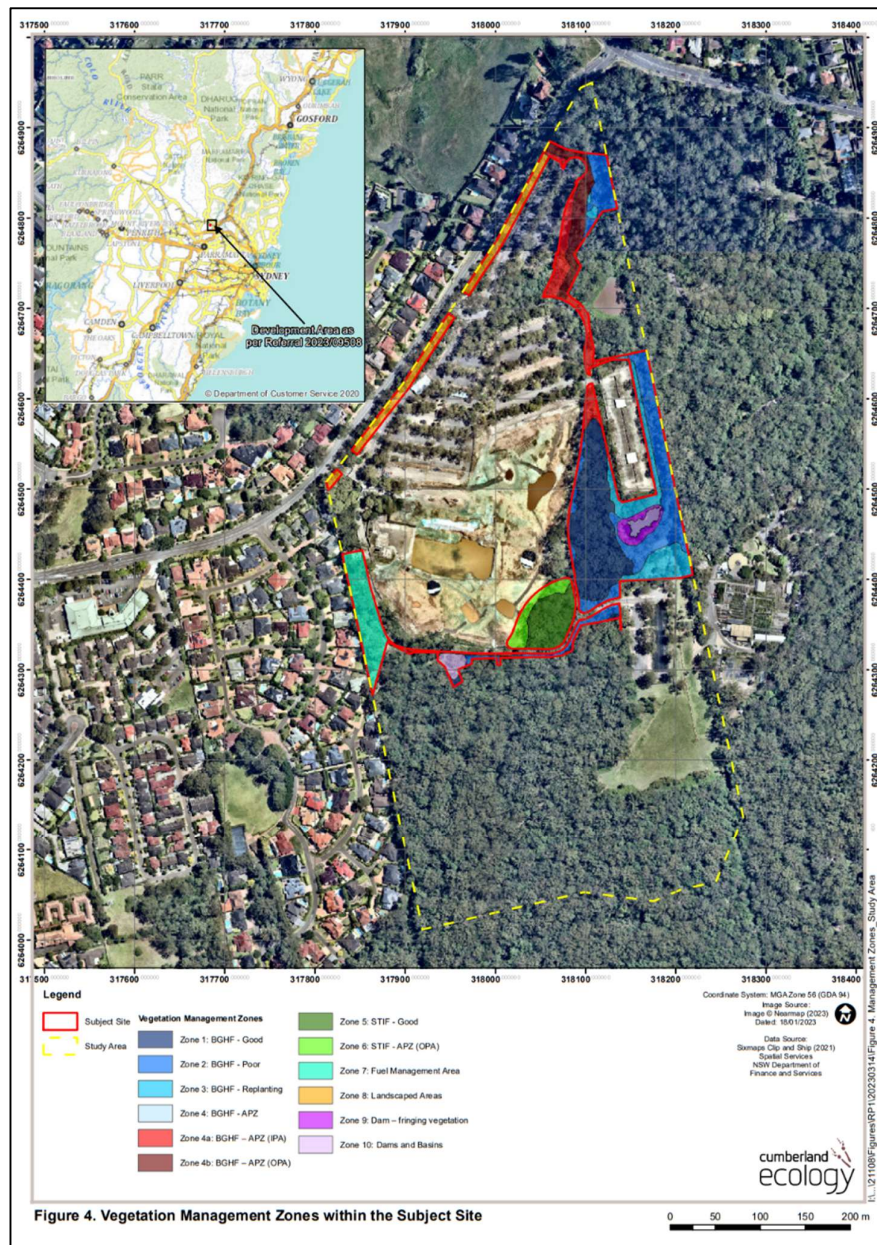
Muru Mittigar Limited	Job No.	Project	Author	Version	Date of Creation	Page
45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	22-Apr-26	2 of 5

Summary of Works

Overview

Dates	Number of Staff	Total Hours On Site
28 th January 2026	4	32

Site Map



21st to 24th January

Weed Control (Hand Removal)

Target Species Ludwigia spp. (Creeping/Water Primrose)

Works Undertaken Targeted hand removal of Ludwigia spp. continued within the dam, focusing on remaining visible infestations following previous treatment. Works were conducted with care to minimise disturbance to the dam banks, aquatic habitat, and surrounding native vegetation. The following methods were applied:

- Hand removal of all visible plant material, including stems and root systems, to reduce the likelihood of regrowth and downstream spread.
- Floating fragments were collected to avoid further spread within the waterbody.

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- Collected material was transported and disposed of appropriately away from the waterbody to prevent re-establishment.
- Works were carried out with particular attention to avoiding sediment disturbance and maintaining water quality throughout the treatment area.

Weed Control (Herbicide Spraying)

Target Species Blackberry (*Rubus* spp.)

Works Undertaken – Pond Surrounds Weed control works continued around the pond targeting Blackberry infestations along the margins and surrounding vegetation. The following methods were applied:

- Accessible Blackberry infestations were treated by herbicide spraying to reduce plant vigour and limit further spread.
- Works were carried out with attention to avoiding spray drift into the waterbody and surrounding native vegetation.

Weed Control (Cut & Paint)

Target Species Large-Leaved Privet (*Ligustrum lucidum*); Lantana (*Lantana camara*)

Works Undertaken – Pond Surrounds Weed control works continued around the pond targeting Privet and Lantana specimens. The following methods were applied:

- Privet and Lantana specimens were treated using the cut-and-paint method, with herbicide applied directly to the freshly cut stem surface of each specimen.
- Treatment was carried out to ensure effective herbicide uptake and minimise the risk of regrowth.

Before and After Photos



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



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



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

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

Chemical Reports

Chemical reports for this month have been attached.

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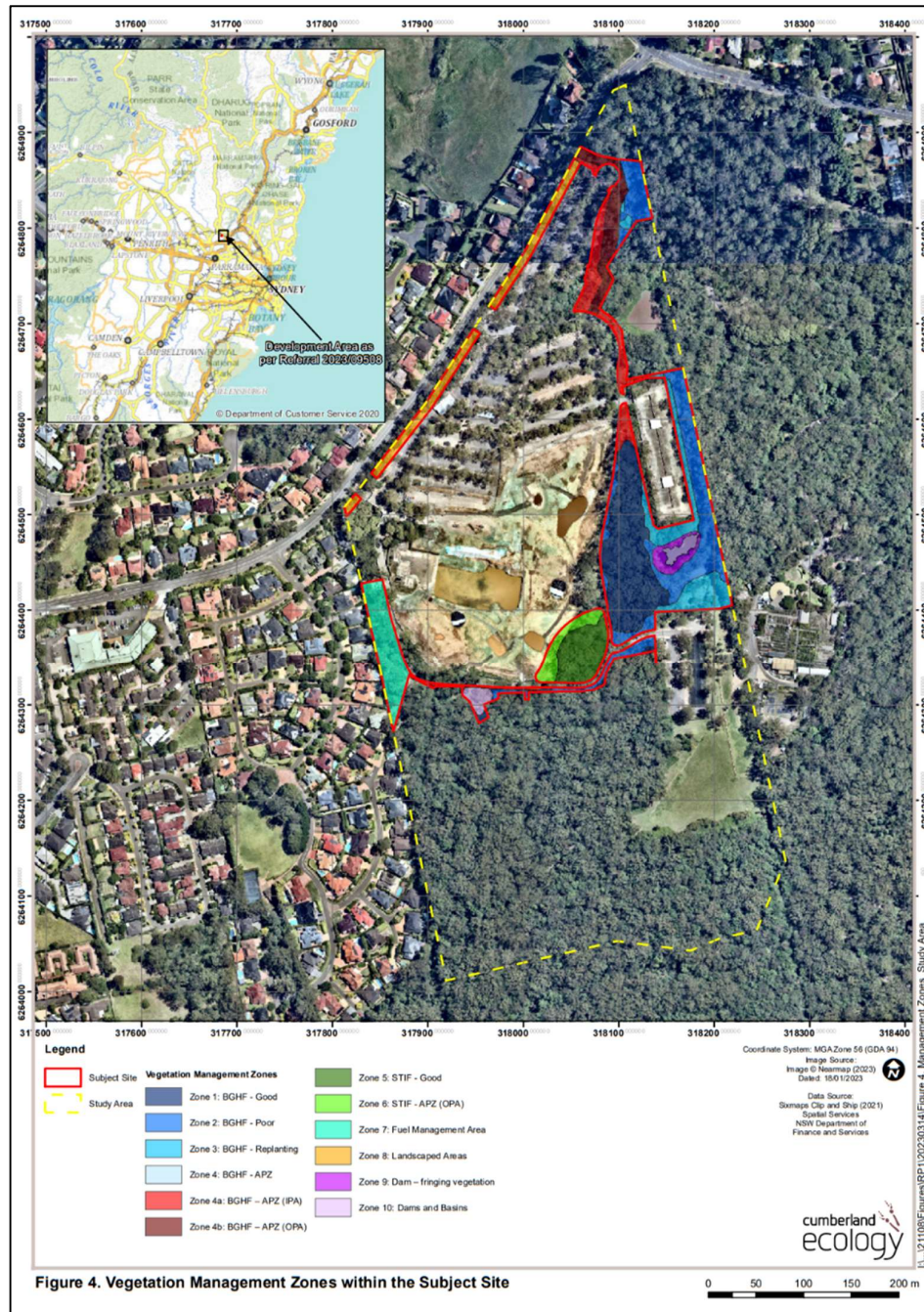
MONTHLY REPORT FEBRUARY 2026

Summary of Works

Overview

Site Name	Mirvac-West Pennant Hills
Client	Mirvac
Number of Days delivered on site	3
Hours	112
Date of visit/s	03/02/2026, 06/02/2026, 16/02/2026.

Weed Management Treatment Zones



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45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	6-Mar-26	2 of 7

Summary

During February 2026, targeted weed control works were carried out across Zones 4a and 4b, focusing on both aquatic and terrestrial invasive species. A combination of hand removal, cut-and-paint and herbicide treatments was used to manage infestations of key weeds including *Ludwigia peruviana*, *Ligustrum sinense*, *Lantana camara* and *Asparagus aethiopicus*. All removed green waste was appropriately managed on site to prevent regrowth. These works aimed to reduce weed density, limit spread, and support native vegetation regeneration along creek lines, pond banks and gully slopes.

Works Undertaken:

- Weed Control (Hand Removal)
- Weed Control (Cut and Paint)
- Herbicide Spraying
- Green Waste Stored

Description of Works

- **Hand removal and cut-and-paint treatments** on *Ligustrum spp.* (Privet), *Ochna serrulata*, and other small woody weeds around the water's edge.
- **Hand weeding along gully slopes and creek lines**, targeting both terrestrial and aquatic weeds.
- **Hand removal of *Ludwigia peruviana*** along the pond bank, conducted as far into the water as safely reachable with waders to minimise terrestrial spread.
- **Herbicide treatment** (backpack spray with Metsulfuron 600) applied to reshooting *Ligustrum sinense* throughout Zones 4a and 4b.
- **Green waste management**, with all removed Ludwigia material stored in a solariser on site to prevent regrowth.

Species Targeted

Ludwigia peruviana
Araujia sericifera (Moth Vine)
Asparagus aethiopicus (Asparagus Fern)
Cestrum spp. (Cestrum)
Lantana camara
Bidens pilosa
Anredera cordifolia (Madeira Vine)
Rheum palmatum (Turkey Rhubarb)
Ageratina adenophora (Crofton Weed)
Ligustrum spp. (Privet)
Ligustrum sinense
Ochna serrulata
Assorted other small woody weeds

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Before and After Photos (03/02/2026)



Before and After Photos (06/02/2026)



Before

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Before and After Photos (16/02/2026)





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Chemical Reports

Chemical reports for this month have been attached.

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45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Shannon Richards	1.0	6-Mar-26	7 of 7



Monthly report February 2026

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

Weed Management Treatment Zones

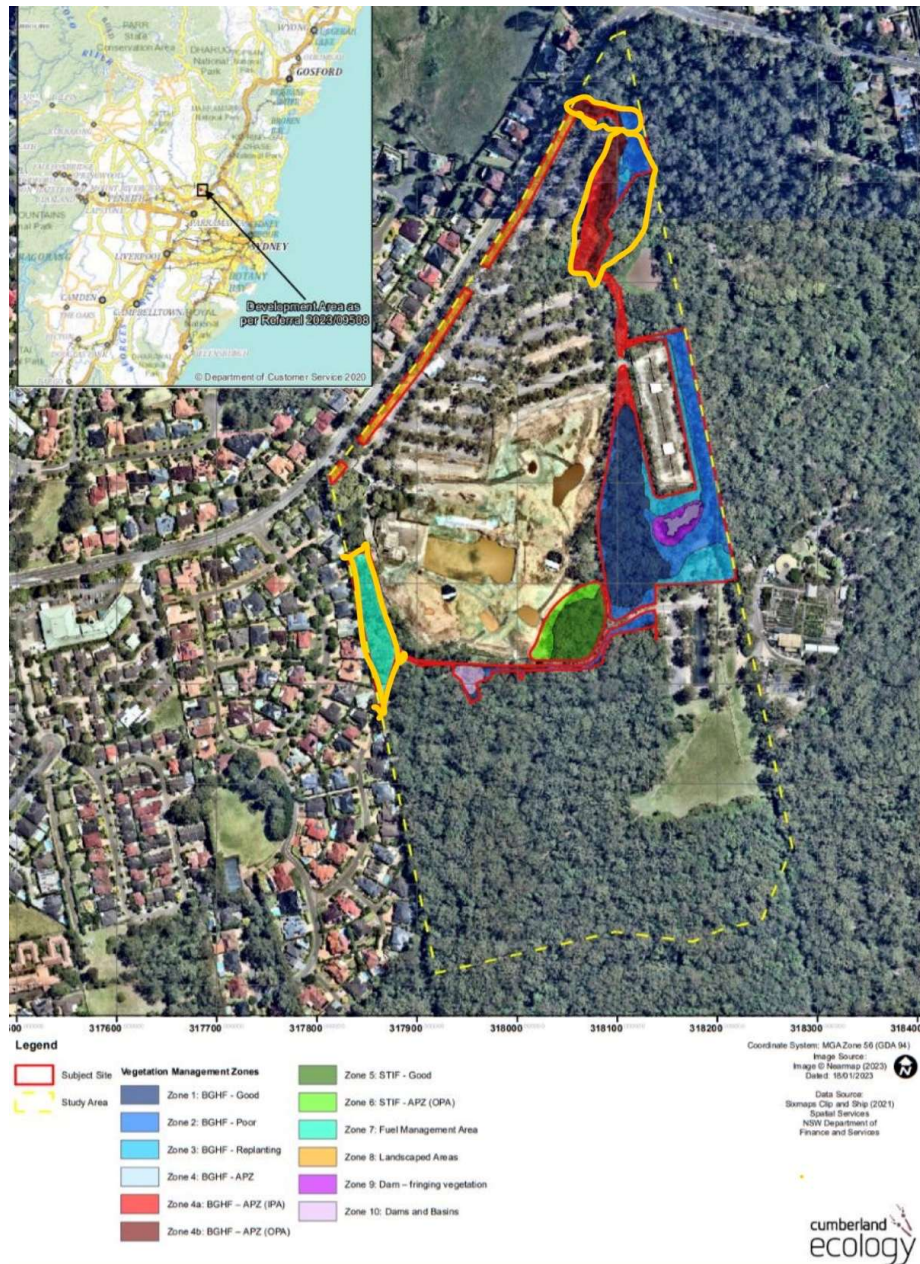


Figure 1. Areas treated by Muru Mittigar March 2026 (outlined in yellow)

Dates	Hours
03/03/2026, 30/03/26	112

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45 093 341 943	20990	Bush Regeneration Works: 55 Coonara Ave, West Pennant Hills (Mirvac)	Nathan Keelan	1.0	21.04.26	2 of 7

Summary

During March 2026, Muru Mittigar undertook bush regeneration works across Zone 2, Zone 4a, Zone 4b, and Zone 7.

Works were prioritised in response to seasonal conditions, targeting both woody and herbaceous weed species prior to seed set. Activities were distributed across multiple zones to ensure an efficient allocation of labour while maintaining consistent site-wide progress.

A key focus during this period was the secondary treatment of *Ligustrum sinense* (Small-leaf Privet) within Zones 2, 4a, and 4b. Significant regeneration of seedlings and reshooting from previously treated individuals was observed following primary control works.

Targeted follow-up was undertaken using a combination of:

- Selective spot spraying of seedlings and dense regrowth
- Hand removal of juvenile plants where feasible
- Mechanical intervention where previously treated stumps had begun to coppice and reshoot

These methods were applied to consolidate earlier works and prevent re-establishment of woody weed dominance.

Zone-Based Works

Zone 7

Works in Zone 7 focused on the reduction of fuel load and the management of *Ehrharta* spp. (Veldt Grass), which was observed to be competing with native regeneration.

Control efforts were directed toward suppressing dense grass cover and minimise the fuel load of dead native branches to reduce fire risk and improve conditions for native species establishment and recovery.

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Works Undertaken:

- Weed Control (Hand Removal)
- Weed Control (Cut and Paint)
- Herbicide Spraying
- Green Waste Stored

Species Targeted

Araujia sericifera (Moth Vine)

Asparagus asparagoides (bridal creeper)

Cestrum spp. (Cestrum)

Lantana camara

Bidens pilosa

Anredera cordifolia (Madeira Vine)

Rheum palmatum (Turkey Rhubarb)

Ageratina adenophora (Crofton Weed)

Ligustrum sinense (small leaf privet)

Ehrharta spp

Ochna serrulata

Before and After Photos (March 2026)

Before



After



Hand weeding of herbaceous weeds in zone 4b

Before

After

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Hande weeding/ cut and paint of Cestrum parqui in zone 2

Before

After



Hand weeding of herbaceous seed bank and Bridal Creeper (dug out by the tubers)

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Zone 7 Post treatment of fuel load timber and reduction of Ehrharta grass to minimise native ground cover smothering

Observations and future priorities

Across the site, Muru Mittigar has observed a reduction in the proliferation of priority weed species, including Madeira Vine (*Anredera cordifolia*), Green Cestrum (*Cestrum parqui*), and Small-leaf Privet (*Ligustrum sinense*), indicating positive outcomes from recent management efforts.

Weed management activities will continue into April 2026, with particular focus on Zone 1 and Zone 9.

In Zone 1, a secondary sweep of herbaceous weed control will be undertaken to reduce seed set and limit further spread within high-visibility areas.

In Zone 9, follow-up works will target aquatic and riparian weed species, particularly Ludwigia (*Ludwigia peruviana*), with treatment focused around the dam and along the bank edges to prevent further establishment and spread.

Ongoing maintenance within Zone 7 will continue on a periodic basis to ensure fuel loads remain at acceptable levels, reducing fire risk and supporting site safety.

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Chemical Reports

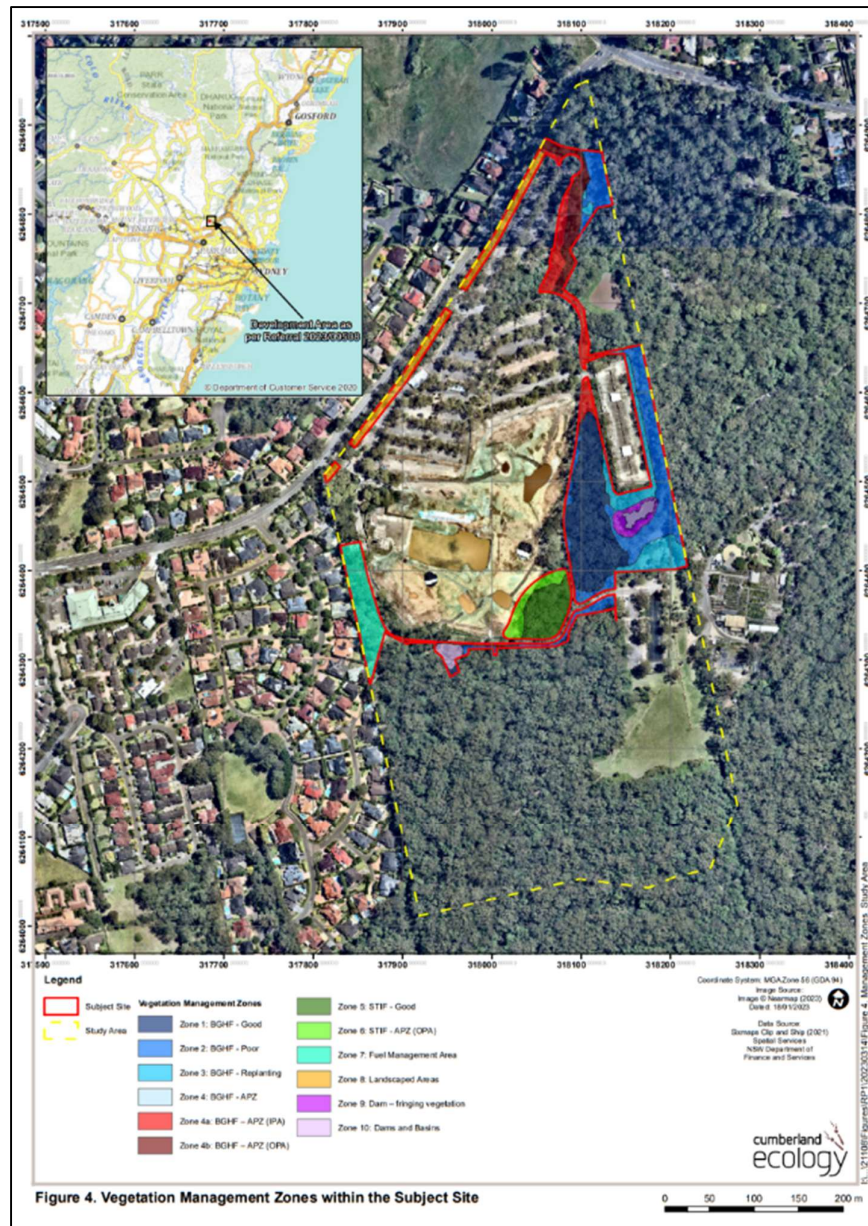
Chemical reports for this month have been attached.

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**Mirvac- 55 Coonara Ave, West
Pennant Hills
Annual Report 2025-2026**

Site Map



Overview

Throughout the reporting period, Muru Mittigar delivered a comprehensive program of bush regeneration works across the site, targeting priority woody, vine, and herbaceous weed species in line with seasonal conditions and long-term site objectives.

Early works focused on the removal of established woody weeds, including Large-leaved Privet (*Ligustrum lucidum*), Small-leaf Privet (*Ligustrum sinense*), and Lantana (*Lantana camara*), which were impacting canopy

structure and limiting native regeneration. These works were carried out using a combination of cut and paint, drill and fill, and scrape and paint techniques, forming the foundation for ongoing site recovery.

As the year progressed, efforts transitioned toward follow-up and consolidation works, focusing on regrowth, seedling recruitment, and the management of residual infestations. A mix of targeted herbicide

applicationhand removal, and mechanical techniques was used to maintain control while minimising disturbance to recovering native vegetation.

In parallel, works addressed a range of herbaceous weeds and environmental vines, including Asparagus Fern, Bridal Creeper, Blackberry, and Fireweed. These species were managed using an integrated approach, with an emphasis on reducing spread and maintaining site condition.

Progression of Works

Over the reporting period, the site has shown a clear progression from initial clearing and weed reduction through to targeted maintenance and recovery.

- Early 2025: Focused removal of dominant woody weeds across key zones, improving access and reducing competition
- Mid 2025: Follow-up treatment of regrowth and emerging seedlings to consolidate earlier works
- Late 2025 – Early 2026: Transition to maintenance-style works, with more targeted intervention and reduced disturbance

This progression reflects a positive shift in site condition, with several areas now requiring less intensive management than at the commencement of works.

Key Outcomes

- **Noticeable reduction in priority woody weed species**, particularly privet and lantana
- **Improved light availability and site access**, supporting native regeneration
- **Effective control of regrowth and secondary weed recruitment**
- **Stabilisation of previously treated areas**, reducing the need for large-scale intervention
- **Early signs of native vegetation recovery**, including increased groundcover diversity

Site Observations

Ongoing monitoring indicates that:

- Previously treated areas are responding well, with reduced weed pressure and improved stability
- Follow-up works are now largely targeted and maintenance-focused, rather than broad-scale clearing
- Sensitive areas, such as Zone 7, have benefited from a more selective approach, prioritising hand weeding to retain native groundcover diversity
- Riparian and dam-adjacent areas (Zone 9) continue to require focused management, particularly for Ludwigia and Blackberry, to prevent re-establishment

ZONE-BY-ZONE SUMMARY

Zone 1

Muru Mittigar Limited	Project #	Mirvac- 55 Coonara Ave, West Pennant Hills	Author	Version	Date of Printing	Page
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Works within Zone 1 focused on the progressive reduction of woody weed species and the maintenance of high-visibility areas. Early intervention targeted privet and lantana, followed by ongoing management of herbaceous weeds to reduce seed set and maintain site presentation.

As works progressed, Zone 1 transitioned into a maintenance phase, with targeted follow-up ensuring previously treated areas remained stable and free from significant reinfestation.

Zone 2

Zone 2 received a combination of primary and secondary weed control, with initial works targeting established woody weeds including privet and camphor laurel. Follow-up activities focused on regrowth suppression and seedling recruitment, consolidating earlier efforts.

The zone has shown a positive response, with a noticeable reduction in weed density and a transition toward lower-intensity, maintenance-based management.

Zone 3

Works in Zone 3 were centred on the removal of dense woody weed infestations, including privet, lantana, and ochra. These works were supported by targeted herbaceous weed control and vine management.

Subsequent follow-up has focused on secondary treatment of regrowth, with ongoing monitoring indicating improving site stability and reduced weed pressure.

Zone 4a & 4b

Zones 4a and 4b formed a key focus area for primary woody weed removal, particularly during the early stages of the reporting period. Large stands of privet and lantana were removed using cut and paint and drill and fill techniques, significantly improving site access and light penetration.

Follow-up works have addressed coppicing and reshooting individuals, with a combination of spot spraying and manual removal used to manage regrowth. These zones are now transitioning into a secondary and maintenance phase, with continued monitoring required.

Zone 5

Works within Zone 5 focused on the control of mixed weed infestations, including woody weeds, vines, and herbaceous species. Initial efforts reduced overall weed biomass, followed by targeted intervention to manage regrowth.

The zone continues to require periodic follow-up, particularly in areas with high visibility and along access corridors.

Zone 6

Zone 6 received targeted weed management focused on vines and herbaceous species, alongside selective removal of woody weeds. Hand removal and low-impact techniques were prioritised in areas where native vegetation was present.

Ongoing works have contributed to improved ground layer diversity and reduced competition from invasive species.

Zone 7

Zone 7 required a more sensitive and adaptive management approach, with works focusing on the control of *Ehrharta* spp. (Veldt Grass) and other herbaceous weeds.

Due to the presence of recovering native groundcover, hand weeding was prioritised over broad-scale herbicide application, ensuring minimal disturbance while maintaining control.

This approach has supported improved site condition while maintaining ecological integrity.

Zone 8

Zone 8 works focused on maintaining defined edges and visually prominent areas, with targeted control of both woody and herbaceous weeds.

Follow-up efforts have prioritised regrowth suppression along fence lines and boundaries, ensuring the area remains well-presented and consistent with surrounding site improvements.

Zone 9

Zone 9, including dam and riparian areas, required ongoing management of aquatic and semi-aquatic weed species, particularly *Ludwigia* and Blackberry.

Works included targeted herbicide application and manual removal, with a focus on preventing spread and maintaining waterway health.

This zone continues to require regular monitoring and follow-up intervention due to its higher susceptibility to reinfestation.

Zone 10

Zone 10 received light-touch intervention, with works focused on maintaining low weed density and preventing encroachment from adjacent areas.

Monitoring indicates that the zone remains relatively stable, requiring only periodic maintenance moving forward.

Works completed: Before and After

Before



After



Dense stands of Ligustrum spp and Lantana treated via cut and paint (zone 4a)- April 2025

Before



After



Lantana treated via cut and paint (zone 4a)- March 2025

Before



After



Hand removal of encroaching grass weeds to minimise competition for native ground cover (Zone 7)-

October 2025

Before



After



Follow up work targeting hand removal of woody weed seedlings (zone 2)- August 2025

Before



After



Primary removal of Ligustrum lucidum and Lantana via cut and paint (Zone 1)- November 2025

Before



After



Hand removal of Ludwigia spp. Prior to seed set (Zone 9)- Jan 2026

Before



After



Dense stands of Ligustrum spp and Lantana treated via cut and paint (zone 3)- January 2026

RECOMMENDATIONS – FORWARD MANAGEMENT APPROACH

Building on the progress achieved throughout the reporting period, the following recommendations are provided to support the continued improvement of site condition and long-term ecological resilience.

1. Consolidation of Treated Areas

With significant primary works now completed, focus should remain on the consolidation of previously treated zones, particularly where woody weed removal has occurred.

Ongoing follow-up targeting coppicing individuals and seedling recruitment will be critical to ensuring that earlier gains are retained and that weed pressure does not re-establish.

Strategic intent: Protect investment in primary works and transition fully into a maintenance-based management model.

2. Targeted Secondary Weed Management

Secondary weed control should continue to prioritise:

- Areas with known high seedbank activity
- Zones where disturbance has triggered regeneration
- High-visibility or publicly accessible areas

A selective and responsive approach should be maintained, balancing effective control with minimal disturbance to recovering native vegetation.

Strategic intent: Maintain site stability while reducing the need for future large-scale intervention.

3. Riparian and High-Risk Area Management

Zones associated with waterways and dam systems (Zone 9) should remain a priority for ongoing monitoring and intervention, particularly for species such as Ludwigia and Blackberry.

These areas are inherently more susceptible to reinfestation and require consistent, targeted management to prevent spread both within and beyond the site.

Strategic intent: Protect sensitive ecological areas and reduce downstream biosecurity risk.

4. Ground Layer Recovery and Native Regeneration

As weed pressure continues to decline, increased emphasis should be placed on supporting native ground layer recovery.

Management techniques should continue to prioritise:

Muru Mittigar Limited 45 093 341 943	Project # 20990	Mirvac- 55 Coonara Ave, West Pennant Hills Annual Report	Author Nathan Keelan	Version 1.0	Date of Printing 21.04.26	Page 9 of 11
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- Hand removal and selective treatment in sensitive areas
- Retention of existing native species
- Minimising disturbance where natural regeneration is occurring

Strategic intent: Strengthen ecological resilience and reduce long-term maintenance requirements through natural regeneration.

5. Fuel Load Management

Ongoing maintenance within areas such as Zone 7 should continue to address fuel load accumulation, particularly in relation to dense grass species.

A balanced approach is recommended, ensuring that fuel loads are managed while maintaining native vegetation structure and diversity.

6. Ongoing Monitoring and Adaptive Management

Continued site-wide monitoring will be essential to inform future works and respond to emerging trends in weed recruitment and site condition.

An adaptive management approach should be maintained, allowing techniques and priorities to shift in response to:

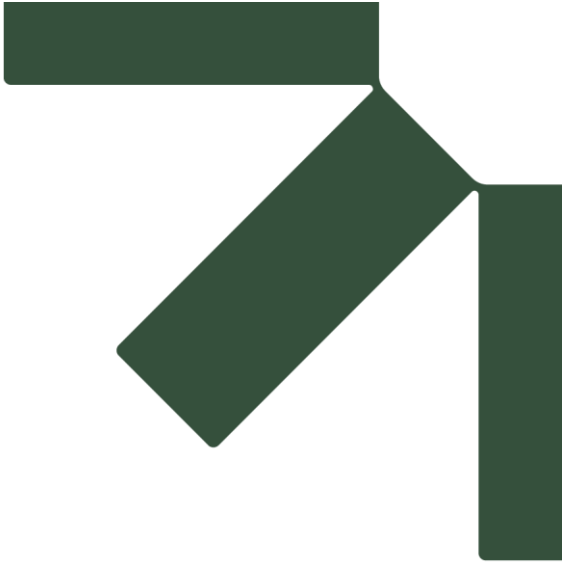
- Seasonal variation
- Observed regeneration patterns
- Changes in weed pressure

CLOSING SUMMARY

Over the course of the reporting period, Muru Mittigar has delivered a consistent and effective program of bush regeneration works, resulting in a measurable improvement in site condition.

The site has transitioned from primary weed reduction to a more stable, maintenance-focused phase, with clear reductions in priority weed species and early signs of native vegetation recovery across multiple zones.

With continued targeted management and monitoring, the site is well positioned to progress toward long-term ecological stability and increased biodiversity value.



Appendix E Email to the Department Regarding Condition 3

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

Annual Compliance Report: 1 May 2025 to 30 April 2026

Mirvac Developments

SLR Project No.: 623.030562.00008

26 May 2026

Sarah Thompson

From: Sarah Thompson
Sent: Monday, 2 December 2024 4:22 PM
To: epbcmonitoring; PostApproval@environment.gov.au
Cc: Emma Ellis
Subject: EPBC Approval 2023/09508 - 55 Coonara Ave, WPH - Conditions 3 & 4
Attachments: 241112 Highforest Concept VMP Letter of commencement.pdf

Dear sir / madam,

In accordance with condition 3 & 4 of 2023/09508, which states:

Concept Vegetation Management Plan

3) To avoid and mitigate **harm** as a result of the Action on **protected matters**, the approval holder must commence implementing the **Concept Vegetation Management Plan** within three months of the **commencement of the Action** and continue to implement the **Concept Vegetation Management Plan**.

4) By implementing the **Concept Vegetation Management Plan**, the approval holder must achieve the following environmental outcomes:

- a) Protecting areas of **Blue Gum High Forest** threatened ecological community where it occurs on **the Property**.
- b) Maintaining and improving the condition of **Blue Gum High Forest** on **The Property** through removal of weeds and assistive regeneration with local provenance stock of species comprising **Blue Gum High Forest**.
- c) Preventing any avoidable **harm** to **protected matters** and mitigating unavoidable and accidental **harm** to **protected matters**.

We wish to notify the department that Mirvac Projects Pty Ltd commenced implementation of the Concept Vegetation Management Plan on 21st November 2024. Please find attached letter from the bush regeneration contractors Muru Mittigar Pty Ltd confirming commencement.

We trust this satisfies your requirements. If you seek anything further, please do not hesitate to contact the undersigned.

Kind Regards

Sarah Thompson
Senior Development Manager
Development

Level 28, 200 George Street Sydney NSW 2000 Australia

Electronic data transmission disclaimer

RANKED TOP #10 GLOBALLY FOR GENDER EQUALITY

in Equileap's 2024 Global Report

Acknowledgement of Country | Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners and Custodians of the lands and waters of Australia. We recognise that we all live, work and play on Traditional lands of the oldest continuing culture and pay our respect to Elders past and present.



'Collaborating on Country'

created by Riki Salam (Mualgal, Kaurareg, Kuku Yalanji), We Are 27 Creative.

12th November 2024

Sarah Thompson

Mirvac Projects Pty Ltd

Level 28, 200 George Street,

Sydney, NSW 2000

RE: HIGHFOREST CONCEPT VMP BUSH REGENERATION WORKS COMMENCEMENT

Dear Sarah,

This letter is confirming Muru Mittigar will commence works on the site 55 Coonara Avenue, West Pennant Hills, NSW on the 21st of November 2024.

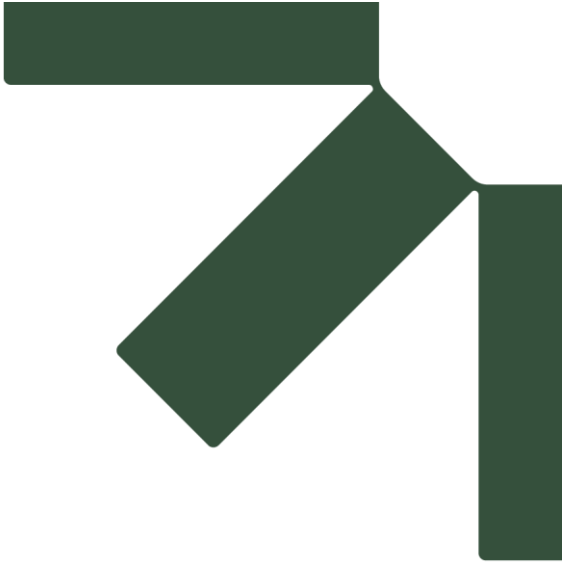
Muru Mittigar will be working under Product Order: CTRD:AP-10008#0064

Muru Mittigar will be implementing the 5-year *55 Coonara Avenue, West Pennant Hills Vegetation Management Plan* produced by Cumberland Ecology on the 27th of March 2024.

Kind regards,

Jaz Judd

Project Officer (Country)



Appendix F 55 Coonara Avenue Section 88B Titling Instrument

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

Annual Compliance Report: 1 May 2025 to 30 April 2026

Mirvac Developments

SLR Project No.: 623.030562.00008

26 May 2026

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

(Sheet 1 of 27 sheets)

Plan:

Plan of Subdivision over Lot 1 DP1289188 covered by
Subdivision Certificate No 4/2026/SC
dated 15/09/25

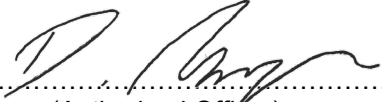
**Full name and address
of the owner of the Land:**

Mirvac Projects (Retail and Commercial) Pty Limited ACN
151 466 241 of Level 28, 200 George Street, Sydney NSW
2000

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Easement for Public Access (whole of lot) (2A)	1	Hills Shire Council
2	Easement for Drainage of Water 3 Wide and Variable (2B)	1, 5	Hills Shire Council
3	Easement for Detention of Stormwater Variable Width (2C)	3, 5	Hills Shire Council
4	Restrictions on the Use of Land (OSD)	1, 3, 4	Hills Shire Council
5	Positive Covenant (OSD)	1, 3, 4 and 5 (Part only)	Hills Shire Council
6	Easement for Drainage of Water (Whole of Lot) (2D)	1	2 & 5
7	Easement for Services (Whole of Lot) (2E)	1	2 & 5

Approved by
The Hills Shire Council:


.....
(Authorised Officer)

Electronic signature of me, David Munday

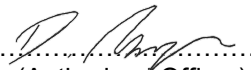
affixed by me, or at my direction, on 15/09/25

Highforest

ME_217843796_20

Plan:Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SCDated 15/09/25

Number of item shown in the intention panel on the plan	Identity of easement, profit á prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
8	Easement for Crane Jib Swing Variable Width (2F)	1, 4	5
9	Easement for Construction Operation Purposes (Whole of Lot) (2G)	1	2 & 5
10	Easement for Connection to Services (Whole of Lot) (2H)	1	2 & 5
11	Restriction on the Use of Land – APZ (Inner Protection Area) (2J)	1 (Part only), 2 (Part only) and 5 (Part only)	Hills Shire Council
12	Restriction on the Use of Land - VMP (2K)	5 (Part only)	Hills Shire Council
13	Positive Covenant (APZ) – (2JP)	1, 2 (Part only) and 5 (Part only)	Hills Shire Council
14	Positive Covenant (VMP) – (2JK)	1, 5 (Part only)	Hills Shire Council
15	Restriction on the Use of Land	5	Hills Shire Council
16	Positive Covenant	5	Hills Shire Council
17	Positive Covenant	1	Hills Shire Council

Approved by
The Hills Shire Council:

 (Authorised Officer)
Electronic signature of me, David Mundayaffixed by me, or at my direction, on 15/09/25

Highforest

Plan:

Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

Number of item shown in the intention panel on the plan	Identity of easement, profit á prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
18	Restriction on the Use of Land	5	Hills Shire Council
19	Positive Covenant	1	Hills Shire Council
20	Restriction on the Use of Land (OSD) (2L)	5 (Part only)	Hills Shire Council

Approved by
The Hills Shire Council:


.....
(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

(Sheet 4 of 27 sheets)

Plan: Plan of Subdivision over Lot 1 DP1289188 covered by Subdivision Certificate No 4/2026/SC dated 15/09/25

Part 2 (Terms)

In this Instrument, unless the context otherwise requires:

Act means the *Conveyancing Act 1919* (NSW).

Authorised User means

- (a) If the Grantee is a Community Association, Precinct Association or Owners Corporation, each registered proprietor of a lot in that Community Scheme, Precinct Scheme or Strata Scheme, and any occupier or lessee of that lot as authorised by the Community Association, Precinct Association or Owners Corporation;
- (b) the Grantee's lessees, sub-lessees, employees, agents, contractors and licensees (including the lessee's employees, agents, contractors and licensees) and invitees of the Grantee; and
- (c) where the Grantee is an Authority Benefited, the officers, servants, agents and workmen of the Authority Benefited and any other person authorised by the Authority Benefited to exercise its rights or comply with its obligations under this Instrument.

Authority means a government or governmental, semi-governmental, quasi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity and includes Council.

Authority Benefited means the Authority having the benefit of an Easement under this Instrument.

Common Boundary means a boundary shared by a Lot Burdened and a Lot Benefited.

Community Association means the committee appointed under a Management Statement.

Community Facilities has the meaning given to that term in the Management Statement.

Community Plan means a community plan registered under the Development Act.

Community Scheme means a community scheme created on registration of a Community Plan.

Council means The Hills Shire Council or its successor.

Detention and Retention System means in relation to the Lot Burdened the stormwater drainage detention and retention basin or re-use tank constructed or to be constructed on the Lot Burdened in accordance with the requirements of Council including all ancillary gutters, downpipes, pipes, drains, orifice plates, trench barriers, walls, earth banks, kerbs, pits, grates, tanks, basins and other surfaces designed to temporarily detain, to retain and re-use and control stormwater located on any part of the Lot Burdened.

Development Act means the *Community Land Development Act 2021* (NSW).

Approved by
The Hills Shire Council:


.....
(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan: Plan of Subdivision over Lot 1 in DP1289188 covered by Subdivision Certificate No 4/2026/SC

Dated 15/09/25

Easement includes any easement, covenant, positive covenant or restriction on use created in this Instrument.

Easement Site in relation to an Easement, means the site of the Easement identified in the Plan and includes all items within the site of an Easement.

EPBC Act means the Environment Protection and Biodiversity Conservation Act 1999 (Cth).

EPBC Approval means the notification of approval for Coonara Residential Development, West Pennant Hills, NSW with EPBC ref 2023/09508 issued by the Department of Climate Change, Energy, the Environment and Water.

Footings means the footings of the Retaining Wall.

Future Services means any pipes, poles, wires, cables, conduits, structures and equipment or other services including:

- (a) the supply of water, hot water, stormwater, sullage, fluid wastes, electricity, artificially heated or cooled air or oil;
- (b) the provision of sewage and drainage;
- (c) firefighting services;
- (d) transmission by, radio, television, satellite or other means;
- (e) transmission by telephone or internet;
- (f) telecommunication services;
- (g) Security Services; and
- (h) any other facility, supply or transmission.

Grantee means:

- (a) the registered proprietor of a Lot Benefited;
- (b) if, from time to time:
 - (i) a Strata Scheme exists in respect of a Lot Benefited, the Owners Corporation in respect of that Strata Scheme; or
 - (ii) a Precinct Scheme exists in respect of a Lot Benefited, the Precinct Association in respect of that Precinct Scheme; or
 - (iii) a Community Scheme exists in respect of a Lot Benefited, the Community Association in respect of that Community Scheme; and

Approved by
The Hills Shire Council:



(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan: Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

(c) an Authority Benefited.

Grantor means:

- (a) the registered proprietor of a Lot Burdened; and
- (b) if, from time to time:
 - (i) a Strata Scheme exists in respect of a Lot Burdened, the Owners Corporation in respect of that Strata Scheme; or
 - (ii) a Precinct Scheme exists in respect of a Lot Burdened, the Precinct Association in respect of that Precinct Scheme; or
 - (iii) a Community Scheme exists in respect of a Lot Burdened, the Community Association in respect of that Community Scheme.

Harm means to cause any measurable direct or indirect disturbance or deleterious change as a result of any activity associated with the development of the Community Scheme.

Install includes construct, repair, replace, maintain, modify, use, and remove.

Instrument means this section 88B instrument.

Lot means a lot in the Plan.

Lot Benefited means the whole or any part of a lot having the benefit of an Easement.

Lot Burdened means the whole or any part of a lot having the burden of an Easement.

Management Act means the *Community Land Management Act 2021* (NSW).

Management Statement means a community management statement registered on a lot in the Plan.

Owners Corporation means the owners corporation constituted upon registration of a Strata Plan.

Plan means the plan to which this Instrument relates.

Precinct Association means the committee of the Precinct Scheme appointed under a precinct management statement for a Precinct Scheme.

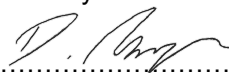
Precinct Plan means a precinct plan registered under the Development Act.

Precinct Scheme means a precinct scheme created on registration of a Precinct Plan.

Protected Matter means a matter protected under a controlling provision in Part 3 of the EPBC Act for which the EPBC Approval has effect.

Retaining Wall means the retaining wall on or adjacent to a Common Boundary.

Approved by
The Hills Shire Council:



(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan: Plan of Subdivision over Lot 1 in DP1289188 covered by Subdivision Certificate No 4/2026/SC

Dated 15/09/25

Security Services means services by any means for the prevention of any threat to the security or safety of a Grantee, Grantor or a Lot.

Service includes:

- (a) the supply of water, hot water, stormwater, sullage, fluid wastes, electricity, artificially heated or cooled air or oil;
- (b) the provision of sewage and drainage;
- (c) firefighting services;
- (d) transmission by, radio, television, satellite or other means;
- (e) transmission by telephone or internet;
- (f) telecommunication services;
- (g) Security Services; and
- (h) any other facility, supply or transmission.

Strata Plan means a strata plan registered under the *Strata Schemes Development Act 2015* (NSW).

Strata Scheme means a strata scheme created on registration of a Strata Plan.

Structure means building, wall, retaining wall, carport, driveway, fence, swimming pool, and fixed plant or equipment; but excludes garden furniture and garden ornaments.

System means the on-site detention system within the Easement Site including all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins, rainwater tanks (if an airspace credit is claimed against the storage volumes) and surfaces designed to temporarily detain water as well as all surfaces graded to direct stormwater to the temporary storage, which is detailed on the "stormwater catchment plan – OSD" drawing number C-MP-8372 (revision P5) which forms part of the plans approved in the Concept DA 860/2022/JP.

Vegetation Management Plan means the vegetation management plan prepared by Cumberland Ecology dated 27 March 2024 relating to the Community Scheme, as may be reviewed and updated from time to time.

The word "**includes**" in any form is not a word of limitation.

1. TERMS OF EASEMENT FOR PUBLIC ACCESS (2A) NUMBERED 1 IN THE PLAN

- (a) The Grantee and its Authorised Users may pass and repass across Easement Site at all times:

Approved by
The Hills Shire Council:


.....
(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan:

Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

- (i) with or without vehicles; and
- (ii) on foot or with wheelchairs or other disabled access aids with or without animals,
for all lawful purposes.
- (b) In exercising the powers granted under this Easement, a Grantee must:
 - (i) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened; and
 - (ii) cause as little damage as is practicable to the Lot Burdened and any improvement on it; and
 - (iii) make good any collateral damage.
- (c) Where the Grantee is an Authority Benefited, the Authorised Users under this easement includes members of the public.
- (d) The Grantor may temporarily close part or all of the Easement Site in order to carry out works on the Lot Burdened.
- (e) All rights conferred on the Grantee under this Easement are suspended during the closure of all or part of the Easement Site under clause 1(d).
- (f) The provisions of a Management Statement will apply to the extent of any inconsistency with the terms of this Easement.

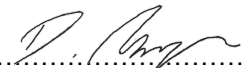
2. TERMS OF EASEMENT FOR DRAINAGE OF WATER (2B) NUMBERED 2 IN THE PLAN

An Easement for Drainage of Water set out in Schedule 4A Part 7 of the Conveyancing Act 1919 (as amended) is created.

3. TERMS OF EASEMENT FOR DETENTION AND/OR RETENTION OF STORMWATER (2C) NUMBERED 3 IN THE PLAN

- (a) The Grantee and its Authorised Users are granted the full and free right to discharge overland flow of stormwater to Detention and Retention System within the Easement Site.
- (b) The Grantor will in respect of the Detention and Retention System:

Approved by
The Hills Shire Council:


.....
(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan:

Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

- (i) permit stormwater runoff to be temporarily detained, retained and re-used by the Detention and Retention System;
- (ii) keep the Detention and Retention System clean and free from all silt, rubbish and debris;
- (iii) maintain and repair the Detention and Retention System so that it functions in a safe and efficient manner;
- (iv) replace, maintain, repair, alter and renew the whole or parts of the Detention and Retention System within the time and in the manner specified in a written notice issued by Council;
- (v) carry out the matters referred to in paragraphs (i) to (iv) above at the Grantor's expense;
- (vi) not make any alterations to the Detention and Retention System or elements thereof without prior consent in writing from Council, including:
 - (A) erect, construct or place any building or other structure on; and
 - (B) make alterations to the ground surface levels of,the overland flow path (once constructed) within the Easement Site.

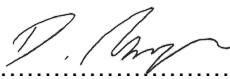
Name of authority whose consent is required to release, vary or modify easement numbered 3 in the Plan

Council

4. TERMS OF RESTRICTIONS ON THE USE OF LAND NUMBERED 4 IN THE PLAN

- (a) The Grantor shall not make or permit or suffer the making of any alterations to any System which is, or shall be, constructed on the Lot Burdened without the prior consent in writing of Council.
- (b) The Grantor shall not erect or suffer the erection of any dwelling house or other structure on the Lot Burdened unless the grantor has first constructed or has made provision for the construction of a System on the Lot Burdened, in accordance with the design, construction and/or provision requirements of Council and to the satisfaction of Council.

Approved by
The Hills Shire Council:


.....
(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan: Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

**Name of authority empowered to release, vary or modify restriction on use of land numbered
4 in the Plan**

Council

5. TERMS OF POSITIVE COVENANT NUMBERED 5 IN THE PLAN

- (a) The Grantor must:
- (i) keep the System clean and free from silt, rubbish and debris;
 - (ii) maintain and repair the System at the sole expense of the Grantor so that it functions in a safe and efficient manner;
 - (iii) permit the Council from time to time upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the Easement Site for compliance with the requirements of this covenant; and
 - (iv) comply with the terms of any written notice issued by the Council in respect of the requirements of this covenant within the time stated in the notice.
- (b) Without limiting its powers under Section 88F(3) of the Act the Council shall have the following additional powers:
- (i) In the event that the Grantor fails to comply with the terms of any written notice issued by Council as set out above, the Council or its Authorised Users may enter the Lot Burdened with all the necessary materials and equipment and carry out any work which the Council in its discretion considers reasonable to comply with the notice referred to in clause 5(a)(iv) ("**Work**").
 - (ii) The Council may recover from the Grantor in a Court of competent jurisdiction:
 - (A) any expense reasonably incurred by it in exercising its powers under clause 5(b)(i). Such expense shall include reasonable wages for the Council's employees engaged in effecting the Work, supervising and administering the Work together with costs, reasonably estimated by the Council, for the use of materials, tools and equipment in conjunction with the Work; and
 - (B) legal costs on an indemnity basis for the issue of the notices and recovery of the costs and expenses together with the costs and expenses of registration of a covenant charge pursuant to Section 88F of the Act or providing any

Approved by
The Hills Shire Council:



(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan:

Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

certificate required pursuant to Section 88G of the Act or obtaining any
injunction pursuant to Section 88H of the Act.

- (c) This covenant shall bind all persons who are of claim under the registered proprietor(s) as stipulated in Section 88E(5) of the Act.

Name of authority whose consent is required release, vary or modify easement numbered 5 in the Plan

Council

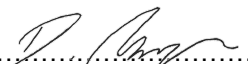
6. TERMS OF EASEMENT FOR DRAINAGE OF WATER (2D) NUMBERED 6 IN THE PLAN

An Easement for Drainage of Water set out in Schedule 8 Part 8 of the Conveyancing Act 1919 (as amended) is created.

7. TERMS OF EASEMENT FOR SERVICES (2E) NUMBERED 7 IN THE PLAN

- (a) The Grantee and its Authorised Users may:
- (i) use the Lot Burdened, but only within the Easement Site, to install and provide Services together with the right to use that part of the Lot Burdened reasonably required to lay pipes, wires, cables and conduits ("**pipes and cables**") to and from the Easement Site necessary for the operation of any Services provided the pipes and cables will not unreasonably interfere with the use and enjoyment of the Lot Burdened; and
 - (ii) do anything reasonably necessary for that purpose, including:
 - (A) entering the Lot Burdened;
 - (B) taking anything on to the Lot Burdened; and
 - (C) carrying out work, such as constructing, placing, repairing or maintaining the Services and pipes and cables.
- (b) The Grantor must keep the Services and any pipes and cables in good repair and safe condition.
- (c) In exercising its rights under this Easement, the Grantee and its Authorised Users must:

Approved by
The Hills Shire Council:


.....
(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan:

Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

- (i) before entering the Lot Burdened give, except in the case of emergencies, a reasonable period of notice to the Grantor, or its nominee, of the intended exercise of the right and indicate generally the identity of any person authorised by it to exercise the rights granted under this Easement;
 - (ii) ensure that the work is fit for purpose and safe;
 - (iii) ensure all work is done properly and in good and workmanlike manner;
 - (iv) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened;
 - (v) cause as little damage as is practicable to the Lot Burdened and any improvement on it;
 - (vi) restore the Lot Burdened as nearly as is practicable to its former condition; and
 - (vii) make good any collateral damage.
- (d) A Management Statement may include provisions in respect of the installation and use of Future Services.
- (e) A Management Statement may regulate the apportionment of costs in relation to this Easement.
- (f) The provisions of a Management Statement will apply to the extent of any inconsistency with the terms of this Easement.

8. TERMS OF EASEMENT FOR CRANE JIB SWING (2F) NUMBERED 8 IN THE PLAN

- (a) The Grantee and its Authorised Users:
- (i) may have its crane jib overhang the Lot Burdened, but only within the Easement Site, during the period of the works to be carried out on the Lot Benefited; and
 - (ii) must keep the crane jib in good repair and safe condition.
- (b) In exercising its rights under this Easement, the Grantee must:
- (i) comply with the approvals and requirements of any Authority and with the reasonable requirements of the Grantor when carrying out the works;

Approved by
The Hills Shire Council:


.....
(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan:

Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

- (ii) ensure all work is done properly;
 - (iii) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened;
 - (iv) cause as little damage as is practicable to the Lot Burdened and any improvement on it;
 - (v) restore the Lot Burdened as nearly as is practicable to its former condition; and
 - (vi) make good any collateral damage.
- (c) The Grantor must not do or allow anything to be done to damage or interfere with the crane jib.
- (d) This Easement will cease to have effect upon a final occupation certificate for the building to be constructed on the Lot Benefited being issued by the relevant Authority.

9. TERMS OF EASEMENT FOR CONSTRUCTION OPERATION PURPOSES (2G) NUMBERED 9 IN THE PLAN

- (a) The Grantee and its Authorised Users may:
- (i) use the Lot Burdened, but only within the Easement Site, for the purpose of carrying out all necessary construction work on, or on any structure on, the Easement Site in order to construct buildings on the Lot Benefited which cannot otherwise reasonably be carried out;
 - (ii) do anything reasonably necessary for that purpose, including:
 - (A) entering into the Lot Burdened;
 - (B) taking anything onto the Lot Burdened;
 - (C) installing, keeping and using any scaffolding, plant, equipment and machinery on the Lot Burdened; and
 - (D) retaining the footings of cranes, the tower and support structures for the cranes and other equipment and machinery on the Lot Burdened.
- (b) In exercising its rights under this Easement, the Grantee must:

Approved by
The Hills Shire Council:


.....
(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan:

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Dated 15/09/25

- (i) comply with the approvals and requirements of any Authority and with the reasonable requirements of the Grantor when carrying out the works;
 - (ii) ensure all work is done properly;
 - (iii) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened;
 - (iv) ensure that access through the Lot Burdened is maintained or alternate access is provided which does not unreasonably inconvenience any occupier of the Lot Burdened;
 - (v) cause as little damage as is practicable to the Lot Burdened and any improvement on it;
 - (vi) restore the Lot Burdened as nearly as is practicable to its former condition; and
 - (vii) make good any collateral damage.
- (c) If:
- (i) the Grantee has failed to carry out a responsibility imposed by this Easement; and
 - (ii) the Grantor has notified the Grantee in writing of such failure; and
 - (iii) the Grantee has not taken reasonable steps towards rectifying such failure within the time, if any, specified in the notice given under clause 9.3(b) (such time to be reasonable) and if no time is specified, within 20 business days,
- the Grantor may, acting reasonably, take all lawful steps necessary to ensure that the responsibility is carried out and may recover any expense reasonably incurred by the Grantor from the Grantee.
- (d) This Easement will cease to have effect upon a final occupation certificate for the building to be constructed on the Lot Benefited being issued by the relevant Authority.

10. TERMS OF EASEMENT FOR CONNECTION TO SERVICES (2H) NUMBERED 10 IN THE PLAN

- (a) The Grantee and its Authorised Users may:
- (i) use the Lot Burdened, but only within the Easement Site, to connect the Lot Benefited to the Services installed in the Easement Site; and

Approved by
The Hills Shire Council:

.....
(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan:

Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

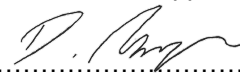
Dated 15/09/25

- (ii) do anything reasonably necessary for that purpose, including:
 - (A) entering the Lot Burdened;
 - (B) taking anything on to the Lot Burdened; and
 - (C) carrying out work to connect the Lot Benefited to the Services and pipes and cables.
- (b) The Grantor must keep the Services and any pipes and cables in good repair and safe condition.
- (c) In exercising its rights under this Easement, the Grantee and its Authorised Users must:
 - (i) before entering the Lot Burdened give, except in the case of emergencies, a reasonable period of notice to the Grantor, or its nominee, of the intended exercise of the right and indicate generally the identity of any person authorised by it to exercise the rights granted under this Easement;
 - (ii) ensure that the work is fit for purpose and safe;
 - (iii) ensure all work is done properly and in good and workmanlike manner;
 - (iv) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened;
 - (v) cause as little damage as is practicable to the Lot Burdened and any improvement on it;
 - (vi) restore the Lot Burdened as nearly as is practicable to its former condition; and
 - (vii) make good any collateral damage.
- (d) This Easement will cease to have effect upon a final occupation certificate for the building to be constructed on the Lot Benefited being issued by the relevant Authority.

11. TERMS OF RESTRICTION ON THE USE OF LAND – APZ (INNER PROTECTION AREA) (2J) NUMBERED 11 IN THE PLAN

- (a) No part of a dwelling or other habitable building may be constructed or allowed to remain within the asset protection zone delineated as '2J' on the Plan without complying with the requirements of Council and the NSW Rural Fire Service relevant and applicable at the time.

Approved by
The Hills Shire Council:



(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan:

Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

- (b) The asset protection zone referred to has been determined at the subdivision stage based on a performance based solution and relates to a setback measured from the bush fire threat where the radiant heat flux is 29 kilowatts per square metre, or less, and there is no flame contact (setback greater than flame length in radiant heat modelling) as required by Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas and Planning for Bushfire Protection 2019 (or equivalent where these documents are superseded). The Bushfire Attack Level (BAL) needs to be determined at the building stage and may range from BAL Low through to BAL Flame Zone based on the setback to the bush fire threat. If the proposed dwelling is located closer to the bush fire hazard than proposed at the subdivision stage, or if the nature of the bush fire hazard has changed, the required BAL may be higher than BAL 29 which may impact building construction costs.

Name of authority empowered to release, vary or modify restriction on use of land numbered 11 in the Plan

Council

12. TERMS OF RESTRICTION ON THE USE OF LAND (2K) NUMBERED 12 IN THE PLAN

The Grantor must not resolve and must not consent to:

- (a) any application to clear vegetation under the 10/50 Vegetation Clearing Scheme within the Lot Burdened without the written consent of Council; and
- (b) any activities in breach of the Vegetation Management Plan.

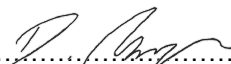
Name of authority empowered to release, vary or modify restriction on use of land numbered 12 in the Plan

Council

13. TERMS OF POSITIVE COVENANT (2JP) NUMBERED 13 IN THE PLAN

- (a) The Grantor will maintain, at its sole expense, the whole of the asset protection zone delineated '2J' on the Plan, including, but not limited to, the removal of vegetation in accordance with fuel load requirements, restricting the placement of combustible materials, buildings or improvements, and complying with the requirements of Council and the NSW Rural Fire Service relevant and applicable at the time.

Approved by
The Hills Shire Council:


.....
(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan: Plan of Subdivision over Lot 1 in DP1289188 covered by Subdivision Certificate No 4/2026/SC

Dated 15/09/25

- (b) Any dwelling house or other habitable structure constructed on the Lot Burdened must be located wholly within the area nominated for development/ defined as an asset protection zone by this positive covenant. Any asset protection zone relating to this dwelling house or other habitable structure must also be contained to this same area, and sized to comply with the requirements of Council and the NSW Rural Fire Service relevant and applicable at the time.

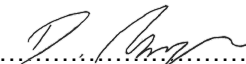
Name of authority empowered to release, vary or modify positive covenant numbered 13 in the Plan

Council

14. TERMS OF POSITIVE COVENANT (2JK) NUMBERED 14 IN THE PLAN

- (a) The Grantor must comply with the Vegetation Management Plan throughout the occupation and use of the development and comply with the requirements of Council, including procuring a compliance report for each 12 month period which must:
- (i) be consistent with the *Annual Compliance Report Guidelines*, Commonwealth of Australia 2023;
 - (ii) include details of compliance and non-compliance with:
 - (A) each condition in the EPBC Approval;
 - (B) each condition imposed under a development consent in respect of the Community Scheme that the EPBC Approval requires compliance with;
 - (C) all commitments made in each action management plan or strategy that the Grantor is required by the EPBC Approval to implement;
 - (D) if any event which has the potential to, or does, Harm or any Protected Matter (**incident**) has occurred, each incident.
- (b) Pursuant to section 88F(3) of the Act, Council shall have the following additional powers pursuant to this covenant:
- (i) in the event that the Grantor fails to comply with the terms of any written notice issued by the Council as set out above, the Council may enter the Lot Burdened with all necessary equipment and carry out any work considered by Council to be reasonable to comply with the said notice referred to above;
 - (ii) Council may recover from the Grantor in a Court of competent jurisdiction:

Approved by
The Hills Shire Council:


.....
(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan:

Plan of Subdivision over Lot 1 in DP1289188 covered by
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Dated 15/09/25

- (A) any expense reasonably incurred by it in exercising its powers under clause 14(b)(i). Such expense shall include reasonable wages for employees engaged in effecting, supervising and administering the said work, together with costs, reasonably estimated by Council, for the use of materials, machinery, tools and equipment used in conjunction with the said work; and
 - (B) legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs, charges and expenses of registration of a covenant charge pursuant to section 88F of the Act or providing any certificate required pursuant to section 88G of the Act or obtaining any injunction pursuant to section 88H of the Act.
- (c) This covenant shall bind all persons who are of claim under the registered proprietors stipulated in section 88E(5) of the Act.

Name of authority empowered to release, vary or modify positive covenant numbered 14 in the Plan

Council

15. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 15 IN THE PLAN

- (a) The Grantor shall not make or permit or suffer the making of any alterations to any stormwater treatment measures/ water sensitive urban design elements which is, or shall be, constructed on the Lot Burdened without the prior consent in writing of Council.
- (b) In this restriction, "**stormwater treatment measures/ water sensitive urban design elements**" means the infiltration systems, porous pavement, sediment basins, bioretention swales, bio-retention basins, rain gardens, landscaped or vegetated swales, vegetated buffers, swale/ buffer systems, sand filter, wetlands, ponds, retarding basins, aquifer storage and recovery, rainwater reuse tanks, stormwater reuse tanks, gross pollutant traps, pit inserts, silt/ oil arrestors or other proprietary products including all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins or surfaces graded to direct stormwater to the stormwater treatment measures/ water sensitive urban design elements. The stormwater treatment measures/ water sensitive urban design elements is detailed on the plans approved Barker Ryan Stuart as Subdivision Works Certificate Ref 220526SW03 dated 22 November 2023.

Name of authority empowered to release, vary or modify restriction on use of land numbered 15 in the Plan

Approved by
The Hills Shire Council:



(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan: Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

Council

16. TERMS OF POSITIVE COVENANT NUMBERED 16 IN THE PLAN

- (a) The Grantor covenants as follows with Council in respect to the stormwater treatment measures/water sensitive urban design elements constructed and/or installed on the Lot Burdened, that they will:
- (i) maintain and repair the stormwater treatment measures/ water sensitive urban design elements at the sole expense of the Grantor so that it functions in a safe and efficient manner, in accordance with the manufacturers recommended requirements;
 - (ii) for the purposes of ensuring observance of this covenant, permit Council to enter the Lot Burdened and inspect the condition of the stormwater treatment measures/ water sensitive urban design elements and the state of construction, maintenance or repair of the stormwater treatment measures/ water sensitive urban design elements, for compliance with the requirements of this covenant;
 - (iii) notify Council after each programmed maintenance inspection; and
 - (iv) comply with the terms of any written notice issued by Council to attend to any matter and carry out such work within the time stated in the notice, to ensure the proper and efficient performance of the stormwater treatment measures/ water sensitive urban design elements and to that extent section 88F(2)(a) of the Act is hereby agreed to be amended accordingly.
- (b) Pursuant to section 88F(3) of the Act, Council shall have the following additional powers pursuant to this covenant:
- (i) in the event that the Grantor fails to comply with the terms of any written notice issued by the Council as set out above, the Council may enter the Lot Burdened with all necessary equipment and carry out any work considered by Council to be reasonable to comply with the said notice referred to above;
 - (ii) Council may recover from the Grantor in a Court of competent jurisdiction:
 - (A) any expense reasonably incurred by it in exercising its powers under clause 16(b)(i). Such expense shall include reasonable wages for employees engaged in effecting, supervising and administering the said work, together with costs, reasonably estimated by Council, for the use of materials, machinery, tools and equipment used in conjunction with the said work; and

Approved by
The Hills Shire Council:


.....
(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

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Dated 15/09/25

- (B) legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs, charges and expenses of registration of a covenant charge pursuant to section 88F of the Act or providing any certificate required pursuant to section 88G of the Act or obtaining any injunction pursuant to section 88H of the Act.

Name of authority empowered to release, vary or modify positive covenant numbered 16 in the Plan

Council

17. TERMS OF POSITIVE COVENANT NUMBERED 17 IN THE PLAN

The Grantor must ensure:

- (a) all fencing within bushland areas is fauna friendly and must allow fauna passage and be suitably visible to reduce the likelihood of collisions without the use of barbed wire or any sharp materials; and
- (b) all residential fencing do not contain sharp tops that have the potential to injure wildlife and must be suitably visible to reduce the likelihood of fauna collisions.

Name of authority empowered to release, vary or modify positive covenant numbered 17 in the Plan

Council

18. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 18 IN THE PLAN

No development shall be permitted on the Lot Burdened until it is re-subdivided complying with the requirements of Council.

Name of authority empowered to release, vary or modify restriction on the use of land numbered 18 in the Plan

Council

Approved by
The Hills Shire Council:


.....
(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan: Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

19. TERMS OF POSITIVE COVENANT NUMBERED 19 IN THE PLAN

- (a) The Grantor must permit the Prescribed Authority and the Contractor to enter upon the Lot Burdened with or without vehicles for the purpose of the removal of Waste and to remain upon such land for a reasonable time for the purpose of such removal.
- (b) The Grantor cannot make any claim against the Prescribed Authority or the Contractor for any repairs or damage caused to the Lot Burdened as a result of the Prescribed Authority or the Contractor exercising the rights set out in clause 19(a).
- (c) The Grantor indemnifies the Prescribed Authority and the Contractor against any future claim for damage or loss arising from the exercise by the Prescribed Authority or the Contractor of the rights set out in clause 19(a) except to the extent that such damage or loss is a result of the negligence of the Prescribed Authority or the Contractor as the case may be.
- (d) In this covenant:
 - (i) **Contractor** means any entity engaged by the Prescribed Authority to remove waste from the Lot Burdened and any sub-contractor, officer, employee or agent of that entity and includes any officer, employee or agent of the Prescribed Authority;
 - (ii) **Prescribed Authority** means Council and any local government council with which that council may merge and any other prescribed authority within the meaning of section 88E of the Act which may be responsible for the removal of Waste from the Lot Burdened;
 - (iii) **Owners Corporation** means an owners corporation as defined in the *Strata Schemes Management Act 2015* (NSW) or a community association, neighbourhood association or precinct association as defined in the *Community Land Management Act 2021* (NSW), as the case may be; and
 - (iv) **Waste** includes any garbage, recyclables, vegetable or other materials which the registered proprietor or any user or occupier of the Lot Burdened (or where such proprietor is an Owners Corporation, the registered proprietor of any lot in that scheme) leaves out for collection (whether in bins or otherwise) by the Prescribed Authority or the Contractor.

Name of authority empowered to release, vary or modify positive covenant numbered 19 in the Plan

Council

Approved by
The Hills Shire Council:



(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan: Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

20. TERMS OF RESTRICTION ON THE USE OF LAND (2L) NUMBERED 20 IN THE PLAN

- (a) The Grantor shall not make or permit or suffer the making of any alterations to any System which is, or shall be, constructed on the Lot Burdened without the prior consent in writing of Council.
- (b) The Grantor shall not erect or suffer the erection of any dwelling house or other structure on the Lot Burdened unless the grantor has first constructed or has made provision for the construction of a System on the Lot Burdened, in accordance with the design, construction and/or provision requirements of Council and to the satisfaction of Council.

Name of authority empowered to release, vary or modify restriction on use of land numbered 20 in the Plan

Council

21. TERMS OF EFFECT OF THE MANAGEMENT STATEMENT

- (a) This clause applies to each Easement in this Instrument.
- (b) If the Grantor is entitled under an Easement to make rules about the use of an Easement Site by a Grantee or its Authorised User, the rules must be consistent with the Easement and any Management Statement.
- (c) If a Management Statement allocates responsibility for complying with obligations under an Easement to a different person than that set out in the Easement (e.g. the obligation is imposed on a Community Association), or the Management Statement imposes rules or conditions on the carrying out of works, repair or maintenance, the Management Statement prevails to the extent of the inconsistency. The relevant Grantor or Grantee must use their reasonable endeavours to ensure that the relevant person complies with these obligations.
- (d) If a Management Statement regulates the apportionment of costs in relation to an Easement, Easement Site or Lot Burdened and there is an inconsistency between the apportionment of costs under the Easement and a Management Statement, the Management Statement prevails to the extent of the inconsistency.
- (e) If a Management Statement binds the Grantor or Grantee (or any person acting under the Grantor or Grantee) and that Management Statement:
 - (i) imposes obligations on the Grantor or Grantee;

Approved by
The Hills Shire Council:



(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

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Dated 15/09/25

- (ii) confers rights on the Grantor or Grantee; or
- (iii) requires the Grantor or Grantee to do or refrain from doing something,
- (iv) which are in addition to the rights, obligations or actions conferred, imposed or regulated by the Easement, then the party bound by the Management Statement has the benefit of those rights and the burden of those obligations in addition to the rights and obligations set out in the Easement.

Approved by
The Hills Shire Council:



.....
(Authorised Officer)

Electronic signature of me, David Munday

affixed by me, or at my direction, on 15/09/25

Highforest

Plan: Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

EXECUTED on behalf of **The Hills Shire Council** by its authorised delegate pursuant
to s.378 of Local Government Act 1993 No 30

David Munday

Name of Delegate (Print)



Signature of Delegate

Electronic signature of me, David Munday affixed by me, or at my direction on 15/09/25

I certify that I am an eligible witness and that the delegate signed in my presence



Signature of Witness

Electronic signature of me, Harleigh Haines affixed by me, or at my direction, on 15/09/25

I certify that I am an eligible witness and that this document was signed in counterpart and witnessed over audio visual link in
accordance with s14G of the *Electronic Transactions Act 2000* (NSW).

Harleigh Haines

Name of Witness

C/- The Hills Shire Council - 3 Columbia Court, Norwest NSW 2153

Address of Witness

Highforest

Plan:

Plan of Subdivision over Lot 1 in DP1289188 covered by Subdivision Certificate No 4/2026/SC

Dated 15/09/25

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised representative(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation	NBN Co Limited	
Signature of authorised representative		Signature of authorised representative
Name of authorised representative		Name of authorised representative
Office held		Office held

I certify that the person(s) signing above, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of Witness		Signature of Witness	
Name of Witness		Name of Witness	
Address of Witness		Address of Witness	

Highforest

Plan:

Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

Certified correct for the purposes of the Real
Property Act 1900 and executed on behalf of
the corporation named below by the authorised
person(s) whose signature(s) appear(s) below
pursuant to the authority specified.

Corporation Mirvac Projects (Retail and Commercial) Pty Limited

Authority Power of Attorney – Book 4836 No. 835

Signature of authorised person

Signature of authorised person

Name of authorised person

Name of authorised person

Office held

Office held

I certify that the person(s) signing above, with whom I am personally acquainted or as to whose
identity I am otherwise satisfied, signed this instrument in my presence.

Signature of Witness

Signature of Witness

Name of Witness

Name of Witness

Address of Witness

Address of Witness

Highforest

Plan:

Plan of Subdivision over Lot 1 in DP1289188 covered by
Subdivision Certificate No 4/2026/SC

Dated 15/09/25

Mortgagee Consent

Certified correct for the purposes of the Real
Property Act 1900 and executed on behalf of
the corporation named below by the authorised
person(s) whose signature(s) appear(s) below
pursuant to the authority specified.

Corporation Mirvac Highforest Pty Ltd ACN 682 614 375

Authority Power of Attorney – Book 4833 No. 896

Signature of authorised person

Signature of authorised person

Name of authorised person

Name of authorised person

Office held

Office held

I certify that the person(s) signing above, with whom I am personally acquainted or as to whose
identity I am otherwise satisfied, signed this instrument in my presence.

Signature of Witness

Signature of Witness

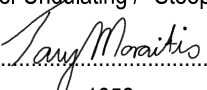
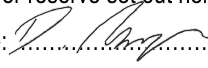
Name of Witness

Name of Witness

Address of Witness

Address of Witness

Highforest

PLAN FORM 6 (2020)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 6 sheet(s)
Office Use Only		Office Use Only
Registered: Title System:		ISSUE 13 : 29/09/2025
PLAN OF SUBDIVISION OF LOT 1 IN DP 1289188		LGA: THE HILLS SHIRE Locality: WEST PENNANT HILLS Parish: FIELD OF MARS County: CUMBERLAND
Survey Certificate I, TASY MORAITIS of SUITE 7.01 LEVEL 7 3 RIDER BLVD RHODES a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on 15/04/2025, or *(b) The part of the land shown in the plan (*being/*excluding ** ) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>. Datum Line: 'X-Y' Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous Signature:  Dated: 29/09/2025 Surveyor Identification No: 1652 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> Electronic signature affixed by me, or at my direction, on the 29/09/2025 *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:
Subdivision Certificate I, David Munday *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  Registration number: N/A Consent Authority: The Hills Shire Council Date of endorsement: 15 September 2025 Subdivision Certificate number: 4/2026/SC File number: 859/2022/JP *Strike through if inapplicable. Electronically signed by me, David Munday affixed by me on 30/09/25		
Plans used in the preparation of survey/compilation. DP 11133 DP 1289188 DP 270109 DP 1315873 DP 285362 DP 1319704 DP 285431 DP 737386 DP 1284479 DP 1286947 DP 1313553		Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.
Surveyor's Reference: 011-18 COM-SUB1-TM		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

CAD REF: G:\Acquired\CR\Projects\2018_yr\011-18\Survey\GDA2020\Plans\Plan_88B\FINAL COMMUNITY PLAN STAGE 1\011-18G S450 [14] - CPF - Y.G. - T.M.

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 6 sheet(s)

Office Use Only

Office Use Only

Registered:**PLAN OF**
SUBDIVISION OF LOT 1 IN DP 1289188**D.P.**
ISSUE 13 : 29/09/2025

Subdivision Certificate number: 4/2026/SC.....

Date of endorsement: 15 September 2025.....

Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A

Name of Development (Optional)

HIGHFORSET COMMUNITY

Address for Service of Notices

55 COONARA
AVENUE WEST
PENNANT HILLS**WARNING STATEMENT (Approved Form 7)**

This document shows an initial schedule of unit entitlements for the Community, Precinct or Neighbourhood Scheme which is liable to be altered, as the scheme is developed or on completion of the scheme, in accordance with the provisions of clause 11(2) *Community Land Development Regulation 2021*.

Any changes will be recorded in a replacement schedule.

UPDATE NOTE (Approved Form 8)

This document contains an *updated/*revised schedule of Unit Entitlements and replaces the existing schedule registered on ^

* Strike through if inapplicable

^ Insert registration date of previous schedule

VALUER'S CERTIFICATE (Approved Form 9)I, #. Jarrad Owen
of Ray White Valuationsbeing a qualified valuer, as defined in the *Community Land Development Act 2021* by virtue of having membership with: Professional Body: Australian Property Institute

Class of membership: Associate

Membership number: 69944

certify that:

the unit entitlements shown in the schedule herewith were apportioned on 28/08/2025

(being the valuation day) in accordance with section 31 *Community Land Development Regulation 2021*.

Signature: Dated:

Full name, valuer company name or company address

SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	200	
3	1	
4	1	
5	798	
TOTAL	1000	

If space is insufficient use annexure sheet - Plan Form 6A

Surveyor's Reference: 011-18 COM-SUB1-TM

Office Use Only	Office Use Only
Registered:	
PLAN OF SUBDIVISION OF LOT 1 IN DP 1289188	ISSUE 13 : 29/09/2025
Subdivision Certificate number: 4/2026/SC..... Date of Endorsement: 15 September 2025.....	This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED
AND IN TERMS OF THE ACCOMPANYING INSTRUMENT IT IS INTENDED
TO CREATE:-

- (1) EASEMENT FOR PUBLIC ACCESS (WHOLE OF LOT) (2A)
- (2) EASEMENT FOR DRAINAGE OF WATER 3 WIDE & VARIABLE (2B)
- (3) EASEMENT FOR DETENTION OF STORMWATER VARIABLE WIDTH (2C)
- (4) RESTRICTION ON THE USE OF LAND (OSD)
- (5) POSITIVE COVENANT (OSD)
- (6) EASEMENT FOR DRAINAGE OF WATER (WHOLE OF LOT) (2D)
- (7) EASEMENT FOR SERVICES (WHOLE OF LOT) (2E)
- (8) EASEMENT FOR CRANE JIB SWING VARIABLE WIDTH (2F)
- (9) EASEMENT FOR CONSTRUCTION OPERATION PURPOSES (WHOLE OF LOT) (2G)
- (10) EASEMENT FOR CONNECTION TO SERVICES (WHOLE OF LOT) (2H)
- (11) RESTRICTION ON THE USE OF LAND - APZ (INNER PROTECTION AREA) (2J)
- (12) RESTRICTION ON THE USE OF LAND - VMP(2K)
- (13) POSITIVE COVENANT (APZ)-(2JP)
- (14) POSITIVE COVENANT (VMP)-(2KP)
- (15) RESTRICTION ON THE USE OF LAND
- (16) POSITIVE COVENANT
- (17) POSITIVE COVENANT
- (18) RESTRICTION ON THE USE OF LAND
- (19) POSITIVE COVENANT
- (20) RESTRICTION ON THE USE OF LAND (OSD) (2L)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 011-18 COM-SUB1-TM

Office Use Only	Office Use Only
Registered: PLAN OF SUBDIVISION OF LOT 1 IN DP 1289188	ISSUE 13 : 29/09/2025
Subdivision Certificate number: 4/2026/SC..... Date of Endorsement: 15 September 2025.....	This sheet is for the provision of the following information as required: - A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> - Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> - Signatures and seals- see 195D <i>Conveyancing Act 1919</i> - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SURVEYING & SPATIAL INFORMATION REGULATION 2017 CLAUSE 60(c)				
SCHEDULE OF LOTS & ADDRESSES				
LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1	N/A	COONARA	AVENUE	WEST PENNANT HILLS
2	N/A	COONARA	AVENUE	WEST PENNANT HILLS
3	N/A	COONARA	AVENUE	WEST PENNANT HILLS
4	N/A	COONARA	AVENUE	WEST PENNANT HILLS
5	N/A	COONARA	AVENUE	WEST PENNANT HILLS

If space is insufficient use additional annexure sheet

Surveyor's Reference: 011-18 COM-SUB1-TM

CAD REF: G:\Acquired\CR\Projects\2018_yr\011-18 Survey\GDA2020\Plans\Plan_88B\FINAL COMMUNITY PLAN STAGE 1\011-18G S450 [14] - CPF - Y.G. - T.M.

Office Use Only

Office Use Only

Registered:

PLAN OF
SUBDIVISION OF LOT 1 IN DP 1289188

ISSUE 13 : 29/09/2025

Subdivision Certificate number: 4/2026/SC.....

Date of Endorsement: 15 September 2025.....

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SIGNATURES:

I certify that I am an eligible witness and that the attorneys signed this dealing in my presence.

.....
Signature of Witness.....
Name of Witness (print).....
L28/200 George Street, Sydney nsw 2000

Address of Witness

Certified correct for the purposes of the Real Property Act 1900 by the attorneys for
**Mirvac Projects (Retail and Commercial)
Pty Ltd ACN 151 466 241** who signed this dealing pursuant to the power of attorney specified.

.....
Signature of Attorney.....
Name of Attorney (print).....
Position of Attorney (print).....
Signature of Attorney.....
Name of Attorney (print).....
Position of Attorney (print)

Signing of behalf of **Mirvac Projects (Retail and Commercial) Pty Ltd ACN 151 466 241**

Power of attorney: Book 4836
No 835

If space is insufficient use additional annexure sheet

Surveyor's Reference: 011-18 COM-SUB1-TM

Office Use Only

Office Use Only

Registered:

PLAN OF
SUBDIVISION OF LOT 1 IN DP 1289188

ISSUE 13 : 29/09/2025

Subdivision Certificate number: 4/2026/SC.....

Date of Endorsement: 15 September 2025.....

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Consent of MortgageeI certify that the attorney signed this instrument
in my presence......
Signature of Witness.....
Name of Witness.....
L28/200 George Street, Sydney nsw 2000

Address of Witness

Signed by attorney named below who signed this
instrument pursuant to the power of attorney
specified for **Mirvac Highforest Pty Ltd ACN
682 414 375**.....
Signature of Attorney.....
Name of Attorney.....
Position of Attorney.....
Signature of Attorney.....
Name of Attorney (print).....
Position of Attorney (print)

Power of attorney: Book 4833.....

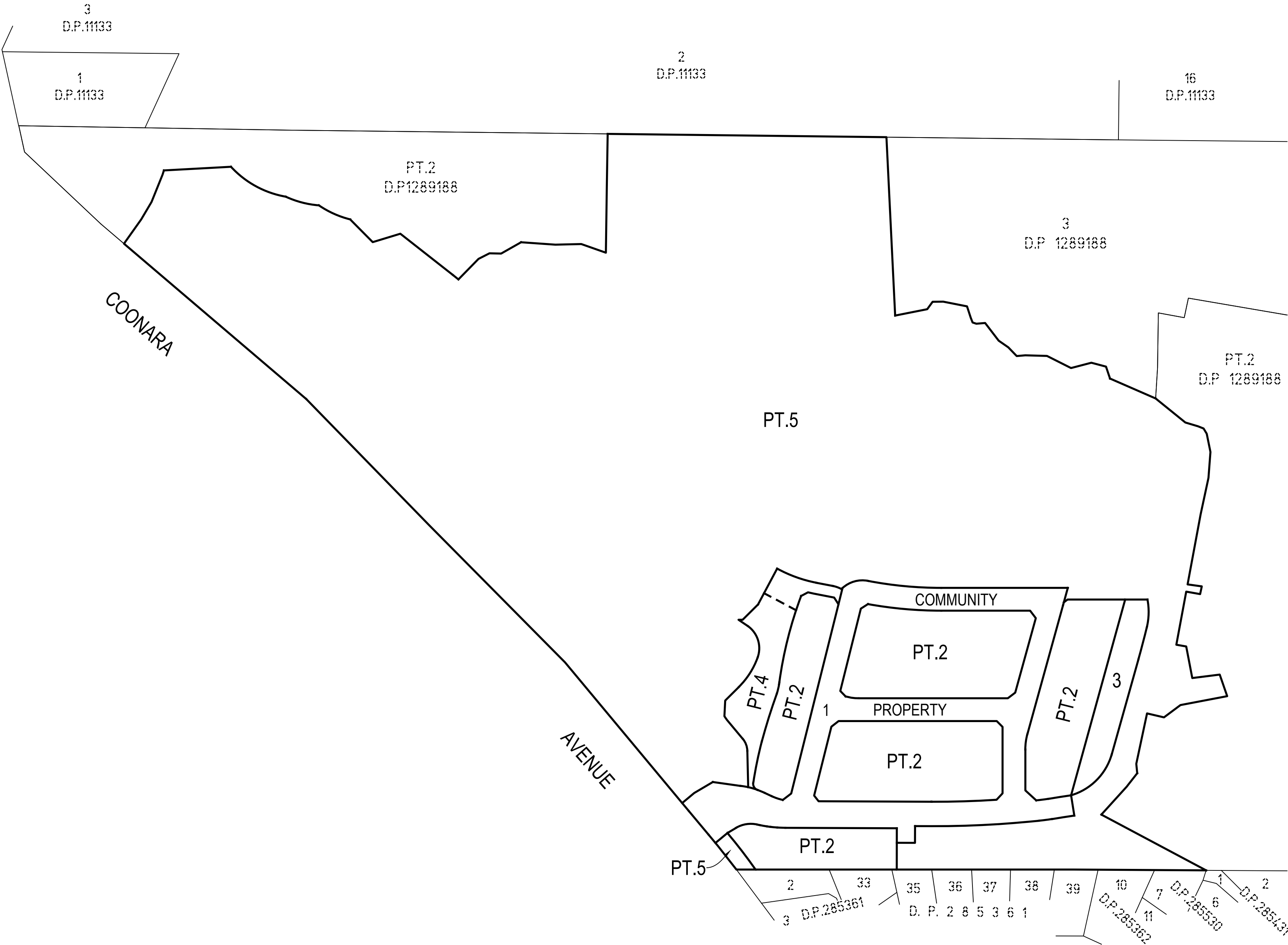
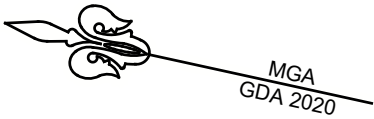
No 896.....

If space is insufficient use additional annexure sheet

Surveyor's Reference: 011-18 COM-SUB1-TM

LOCATION DIAGRAM ONLY

SCALE 1:1500



THIS SHEET IS BEING CONTINUALLY UPDATED TO SHOW THE CURRENT SUBDIVISION PATTERN OF THE SCHEME. FOR DETAILS OF UPDATES AND ADDITIONAL AND REPLACEMENT SHEETS SEE SCHEDULE BELOW

SCHEDULE OF CHANGES TO THE SCHEME

LOT No	DETAILS	SHEET No

Subdivision Certificate No: 4/2026/SC
Date: 15 September 2025

Surveyor: TASY MORAITIS
Surveyor's Ref: 011-18 COM-SUB1-TM

Registered

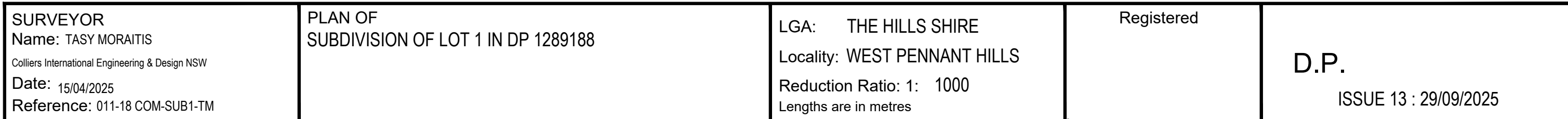
COMMUNITY /-PRECINCT-/ NEIGHBOURHOOD PLAN

ISSUE 13 : 29/09/2025

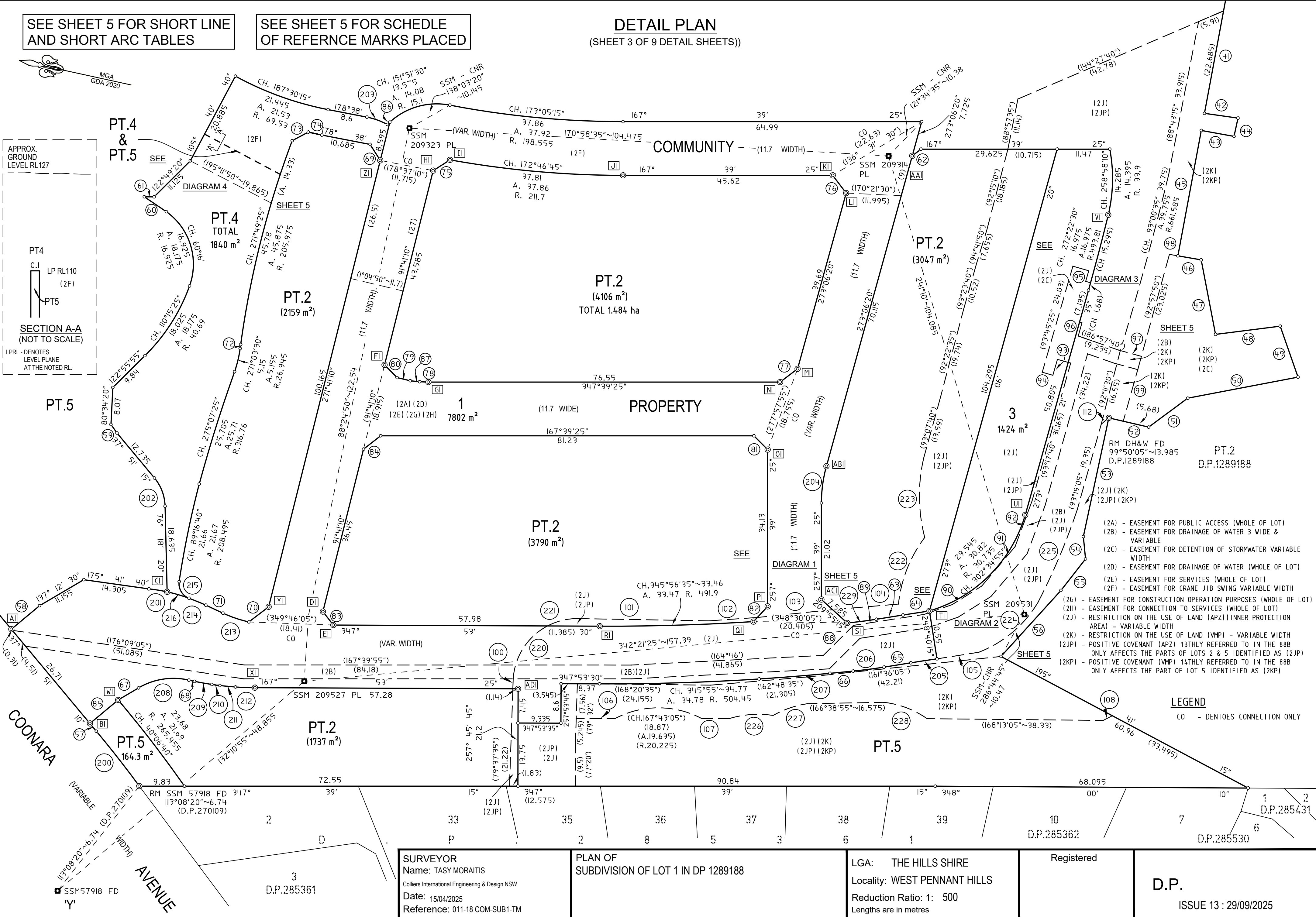
[Signature]

(SHEET 1 OF 9 DETAIL SHEETS)





CAD REF: G:\Acquired\CRI\Projects\2018_yr\011-18\Survey\GDA2020\Plans\Plan_88B\FINAL COMMUNITY PLAN STAGE 1\011-18G S450 [14] - CPF - Y.G. - T.M.

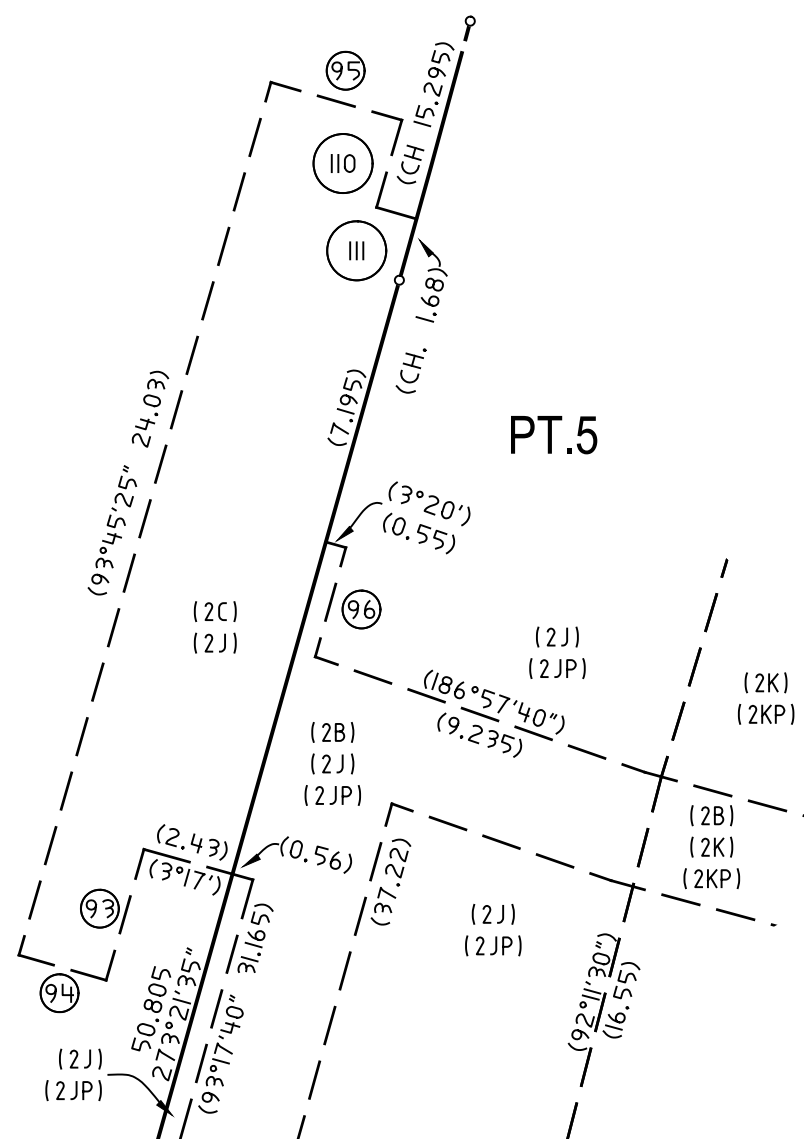




CO - DENTONES CONNECTION ONLY

THE STRATUM OF PART LOT 4 IS LIMITED IN DEPTH TO THE LEVEL
PLANE AT RL 110.0 AND IS UNLIMITED IN HEIGHT.

THE STRUTUM OF PART LOT 5 IS LIMITED IN HEIGHT TO THE LEVEL PLANE AT RL 110.0 AND IS UNLIMITED IN DEPTH. EASEMENT (2F) BURDENS LOT 4 ONLY. SEE SECTION 'A-A' ON SHEET 4



PT.4 & PT.5
(1.85 m²)

DIAGRAM 4
NOT TO SCALE

- (2B) - EASEMENT FOR DRAINAGE OF WATER 3 WIDE & VARIABLE
(2C) - EASEMENT FOR DETENTION OF STORMWATER VARIABLE WIDTH
(2J) - RESTRICTION ON THE USE OF LAND (APZ) (INNER PROTECTION AREA) - VARIABLE WIDTH
(2K) - RESTRICTION ON THE USE OF LAND (VMP) - VARIABLE WIDTH
(2F) - EASEMENT FOR CRANE JIB SWING VARIABLE WIDTH
(2JP) - POSITIVE COVENANT (APZ) 13THLY REFERRED TO IN THE 88B ONLY AFFECTS
THE PARTS OF LOTS 2 & 5 IDENTIFIED AS (2JP)
(2KP) - POSITIVE COVENANT (VMP) 14THLY REFERRED TO IN THE 88B ONLY AFFECTS
THE PART OF LOT 5 IDENTIFIED AS (2KP)

No.	BEARING	CHORD	ARC	RADIUS
200	39°38'25"	15.195	15.2	245.455
201	176°54'15"	4.015	4.02	31.38
202	57°05'	6.585	6.71	10
203	187°25'20"	4.735	4.755	15.5
204	265°22'50"	8.065	8.09	29.96
205	339°02'	5.775	5.775	295.55
206	340°19'55"	6.77	6.775	104.45
207	343°03'55"	15.435	15.435	499.475
208	158°51'25"	11.07	11.335	15
209	177°46'45"	3.83	3.83	75.165
210	175°14'25"	1.78	1.78	47.19
211	173°01'40"	3.405	3.405	86.06
212	169°40'25"	4.21	4.21	56.795
213	6°23'50"	5.955	5.97	26.9
214	9°49'40"	3.945	3.945	50.605

No.	BEARING	CHORD	ARC	RADIUS
215	47°12'55"	4.23	4.565	3.4
216	4°02'45"	4.97	4.975	36.1
217	196°18'05"	32.09	32.67	49.885
218	182°21'35"	17.555	17.645	50
219	191°47'50"	17.725	17.82	50
220	110°36'30"	13.71	14.33	14
221	154°16'45"	6.94	7.015	14
222	99°09'35"	15.585	15.78	29
223	76°54'50"	17.3	17.645	36.55
224	127°32'55"	16.815	17.125	25.895
225	100°36'50"	21.93	21.955	142.18
226	163°31'40"	9.595	9.675	21.73
227	148°46'35"	7.92	7.965	21.815
228	188°20'20"	10.09	10.2	20.215
229	160°25'25"	6.39	6.395	93.09

No.	BEARING	DISTANCE
1	113°01'25"	15.31
2	108°14'10"	10.395
3	99°43'50"	15.11
4	95°23'15"	2.29
5	164°30'55"	34.49
6	212°55'55"	16.365
7	150°40'20"	14.83
8	205°48'10"	34.315
9	205°48'10"	3.66
10	122°01'55"	14.725
11	140°46'10"	6.325
12	168°50'10"	5.985
13	138°08'20"	11.785
14	171°39'45"	17.625
15	166°21'05"	13.36
16	186°57'25"	13.39

No.	BEARING	DISTANCE
17	156°23'30"	16.795
18	113°32'35"	4.695
19	167°02'45"	5.455
20	178°43'05"	12.475
21	239°44'05"	6.13
22	236°02'55"	2.64
23	185°48'30"	2.035
24	162°57'05"	4.51
25	220°12'10"	11.44
26	202°16'10"	6.04
27	213°37'	6.215
28	162°49'15"	4.4
29	169°13'40"	11.155
30	194°25'05"	13.85
31	152°58'25"	10.8
32	182°35'50"	7.78

No.	BEARING	DISTANCE
33	239°02'05"	6.445
34	191°15'25"	25.585
35	206°39'40"	19.625
36	184°05'05"	6.77
37	189°17'	3.11
38	264°04'15"	9.545
39	262°03'20"	13.36
40	269°44'45"	19.16
41	268°13'	36.565
42	175°43'20"	7.38
43	270°	4.07
44	357°51'15"	7.245
45	268°13'	27.76
46	177°36'45"	5.15
47	246°46'25"	16.525
48	160°23'25"	14.195

No.	BEARING	DISTANCE
49	238°26'35"	11.75
50	336°51'25"	24.43
51	311°07'10"	10.575
52	0°41'55"	8.905
53	269°45'05"	26.435
54	252°03'45"	4.895
55	295°40'	8.68
56	299°53'35"	19.425
57	37°51'10"	2.185
58	127°51'10"	8
59	42°24'	2.28
60	21°40'15"	5.785
61	167°54'10"	2.12
62	130°22'50"	2.39
63	158°28'25"	5.875
64	159°01'05"	5.815

No.	BEARING	DISTANCE
65	338°28'25"	5.875
66	342°11'20"	5.09
67	137°04'50"	5.145
68	179°57'10"	1.27
69	225°09'35"	4.13
70	310°17'20"	5.435
71	12°45'15"	4.11
72	85°19'25"	0.86
73	139°42'45"	3.97
74	179°58'55"	3.025
75	135°01'20"	4.365
76	220°22'50"	4.845
77	310°22'50"	4.775
78	349°46'50"	1.191
79	1°08'30"	2.955
80	33°07'	3.885

No.	BEARING	DISTANCE
81	212°39'25"	4.24
82	300°39'40"	4.525
83	39°47'20"	3.71
84	129°40'15"	4.73
85	123°52'30"	8.005
86	127°44'10"	0.745
87	353°33'35"	2.035
88	122°45'35"	9.25
89	158°49'	15.585
90	135°33'35"	7.6
91	117°51'10"	11.24
92	98°03'50"	10.615
93	273°44'50"	3.605
94	3°45'25"	2.4
95	183°45'25"	3.6
96	273°17'40"	3

No.	BEARING	DISTANCE
97	182°57'50"	5.23
98	177°30'45"	1.87
99	93°27'40"	11.66
100	79°37'35"	2.165
101	168°38'	28.375
102	163°42'55"	10.37
103	161°44'05"	16.47
104	162°47'55"	14.385
105	158°40'15"	9.215
106	167°43'15"	8.465
107	167°39'15"	5.955
108	140°32'40"	2.23
109	227°13'20"	3.15
110	273°45'25"	2.405
111	183°45'25"	1.1
112	127°51'55"	2.145

113	135°20'40"	23.91
114	225°20'40"	17.2
115	315°20'40"	23.905
116	45°19'35"	17.2
117	81°07'30"	40.02
118	171°07'30"	5.175
119	261°07'30"	3.6
120	171°14'35"	2.405
121	261°07'30"	3.6
122	171°14'35"	2.405
123	261°07'30"	3.6
124	171°14'35"	2.405
125	261°07'30"	7.21

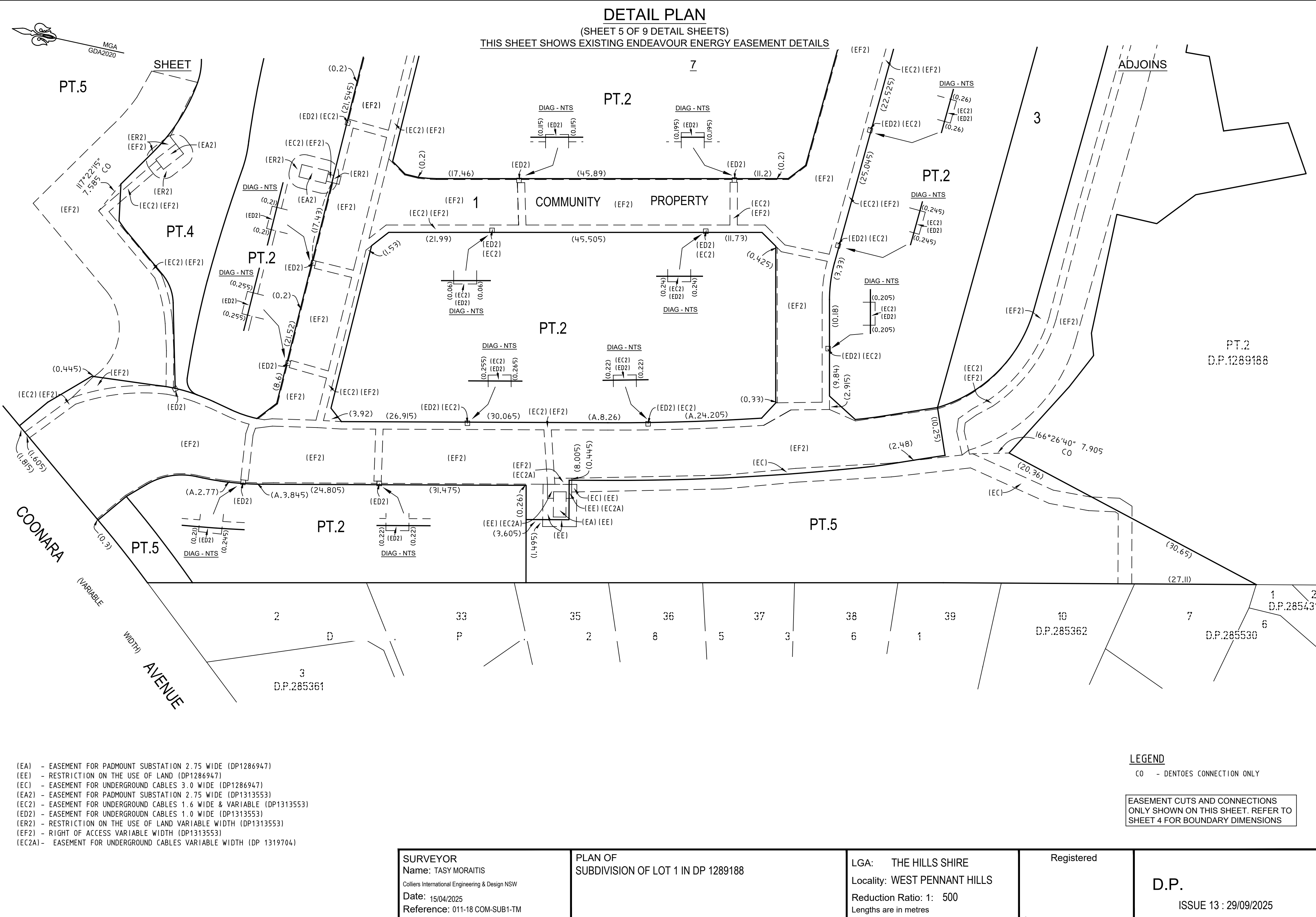
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127	261°07'30"	7.21
128	171°08'30"	2.405
129	261°07'30"	7.575
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131	261°07'30"	3.605
132	351°07'30"	4.81
133	261°08'25"	3.605
134	218°03'50"	14.42
135	128°03'50"	2.405
136	218°03'50"	18.02
137	128°10'35"	2.405
138	218°03'50"	22.045

139	308°03'55"	11.225
140	38°03'50"	4.805
141	308°07'15"	3.605
142	38°03'50"	2.4
143	308°08'	2.405
144	38°03'50"	3.61

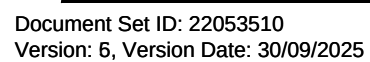
145	308°03'50"	2.41
146	38°03'50"	40.06
147	128°03'50"	2.4
148	38°08'55"	3.605
149	128°03'55"	12.43

ISSUE 13 : 29/09/2025

Electronically signed by me, David Munday affixed by me on 30/09/25



THIS SHEET SHOWS EXISTING ENDEAVOUR ENERGY EASEMENT DETAILS



THIS SHEET SHOWS EXISTING SYDNEY WATER EASEMENT DETAILS

PT.2
D.P.1289188

1
D.P.28543

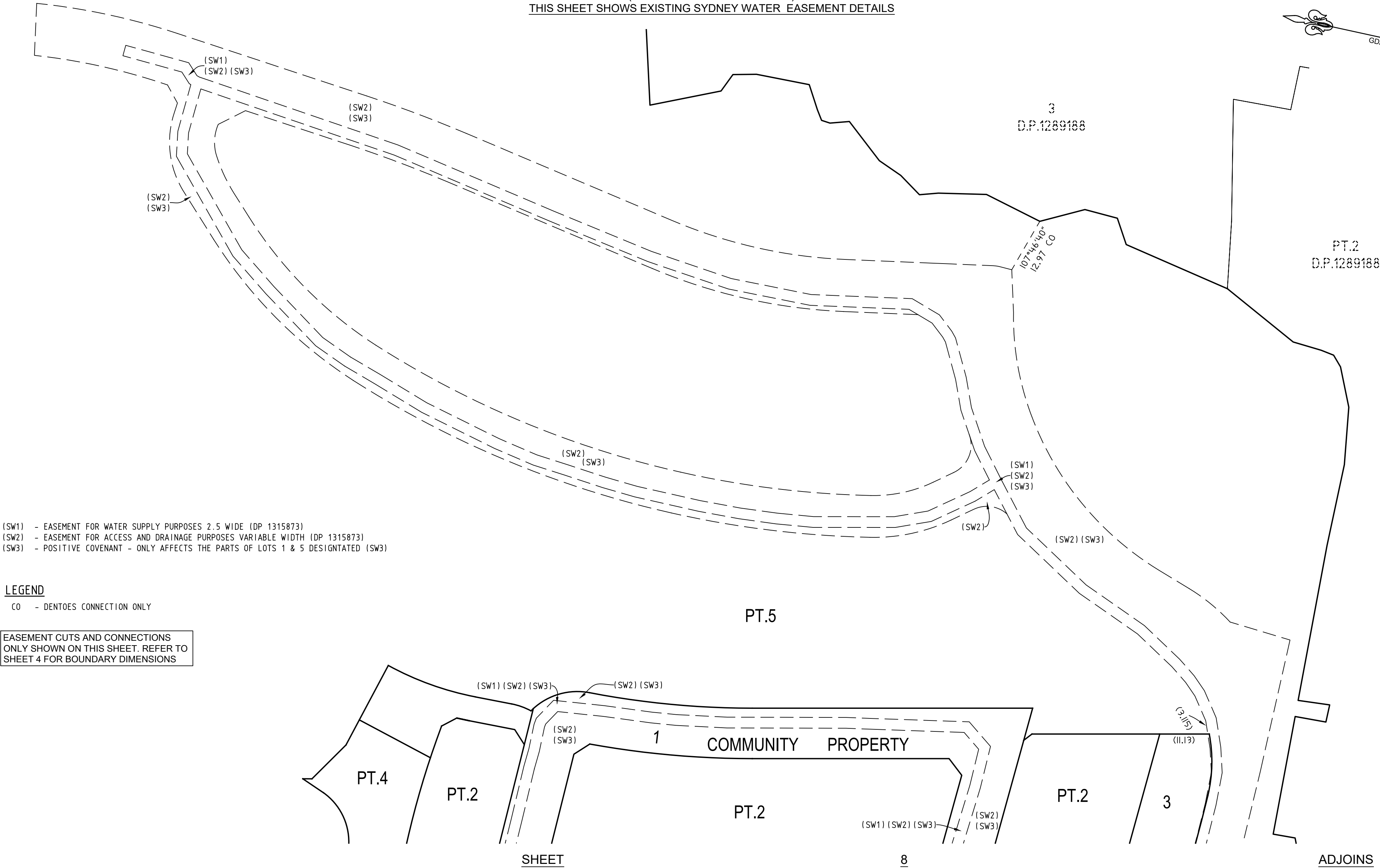
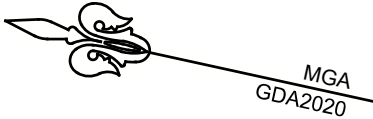
EASEMENT CUTS AND CONNECTIONS
ONLY SHOWN ON THIS SHEET. REFER TO
SHEET 4 FOR BOUNDARY DIMENSIONS

D.P.

ISSUE 13 : 29/09/2025

Electronically signed by me, David Munday affixed by me on 30/09/25

DETAIL PLAN
(SHEET 8 OF 9 DETAIL SHEETS)
THIS SHEET SHOWS EXISTING SYDNEY WATER EASEMENT DETAILS



(SW1) - EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (DP 1315873)
(SW2) - EASEMENT FOR ACCESS AND DRAINAGE PURPOSES VARIABLE WIDTH (DP 1315873)
(SW3) - POSITIVE COVENANT - ONLY AFFECTS THE PARTS OF LOTS 1 & 5 DESIGNTATED (SW3)

LEGEND
CO - DENTOEES CONNECTION ONLY

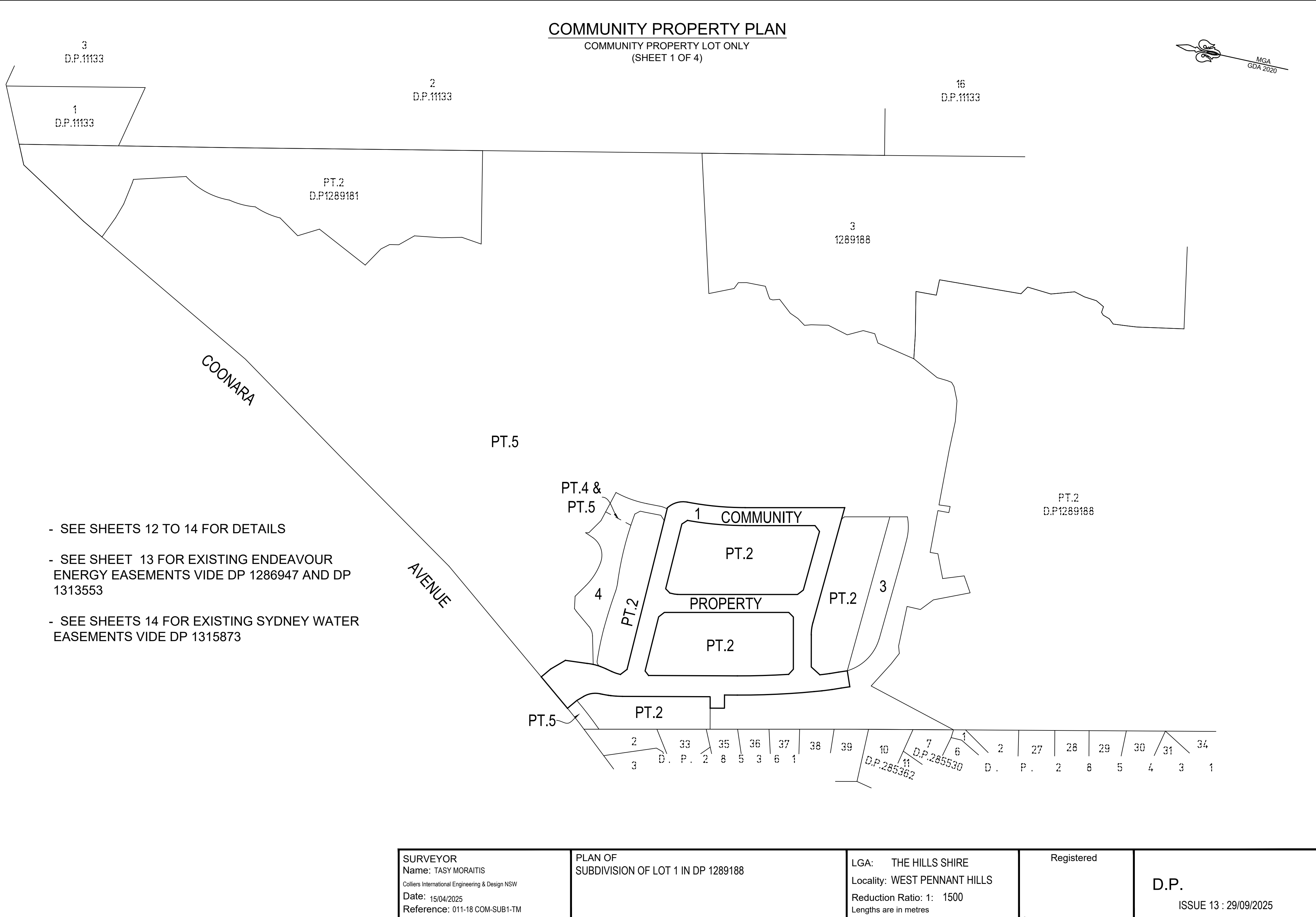
EASEMENT CUTS AND CONNECTIONS
ONLY SHOWN ON THIS SHEET. REFER TO
SHEET 4 FOR BOUNDARY DIMENSIONS

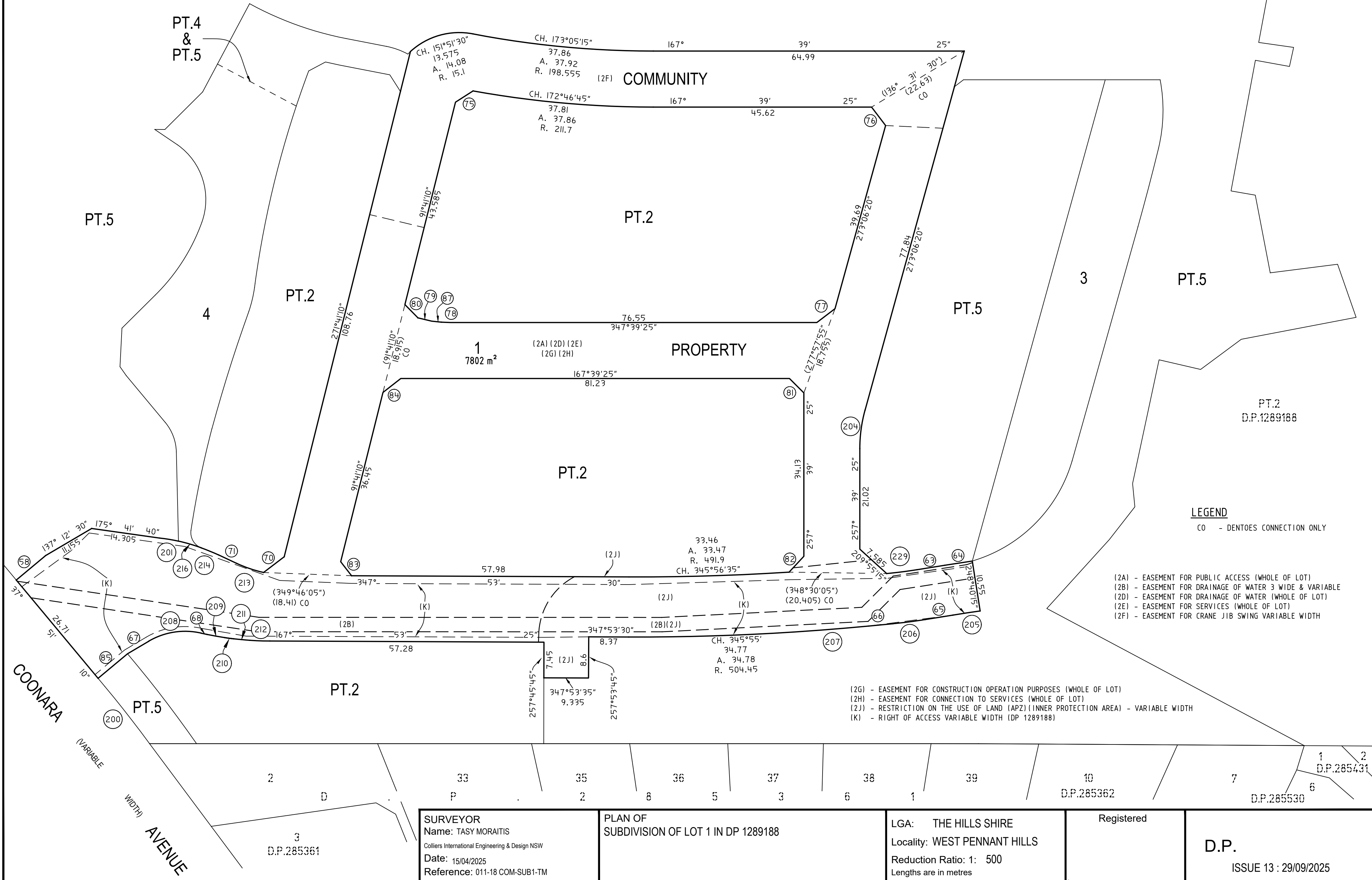
SURVEYOR Name: TASY MORAITIS Colliers International Engineering & Design NSW Date: 15/04/2025 Reference: 011-18 COM-SUB1-TM	PLAN OF SUBDIVISION OF LOT 1 IN DP 1289188	LGA: THE HILLS SHIRE Locality: WEST PENNANT HILLS Reduction Ratio: 1: 600 Lengths are in metres	Registered	D.P. ISSUE 13 : 29/09/2025
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David Munday Electronically signed by me, David Munday affixed by me on 30/09/25

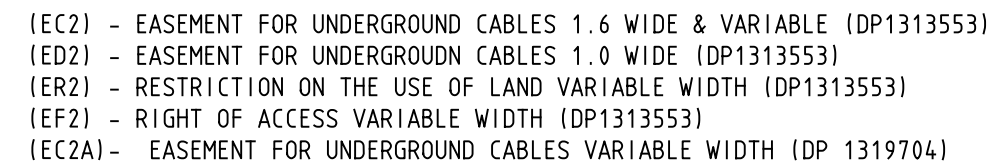
THIS SHEET SHOWS EXISTING EASEMENT RIGHT OF ACCESS (K) DETAILS &
RESTRICTION ON THE USE OF LAND VARIABLE WIDTH (2L) (OSD)
AND POSITIVE COVENANT (OSD) BURNED LOT 5

CAD REF: G:\Acquired\CRI\Projects\2018_yr\011-18\Survey\GDA2020\Plans\Plan_88B\FINAL COMMUNITY PLAN STAGE 1\011-18G S450 [14] - CPF - Y.G. - T.M.



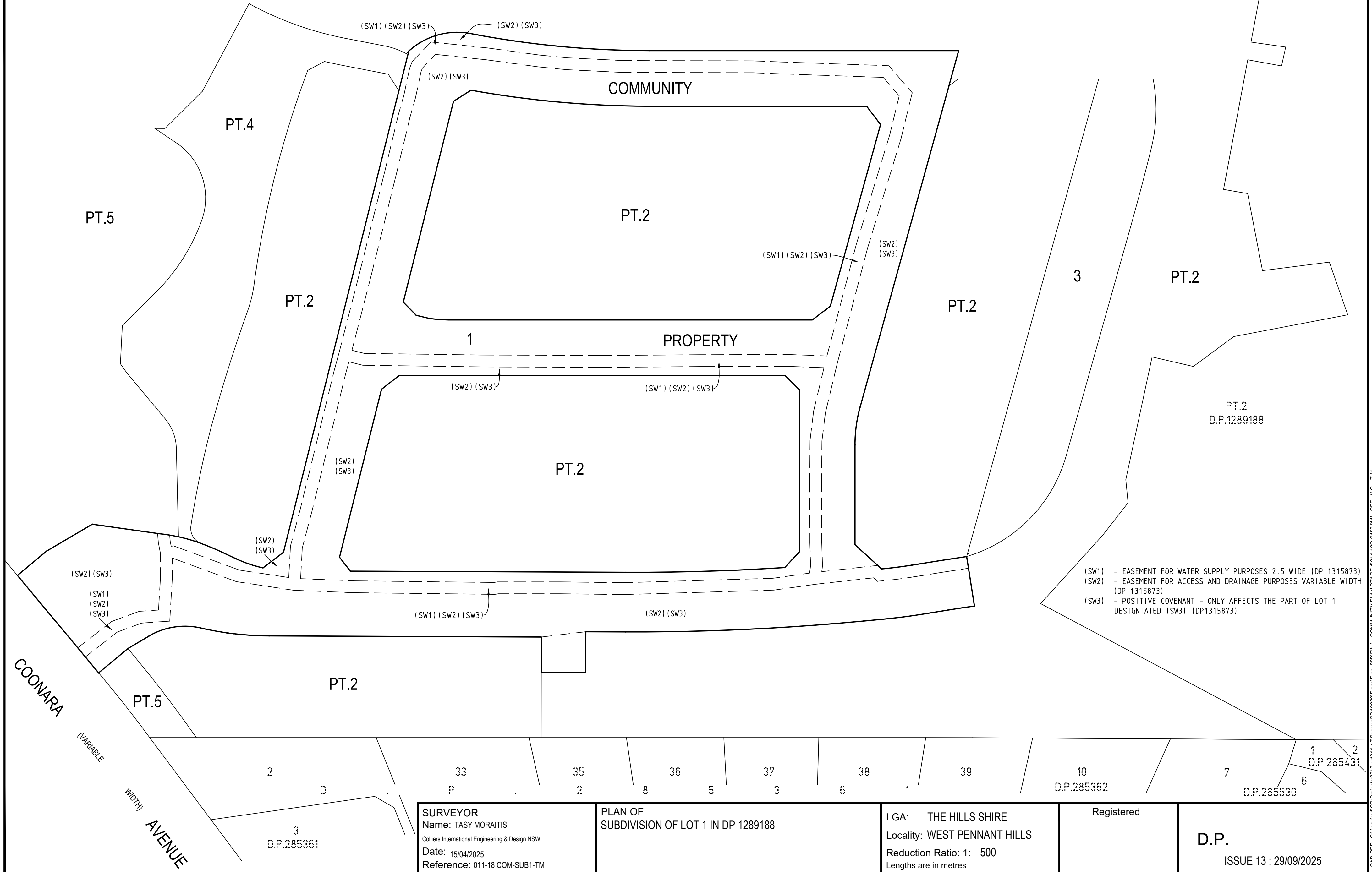
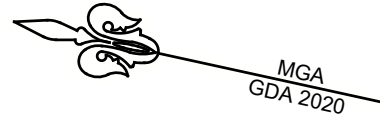


Electronically signed by me, David Munday affixed by me on 30/09/25



CAD REF: G:\Acquired\CR\Projects\2018_yr\011-18\Survey\GDA2020\Plans\Plan_88B\FINAL COMMUNITY PLAN STAGE 1\011-18G S450 [14] - CPF - Y.G. - T.M.

THIS SHEET SHOWS EXISTING SYDNEY WATER EASEMENT DETAILS



COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTYS LOT ONLY
(SHEET 5 OF 5)

SCHEDULE OF LINES

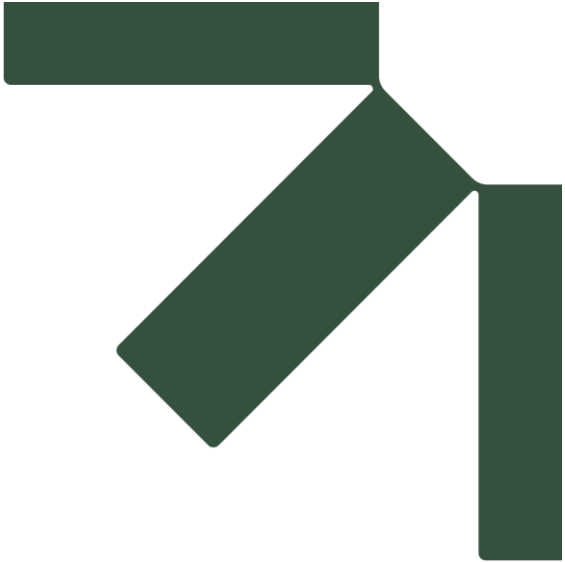
No.	BEARING	DISTANCE
58	127°51'10"	8
63	158°28'25"	5.875
64	159°01'05"	5.815
65	338°28'25"	5.875
66	342°11'20"	5.09
67	137°04'50"	5.145
68	179°57'10"	1.27
70	310°17'20"	5.435
71	12°45'15"	4.11
75	135°01'20"	4.365
76	220°22'50"	4.845
77	310°22'50"	4.775
78	349°46'50"	1.91
79	1°08'30"	2.955
80	33°07'	3.885
81	212°39'25"	4.24
82	300°39'40"	4.525
83	39°47'20"	3.71
84	129°40'15"	4.73
85	127°52'30"	8.005
87	353°33'35"	2.035

SCHEDULE OF CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
201	176°54'15"	4.015	4.02	31.38
204	265°22'50"	8.065	8.09	29.96
205	339°02'	5.775	5.775	295.55
206	340°19'55"	6.77	6.775	104.45
207	343°03'55"	15.435	15.435	499.475
208	158°51'25"	11.07	11.335	15
209	177°46'45"	3.83	3.83	75.165
210	175°14'25"	1.78	1.78	47.19
211	173°01'40"	3.405	3.405	86.06
212	169°40'25"	4.21	4.21	56.795
213	6°23'50"	5.955	5.97	26.9
214	9°49'40"	3.945	3.945	50.605
216	4°02'45"	4.97	4.975	36.1
229	160°25'25"	6.39	6.395	93.9

SURVEYOR Name: TASY MORAITIS Colliers International Engineering & Design NSW Date: 15/04/2025 Reference: 011-18 COM-SUB1-TM	PLAN OF SUBDIVISION OF LOT 1 IN DP 1289188	LGA: THE HILLS SHIRE Locality: WEST PENNANT HILLS Reduction Ratio: 1: Lengths are in metres	Registered	D.P. ISSUE 13 : 29/09/2025
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 Electronically signed by me, David Munday affixed by me on 30/09/25



Appendix G Email to the Department Regarding Condition 6

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

Annual Compliance Report: 1 May 2025 to 30 April 2026

Mirvac Developments

SLR Project No.: 623.030562.00008

26 May 2026

From: Emma Ellis
Sent: Thursday, 23 May 2024 10:03 AM
To: 'epbcmonitoring@dcceew.gov.au'; 'PostApproval@environment.gov.au'
Subject: EPBC Approval 2023/09508 | 55 Coonara Ave, WPH | Condition 6
Attachments: 240523_55 Coonara Ave_Housing 88B titling instrument.pdf

Dear sir/madam

In accordance with condition 6 of 2023/09508, which states:

Prior to selling any part of The Property, the approval holder must submit to the department either a copy of the proposed titling instrument containing the proposed covenant, or a copy of the disclosure in the proposed contract of sale.

We wish to provide evidence of the inclusion of the ongoing obligation on our customers to comply with the Vegetation Management Plan, in our sales documents. We have included the following:

1. Disclosure clause in our contract of sale

61.17 EPBC Referral

- (a) The vendor discloses the Development Site is affected by the *Environment Protection and Biodiversity Conservation Act 1999* (NSW) (EPBC) and the vendor has received approval to carry out Development Activities on the Development Site on the conditions set out in the EPBC Approval.
- (b) The EPBC Approval imposes obligations on the vendor and future owners including the Community Association to comply with the Vegetation Management Plan and by implementing the Vegetation Management Plan, achieve the following environmental outcomes:
 - (i) protecting the areas of Blue Gum High Forest threatened ecological community where it occurs on the Development Site;
 - (ii) maintaining and improving the condition of Blue Gum High Forest on the Development Site through removal of weeds and assistive regeneration with local provenance stock of species comprising Blue Gum High Forest; and
 - (iii) preventing any avoidable harm to protected matters and mitigating unavoidable and accidental harm to protected matters,and the purchaser is directed to the Community Management Statement.
- (c) The vendor discloses the copy of the Vegetation Management Plan which is attached to this contract has been endorsed by the Department of Climate Change, Energy, the Environment and Water as part of the EPBC Approval. The Vegetation Management Plan is a revised version of a previous vegetation management plan that was approved by Council and the vendor is required to obtain the approval of Council to the revised Vegetation Management Plan. If required by Council, the vendor may make changes to the Vegetation Management Plan, and the vendor may make changes to the Instruments, Community Management Statement or Precinct Management Statement or any Other Document to comply with any conditions imposed by Council in respect of the Vegetation Management Plan.

2. Draft term in the 88B titling instrument

Please see below draft terms but we also have attached a copy of the full draft 88B instrument for your information.

31. TERMS OF POSITIVE COVENANT NUMBERED 31 IN THE PLAN

- (a) The Grantor must comply with the Vegetation Management Plan throughout the occupation and use of the development complying with the requirements of Council including procuring a compliance report for each 12 month period which must:
- (i) be consistent with the *Annual Compliance Report Guidelines*, Commonwealth of Australia 2023;
 - (ii) include details of compliance and non-compliance with:
 - (A) each condition in the EPBC Approval;
 - (B) each condition imposed under a development consent in respect of the Community Scheme that the EPBC Approval requires compliance with;
 - (C) all commitments made in each action management plan or strategy that the Grantor is required by the EPBC Approval to implement;
 - (D) if any event which has the potential to, or does, Harm any Protected Matter (**incident**) has occurred, each incident.
- (b) Pursuant to section 88F(3) of the Act, Council shall have the following additional powers pursuant to this covenant:
- (i) in the event that the Grantor fails to comply with the terms of any written notice issued by the Council as set out above, the Council may enter the Lot Burdened with all necessary equipment and carry out any work considered by Council to be reasonable to comply with the said notice referred to above;
 - (ii) Council may recover from the Grantor in a Court of competent jurisdiction:
 - (A) any expense reasonably incurred by it in exercising its powers under clause 31(b)(i). Such expense shall include reasonable wages for employees engaged in effecting, supervising and administering the said work, together with costs, reasonably estimated by Council, for the use of materials, machinery, tools and equipment used in conjunction with the said work; and
 - (B) legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs, charges and expenses of registration of a covenant charge pursuant to section 88F of the Act or providing any certificate required pursuant to section 88G of the Act or obtaining any injunction pursuant to section 88H of the Act.
- (c) This covenant shall bind all persons who are of claim under the registered proprietors stipulated in section 88E(5) of the Act.

Name of authority empowered to release, vary or modify positive covenant numbered 31 in the Plan

We trust this satisfies your requirements. We can share with you a full copy of our contract of sale however just warning that it is over 900 pages long and rather large in size.

If you seek anything further, please do not hesitate to contact the undersigned.

Kind regards

Emma Ellis
Project Director
Development

T: +61 2 9080 8805 M: +61 403 946 730
Level 28, 200 George Street Sydney NSW 2000 Australia

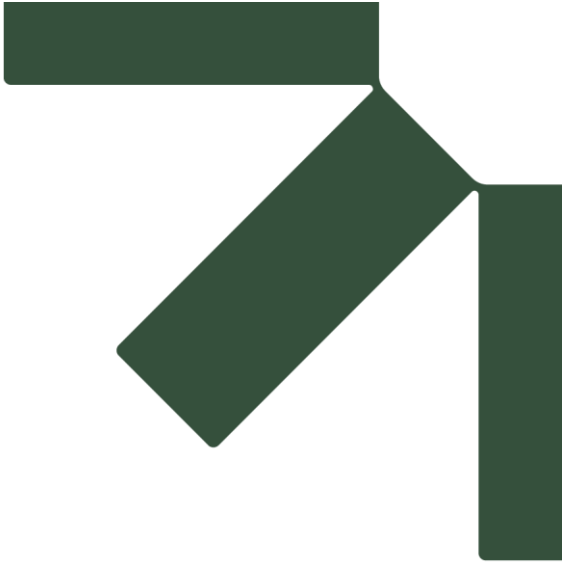
[Electronic Data Transmission Disclaimer](#)



**RANKED #1 GLOBALLY
FOR GENDER EQUALITY**
2022 and 2023 by Equileap

**2022 WINNER BEST
PLACES TO WORK**
AFR Boss

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.



Appendix H Email to the Department Regarding Conditions 8 & 9

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

Annual Compliance Report: 1 May 2025 to 30 April 2026

Mirvac Developments

SLR Project No.: 623.030562.00008

26 May 2026

Emma Ellis

From: Emma Ellis
Sent: Tuesday, 21 May 2024 9:19 PM
To: epbcmonitoring@dcceew.gov.au; PostApproval@environment.gov.au
Subject: EPBC Approval 2023/09508 | 55 Coonara Ave, WPH | Condition 8 & 9
Attachments: BCF483 - Section 6.33 certificate - signed.pdf; BCF261 - Certificate 6.33 - signed.pdf

Dear sir/madam

In accordance with condition 8 and 9 of 2023/09508, we wish to notify and provide evidence around the retirement/payment of 76 credits in relation to Blue Gum High Forest.

We attach for your reference, two section 6.33 certificates under the Biodiversity Conservation Act 2016 (NSW). One certificate confirms retirement obligations for 57 credits and the other for 19 credits.

We trust this satisfies your requirements. If you seek anything further, please do not hesitate to contact the undersigned.

Kind regards

Emma Ellis
Project Director
Development

T: +61 2 9080 8805 **M:** +61 403 946 730
Level 28, 200 George Street Sydney NSW 2000 Australia

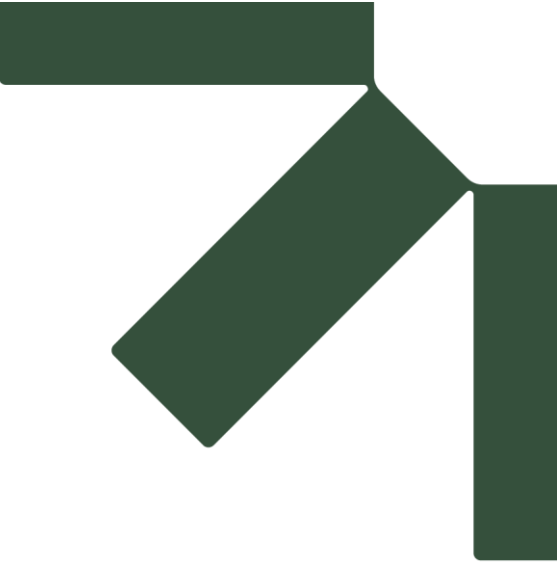
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**RANKED #1 GLOBALLY
FOR GENDER EQUALITY**
2022 and 2023 by Equileap

**2022 WINNER BEST
PLACES TO WORK**
AFR Boss

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Appendix I Email to the Department Regarding Condition 20

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

Annual Compliance Report: 1 May 2025 to 30 April 2026

Mirvac Developments

SLR Project No.: 623.030562.00008

26 May 2026

Sarah Thompson

From: Nick MACKENZIE <nick.mackenzie@dcceew.gov.au>
Sent: Tuesday, 12 November 2024 12:14 PM
To: Sarah Thompson; epbcmonitoring
Cc: Emma Ellis
Subject: RE: EPBC Approval 2023/09508 - 55 Coonara Ave, WPH - Conditions 20, 3 & 4 [SEC=OFFICIAL]

OFFICIAL

Hi Sarah,

Apologies for missing your call.

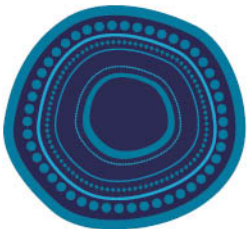
I can confirm receipt of the commencement notification and confirm that this meets the requirements of condition 20.

I also acknowledge the communication regarding implementation of the Concept Vegetation Management Plan.

Regards,

Nick Mackenzie
Senior Compliance Officer

Environmental Permitting and Compliance Division | Compliance and Enforcement Branch |
Approvals Compliance Section
Department of Climate Change, Energy, the Environment and Water
P 0407 906 098 | E nick.mackenzie@dcceew.gov.au



Acknowledgement of Country

Our department recognises the First Peoples of this nation and their ongoing connection to culture and country. We acknowledge Aboriginal and Torres Strait Islander Peoples as the Traditional Owners, Custodians and Lore Keepers of the world's oldest living culture and pay respects to their Elders past, present and emerging.

OFFICIAL

From: Sarah Thompson <sarah.thompson@mirvac.com>
Sent: Tuesday, 12 November 2024 11:21 AM
To: Nick MACKENZIE <nick.mackenzie@dcceew.gov.au>; epbcmonitoring <epbcmonitoring@dcceew.gov.au>
Cc: Emma Ellis <emma.ellis@mirvac.com>
Subject: EPBC Approval 2023/09508 - 55 Coonara Ave, WPH - Conditions 20, 3 & 4 [SEC=OFFICIAL]

OFFICIAL

Dear Nick,

I just tried calling as I notified the Department on 5th November 2024 of condition 20, 3 & 4 in the attached email. I have not received an automatic reply from the EPBC monitoring email address confirming receipt.

Can you please confirm receipt and acceptance as formal notification.

Kind Regards

Sarah Thompson
Senior Development Manager
Development

Level 28, 200 George Street Sydney NSW 2000 Australia

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**RANKED TOP #10 GLOBALLY
FOR GENDER EQUALITY**
in Equileap's 2024 Global Report



Acknowledgement of Country

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners and Custodians of the lands and waters of Australia. We recognise that we all live, work and play on Traditional lands of the oldest continuing culture and pay our respect to Elders past and present. 'Collaborating on Country' by Riki Salam (Mualgal, Kaurareg, Kuku Yalanji), We Are 27 Creative.

OFFICIAL

From: epbcmonitoring <epbcmonitoring@dcceew.gov.au>

Sent: Wednesday, 30 October 2024 7:00 AM

To: Sarah Thompson <sarah.thompson@mirvac.com>

Cc: Emma Ellis <emma.ellis@mirvac.com>

Subject: RE: EPBC Approval 2023/09508 - 55 Coonara Ave, WPH - Conditions 20, 3 & 4 [SEC=OFFICIAL]

[SEC=OFFICIAL]

Dear Sarah,

Thankyou for providing the below advice.

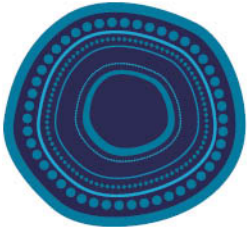
Please note, condition 20 attached to EPBC 2023/09508 requires the approval holder to notify the department of commencement of the action within 5 business days *following* the action commencing.

As such, the department requests that you provide this advice following commencement, which will be accepted as the formal notification.

Regards,

Nick Mackenzie
Senior Compliance Officer

Environmental Permitting and Compliance Division | Compliance and Enforcement Branch | Approvals
Compliance Section
Department of Climate Change, Energy, the Environment and Water
P 0407 906 098 | E nick.mackenzie@dcceew.gov.au



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From: Sarah Thompson <sarah.thompson@mirvac.com>
Sent: Monday, 28 October 2024 5:03 PM
To: epbcmmonitoring <epbcmmonitoring@dcceew.gov.au>; PostApproval@environment.gov.au
Cc: Emma Ellis <emma.ellis@mirvac.com>
Subject: EPBC Approval 2023/09508 - 55 Coonara Ave, WPH - Conditions 20, 3 & 4

Dear sir / madam,

In accordance with condition 20 of 2023/09508, which states:

*20) The approval holder must notify the **department** electronically of the date of **commencement of the Action**, within 5 **business days** following **commencement of the Action**.*

We wish to notify the department that Mirvac Projects Pty Ltd will commence clearing within the action area from 4th November 2024.

In accordance with condition 3 and 4 of 2023/09508, we wish to notify the Department that Mirvac Projects Pty Ltd will commence implementation of the Concept Vegetation Management Plan within three months of the commencement of the Action and continue to implement the Concept Vegetation Management Plan. At this stage, we have engaged the Concept Vegetation bush regeneration contractors, agreed the scope of work and established monitoring points on site with Cumberland Ecology.

We trust this satisfies your requirements. If you seek anything further, please do not hesitate to contact the undersigned.

Kind Regards

Sarah Thompson
Senior Development Manager
Development

Level 28, 200 George Street Sydney NSW 2000 Australia

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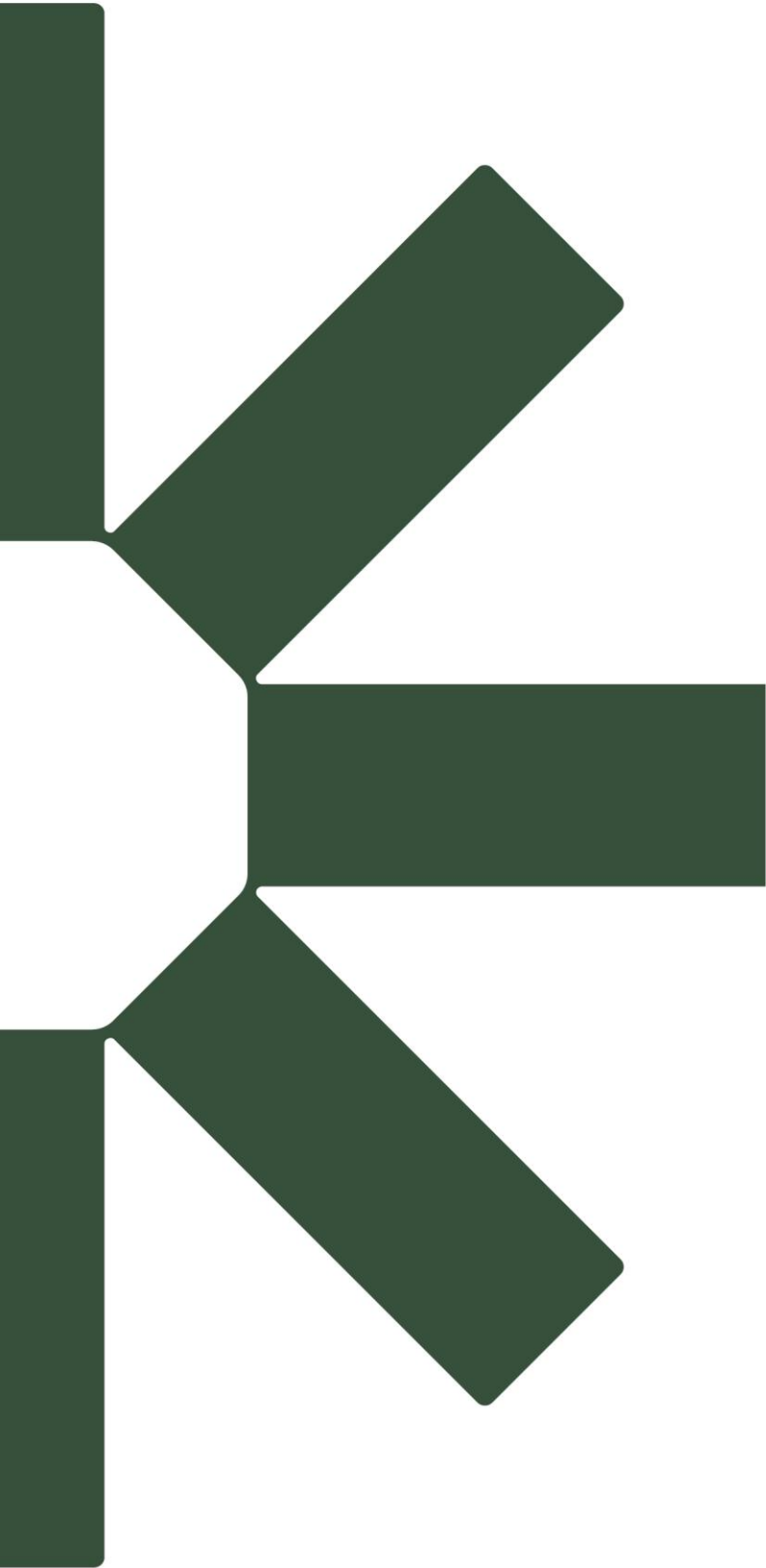
**RANKED TOP #10 GLOBALLY
FOR GENDER EQUALITY**
in Equileap's 2024 Global Report



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Making Sustainability Happen