**EXISTING CONDITIONS PLAN** – INSERT PLAN BELOW

**FOR EXAMPLE EXISTING CONDITIONS PLAN REFER TO FIGURE 3 OF WATERWAY MANAGEMENT PLAN GUIDELINES FOR URBAN DEVELOPMENTS IN GIPPSLAND**

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**WATERWAY MANAGEMENT PLAN** – INSERT PLAN BELOW

**FOR EXAMPLE WATERWAY MANAGEMENT PLAN REFER TO FIGURE 4 IN THE WATERWAY MANAGEMENT PLAN GUIDELINES FOR URBAN DEVELOPMENTS IN GIPPSLAND**

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| **PLANT SCHEDULE**  **FOR EXAMPLE PLANT SCHEDULE REFER TO APPENDIX 2 IN THE WATERWAY MANAGEMENT PLAN GUIDELINES FOR URBAN DEVELOPMENTS IN GIPPSLAND**  **Refer to the PLANT SPECIES GUIDES FOR REVEGETATING WATERWAYS section of this template document for appropriate plant species** |
| **PROPERTY ADDRESS:** |
| **BIOREGION:**  **ECOLOGICAL VEGETATION CLASS:** |

| **LOWER BANK-CHANNEL ZONE – APRX. XX METRES WIDE (Total Area = XXXm2)** | | |
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| **PLANT SPECIES** | | **PLANT QUANTITIES** |
| **Botanical Name** | **Common Name** | **Supply Size - Tubestock** |
| **Small Trees/Large Shrubs (Planting Density of 2 plants per m2)**  **XX% of Area = XXXm2** | |  |
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| **Medium Shrubs (2-5m) (Planting Density of 2/m2)**  **XX% of Area = XXXm2** | |  |
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| **Graminoids (tufted and non-tufted, various sizes) (Planting Density of 4-6 plants per m2)**  **XX% of Area = XXXm2** | |  |
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| **Ground Layer Herbs (<1m) (Planting Density of 4-6 plants per m2)**  **XX% of Area = XXXm2** | |  |
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| **Total Qty of Plants** | | **X,XXX** |
| **Average Density of Plants (=total qty of plants / Total Area)** | | **X.X/m2** |

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| **PRIMARY BUFFER - XX METRES WIDE (Min. 10m Wide) (Total Area = X,XXXm2)** | | |
| **PLANT SPECIES** | | **PLANT QUANTITIES** |
| **Botanical Name** | **Common Name** | **Supply Size - Tubestock** |
| **Medium-Large Trees (Planting Density of XX trees per hectare)**  **X trees for X.XX hectares** | |  |
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| **Small Trees/Large Shrubs (Planting Density of 2 plants per m2)**  **XX% of Area = XXXm2** | |  |
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| **Medium Shrubs (2-5m Height) (Planting Density of 2 plants per m2)**  **XX% of Area = XXXm2** | |  |
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| **Small Shrubs/Prostrate Shrubs (<2m Height) (Planting Density of 4 plants per m2)**  **XX% of Area = XXXm2** | |  |
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| **Graminoids (tufted and non-tufted, various sizes) (Planting Density of 4-6 plants per m2)**  **XX% of Area = XXXm2** | |  |
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| **Ground Layer Herbs (<1m Height) (Planting Density of 4-6 plants per m2)**  **XX% of Area = XXXm2** | |  |
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| **Total Qty of Plants** | | **XX,XXX** |
| **Average Density of Plants (=total qty of plants / Total Area)** | | **X.X/m2** |

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| **SECONDARY BUFFER – XX METRES WIDE (Min. 20m Wide) (Total Area = X,XXXm2)** | | | |
| **PLANT SPECIES** | | | **PLANT QUANTITIES** |
| **Botanical Name** | **Common Name** | | **Supply Size - Tubestock** |
| **Medium-Large Trees (Planting Density of XX trees per hectare)**  **X trees for X.XX hectares** | | |  |
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| **Graminoids (tufted and non-tufted, various sizes) (Planting Density of 4-6 plants per m2)**  **XX% of Area = XXXm2** | | |  |
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| **Ground Layer Herbs (<1m Height) (Planting Density of 4-6 plants per m2)**  **XX% of Area = XXXm2** | | |  |
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|  | |  |  |
| **Total Qty of Plants** | | | **XX,XXX** |
| **Average Density of Plants (=total qty of plants / Total Area)** | | | **X.X/m2** |

| **SEDIMENTATION BASIN (Total Area = XXXm2)** | | |
| --- | --- | --- |
| **PLANT SPECIES** | | **PLANT QUANTITIES** |
| **Botanical Name** | **Common Name** | **Supply Size - Tubestock** |
| **Graminoids (tufted and non-tufted, various sizes) (Planting Density of 4-6 plants per m2)**  **XX% of Area = XXXm2** | |  |
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| **Ground Layer Herbs (<1m) (Planting Density of 4-6 plants per m2)**  **XX% of Area = XXXm2** | |  |
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| **Total Qty of Plants** | | **X,XXX** |
| **Average Density of Plants (=total qty of plants / Total Area)** | | **X.X/m2** |
| **TOTAL QUANTITY OF PLANTS FOR ALL ZONES** | | **XX,XXX** |

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| **WATERWAY MANAGEMENT ACTIVITIES SCHEDULE**  **TEMPLATE FOR TYPICAL ZONES**  **MODIFY TABLE WHERE REQUIRED. DELETE ROWS THAT ARE NOT REQUIRED.** |

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| **WATERWAY MANAGEMENT ACTIVITIES SCHEDULE** | | | | | | | | |
| **PLAN CODE** | **MANAGEMENT ZONE** | **DESCRIPTION** | **ASSETS** | **ESTABLISHMENT MAINTENANCE AND MANAGEMENT CONSIDERATIONS** | **FREQUENCY** | **HANDOVER BENCHMARK** | **ONGOING MAINTENANCE AND MANAGEMENT CONSIDERATIONS** | **FREQUENCY** |
| **EW** | **ENVIRONMENTAL WEED CONTROL ZONE** | Weed control is required in this zone prior to commencement of any works.  It is recommended that a Weed Management Plan be prepared and incorporated into the final Waterway Management Plan. The weed management plan shall nominate control and eradication targets.  The treatment of excessive reed growth in open, unshaded parts of the lower channel and in-stream areas will need to be carefully monitored and managed. | MACHINERY HYGIENE AREA  Signage  Fencing  Wash down area, where required | MACHINERY HYGIENE AREA   * Monitoring of signage and machinery hygiene measures such as wash down areas   WEEDS   * Control and eradication targets as nominated in the site specific weed control management plan have been met | WEEDS  As per recommendations of weed management plan | WEEDS  Control and eradication targets as nominated in the site-specific weed management plan have been met | WEEDS   * Monitoring and implementation of mowing, machinery hygiene and spot control measures as nominated in the site-specific weed management plan | WEEDS  1 Visit annually or as required |
| **LB** | **LOWER BANK – CHANNEL ZONE** | The lower bank – channel zone of the natural waterway varies slightly in width along the existing open channel in Reserve 1 generally between 2 and 5m in width.  Revegetation planting along the edges of this channel shall include aquatic and semi-aquatic herbs, sedges and rushes. | PLANTS  Mass aquatic and semi-aquatic planting (4-6/m2)  EROSION CONTROL  700-800GSM biodegradable jute mat, where required | PLANTS   * Plant replacement, to achieve survival target for initial planting   WEEDS   * Removal of litter and weeds to <1% cover * Regular weed monitoring and management | PLANTS AND WEEDS  8-10 Visits Annually | PLANTS   * >95% survival of initial planting   WEEDS   * Removal of litter and weeds to <1% cover | WEEDS   * Weed control and removal of litter * Monitor spread of weeds and control, where emergent | WEEDS  6-8 Visits Annually |
| **W** | **WETLAND ZONE** | The constructed wetland zone includes shallow marsh, deep marsh and submerged marsh, typically subject to water depths between 0-700mm but potentially drying out in summer. The open water pools/deeper water bodies range in depth from 0.7-2.0m.  The wetland will be periodically or permanently inundated with shallow water.  The wetland will contain marsh planting around the perimeter.  700-800GSM biodegradable jute mat for stabilisation between extended detention (EDD) and normal water level (NWL), where required. | PLANTS  Mass aquatic and semi-aquatic planting (4-6/m2)  INFRASTRUCTURE  Open water/deep pools  Inlet/outlet structures  Pipes  EROSION CONTROL  700-800GSM biodegradable jute mat, where required  SIGNAGE  Informational | PLANTS   * Plant replacement, to achieve survival target for initial planting   WEEDS   * Removal of litter and weeds to <1% cover * Regular weed monitoring and management | PLANTS AND WEEDS  10-12 Visits Annually | PLANTS   * >95% survival of initial planting   WEEDS   * Removal of litter and weeds to <1% cover   INFRASTRUCTURE   * For constructed infrastructure refer to site specific stormwater management plan requirements | WEEDS   * Weed control and removal of litter * Monitor spread of weeds and control, where emergent | WEEDS  6-8 Visits Annually |

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| **PLAN CODE** | **MANAGEMENT ZONE** | **DESCRIPTION** | **ASSETS** | **ESTABLISHMENT MAINTENANCE AND MANAGEMENT CONSIDERATIONS** | **FREQUENCY** | **HANDOVER BENCHMARK** | **ONGOING MAINTENANCE AND MANAGEMENT CONSIDERATIONS** | **FREQUENCY** |
| **S** | **SEDIMENT POND ZONE/WSUD ZONE (OTHER)** | Reserve 1 contains two sedimentation basins/ponds. These are permanent open water inlet zones for drainage outfalls coming from roads within the development site. The sediment is trapped and periodically removed as part of routine maintenance.  The water from these two sedimentation ponds flows to the central wetland. Any remaining sediment is periodically removed as part of routine maintenance. Erosion control measures will be incorporated into the outfalls from the sedimentation basins to minimise erosion.  The sedimentation basins and the wetland will contain marsh planting around the perimeter.  800GSM biodegradable jute mat for stabilisation between extended detention (EDD) and normal water level (NWL), where required | PLANTS  Mass aquatic and semi-aquatic planting (4-6/m2)  MULCH  Landscape mulch approved by Council  EROSION CONTROL  700-800GSM biodegradable jute mat, where required  INFRASTRUCTURE  Open water basins  Inlet/outlet structures and pipes  Gross pollutant traps  Safety fencing, where required  Safety signage, where required | PLANTS   * Plant replacement, to achieve survival target for initial planting   MULCH   * Mulch top-up where required   WEEDS   * Removal of all litter and weeds to <1% * Regular weed monitoring and management   SEDIMENT REMOVAL   * Sediment removal. Refer to approved site specific stormwater management plan requirements | PLANTS, MULCH AND WEEDS  10-12 Visits Annually  SEDIMENT REMOVAL  Frequency as specified in approved stormwater management plan | PLANTS   * >95% survival of initial planting   WEEDS   * Removal of litter and weeds to <1% cover   INFRASTRUCTURE   * For constructed infrastructure refer to site specific stormwater management plan requirements   SEDIMENT REMOVAL   * Where required, following testing | WEEDS   * Weed control and removal of litter * Monitor spread of weeds and control, where emergent   SEDIMENT REMOVAL   * Sediment removal. Refer site specific stormwater management plan requirements. | WEEDS  6-8 Visits Annually |
| **PB** | **PRIMARY BUFFER ZONE** | This is the primary buffer zone on both sides of the waterway and adjacent the wetland and sediment ponds.  In some locations, the width of the primary buffer varies due to the proximity of the WSUD assets. The primary buffer has an average minimum width of 10m.  The primary buffer zone along the Creek has existing native overstorey, but supplementary planting will be provided within this zone following weed removal.  In areas which currently have pasture grasses or weeds, the aim is to establish a dense ground layer of vegetation with scattered overstorey indigenous tree species. Trees should be planted at a density recommended in the typical EVC for the site.  This zone is part of the bushfire hazard. | PLANTS  Tubestock planting into mulched beds. Planting density to be   * 1. 4-6 plants/m2 for graminoids and   2. 2-4 plants/m2 for shrubs and herbs   MULCH  Landscape mulch approved by Council   * 1. EROSION CONTROL   700-800GSM biodegradable jute mat, where required | PLANTS   * Tree condition check, straighten/replace stakes and ties and carry out formative pruning, where required. * Tree condition check, straighten/replace stakes and ties and carry out formative pruning, where required. * Plant replacement, to achieve survival target for initial planting   MULCH   * Mulch top-up where required   WEEDS   * Removal of litter and woody weeds to <1% cover * Regular weed monitoring and management | PLANTS, MULCH AND WEEDS  8-10 Visits Annually  (Frequency of visits to be greatest during spring and summer when weed growth is significant ) | PLANTS   * >95% survival of initial planting   WEEDS   * Removal of litter and weeds to <1% cover | WEEDS   * Weed control and removal of litter * Monitor spread of weeds and control, where emergent | WEEDS  6-8 Visits Annually |

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| **PLAN CODE** | **MANAGEMENT ZONE** | **DESCRIPTION** | **ASSETS** | **ESTABLISHMENT MAINTENANCE AND MANAGEMENT CONSIDERATIONS** | **FREQUENCY** | **HANDOVER BENCHMARK** | **ONGOING MAINTENANCE AND MANAGEMENT CONSIDERATIONS** | **FREQUENCY** |
| **SB** | **SECONDARY BUFFER ZONE** | This is the secondary buffer on both sides of the waterway.  The secondary buffer has an average minimum width of 20m.  Within the secondary buffer zone, the aim is to establish a dense ground layer of vegetation with graminoids, scattered small shrubs and herbs and scattered overstorey indigenous tree species, keeping the vegetation classification to ‘woodland’.  This zone is part of the bushfire hazard. | PLANTS  Tubestock planting into mulched beds. Planting density to be   * 1. 4-6 plants/m2 for graminoids and   2. 2-4 plants/m2 for shrubs and herbs.   3. Tree density and tree canopy separation to be in accordance with the end state vegetation classification of ‘woodland’, where applicable.   4. MULCH   Landscape mulch approved by Council.  EROSION CONTROL  700-800GSM biodegradable jute mat, where required | PLANTS   * Where vegetation within this zone has been classified as ‘woodland’, maintenance of the zone, including removal of tree and shrub regrowth and pruning of lower branches, will need to ensure this vegetation classification is maintained. * Plant replacement, to achieve survival target for initial planting   MULCH   * Mulch top-up where required.   WEEDS   * Removal of litter and weeds to <1% cover * Regular weed monitoring and management | PLANTS,  MULCH AND WEEDS  8-10 Visits Annually  (Frequency of visits to be greatest during spring and summer when weed growth is significant ) | PLANTS   * >95% survival of initial planting * Where vegetation within this zone has been classified as ‘woodland’, maintenance of the zone, including removal of tree and shrub regrowth and pruning of lower branches, will need to ensure this vegetation classification is maintained   WEEDS   * Removal of litter and weeds to <1% cover | PLANTS   * Inspect and prune tree branches and remove regrowth, where required   WEEDS   * Weed control and removal of litter * Monitor spread of weeds and control, where emergent | PLANTS  1 Visit annually  WEEDS  6-8 Visits Annually |
| **C** | **CONSERVATION ZONE** | The conservation zone is for the protection of Warragul Burrowing Crayfish *(Engaeus sternalis),* which is a critically endangered species.  To protect the hydrological conditions of the crayfish habitat, the habitat zone shall remain undisturbed. Planting of graminoids is to occur within the habitat zone and/or 10m wide buffer zone as per the recommendation of the assessment report.  No services or infrastructure are to be installed within this zone. | CONSERVATION REQUIREMENTS  Conservation area identified for retention and protection. Fencing, where required.  PLANTS  Planting zone is graminoids only at density recommended in assessment report.   * 1. MULCH   Landscape mulch approved by Council, where required | CONSERVATION REQUIREMENTS   * Retain hydrological conditions. * Minimise soil disturbance in this zone * No planting of trees or medium-tall shrubs. Remove regenerating trees or medium-tall shrubs * Place a temporary fence around the conservation zone during construction, in accordance with the relevant planning permit condition * Avoid entry of heavy machinery * A post construction species survey is required, in accordance with the relevant planning permit condition   PLANTS   * Plant replacement, to achieve survival target for initial planting   MULCH  Mulch top-up where required  WEEDS   * Removal of weeds to <1% cover * No broadscale use of herbicide. ‘Spot’ spraying may be required | CONSERVATION REQUIREMENTS  8-10 visits annually  PLANTS,  MULCH AND WEEDS  8-10 Visits Annually  (Frequency of visits to be greatest during spring and summer when weed growth is significant ) | PLANTS   * >95% survival of initial planting.   WEEDS   * Removal of litter and weeds to <1% cover. | PLANTS   * Inspect and prune tree branches and remove regrowth, where required   WEEDS   * Weed control and removal of litter * Monitor spread of weeds and control, where emergent | WEEDS  6-8 visits annually |
| **PLAN CODE** | **MANAGEMENT ZONE** | **DESCRIPTION** | **ASSETS** | **ESTABLISHMENT MAINTENANCE AND MANAGEMENT CONSIDERATIONS** | **FREQUENCY** | **HANDOVER BENCHMARK** | **ONGOING MAINTENANCE AND MANAGEMENT CONSIDERATIONS** | **FREQUENCY** |
| **TPZ** | **TREE PROTECTION ZONE** | This is the protection zone surrounding the nine existing trees being retained. This zone has been calculated in accordance with AS4970:2009 – Protection of trees on development sites.  Signage and fencing will be required prior to commencement of construction works. Protection of trees should occur in the manner identified in the relevant native vegetation assessment and/or arborist report. | PROTECTED TREES  Existing mature trees identified for retention and protection. Tree tags to be used.  INFRASTRUCTURE  Temporary fencing.  Permanent fencing, where required.   * 1. MULCH   Landscape mulch approved by Council. | TREE PROTECTION REQUIREMENTS   * Removal of tree protection zone fencing and signage at completion of construction works * Monitoring of remedial arboricultural works if required for public safety   MULCH   * Mulch top-up within TPZ, where required   WEEDS   * Weed control within TPZ using approved herbicide | TREE PROTECTION REQUIREMENTS  1 Visit Annually  MULCH AND WEEDS  8-10 Visits Annually | TREE PROTECTION REQUIREMENTS   * Aluminium tree tag in place * Supply of annual arboricultural inspection records   MULCH   * Mulch cover topped up to 75mm   WEEDS   * Removal of litter and weeds to <1% | TREES PROTECTION REQUIREMENTS   * Arboricultural inspection where located within other zones   WEEDS   * Weed control and removal of litter * Monitor spread of weeds and control, where emergent | TREES PROTECTION REQUIREMENTS  As per Council’s tree inspection schedule |
| **R** | **RECREATION ZONE** | Area used for passive recreation. The recreation zone is predominantly scattered trees into exotic grass.  Grass is to be maintained at height of no greater than 100mm for bushfire management purposes.  Seating is to be incorporated.  This zone forms part of the setback for development from the bushfire hazard. | GRASS  Maintained grass areas (regularly mown)  INFRASTRUCTURE  Furniture  Signage (directional and safety)  Fencing  Gates  Bollards  Structures | GRASS   * Planted with standard exotic grass seed blend, as per Council’s standard mix for recreation areas. * Mowing and edging to maintain grass between 5-10cm high. * Min 8 cuts spring, 8 cuts summer, 2 cuts autumn and 2 cuts winter   WEEDS   * Removal of litter and weeds of <1%   STRUCTURES   * Inspection of furniture and signage   DRAINAGE   * Drainage inspection and maintenance | GRASS  Mowing, as required. Minimum 20 cuts per year, or as specified by Council  WEEDS  8-10 Visits annually  STRUCTURES AND DRAINAGE  1 Visit Annually | GRASS   * Grass cover >95% * Grass areas cut   WEEDS   * Removal of litter and weeds to <1%   STRUCTURES   * All structures in condition as approved at Practical Completion (PC) | GRASS   * Mowing and edging to maintain grass between 5-10cm high. Min 8 cuts Spring, 8 cuts Summer, 2 cuts Autumn and 2 cuts Winter   STRUCTURES & DRAINAGE   * Inspection of signage and furniture and maintenance * Drainage inspection and maintenance   TREES   * Tree condition check, straighten/replace stakes and ties and carry out formative pruning, where required * Tree inspections and lower branches removed to maintain clear sight lines   WEEDS   * Weed control and removal of litter | GRASS  Mowing, as required. Minimum 18-20 cuts per year  STRUCTURES & DRAINAGE  1 Visit annually  TREES  As per Council’s tree inspection schedule  WEEDS  6-8 visits annually |

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| **PLAN CODE** | **MANAGEMENT ZONE** | **DESCRIPTION** | **ASSETS** | **ESTABLISHMENT MAINTENANCE AND MANAGEMENT CONSIDERATIONS** | **FREQUENCY** | **HANDOVER BENCHMARK** | **ONGOING MAINTENANCE AND MANAGEMENT CONSIDERATIONS** | **FREQUENCY** |
| **P** | **PATH ZONE** | The path zone is a 2.5m wide concrete path extending on both sides of the waterway. The shared path connects to other paths in the development.  Maintain a minimum 3.0m clearance from the edges. | PATHS  Concrete Shared Path (2.5m wide) | PATHS   * Path conditions inspection | PATHS  1 Visit Annually | PATHS   * Paths in condition as approved at Practical Completion (PC), level with surrounding landscape and free draining * Repair/replacement of outstanding defects | PATHS   * Inspection of path and maintenance | PATHS  1 Visit Annually |
| **A** | **ACCESS ZONE** | Track for maintenance vehicles.  All-weather surface to Council standards  Removable bollards to Council standards  Where ground surface water flow is significant, or land is subject to inundation, concrete/all-weather tracks may be required by Council. | INFRASTRUCTURE  All-weather width of 3.5m to 4.0m (material to be approved by Council)  Removable Bollards  Gates and fencing | INFRASTRUCTURE   * Track conditions inspection | INFRASTRUCTURE  1 Visit Annually | INFRASTRUCTURE   * Access track in condition as approved at Practical Completion (PC) * Repair/replacement of outstanding defects | INFRASTRUCTURE   * Inspection of track and maintenance | INFRASTRUC-TURE  1 Visit Annually |
| **UG**  **AG**  **OH** | **SERVICE ZONE**  **UNDERGROUND**  **ABOVE GROUND**  **OVERHEAD** | Proposed location for underground services including sewerage/water/electricity infrastructure. Final design subject to detailed engineering. | INFRASTRUCTURE  Underground service asset  PLANTS  Tubestock planting into mulched beds. Planting density to be   * 1. 4-6 plants/m2 for graminoids   No shrub or tree planting to occur within underground or overhead service zone.   * 1. MULCH   Landscape mulch approved by Council | INFRASTRUCTURE   * Clearance, signage and access to pits, inspection points and other assets are maintained as per service authority requirements   PLANTS   * Plant replacement, to achieve survival target for initial planting   MULCH   * Mulch top-up where required   WEEDS   * Removal of litter and weeds to <1% cover * Regular weed monitoring and management | INFRASTRUCTURE  1 Visit Annually  PLANTS,  MULCH AND WEEDS  8-10 Visits Annually  (Frequency of visits to be greatest during spring and summer when weed growth is significant) | INFRASTRUCTURE   * Council and service authority requirements have been met and signed off   PLANTS   * >95% survival of initial planting   WEEDS   * Removal of litter and weeds to <1% cover | INFRASTRUCTURE   * Monitoring and works as per service authority requirements   PLANTS   * Inspect and remove regrowth, where required   WEEDS   * Weed control and removal of litter * Monitor spread of weeds and control, where emergent | INFRASTRUC-TURE  1 Visit Annually  WEEDS  6-8 Visits Annually |
| **DOCUMENTATION NOTES:**  Council requires all maintenance documentation be sent to council. An annual report, including site photos and benchmarks, including weeds and plants, needs to be provided to Council, and approved, in order for handover to occur.  **\*GENERAL NOTES**  Add any other notes here. | | | | | | | | |