



WOODBURY RIDGE

SUTTON NSW

Stewardship Site Information Pack



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Abbreviations, definitions, and acronyms

BCT	Biodiversity Conservation Trust
BC Act	Biodiversity Conservation Act 2016
BC Regulation	Biodiversity Conservation Regulation 2017
BOS	Biodiversity Offsets Scheme
BOAMS	Biodiversity Offsets and Agreement Management System
BSA	Biodiversity Stewardship Agreement
BSPF	Biodiversity Stewardship Payments Fund
Developers	Capital Plus 1 Woodbury Ridge Pty Ltd and Kenyon Services Pty Ltd
DPIE	Department Planning, Industry and Environment
EES	Environment, Energy and Science
GMP	Grazing Management Plan
NSW LRS	New South Wales Land Registry Services
TFD	Total Fund Deposit
Stewardship Site	Refers to one of the Lots within Woodbury Ridge that will be subject a Biodiversity Stewardship Agreement.

What is a Biodiversity Stewardship Agreement (BSA)?

A Biodiversity Stewardship Agreement (BSA) is a legal deed between you (the legal owner of the land) and the NSW Minister for Environment and Heritage. The BSA identifies the land to which the agreement applies, and the BSA is registered on the land title. At Woodbury Ridge, Lots 30, 54, 66 and 67 will each be subject to separate BSA.

Your BSA will clearly state your obligations and entitlements about your biodiversity stewardship site, including:

- the management actions you are required to undertake at the site to improve its biodiversity values, and
- annual reporting requirements to demonstrate compliance with the BSA.

A Biodiversity Stewardship Site (BSS, or Stewardship Site) is the relevant Lot within the Deposit Plan that the subdivision of Woodbury Ridge will create. A BSS is a parcel of land that is subject to a BSA.

Why does Woodbury Ridge have Stewardship Sites?

A large portion of the land at Woodbury Ridge was identified to be habitat for various threatened species and habitats including the following:

- Yellow Box - Blakely's Red Gum grassy woodland
- Red Stringybark - Brittle Gum - Inland Scribbly Gum dry open forest
- Superb Parrot
- Golden Sun Moth
- Silky Swainson-pea

In shaping the development, the design team worked with the ecologists to identify the most high-quality habitat areas and to avoid impacting these locations. This resulted in the creation of four larger lots. To further enhance these sites' biodiversity and offset the impact of the roads and building envelopes within the remainder of the development, these sites were then earmarked to be placed under "Stewardship Agreements" to ensure a conservation outcome. The "ecological credits" generated through the increase in biodiversity on these sites are retained by the developer to offset the impact of the remainder of the development under the NSW Biodiversity Act.

What will I be buying if I purchase a Stewardship Site at Woodbury Ridge?

The Developers of Woodbury Ridge have done the hard work for you. You will be buying a separately titled parcel of land within the Community Titled development of Woodbury Ridge. Your lot will have its own BSA registered on your title upon completion of your purchase. The developer will fully fund the BSA so that the payments due to you as landowner for the management actions undertaken can commence immediately.

The 'ecological credits' generated through the creation of the Stewardship Sites will be retained by the Developers and utilised as part of the Development Approval from Yass Valley Council. They will not form part of your Contract for Sale.

What is the process and timeline for purchasing a Stewardship Site?

Should you make an acceptable purchase offer to the Developers, you will be required to pay a \$1,000 refundable holding deposit to secure your purchase. Capital Plus 1 Real Estate will mark the lot as 'under offer' and will not continue to market the relevant lot for sale.

The Developers are currently negotiating the details of the individual BSAs. They anticipate these will be finalised by the end of September. Once these agreements are completed and executed by the Developers, a final copy of the Contract for Sale will be prepared by the Developer's solicitor and issued to your nominated legal representative. You will then have 20 business days to fully review the BSA before exchanging contracts. To exchange contracts, you must pay a 5% cash deposit (10% at risk). Your \$1,000 holding deposit can be contributed to this amount. Your \$1,000 holding deposit is fully refundable up until you exchange contracts.

Capital Plus 1 Real Estate, on behalf of the Developers, will keep you informed of the BSA's agreements progress and the timeline for their finalisation and subsequent issuance of contracts. The Developers will also make available their consultant's team to answer any specific queries you may have regarding your Stewardship Site.

Settlement of your purchase is envisaged to occur between April to June 2024. Whilst the subdivision works will be completed toward the end of 2023 (and other sales within the estate may settle at this time), the Developers intend to coordinate some of the more intensive management actions required under the BSA's directly throughout late 2023 and early 2024.

This will enable them to hand over a site to you in the best possible condition and set you up for success with your new Stewardship Site. The Developers will coordinate a handover workshop with the new owners of the Stewardship Sites and the incumbent consultant's team before settlement to ensure a smooth transition to the new owners.

Benefits of a Biodiversity Stewardship Agreement

A BSA provides permanent protection of native biodiversity on the land to which it applies. Once you become the owner of a Stewardship Lot at Woodbury Ridge, you will be part of an exclusive community of landholders who are managing and improving biodiversity and receiving funding to do so.

Under the BSA, you will:

- secure ongoing funding for management actions to improve the site's biodiversity values into the future;
- permanently protect native biodiversity that is under threat;
- be exempt from paying land tax on your site; and
- be directly responsible for improving biodiversity and amenity on your land.

Can I sell my Stewardship Site in the future?

Yes, you have no restrictions on selling your Stewardship site in the future. As the BSA is registered on the title of the land, any future purchaser will be bound by the BSA and will 'step into your shoes' in terms of management actions required on the land in the future. Your solicitor can advise on the legal mechanism to transfer ownership of the land and the BSA to a future party. It is a relatively straightforward legal process.

Several steps are required under the BSA if, in the future, you are considering selling your property. These include notifying the BCT in writing when:

1. You decide to sell your biodiversity stewardship site.
2. You have put your biodiversity stewardship site up for sale.
3. There is a change of ownership or occupancy

To assist the potential purchaser, you should provide them with all the documentation available regarding the BSA, including your records since you took ownership of the property.

Once you have settled on your sale, the annual management payments are paid to the new landholder. If the ownership changes in the middle of a reporting period, you must submit a report for the period when you owned the property. You will need to negotiate what amount of the management payment (which you have already received) you will provide to the new landholder so they can undertake the remaining management actions and reporting obligations for the year.

Opportunities as a BSA owner and managing your BSA

The BSA agreement that will apply to your lot outlines a set of management actions that are required to be undertaken in any given year. As the landowner, you are responsible for undertaking these management actions. Sometimes, you may need to engage a contractor to undertake particular elements on your behalf. The cost of this has been factored into the BSA management plan.

The BCT encourages owners to engage with them to understand their requirements and assist landowners in undertaking their required actions.

The BSA will specifically outline your reporting obligations. Each year you will submit a report to the BCT that details how you have complied with the obligations under the agreement. The BSA will contain an annual report template to assist you with this. It is recommended that you keep an ongoing record of your management actions and observe events that impact the site's biodiversity values. This record will help you produce the annual report. The preparation of this report is not intended to be onerous, and BCT is available to assist landowners with any difficulties they may have.

The annual report will include:

- a record of the management actions you have undertaken on your lot, including minor alterations that are part of adaptive management,
- a record of events that have had an impact on the site's biodiversity values,
- photos from the photo monitoring points,
- any problems you have experienced, and the recommendations you propose or the actions you have taken to address them, and
- details of any other requirements set out in your biodiversity stewardship agreement.

Once you have submitted your annual report, your designated BCT Officer will arrange a site visit to review the actions undertaken in the previous year and clarify expectations for the next year. It is important for the qualified contractors (if utilised) and the landholder/s to be present for the site visit. You must satisfactorily complete the management actions for each year to be entitled to next year's payment.

Can I keep stock/graze on a Stewardship Site?

Yes, stock (cows, sheep, alpacas and lamas) can be grazed on the Stewardship Sites. The BSA will contain a Grazing Management Plan (GMP) that will outline how the stock is to be managed. It is envisaged this will be via a strip grazing regime with stock rotated through multiple small paddocks to allow the paddock to recover between grazing intervals. Stock will have removed from the Stewardship Site from 1 September to 31 December each year during the Spring growing season. A copy of the draft GMP is contained in the Appendices.

What are the likely management actions required by the BSA?

The BSA agreements and the required management actions are still being negotiated between the Developer and BCT. However, we envisage the required management actions will include (but may not be limited to) the following:

Component	Action
Native vegetation management	<ul style="list-style-type: none"> • Undertake supplementary plantings to improve composition and structure
Grazing management	<ul style="list-style-type: none"> • If stock are onsite, to graze them in accordance with the approved Grazing Management Plan (see Appendices)
Native vegetation management	<ul style="list-style-type: none"> • Retain and manage existing native vegetation. • Retain and manage regrowth. • Prevent/restrict non-natural nutrient inputs and pesticides, except where permitted or required as part of a management action. • Manage ground storey herbage mass by grazing or slashing as required. • As required, undertake control of overabundant native fauna, specifically Eastern Grey Kangaroo.
Threatened species habitat management	<ul style="list-style-type: none"> • Protect breeding habitat features and sites for Golden Sun Moth. • Monitor threatened species populations, habitat, and/or breeding activity.
Integrated feral pest management	<ul style="list-style-type: none"> • Undertake feral pest management.
Integrated weed management	<ul style="list-style-type: none"> • Undertake weed management activities
Management of human disturbance	<ul style="list-style-type: none"> • Not to remove dead timber and rock from or within the site. • Prevent, control, and remedy erosion. • If required, remove rubbish deposited by others. • Install signage to deter human disturbance. • Maintain fencing.
Monitoring	<ul style="list-style-type: none"> • Establish 360° photo points. • Establish permanent plots to provide a baseline for assessing and monitoring biodiversity outcomes. • Undertake groundstorey biomass monitoring. • Undertake photo point monitoring. • Undertake annual performance monitoring. • Undertake ecological response target monitoring. • Monitor for evidence of plant disease or dieback within the native vegetation. • Undertake site inspections to inform all management actions and determine the physical condition of fences and gates.

How much are my annual management payments?

The BSA will contain a payment schedule that outlines the payments you are entitled to in the relevant year. The payment amounts shown in the schedule will be adjusted yearly for inflation. Annual payments may range from \$10,000 to \$40,000 p.a. depending upon the year and the required management actions.

When do I receive annual management payments?

You are paid annually in advance to complete your management actions for the following year. The exact date will be determined once the BSA agreements are finalised, with the entitlement to future payments to occur annually after that.

Management plan review and variation

The BCT and the landholder formally review BSA management plans every five years. Activities under each management action may be amended, deleted, or added, and the management plan may be varied to reflect these changes. The five-year management plan review allows management actions to be adapted as the biodiversity values on the BSA improve, to address shortcomings in the current management, or implement an adaptive management approach.

Variations to the management plan are formalised through a Deed of Variation, which is registered on the land title. The BCT will support you through this process.

Buying land subject to a biodiversity stewardship agreement

As a purchaser of a Stewardship Lot within Woodbury Ridge, you will buy land subject to a BSA. It is, therefore, important you recognise your obligations as the owner of a biodiversity stewardship site and understand the opportunities and restrictions associated with having a BSA on your land. The Developers will provide you with a full copy of the executed BSA and all supporting documentation once it is finalised. The BSA will form part of your contract for sale should you choose to purchase.

We also recommend that prospective buyers seek independent legal, financial and taxation advice as part of the due diligence. The Developers are happy to make available their ecological consultants to assist in your understanding of the BSA obligations.

What are the fees associated with biodiversity stewardship agreements?

The fees for administering your stewardship site are included in your annual payment and can be viewed on the Department of Planning, Industry, and Environment's (DPIE) website Biodiversity Offsets Scheme Fees.

What are the tax implications of owning a stewardship site?

Payments made under the BSA will likely be treated as ordinary income and is therefore assessable for income tax purposes. Landholders may claim deductions for any costs incurred in undertaking the required management actions.

The BCT Taxation Guide for Landholders provides some useful information for potential purchasers.

Do you need to be registered for GST to own a Stewardship Lot?

No, the purchasing entity does not need to be registered for GST. However, we strongly recommend that it is. If the landholder is not registered for GST, the annual payments will not include GST. This means the landholder may be out-of-pocket if GST is paid on any goods or services used for the management actions, as these GST payments cannot be claimed as input tax credits.

We recommend that you seek independent financial and taxation advice regarding your particular situation.

What bank account can be used to receive annual management payments?

The bank account which receives the annual management payments from the BCT must be in the same name as the landholder listed on the land title.

Compliance with your BSA

You must recognize that the BSA is a legal agreement that you will be a party to upon settlement of your purchase of the land. You will therefore be bound for the commitments made under the BSA.

Where non-compliance is suspected, the BCT may use an escalating response based on the scale and impact of the non-compliance, from issuing warning letters to implementing statutory compliance mechanisms. These mechanisms may include the following:

- investigations
- referrals to other regulatory authorities.
- civil proceedings
- criminal proceedings

To understand your responsibilities, you should read and seek independent legal advice to help you understand your BSA in conjunction with the Biodiversity Conservation Act 2016 and the Biodiversity Conservation Regulation 2017. It would be best if you also read the *BCT Compliance Policy, which is available on the BCT website. Under the BC Act, the BCT and the Minister have various powers to check that the terms of your agreement are being met.

Can a Biodiversity Stewardship Agreement be terminated?

The BSA's on the Stewardship sites at Woodbury Ridge are part of the Development Application (DA) Approval and cannot be terminated. The deed that will be registered on the title runs in perpetuity.

Can a Biodiversity Stewardship Agreement be varied?

A BSA can be varied by establishing a subsequent agreement between you and the Minister. All variations must align with the *Variation and Termination of BCT Agreements Policy, and generally. Generally, variations will only be entered into by the Minister where there is a gain in biodiversity.

Variation by the Minister without the landholder's consent

The Minister can vary a BSA without your consent in very limited circumstances. These circumstances include proposals by public authorities, mining authorities and petroleum titles that may affect a stewardship site.

Can you subdivide land with a Biodiversity Stewardship Agreement?

No, the subdivision of the Stewardship Sites is not permitted under the BSA or the Yass Valley LEP.

What happens if my Stewardship Site is damaged?

As with any property ownership, we recommend you take out appropriate insurance to cover your property's risks (bushfire, property damage, flood etc.).

If, as a result of the event, there is a sudden or significant decline of biodiversity values on your site (e.g., bushfire), you must notify the BCT in writing as soon as possible.

As the BSA allows for adaptive management, you can alter your management actions to respond to a natural event or malicious damage by a third party.

What is the NSW Biodiversity Conservation Trust (BCT)

The BCT represents the NSW Minister for the Environment and acts on their behalf concerning the BSA, to which the Minister is a party. The key roles they perform in relation to the lots at Woodbury Ridge include:

- providing landholder support to BSA holders,
- reviewing and conducting annual site visits for BSA annual reporting,
- managing the Biodiversity Stewardships Payment Fund, including paying annual management payments.

Landholder support available from the BCT

The BCT understands that you may need practical or technical support to meet the terms of your agreement. Natural ecosystems are also complex and ever-changing so that you may require new information or management advice over time.

The BCT provides ongoing technical support for all landholders through access to our staff and the best available information. If you need advice or support, contact your regional BCT officer, email info@bct.nsw.gov.au or call 1300 992 688 for general enquiries.

Useful Information

Biodiversity Stewardship Agreement Landholder Guide:

<https://www.bct.nsw.gov.au/bsa-landholder-guide>

Biodiversity Conservation Trust Taxation Guide –

https://www.bct.nsw.gov.au/sites/default/files/2020-03/Landholder%20guide%20-%20taxation%20issues_March20%20upload.pdf

Appendix 1 – Draft Grazing Management Plan



Woodbury Ridge Estate, Sutton, NSW

Biodiversity Stewardship Site Grazing Management Plan

Final 01 – 3 July 2023

Prepared for Capital Plus 1 Woodbury Ridge Pty Ltd

Document Information

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We acknowledge the Traditional Custodians of the land on which we work. We pay our respects to Elders past and present.

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Subject to Final Approval

1 Introduction

Biodiversity Certification was recently conferred over portions of Woodbury Ridge Estate (Lot 1 DP1272209), Sutton, NSW (Figure 1). As part of that process, a commitment was made to establish four Biodiversity Stewardship Sites (BSS) across approximately 100 ha of Woodbury Ridge Estate. Each of these BSS will be subject to a specific management plan that includes a variety of management actions and activities that have been designed to protect and improve the significant ecological values that occur therein, namely:

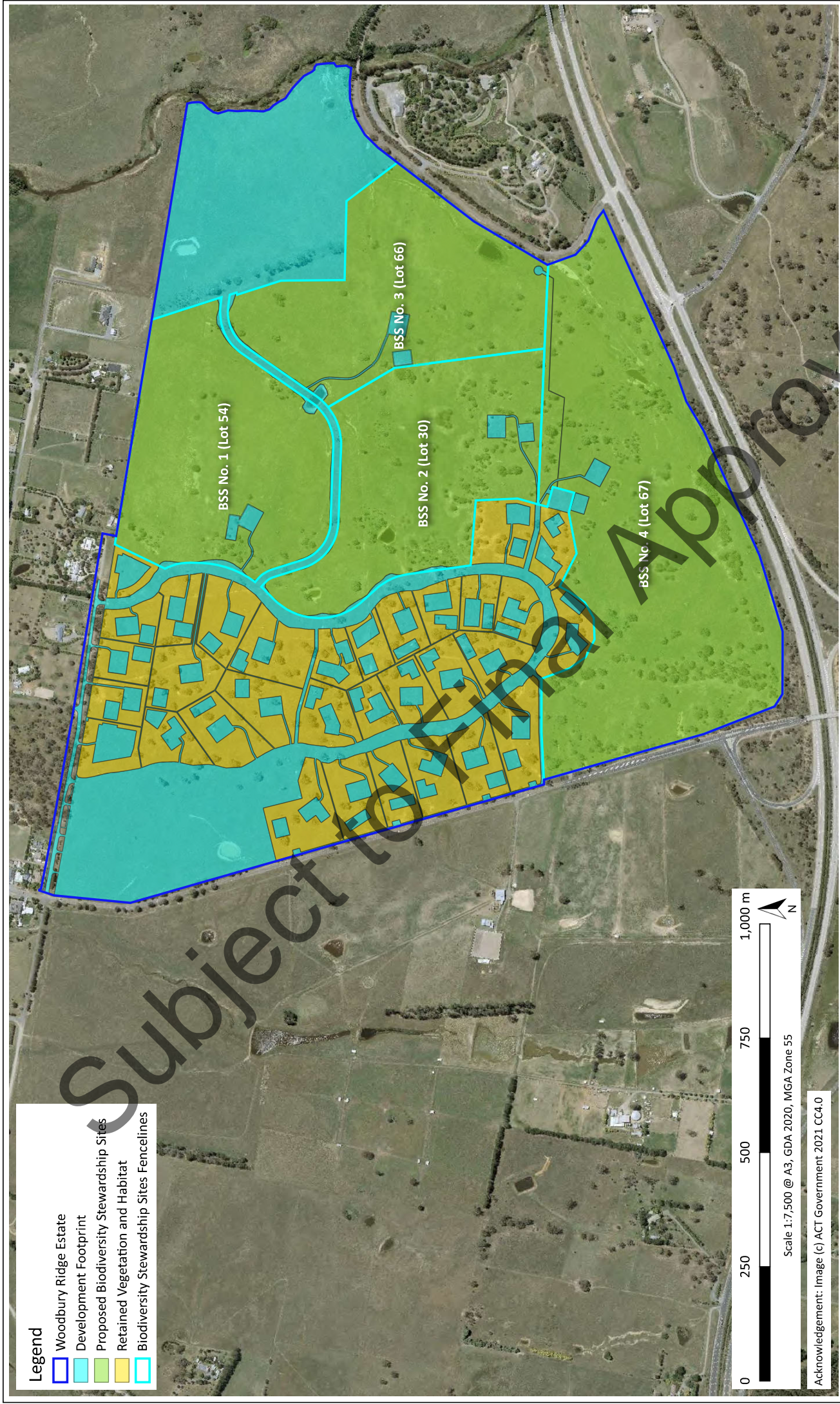
- *White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland* (EPBC Act¹ and BC Act² critically endangered), commonly known as Box-Gum Woodland;
- habitat for the Golden Sun Moth *Synemon plana* (EPBC Act and BC Act vulnerable);
- breeding habitat for the Superb Parrot *Polytelis swainsonii* (EPBC Act and BC Act vulnerable); and
- habitat for Silky Swainson-pea *Swainsona sericea* (BC Act vulnerable).

This Grazing Management Plan (GMP) details how strategic grazing will be employed across each of the BSS and includes the following sections.

- **Section 2 – Biodiversity Values and the Effect of Grazing.** Section 2 identifies the key biodiversity values of each BSS and details how each value is likely to respond to strategic grazing.
- **Section 3 – Monitoring.** Section 3 summarises the monitoring methodology that will be used to manage strategic grazing.
- **Section 4 – Overview of Grazing Strategy.** Section 4 describes the overarching principles that will be employed with respect to strategic grazing.
- **Section 5 to Section 8 – Grazing Management Plans.** Section 5 to Section 8 detail the grazing management plan for each of the BSS.

¹ Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

² NSW *Biodiversity Conservation Act 2016* (BC Act).



- Legend**
- ▬ Woodbury Ridge Estate
 - ▬ Development Footprint
 - ▬ Proposed Biodiversity Stewardship Sites
 - ▬ Retained Vegetation and Habitat
 - ▬ Biodiversity Stewardship Sites Fencelines

0 250 500 750 1,000 m

Scale 1:7,500 @ A3, GDA 2020, MGA Zone 55

Acknowledgement: Image (c) ACT Government 2021 CC4.0

Figure 1. Woodbury Ridge Estate

2 Biodiversity Values and the Effect of Grazing

Figure 2 and Table 1 summarise the key biodiversity values that occur within each BSS. For a more detailed description of each value, refer to the associated Biodiversity Stewardship Site Assessment Report (BSSAR).

In general, each site supports substantial areas of high diversity vegetation and habitat for a variety of threatened fauna. The exception to this is BSS No 1 (Lot 54), which is characterised by a low-diversity derived grassland that contains a high component of exotic pasture grasses and broad-leaf weeds (defined by PCT1330 Zone 6 in Figure 2).

Table 1. Key biodiversity values in each BSS

Site	Box-Gum Woodland	Golden Sun moth	Superb Parrot	Silky Swainson-pea
BSS No 1 (Lot 54)	Yes	Yes	-	-
BSS No 2 (Lot 30)	Yes	Yes	Yes	-
BSS No 3 (Lot 66)	Yes	Yes	-	Yes
BSS No 4 (Lot 67)	Yes	Yes	Yes	Yes

Each of the key biodiversity values are known to respond to strategic grazing in different ways; this information is presented in Table 2³. In summary, strategic grazing:

- is likely to be beneficial for Box-Gum Woodland and Golden Sun Moth habitat;
- may be beneficial for Superb Parrot foraging habitat and is unlikely to be detrimental; and
- has the potential to be detrimental for Silky Swainson-pea habitat.

Table 2. The response of key biodiversity values to strategic grazing

Value	Response to strategic grazing
Box-Gum Woodland	<p>Strategic grazing is best used when native herbivore grazing pressure is insufficient to maintain the groundstorey in an appropriate condition. When necessary, strategic grazing can reduce biomass and control weeds, particularly exotic annuals. This can lead to improved plant diversity and an appropriate groundstorey cover and structure.</p> <p>'Pulse' grazing (i.e. high-intensity, short-duration) is likely to be the best form of strategic grazing, and should occur:</p> <ul style="list-style-type: none"> • between mid-December and May for a C3 dominant groundstorey; • between March and November for a C4 dominant groundstorey; and • between mid-January and November for an exotic groundstorey. <p>Due to grazing habits, cattle are generally preferable to sheep. Care should be taken to ensure stock are free of weeds, including weeds already ingested. If strategic grazing is employed, it may be necessary to exclude stock from particular areas within a paddock (e.g. high diversity areas, regenerating areas, revegetation areas).</p>

³ See Section 3.2 of each respective BSSAR for the references that were used to inform Table 2.

Value	Response to strategic grazing
	<p>Strategic grazing should not occur:</p> <ul style="list-style-type: none"> • during the key flowering period of the native groundstorey species within a site; • during drought; or • in persistently wet areas (e.g. soaks) or during very wet weather.
Golden Sun Moth	<p>Areas that support Golden Sun Moth are likely to require some management of herbage mass in order to maintain the habitat in good condition. Ideally, this will be achieved naturally through native herbivore grazing pressure. However, when native herbivore grazing pressure is insufficient and herbage mass and/or groundstorey structure becomes inappropriate for Golden Sun Moth (e.g. high herbage mass, high cover of thatch, and/or low cover of bare ground), other methods of control may be required, such as strategic grazing by stock.</p> <p>Low-intensity ‘pulse’ grazing (i.e. short-duration) is likely to be the best form of strategic grazing and should occur from February to September (i.e. outside the breeding season). However, as it is important to avoid long, dense grass during the breeding season (which impacts flying males), light grazing is recommended during the breeding season if the average native grass sward is tall and dense (i.e. > 20 cm and/or < 5% bare ground).</p> <p>During strategic grazing, the average native grass sward height should not be reduced below 10 cm, and temporary fencing may be required in order to restrict grazing to specific areas.</p>
Superb Parrot	<p>Excess herbage mass has the potential to restrict the diversity, access, visibility, and air-movement in grassy areas that Superb Parrots might use for foraging. Ideally, herbage mass control will be achieved naturally through native herbivore grazing pressure. However, when native herbivore grazing pressure is insufficient and herbage mass becomes excessive, other methods of control may be required, such as strategic grazing.</p>
Silky Swainson-pea	<p>The foliage and flowers of <i>Swainsona</i> species are highly palatable to grazing animals. Although <i>Swainsona</i> species are adversely affected by intense and continuous grazing by stock, rabbits, or native herbivores, particularly in spring flowering and seeding periods, it appears that light grazing at other times in their lifecycle can benefit the plants.</p> <p>If strategic grazing is carried out in Silky Swainson-pea habitat, it should:</p> <ul style="list-style-type: none"> • not occur during the flowering and seed set periods (i.e. from September to January, but this will be dependent on seasonal conditions); • be of low intensity; and • not occur in wet areas or during wet periods in order to reduce trampling and pugging effects.

In order to maintain consistency with the BCT’s Grazing Guidelines (NSW Government 2021⁴), the groundstorey biomass/structure management thresholds specified below and employed in this GMP to indicate that grazing should cease within an area reference the ‘healthy condition thresholds’ for ground cover (i.e. 80%) and average grass sward height (i.e. 5cm to 10 cm) as detailed in Table 1 and

⁴ NSW Government (2021). *Biodiversity Conservation Trust Livestock Grazing Guidelines for private land conservation*. November 2021. Prepared by the Biodiversity Conservation Trust.

Table 2 of the BCT's Grazing Guidelines. In addition, bare ground cover and curing are also proposed as useful measurements that can be used to aid groundstorey biomass/structure management actions.

As such, the groundstorey biomass/structure management thresholds that indicate that grazing should cease within an area for this GMP are:

1. Average grass sward height < 5 cm.
2. Ground cover < 80%.

With respect to bare ground, a score < 5% indicates excessive ground cover. In such circumstances, introducing grazing into an area should be considered in order to reduce the extent of ground cover.

With respect to grass curing, a score > 70% indicates a high fire danger risk. In such circumstances, introducing grazing into an area should be considered in order to mitigate the risk of wildfire⁵.

Definitions

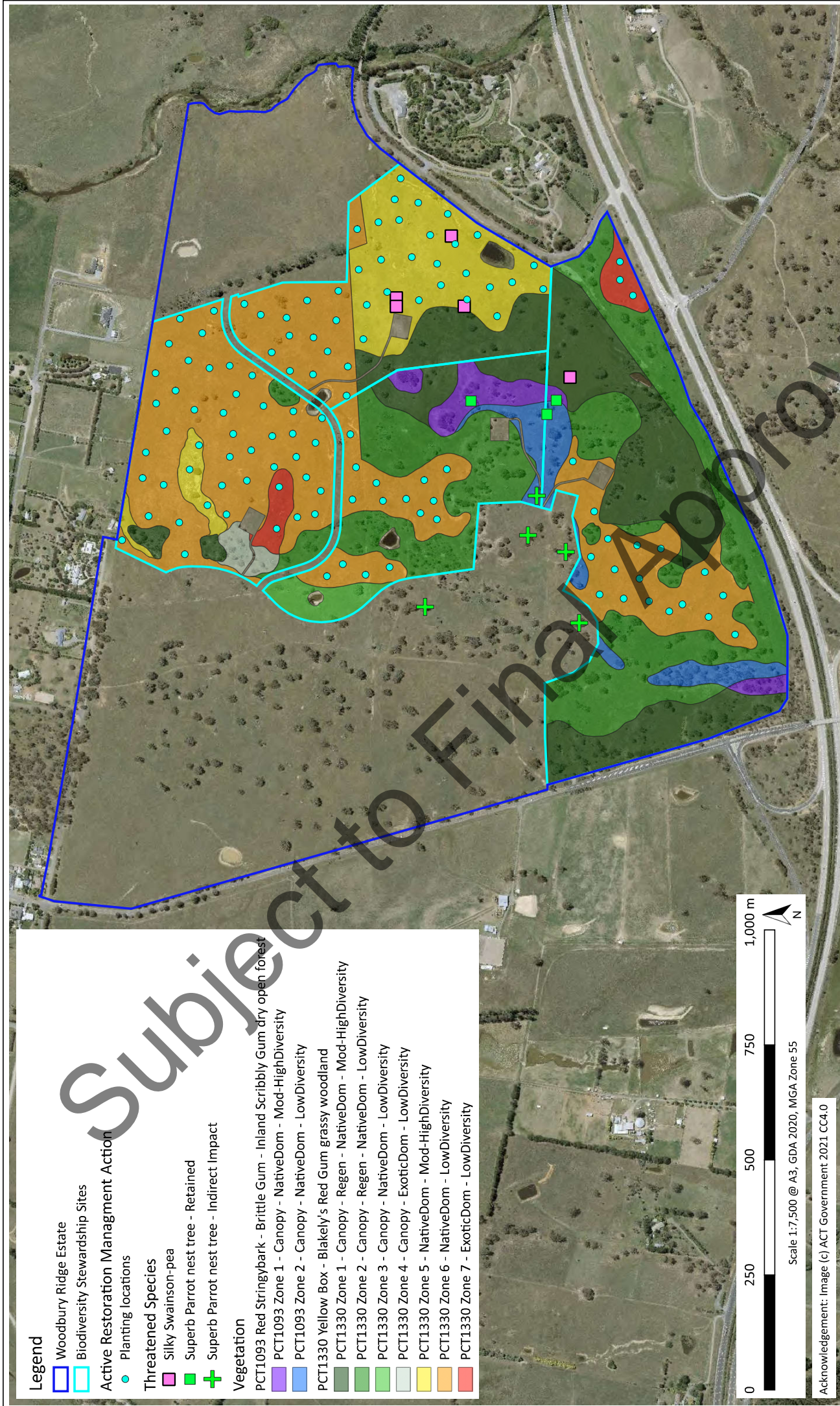
Average grass sward height (cm). The height of the grass sward is measured at the point where the same amount of grass biomass is above and below the average height.

Ground cover (%). This represents the amount of plant material (dead or alive) that covers the soil surface. It is expressed as a percentage, and includes living vegetation, dry litter, coarse woody debris (logs), mosses, and lichens. It excludes bare ground surface and rock.

Bare ground cover (%). Bare ground cover is expressed as a percentage and includes soil and sand that is not covered by living vegetation, dry litter, coarse woody debris (logs), mosses, lichens, or rock.

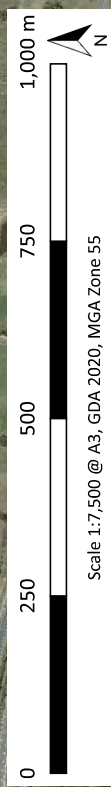
Curing (%). Curing is expressed as a percentage and includes all dead grass material.

⁵ See <https://www.cfa.vic.gov.au/about-us/what-we-do/grassland-curing-observations>



Legend

- ▭ Woodbury Ridge Estate
- ▭ Biodiversity Stewardship Sites
- Active Restoration Management Action**
- Planting locations
- Threatened Species**
- ▭ Silky Swainson-pea
- ▭ Superb Parrot nest tree - Retained
- + Superb Parrot nest tree - Indirect Impact
- Vegetation**
- ▭ PCT1093 Red Stringybark - Brittle Gum - Inland Scribbly Gum dry open forest
- ▭ PCT1093 Zone 1 - Canopy - NativeDom - Mod-HighDiversity
- ▭ PCT1093 Zone 2 - Canopy - NativeDom - LowDiversity
- ▭ PCT1330 Yellow Box - Blakely's Red Gum grassy woodland
- ▭ PCT1330 Zone 1 - Canopy - Regen - NativeDom - Mod-HighDiversity
- ▭ PCT1330 Zone 2 - Canopy - Regen - NativeDom - LowDiversity
- ▭ PCT1330 Zone 3 - Canopy - NativeDom - LowDiversity
- ▭ PCT1330 Zone 4 - Canopy - ExoticDom - LowDiversity
- ▭ PCT1330 Zone 5 - NativeDom - Mod-HighDiversity
- ▭ PCT1330 Zone 6 - NativeDom - LowDiversity
- ▭ PCT1330 Zone 7 - ExoticDom - LowDiversity



Scale 1:7,500 @ A3, GDA 2020, MGA Zone 55
 Acknowledgement: Image (c) ACT Government 2021 CC4.0

Figure 2. Key Biodiversity Values

3 Monitoring

Ongoing monitoring and adaptive management are required while stock are grazing in order to ensure that conservation outcomes are being met. This will be achieved through a combination of a record keeping and regular groundstorey biomass/structure measurements.

3.1 Record keeping

The landowner must retain the following diary records and include them in the annual report to the Biodiversity Conservation Trust (BCT).

- a) The boundary of each established grazed area⁶, recorded via GPS and/or accurately marked on aerial imagery or appropriate plan.
- b) Dates, duration, and intensity of grazing for each identified grazing area including quantity and type of stock grazed.
- c) Other grazing related actions that have been implemented during the year, including any quarantine measures.
- d) Details of any unauthorised grazing and action taken.
- e) Any minor variations to the grazing management plan.
- f) Observations of the management objectives and results of monitoring against groundstorey biomass/structure management thresholds.

3.2 Groundstorey biomass/structure measurements

While grazing is occurring in the BSS, the following structural attributes will be recorded in 1 x 1 m quadrats at a minimum of 5 locations distributed evenly across the grazed area.

- Average grass sward height (cm). The recorded grass sward height is averaged from multiple measurements across the 1 x 1 m quadrat.
- Ground cover (%).
- Bare ground cover (%).
- Curing (%).

If required due to variable results, additional quadrates should be assessed.

Given that the maximum period that an area can be grazed is 14 days (refer to Sections 4 to 8), quadrats will be assessed:

1. immediately before stock are introduced into the grazed area; and
2. immediately after stock are removed from the grazed area.

⁶ Temporary electric fencing and portable troughs will be used to enable rotational grazing within each BSS. These temporary fenced areas are referred to as 'the grazed area'.

In addition to the above, a variety of other monitoring activities that are detailed in the BSSAR and associated management plan are designed to assess the impact of strategic grazing. They include measurement of grazing pressure (i.e. biomass exclosure arrays), vegetation integrity plots (including Point-intercept Cover, Soil Surface Condition Assessment [SSCA], and dung counts), and threatened species surveys.

Subject to Final Approval

4 Overview of Grazing Strategy

Strategic grazing will need to interact with some of the other management actions and activities that will occur across each BSS. This is particularly true with respect to:

- slashing;
- control of overabundant native fauna (i.e. Eastern Grey Kangaroos); and
- supplementary planting.

As such, the following overview of the proposed grazing strategy considers those interactions in addition to the response of key biodiversity values to strategic grazing (refer to Section 2).

1. The key objective of grazing is to assist enhance the diversity and cover and native flora species, control weeds, promote natural regeneration, and manage threatened species habitat rather than for agricultural productivity purposes.
2. Stock will be excluded from all areas of PCT1093.
3. Only cattle, sheep, llamas, and alpacas (referred to hereafter as 'stock') will be permitted to graze in the BSS.
4. Any stock brought onto the BSS from outside of Woodbury Ridge Estate that have not been quarantined for 2 weeks before arriving must be quarantined in the nominated holding areas for a period of 2 weeks.
5. Supplementary feeding must not occur in any part of the BSS that is subject to the Biodiversity Stewardship Agreement (BSA).
6. Temporary electric fencing and portable troughs will be used to enable rotational grazing within each BSS (referred to hereafter as 'the grazed area').
7. Grazing records will be kept as per Section 3.1 and the condition of the groundstorey will be regularly monitored as per Section 3.2.
8. Stock must not remain in a grazed area for greater than 14 consecutive days.
9. No part of the BSS can be grazed for greater than 28 days in any 12-month period.
10. No grazing will occur between 1 September and 31 December (but see point 15).
11. Stock must not graze in persistently wet areas that are prone to prolonged inundation post flood or rainfall.
12. The groundstorey biomass/structure management thresholds for the cessation of grazing are as follows.
 - a. Average grass sward height < 5cm.
 - b. Ground cover < 80%.
13. If any of the groundstorey biomass/structure management thresholds within the grazed area exceed those detailed in point 12, all stock must be removed from the grazed area.

14. No stock will be introduced into an area where any of the groundstorey biomass/structure management thresholds detailed in point 12 have already been exceeded.
15. Grazing will be allowed in exclusion periods (point 10) if it is determined that doing so will:
 - c. control excessive biomass or cover (i.e. average grass sward height > 20 cm and/or bare ground < 5%); or
 - d. control high weed cover (i.e. > 15% cover) of grazing sensitive weed species; or
 - e. reduce the risk of wildfire (i.e. curing > 70%).
16. Grazing is expected to be the primary method used to control biomass within the BSS. If the lot owner decides not to graze, they may be required to slash groundstorey vegetation with reference to the relevant biomass management thresholds.
17. Overabundant native fauna (i.e. Eastern Grey Kangaroos) cannot be controlled while stock grazing is occurring anywhere within the BSS.
18. Supplementary plantings in the grazed area will be protected from stock by stock-proof fencing for a minimum of 3 years following initial planting.
19. A review of the GMP will be carried out every 5 years. The outcomes of the review are to be used to update the GMP for the next 5-year period. The review must assess progress towards the expected gain in biodiversity values based on the outcomes from ecological monitoring of the grazing areas. The review is to take account of any research applicable to ecological grazing including but not limited to that produced by the Australian National University as a result of the proposed research project to be undertaken at Woodbury Ridge Estate.

5 Grazing Management Plan – BSS No 1 (Lot 54)

1. The key objective of grazing is to assist enhance the diversity and cover and native flora species, control weeds, promote natural regeneration, and manage threatened species habitat rather than for agricultural productivity purposes.
2. Only cattle, sheep, llamas, and alpacas (referred to hereafter as 'stock') will be permitted to graze in the BSS.
3. Any stock brought onto the BSS from outside of Woodbury Ridge Estate that have not been quarantined for 2 weeks before arriving must be quarantined in the nominated holding areas for a period of 2 weeks (see Figure 3).
4. Supplementary feeding must not occur in any part of the BSS that is subject to the Biodiversity Stewardship Agreement (BSA).
5. Temporary electric fencing and portable troughs will be used to enable rotational grazing within each BSS (referred to hereafter as 'the grazed area').
6. Grazing records will be kept as per Section 3.1 of this Grazing Management Plan (GMP) and the condition of the groundstorey will be regularly monitored as per Section 3.2 of this GMP.
7. Stock must not remain in a grazed area for greater than 14 consecutive days.
8. No part of the BSS can be grazed for greater than 28 days in any 12-month period.
9. No grazing will occur between 1 September and 31 December (but see point 15).
10. Stock must not graze in persistently wet areas that are prone to prolonged inundation post flood or rainfall.
11. The groundstorey biomass/structure management thresholds for the cessation of grazing are as follows.
 - a. Average grass sward height < 5cm.
 - b. Ground cover < 80%.
12. If any of the groundstorey biomass/structure management thresholds within the grazed area exceed those detailed in point 11, all stock must be removed from the grazed area.
13. No stock will be introduced into an area where any of the groundstorey biomass/structure management thresholds detailed in point 11 have already been exceeded.
14. As the BSS only supports PCT1330, there are no 'Grazing exclusion areas' identified in the Grazing Map (Figure 3).
15. Grazing will be allowed in exclusion periods (point 9) if it is determined that doing so will:
 - a. control excessive biomass or cover (i.e. average grass sward height > 20 cm and/or bare ground < 5%); or
 - b. control high weed cover (i.e. > 15% cover) of grazing sensitive weed species; or

- c. reduce the risk of wildfire (i.e. curing > 70%).
- 16. Grazing is expected to be the primary method used to control biomass within the BSS. If the lot owner decides not to graze, they may be required to slash groundstorey vegetation with reference to the relevant biomass management thresholds.
- 17. Overabundant native fauna (i.e. Eastern Grey Kangaroos) cannot be controlled while stock grazing is occurring anywhere within the BSS.
- 18. Supplementary plantings in the grazed area will be protected from stock by stock-proof fencing for a minimum of 3 years following initial planting.
- 19. A review of this GMP will be carried out every 5 years. The outcomes of the review are to be used to update the grazing management plan for the next 5-year period. The review must assess progress towards the expected gain in biodiversity values based on the outcomes from ecological monitoring of the grazing areas. The review is to take account of any research applicable to ecological grazing including but not limited to that produced by the Australian National University as a result of the proposed research project to be undertaken at Woodbury Ridge Estate.

Subject to Final Approval



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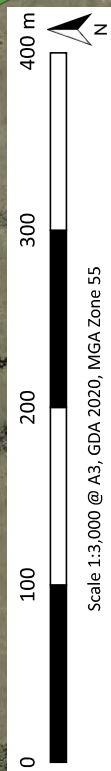
- ▬ Woodbury Ridge Estate
- ▬ BSS No 1 (Lot 54)

- Strategic Grazing**
- ▨ Grazing exclusion areas
 - Holding area (indicative location)

- Active Restoration Management Action**
- Planting locations

Vegetation

- PCT1330 Yellow Box - Blakely's Red Gum grassy woodland
- PCT1330 Zone 1 - Canopy - Regen - NativeDom - Mod-HighDiversity
- PCT1330 Zone 2 - Canopy - Regen - NativeDom - LowDiversity
- PCT1330 Zone 4 - Canopy - ExoticDom - LowDiversity
- PCT1330 Zone 5 - NativeDom - Mod-HighDiversity
- PCT1330 Zone 6 - NativeDom - LowDiversity
- PCT1330 Zone 7 - ExoticDom - LowDiversity



Scale 1:3,000 @ A3, GDA 2020, MGA Zone 55

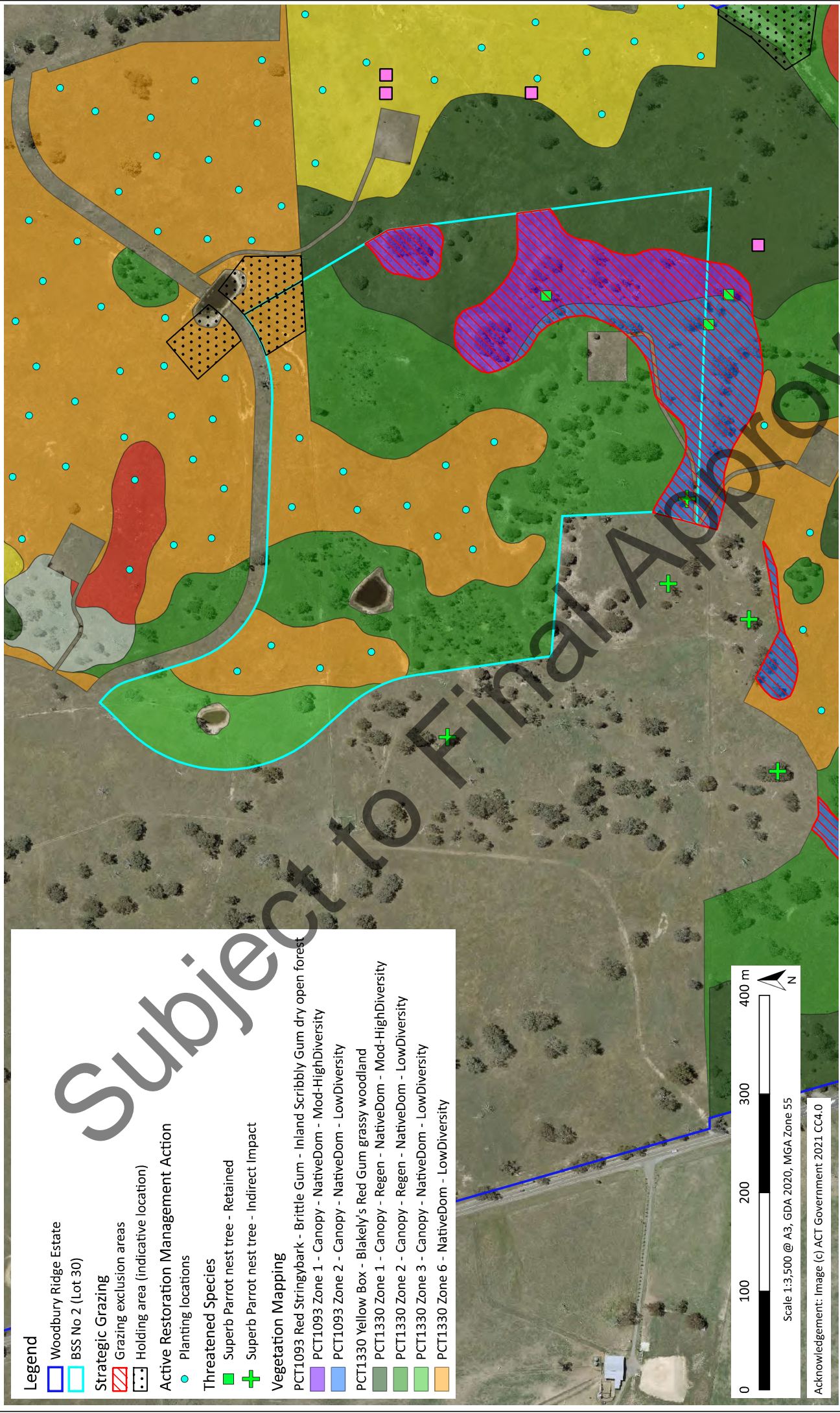
Acknowledgement: Image (c) ACT Government 2021 CC4.0

Figure 3. Grazing Map – BSS No 1 (Lot 54)

6 Grazing Management Plan – BSS No 2 (Lot 30)

1. The key objective of grazing is to assist enhance the diversity and cover and native flora species, control weeds, promote natural regeneration, and manage threatened species habitat rather than for agricultural productivity purposes.
2. Stock will be excluded from all areas of PCT1093.
3. Only cattle, sheep, llamas, and alpacas (referred to hereafter as 'stock') will be permitted to graze in the BSS.
4. Any stock brought onto the BSS from outside of Woodbury Ridge Estate that have not been quarantined for 2 weeks before arriving must be quarantined in the nominated holding areas for a period of 2 weeks (see Figure 4).
5. Supplementary feeding must not occur in any part of the BSS that is subject to the Biodiversity Stewardship Agreement (BSA).
6. Temporary electric fencing and portable troughs will be used to enable rotational grazing within each BSS (referred to hereafter as 'the grazed area').
7. Grazing records will be kept as per Section 3.1 of this Grazing Management Plan (GMP) and the condition of the groundstorey will be regularly monitored as per Section 3.2 of this GMP.
8. Stock must not remain in a grazed area for greater than 14 consecutive days.
9. No part of the BSS can be grazed for greater than 28 days in any 12-month period.
10. No grazing will occur between 1 September and 31 December (but see point 16).
11. Stock must not graze in persistently wet areas that are prone to prolonged inundation post flood or rainfall.
12. The groundstorey biomass/structure management thresholds for the cessation of grazing are as follows.
 - a. Average grass sward height < 5cm.
 - b. Ground cover < 80%.
13. If any of the groundstorey biomass/structure management thresholds within the grazed area exceed those detailed in point 12, all stock must be removed from the grazed area.
14. No stock will be introduced into an area where any of the groundstorey biomass/structure management thresholds detailed in point 12 have already been exceeded.
15. Stock must not graze within the areas identified as 'Grazing exclusion areas' in the Grazing Map (Figure 4). This includes all areas of PCT1093.

16. Grazing will be allowed in exclusion periods (point 10) if it is determined that doing so will:
 - a. control excessive biomass or cover (i.e. average grass sward height > 20 cm and/or bare ground < 5%); or
 - b. control high weed cover (i.e. > 15% cover) of grazing sensitive weed species; or
 - c. reduce the risk of wildfire (i.e. curing > 70%).
17. Grazing is expected to be the primary method used to control biomass within the BSS. If the lot owner decides not to graze, they may be required to slash groundstorey vegetation with reference to the relevant biomass management thresholds.
18. Overabundant native fauna (i.e. Eastern Grey Kangaroos) cannot be controlled while stock grazing is occurring anywhere within the BSS.
19. Supplementary plantings in the grazed area will be protected from stock by stock-proof fencing for a minimum of 3 years following initial planting.
20. A review of this GMP will be carried out every 5 years. The outcomes of the review are to be used to update the grazing management plan for the next 5-year period. The review must assess progress towards the expected gain in biodiversity values based on the outcomes from ecological monitoring of the grazing areas. The review is to take account of any research applicable to ecological grazing including but not limited to that produced by the Australian National University as a result of the proposed research project to be undertaken at Woodbury Ridge Estate.



Legend

- Woodbury Ridge Estate
- BSS No 2 (Lot 30)

Strategic Grazing

- Grazing exclusion areas
- Holding area (indicative location)

Active Restoration Management Action

- Planting locations

Threatened Species

- Superb Parrot nest tree - Retained
- Superb Parrot nest tree - Indirect Impact

Vegetation Mapping

- PCT1093 Red Stringybark - Brittle Gum - Inland Scribbly Gum dry open forest
- PCT1093 Zone 1 - Canopy - NativeDom - Mod-HighDiversity
- PCT1093 Zone 2 - Canopy - NativeDom - LowDiversity
- PCT1330 Yellow Box - Blakely's Red Gum grassy woodland
- PCT1330 Zone 1 - Canopy - Regen - NativeDom - Mod-HighDiversity
- PCT1330 Zone 2 - Canopy - Regen - NativeDom - LowDiversity
- PCT1330 Zone 3 - Canopy - NativeDom - LowDiversity
- PCT1330 Zone 6 - NativeDom - LowDiversity

0 100 200 300 400 m

Scale 1:3,500 @ A3, GDA 2020, MGA Zone 55

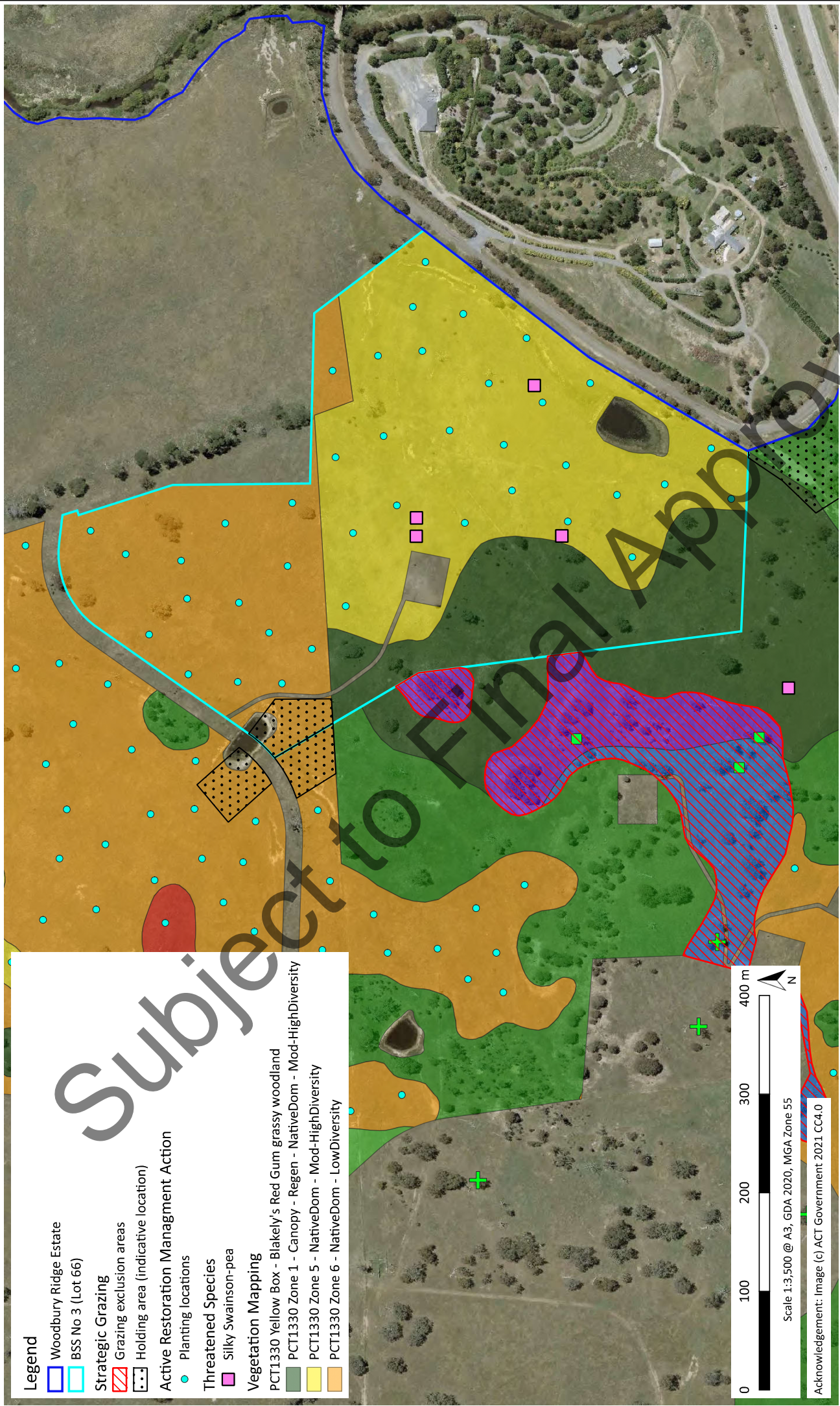
Acknowledgement: Image (c) ACT Government 2021 CC4.0

Figure 4. Grazing Map – BSS No 2 (Lot 30)

7 Grazing Management Plan – BSS No 3 (Lot 66)

1. The key objective of grazing is to assist enhance the diversity and cover and native flora species, control weeds, promote natural regeneration, and manage threatened species habitat rather than for agricultural productivity purposes.
2. Stock will be excluded from all areas of PCT1093.
3. Only cattle, sheep, llamas, and alpacas (referred to hereafter as 'stock') will be permitted to graze in the BSS.
4. Any stock brought onto the BSS from outside of Woodbury Ridge Estate that have not been quarantined for 2 weeks before arriving must be quarantined in the nominated holding areas for a period of 2 weeks (see Figure 5).
5. Supplementary feeding must not occur in any part of the BSS that is subject to the Biodiversity Stewardship Agreement (BSA).
6. Temporary electric fencing and portable troughs will be used to enable rotational grazing within each BSS (referred to hereafter as 'the grazed area').
7. Grazing records will be kept as per Section 3.1 of this Grazing Management Plan (GMP) and the condition of the groundstorey will be regularly monitored as per Section 3.2 of this GMP.
8. Stock must not remain in a grazed area for greater than 14 consecutive days.
9. No part of the BSS can be grazed for greater than 28 days in any 12-month period.
10. No grazing will occur between 1 September and 31 December (but see point 16).
11. Stock must not graze in persistently wet areas that are prone to prolonged inundation post flood or rainfall.
12. The groundstorey biomass/structure management thresholds for the cessation of grazing are as follows.
 - a. Average grass sward height < 5cm.
 - b. Ground cover < 80%.
13. If any of the groundstorey biomass/structure management thresholds within the grazed area exceed those detailed in point 12, all stock must be removed from the grazed area.
14. No stock will be introduced into an area where any of the groundstorey biomass/structure management thresholds detailed in point 12 have already been exceeded.
15. As the BSS only supports PCT1330, there are no 'Grazing exclusion areas' identified in the Grazing Map (Figure 5).

16. Grazing will be allowed in exclusion periods (point 10) if it is determined that doing so will:
 - d. control excessive biomass or cover (i.e. average grass sward height > 20 cm and/or bare ground < 5%); or
 - e. control high weed cover (i.e. > 15% cover) of grazing sensitive weed species; or
 - f. reduce the risk of wildfire (i.e. curing > 70%).
17. Grazing is expected to be the primary method used to control biomass within the BSS. If the lot owner decides not to graze, they may be required to slash groundstorey vegetation with reference to the relevant biomass management thresholds.
18. Overabundant native fauna (i.e. Eastern Grey Kangaroos) cannot be controlled while stock grazing is occurring anywhere within the BSS.
19. Supplementary plantings in the grazed area will be protected from stock by stock-proof fencing for a minimum of 3 years following initial planting.
20. A review of this GMP will be carried out every 5 years. The outcomes of the review are to be used to update the grazing management plan for the next 5-year period. The review must assess progress towards the expected gain in biodiversity values based on the outcomes from ecological monitoring of the grazing areas. The review is to take account of any research applicable to ecological grazing including but not limited to that produced by the Australian National University as a result of the proposed research project to be undertaken at Woodbury Ridge Estate.



Legend

- Woodbury Ridge Estate
- BSS No 3 (Lot 66)
- Strategic Grazing
- Grazing exclusion areas
- Holding area (indicative location)
- Active Restoration Management Action
 - Planting locations
- Threatened Species
 - Silky Swainson-pea
- Vegetation Mapping
 - PCT1330 Yellow Box - Blakely's Red Gum grassy woodland
 - PCT1330 Zone 1 - Canopy - Regen - NativeDom - Mod-HighDiversity
 - PCT1330 Zone 5 - NativeDom - Mod-HighDiversity
 - PCT1330 Zone 6 - NativeDom - LowDiversity

0 100 200 300 400 m

Scale 1:3,500 @ A3, GDA 2020, MGA Zone 55

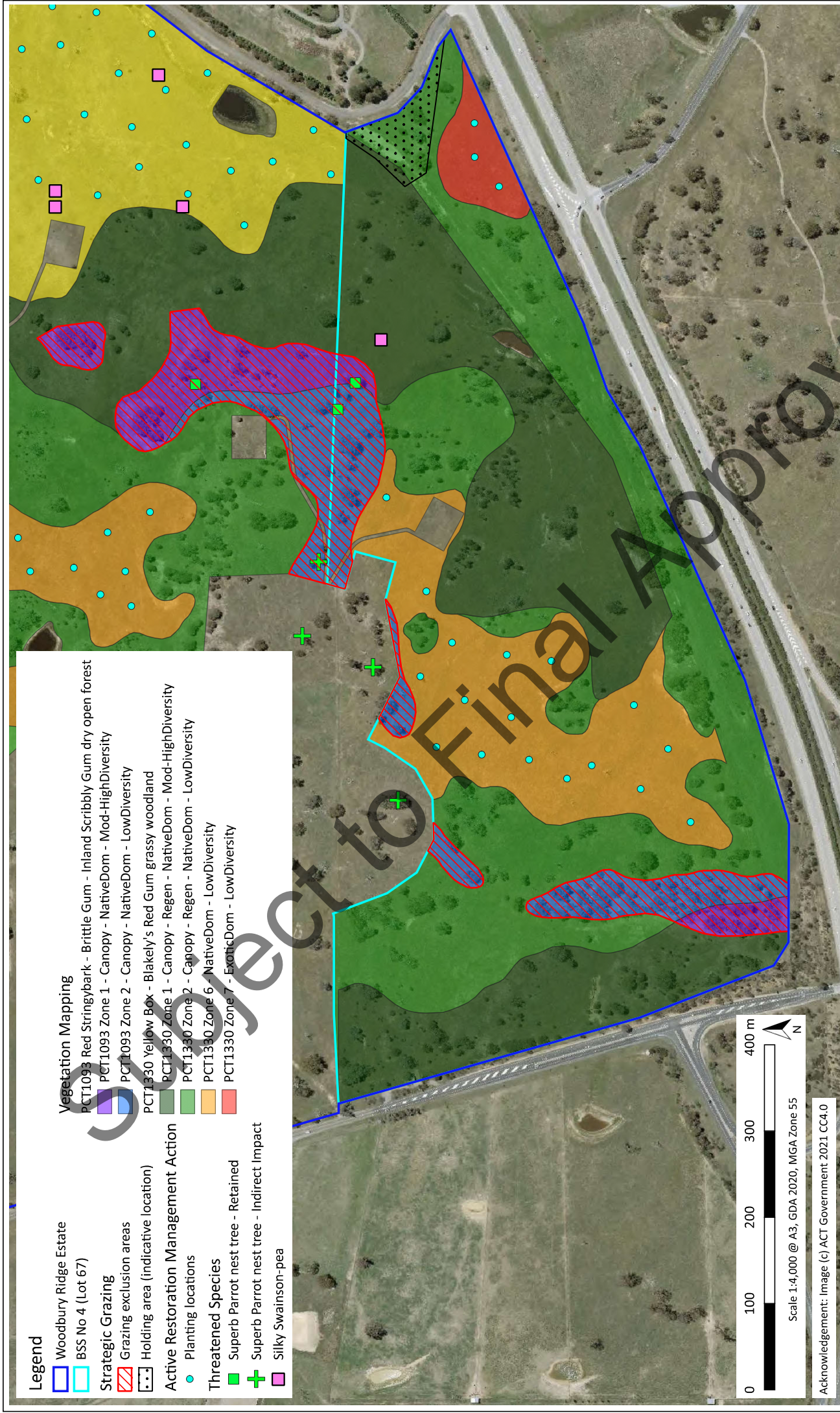
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Figure 5. Grazing Map – BSS No 3 (Lot 66)

8 Grazing Management Plan – BSS No 4 (Lot 67)

1. The key objective of grazing is to assist enhance the diversity and cover and native flora species, control weeds, promote natural regeneration, and manage threatened species habitat rather than for agricultural productivity purposes.
2. Stock will be excluded from all areas of PCT1093.
3. Only cattle, sheep, llamas, and alpacas (referred to hereafter as 'stock') will be permitted to graze in the BSS.
4. Any stock brought onto the BSS from outside of Woodbury Ridge Estate that have not been quarantined for 2 weeks before arriving must be quarantined in the nominated holding areas for a period of 2 weeks (see Figure 6).
5. Supplementary feeding must not occur in any part of the BSS that is subject to the Biodiversity Stewardship Agreement (BSA).
6. Temporary electric fencing and portable troughs will be used to enable rotational grazing within each BSS (referred to hereafter as 'the grazed area').
7. Grazing records will be kept as per Section 3.1 of this Grazing Management Plan (GMP) and the condition of the groundstorey will be regularly monitored as per Section 3.2 of this GMP.
8. Stock must not remain in a grazed area for greater than 14 consecutive days.
9. No part of the BSS can be grazed for greater than 28 days in any 12-month period.
10. No grazing will occur between 1 September and 31 December (but see point 16).
11. Stock must not graze in persistently wet areas that are prone to prolonged inundation post flood or rainfall.
12. The groundstorey biomass/structure management thresholds for the cessation of grazing are as follows.
 - a. Average grass sward height < 5cm.
 - b. Ground cover < 80%.
13. If any of the groundstorey biomass/structure management thresholds within the grazed area exceed those detailed in point 12, all stock must be removed from the grazed area.
14. No stock will be introduced into an area where any of the groundstorey biomass/structure management thresholds detailed in point 12 have already been exceeded.
15. Stock must not graze within the areas identified as 'Grazing exclusion areas' in the Grazing Map (Figure 6). This includes all areas of PCT1093.

16. Grazing will be allowed in exclusion periods (point 10) if it is determined that doing so will:
 - g. control excessive biomass or cover (i.e. average grass sward height > 20 cm and/or bare ground < 5%); or
 - h. control high weed cover (i.e. > 15% cover) of grazing sensitive weed species; or
 - i. reduce the risk of wildfire (i.e. curing > 70%).
17. Grazing is expected to be the primary method used to control biomass within the BSS. If the lot owner decides not to graze, they may be required to slash groundstorey vegetation with reference to the relevant biomass management thresholds.
18. Overabundant native fauna (i.e. Eastern Grey Kangaroos) cannot be controlled while stock grazing is occurring anywhere within the BSS.
19. Supplementary plantings in the grazed area will be protected from stock by stock-proof fencing for a minimum of 3 years following initial planting.
20. A review of this GMP will be carried out every 5 years. The outcomes of the review are to be used to update the grazing management plan for the next 5-year period. The review must assess progress towards the expected gain in biodiversity values based on the outcomes from ecological monitoring of the grazing areas. The review is to take account of any research applicable to ecological grazing including but not limited to that produced by the Australian National University as a result of the proposed research project to be undertaken at Woodbury Ridge Estate.

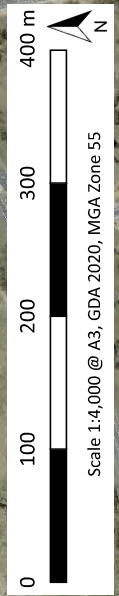


Legend

- Woodbury Ridge Estate
- BSS No 4 (Lot 67)
- Strategic Grazing**
- Grazing exclusion areas
- Holding area (indicative location)
- Active Restoration Management Action**
- Planting locations
- Threatened Species**
- + Superb Parrot nest tree - Retained
- + Superb Parrot nest tree - Indirect Impact
- Silky Swainson-pea

Vegetation Mapping

- PCT1093 Red Stringybark - Brittle Gum - Inland Scribbly Gum dry open forest
- PCT1093 Zone 1 - Canopy - NativeDom - Mod-HighDiversity
- PCT1093 Zone 2 - Canopy - NativeDom - LowDiversity
- PCT1330 Yellow Box - Blakely's Red Gum grassy woodland
- PCT1330 Zone 1 - Canopy - Regen - NativeDom - Mod-HighDiversity
- PCT1330 Zone 2 - Canopy - Regen - NativeDom - LowDiversity
- PCT1330 Zone 6 - NativeDom - LowDiversity
- PCT1330 Zone 7 - ExoticDom - LowDiversity



Scale 1:4,000 @ A3, GDA 2020, MGA Zone 55

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Figure 6. Grazing Map – BSS No 4 (Lot 67)