DUNGOG DEVELOPMENT CONTROL PLAN No 1

PART D.7

BOULTON DRIVE, PATERSON

D.7 – BOULTON DRIVE, PATERSON

7.1 APPLICATION

The area to which the plan applies is shown edged heavy black on the Local Area Plan map (Figure 1).

7.2 AIM AND OBJECTIVES

The aims of the Plan are:-

a) To attain a high quality rural residential precinct which exhibits a low visual impact and environmental sustainability;
b) To provide guidelines for property owners in respect to the design and siting of dwellings, structures and access pathways;
c) To encourage development which is sympathetic to the environmental qualities and land capability of the site;
d) To provide site planning guidelines including measures to be taken to reduce erosion, improve land management and minimise the loss of native vegetation;
e) To ensure development occurs in an orderly and cost effective manner and in accordance with sound planning principles;
f) To ensure that development occurs in a manner that achieves and satisfies the requirements of *Planning for Bushfire Protection 2006*;
g) To encourage building designs which are aesthetically pleasing, energy efficient and bushfire resistant;
h) To retain the visual amenity of the site by maximising the retention of existing vegetation and the incorporation of appropriately selected landscaping;
i) To protect existing specimens of Slaty Red Gum (E*ucalyptus glaucina*) and encourage regeneration of this species;
j) To ensure site clearing is minimised and watercourses are protected and enhanced through appropriate landscaping; and
k) To provide guidance in respect to appropriate on site effluent disposal systems.

7.3 RESIDENTIAL DEVELOPMENT

7.3.1 Dwelling-Houses and Other Structures - Planning Principles

1) All new structures are to be sited and designed:-

- To lie within the nominated development envelope for the site (as per **Figure 1**).
- To respect the visual privacy and views enjoyed from existing and potential dwellings within the Estate.
- To avoid potential for erosion, sedimentation and contamination of watercourses and water storage areas.
- To minimise the removal of native vegetation.

2) To ensure that dwellings are of a design which reflects a high quality of finish and be of a scale which compliments the character of the bushland setting.
3) To encourage energy efficient housing.
4) To protect the riparian environment of watercourses by the incorporation of appropriate water management and erosion controls.
5) To encourage housing which is of a design that reduces exposure to the risks of bushfire.

7.3.2 Building Siting and Design

1) Each of the allotments has unique physical characteristics and prior to commencing the design of a dwelling, owners should have prepared a detailed site assessment. This assessment and site plan is required to be submitted with all applications for development on the allotment. The elements which need to be taken into consideration when preparing the plan are:-

- Land contours and slope – a detailed site survey at 0.5m contour intervals with the locations of large trees and creek lines shown;
- Location of existing areas of native vegetation, including Slaty Redgum trees (*Eucalyptus glaucina)*;
- Topographical features – e.g. rock outcrops, unique trees, old access tracks, vehicle entry point, boundaries, areas of slope over 18 degrees (State Protected Land), etc;
- Bushfire Asset Protection Zones;
- Location of existing services;
- Preferred route of access road, road grade and drainage;
- The preferred 'building area' – an area of up to 2500m^2, for Lots 202-205, 207 - 210 and Lots 212-215. For other lots, 5000m^2 is considered adequate to comfortably accommodate a dwelling, outbuildings, house garden and recreation areas, outdoor storage areas and vehicle circulation;
- Areas which will be retained in their natural state – e.g. <20m either side of watercourses, existing treed areas outside of the 'building area', Slaty Redgum trees, etc;
- View corridors and location of building on adjoining properties;
- Landscaping proposed to mitigate visual impact of the dwelling on the site, landscaping proposed to be planted on the northern (high) side of buildings on the northern lots, and between other dwellings/buildings or potential dwelling/building sites;
- Type of entry treatment, e.g. entry statement and front fencing detail;
- Relative RL of proposed dwelling and building platforms;
- Proposed stormwater drainage of hard surface areas;
- Proposed location and size of any dams;
- Proposed location of on-site effluent disposal system and irrigation areas; and
- Proposed location of services from road to dwelling/building and if underground or overhead supply.

7.3.3 Building Design Guidelines

Development Envelope

Applicants seeking to develop land lying outside the development envelope or alter the configuration of the envelope are required to provide evidence that such work will not significantly impact upon the habitat of endangered or vulnerable flora/fauna or impact upon the amenity of adjoining properties.

The building envelope sets the external position of any structures. Within this area, owners are required to identify a "building area" being an area of no more than 2500m^2 for Lots 202-205, 207 -210 and Lots 212-215, and no more than 5000m2 for other Lots. The removal of significant stands of native vegetation outside this area, except for the maintenance of bushfire asset protection zones, is prohibited.

Separate building envelopes for dwellings and other structures have been nominated for allotments within Stage 3 as shown in Figure 1.

Building Design

- Council's objective is to encourage well designed development which will provide a good living place for the residents and ensue all new structures and buildings will relate sympathetically in scale and form to the surrounding area. These guidelines seek to encourage more imaginative and innovative ecologically sustainable development which fit well within the landscape.

- All structures, i.e. dwelling-houses, garages, sheds, fencing, shall be designed having consideration to the bushland character of the area, the topography and landscape features of the site. Particular consideration will need to be given to building location, solar access, form, colour and construction materials. Applicants will be required to demonstrate that these considerations have been taken into account.

- Buildings should be designed to accommodate the topography of the site and should not require cut or fill in excess of 2 metres in depth.

- On steeper sloping sites, the use of slab design is not encouraged due to the significant problems associated with sizable excavations. On these sites every effort should be made to locate the dwelling and outbuildings on areas of relatively flat land rather than undertake extensive earthworks.

- Dwellings are required to meet an acceptable energy rating as determined by Council and BASIX Certificate requirements.

Building Materials

External materials should be sympathetic in colour, texture and range to achieve a harmonious composition. On the more elevated lots, materials which have a high reflectivity index, e.g. zincalume, or light coloured colourbond or tile will not be approved. In order for dwellings and buildings to "fit comfortably within the rural landscape" the use of non-reflective materials is required.

Specific Controls

Each of the allotments has specific characteristics resulting in a site specific building envelope. Each building envelope is larger than is required to accommodate a dwelling and associated outbuildings, etc. In preparing site plans, all buildings should be located within the nominated building envelope. Areas not used for buildings, outbuildings, recreational facilities and driveways must be landscaped using species native to the area. A list of these species appears as **Appendix A**. Details of the landscaping must be shown on the site plan submitted with the development application for each allotment. An example of a site plan is provided as **Figure 2**.

The use of exotic species within the dwelling gardens are discouraged to prevent them escaping into the surrounding area.

The wildlife corridor located on the northern ridgeline shall be revegetated and maintained with appropriate local species. Livestock are not permitted within the wildlife corridor area.

Special Design Controls on Lot Nos 15 to 18, 211-217 & 304-307.

Several of the lots located on the northern side of the public road have been assessed as having a high or medium level of visual exposure and sensitivity. In order to ensure buildings on these lots do not have a significant detrimental impact on the rural landscape, a number of additional controls apply to development. Owners of these lots are encouraged to seek the services of an architect when preparing site plans and housing design. On these sites, it is a requirement that a detailed landscape plan, prepared by a landscape architect, is submitted with a development application for any building.

The following controls apply to Lots 15 to18, 211 – 217 & 304 – 307

- Buildings should be single storey or split-level construction and not exceed 6 metres in height above natural ground level.

- Buildings should not be overly bulky, of excessive site coverage, or surrounded by excessive hard surface areas, requiring the intensive clearing of vegetation.

- Sheds and ancillary buildings shall not exceed 5 metres in height.

- Development is to comply with the Building Development Controls as listed in Table 1.

- Wall and roofing materials shall be non-reflective with darker tones that blend with the natural appearance of the site. Roofing materials that are of lower reflectivity than colorbond steel or aluminium are preferred, such as unglazed tile, slate, shingle or visually similar products. Cladding for building and sheds other than masonry should be of dark non-reflective tones. Painted surfaces, including masonry should be of darker saturated colours relevant to the natural context, for example dark greens, browns and greys, in preference to light unsaturated colours such as pastel shades or bright vibrant colours.

- Extensive landscaping is to be undertaken on the higher side of the allotments with taller growing tree species so as to eliminate the 'skyline silhouette'. Taller native trees should also be planted on land below the dwelling, so as to reduce the visual impact of the building when viewed from Tocal College, Tocal Road and within the village of Paterson.

- Driveways and ancillary developments to the house should be sited appropriately so as to ensure they are not visible from vantage points outside the development. In particular, driveways should follow the contours to benefit from tree screening.

- The use of indigenous native vegetation is encouraged.

Table 1: Building Development Controls

Lot Number	Visual Sensitivity	Effluent System	SETBACK Metres Road	Rear	SETBACK Metres East	West	Special Requirements
305	Low	Aerated	50	50	40	25	All building materials to be non-reflective and dark earthy tones
306	Low	Aerated	50	300v	25	40	All building materials to be non-reflective and dark earthy tones
307	Low	Aerated	50	170v	25	25	All building materials to be non-reflective and dark earthy tones
211	Low	Aerated	50	180v	55	25	All building materials to be non-reflective and dark earthy tones
212	Low	Aerated	50	20	25	25	All building materials to be non-reflective and dark earthy tones
215	Medium	Aerated	50	20	25	25	All building materials to be non-reflective and dark earthy tones
216	Medium	Type 3	50	150v	25	55	All building materials to be non-reflective and dark earthy tones
217	Medium	Type 3	50	110v	25	25	All building materials to be non-reflective and dark earthy tones
15	Low	Type 2	50	100v	25	25	All building materials to be non-reflective and dark earthy tones
16	Medium	Type 2	50	85v	25	55	All building materials to be non-reflective and dark earthy tones
17	High	Type 2	50	50	25	25	All building materials to be non-reflective and dark earthy tones
18	High	Type 2	50	30	25	25	All building materials to be non-reflective and dark earthy tones
11	Low	Aerated	20	50	25	25	
12	Low	Aerated	20	50	25	25	
13	Low	Aerated	20	50	25	55	

Lot Number	Visual Sensitivity	Effluent System	SETBACK Metres North	South	SETBACK Metres East	West	Special Requirements
14	Low	Aerated	20	50	25	25	
201	Low	Aerated	20	50	25	55	
202	Low	Aerated	20	20	25	25	
205	Low	Aerated	20	20	25	25	
206	Low	Aerated	20	50	25	55	
207	Low	Aerated	20	20	25	25	
210	Low	Aerated	20	20	25	25	
301	Low	Aerated	20	50	55	25	
302	Low	Aerated	20	50	40	400v	
304	Low	Aerated	50	50	60	25	All building materials to be non-reflective and dark earthy tones
303	C	Aerated	N/A		N/A		
203	Low	Aerated	20		25	25	
204	Low	Aerated	20		25	25	
208	Low	Aerated	20		25	25	
209	Low	Aerated	20		25	25	
213	Low	Aerated	150v		25	25	All building materials to be non-reflective and dark earthy tones
214	Medium	Aerated	175v		25	25	All building materials to be non-reflective and dark earthy tones

<u>Notes</u>:- Type 2 systems are to be constructed in accordance with Rosewood Environmental Services Report # E0894.

Type 3 – On these sites detailed geotechnical investigations are to be undertaken and details of the type of system to be used and its location should be provided prior to determining the location of the dwelling.

Site Constraints within stage 3

The allotments within Stage 3 (subdivision approval 171/2014) have a number of constraints, which are illustrated in Figure 1. Further technical information is available from the reports that were prepared to support the subdivision approval, which include:

Document	Author	Date	Version
Subdivision Plan	Delfs Lascelles Consulting Surveyors	15.04.2016	18
Ecological Assessment	Firebird ecoSultants Pty Ltd	25.02.2016	n/a
Plan of Management	Firebird ecoSultants Pty Ltd	November 2017	n/a
Traffic Study	BJ Bradley & Associates	19.01.2016	n/a
Wastewater Report	Whitehead	20.01.2016	Report_1442-006
Bushfire Threat Assessment	Firebird ecoSultants Pty Ltd	November 2015	n/a
Statement of Environmental Effects	Perception Planning	April 2016	Rev B
Visual Impact Assessment	Envisage Consulting Pty Ltd	2.04.2015	E71/15 VIA
Stormwater Drainage Strategy	GCA Engineering Solutions	2.04.2015	Revision 1

Fencing

All fencing shall be rural type fencing, colourbond fencing is not considered to be suitable. Fencing near the wildlife corridor along the northern ridgeline should be of a style that allows easy egress for fauna i.e. fences should have no barbed wire and a maximum of 4 horizontal wires at a minimum spacing of 250mm from 300mm above the ground.

All lands lying to the north of the bushfire asset protection zone on Lots 15, 16, 211, 213, 214, 216, 217, 306, and 307 have been fenced off as these lands, being steeper than 18 degrees, are classified as State Protected Land (SPL) and should not be disturbed. Clearing of native vegetation in this area is prohibited, except with the written approval of the relevant Government Agency. Only activities in this area which constitute minimal environmental disturbance are permitted.

Boundary fencing north of the asset protection zone on Lots 15, 16, 211, 213, 214, 216, 217, 306, and 307 is not permitted, with the exception of the common boundary on the ridge running East West. Fencing is to be completed prior to the release of the final plan.

Erosion and Sedimentation

Soil erosion is a major environmental problem, particularly on steeper sloped allotments. The loss of topsoil from the land limits the growth of vegetation and the sedimentation downstream leaves deposits of mud in stormwater drains, creeks, dams and rivers. This in turn affects the capacity of drains and streams to carry stormwater, disturbs river habitat, and may lead to further erosion and changes in the course of creeks and streams. Most of the sediment is mobilised during the construction and development phase. Large quantities of soil can erode during a storm event.

Prior to undertaking any site works, landowners are required to prepare a sedimentation and erosion plan and implement the requirements of the plan before any construction works, including cutting of access roads, or earthworks for buildings.

Stormwater Management

All hardstand areas will result in increased stormwater runoff. In order to avoid off site impacts, all development is to be designed so as to result in neutral off site stormwater discharge. This is to be achieved by use of on-site water storage, and/or detention ponds, dams, etc. It is recommended that owners engage the services of qualified civil engineers to assist in the design of the stormwater drainage and water reuse system. Stormwater Management Plans must be provided with the Development Application.

Water Supply

Water supply is available, although further advice from Hunter Water should be obtained regarding connections and water pressure.

7.3.4 On Site Waste Disposal Systems

Effluent disposal must be carried out in accordance with geotechnical reports relevant for individual blocks. A copy of each report should be provided to purchasers prior to exchange of contracts. An 88B Instrument is also to be established detailing that special conditions apply for effluent disposal on Lots 15, 16, 17, 18, 216 & 217.

7.3.5 Bushfire Controls

All development must satisfy the provisions of *Planning for Bushfire Protection 2006* including provisions of asset protection zone, water supply, building construction and access standards. A number of allotments have an Asset Protection Zone registered on the property title. These areas are to be maintained in 'fuel free' state in accordance with NSW Rural Fire Service requirements.

The design of the dwelling and precautionary measures taken by the residents in the lead up to the bushfire danger period are the most important elements for ensuring a dwelling does not burn down during a bushfire. A number of publications/fact sheets are available for information on house design and safety precautions on the RFS website www.rfs.nsw.gov.au

It has been proven that certain building materials and designs offer better protection and resistance to bushfire and should be investigated for use in new house designs. Residents are encouraged to contact the RFS about appropriate hazard reduction measures and regimes for areas surrounding their dwelling.

7.3.6 Dams

Dams shall be designed and constructed in accordance with the requirements of the NSW Office of Water or subsequent relevant Government Agency. The location of proposed dams must be shown on the site plan.

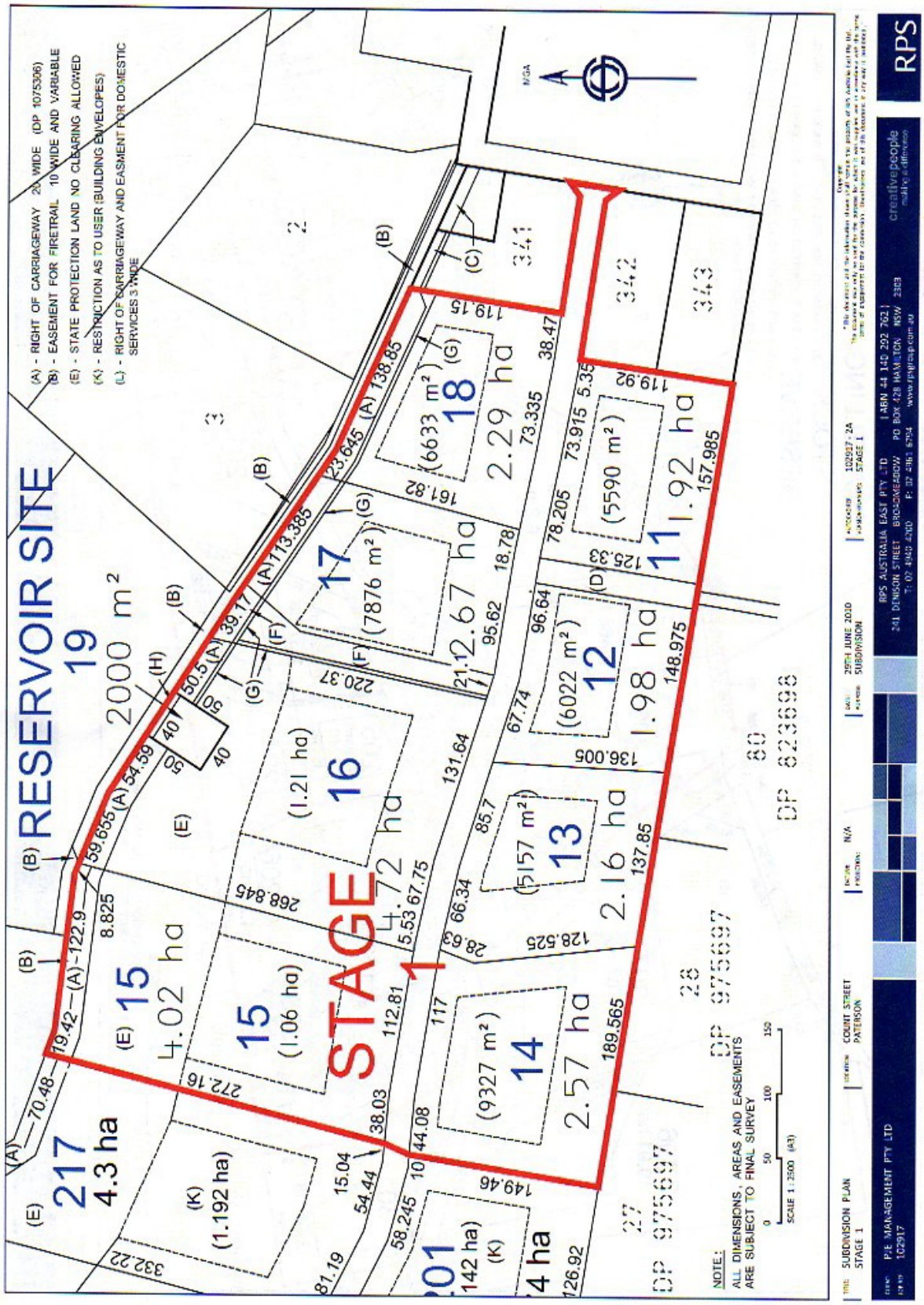
The combined total size of any dam/s is limited to 10% of the average regional yearly rainfall runoff for each allotment, known as "Harvestable Right". This has been determined as 0.09 megalitres per hectare of land area. One megalitre equals 1000 cubic metres or 1 million litres of water. For example a property with an area of 5 hectares has a harvestable right of 0.45 megalitres.

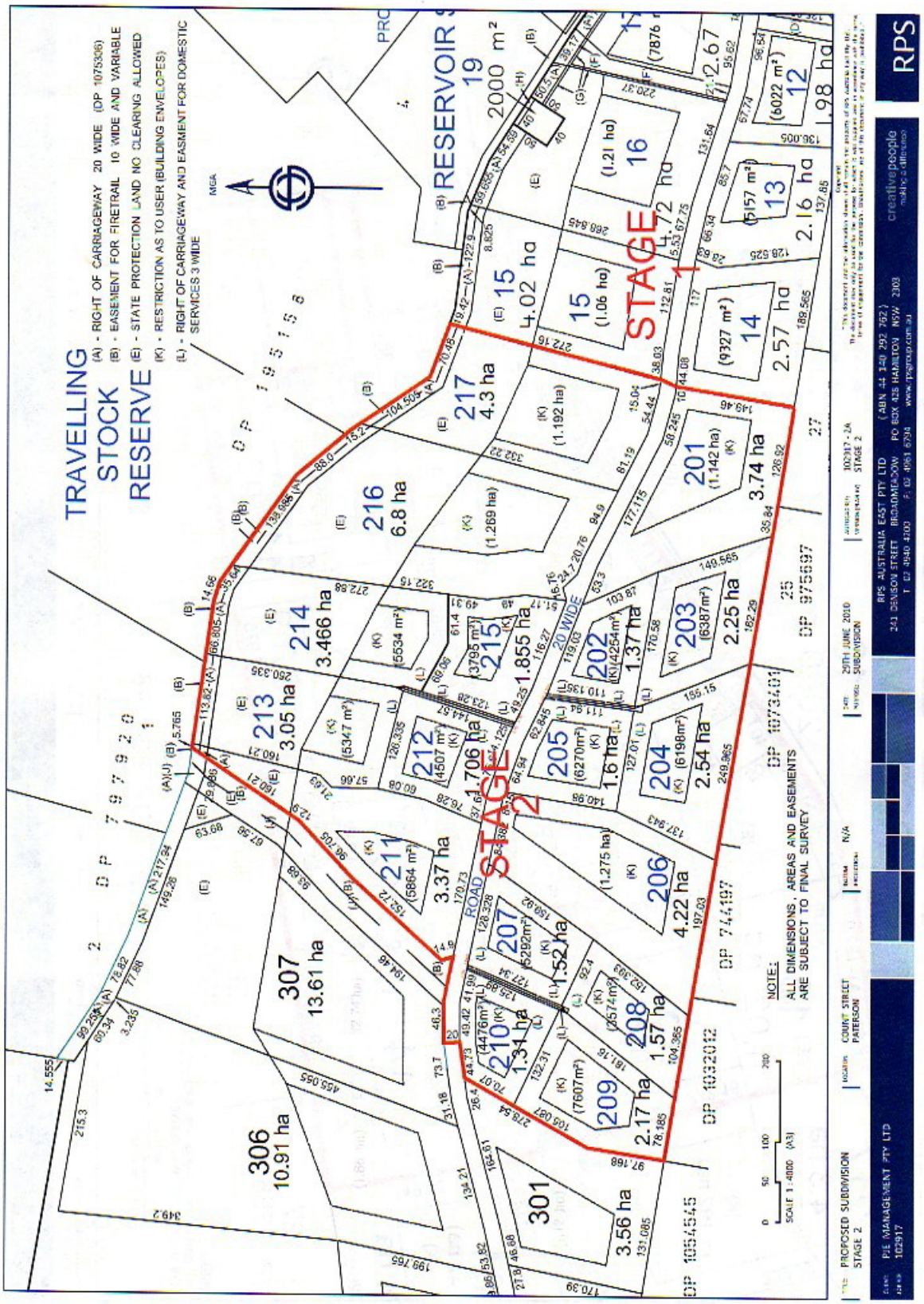
A development approval is required to be obtained from Council prior to construction of any dam. The NSW Office of Water should be contacted to obtain advice on the design and siting of dams.

7.3.7 Household Waste Disposal

All dwellings are required to have household wastes removed via Councils domestic waste collection service.

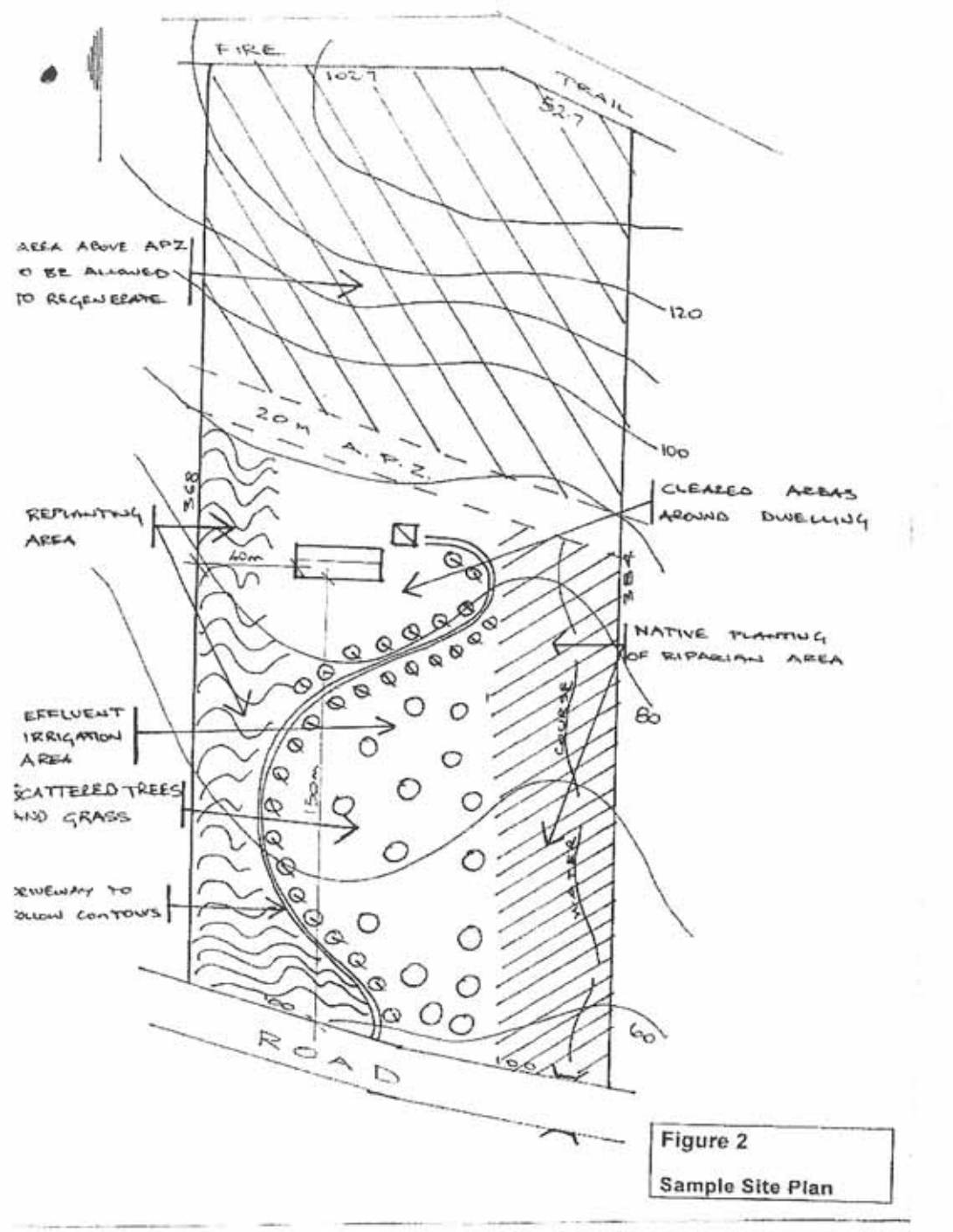
FIGURE 1- COUNT STREET, PATERSON - LOCAL AREA PLAN MAP




TRAVELLING STOCK RESERVE
(A) - RIGHT OF CARRIAGEWAY 20 WIDE (DP 1075336)
(B) - EASEMENT FOR FIRETRAIL 10 WIDE AND VARIABLE
(E) - STATE PROTECTION LAND NO CLEARING ALLOWED
(K) - RESTRICTION AS TO USER (BUILDING ENVELOPES)
(L) - RIGHT OF CARRIAGEWAY AND EASMENT FOR DOMESTIC SERVICES 3 WIDE
RESERVOIR 19 2000 m²
STAGE 1
STAGE 2
ROAD
20 WIDE
NOTE: ALL DIMENSIONS, AREAS AND EASEMENTS ARE SUBJECT TO FINAL SURVEY
PROPOSED SUBDIVISION STAGE 2
PIE MANAGEMENT PTY LTD
RPS AUSTRALIA EAST PTY LTD
creativepeople


BOULTON DRIVE
PADDOCK
DELFS LASCELLES

FIGURE 2- SAMPLE SITE PLAN



APPENDIX A

LIST OF FLORA SPECIES NATIVE TO THE SITE

The following list includes all species of vascular plants observed on site during fieldwork. It should be noted that such a list cannot be considered comprehensive, but rather indicative of the flora present on the site. It can take many years of flora surveys to record all of the plant species occurring within any area, especially plant species that are only apparent in some seasons such as Orchids.

A number of species cannot always be accurately identified during a brief survey, generally due to a lack of suitable flowering and/or fruiting material. Any such species are identified as accurately as possible, and are indicated in the list thus:-

- Specimens which could only be identified to genus level are indicated by the generic name followed by the abbreviation "sp.", indicating an unidentified species of that genus;
- Specimens for which identification of the genus was uncertain are indicated by a question mark ("?") placed in front of the generic, which is followed by the abbreviation "sp." and;
- Specimens which could be accurately identified to genus level, but could be identified to species level with only a degree of certainty are indicated by a ("?") placed in front of the epithet.

Authorities for the scientific names are not provided in the list. These follow the references outlined below.

- Harden, G. (ed) (2000). *Flora of New South Wales, Volume 1*. Revised edition. New South Wales University Press, NSW.

- Harden, G. (ed) (2002). *Flora of New South Wales, Volume 2*. Revised edition. New South Wales University Press, NSW.

- Harden, G. (ed) (1992). *Flora of New South Wales, Volume 3.* New South Wales University Press, NSW.

- Harden, G. (ed) (1993). *Flora of New South Wales, Volume 4*. New South Wales University Press, NSW.

Names of families and higher taxa follow a modified Cronquist System (1981).

Threatened species listed under the *Threatened Species Conservation Act 1995* or the Environment Protection and Biodiversity Conservation Act 1999 and / or ROTAP-listed species are indicated in **bold font** and marked as thus:-

(V) = Vulnerable Species listed under the Threatened Species Conservation Act 1995
(E) = Endangered Species listed under the Threatened Species Conservation Act 1995
(EE) = Species listed under the Commonwealth EPBC Act 1999 as Endangered

(EV) = Species listed under the Commonwealth EPBC Act 1999 as Vulnerable
(R) = Rare or Threatened Australian Plant (ROTAP)as per Briggs and Leigh (1996)

The following standard abbreviations are used to indicate sub specific taxa: ssp. - subspecies
var.- variety
× - hybrid between the two indicated species

FAMILY	
Scientific Name	**Common Name**
CLASS FILICOPSIDA (FERNS)	
ADIANTACEAE	
Adiantum aethiopicum	Common Maidenhair Fern
AZOLLACEAE	
Azolla pinnata	Ferny Azolla
DENNSTAEDTIACEAE	
Pteridium esculentum	Bracken Fern
SINOPTERIDACEAE	
Cheilanthes sieberi ssp. sieberi	Mulga Fern
CLASS MAGNOLIOPSIDA (FLOWERING PLANTS)	
SUBCLASS MAGNOLIIDAE (Dicotyledons)	
APIACEAE	
Centella asiatica	
APOCYNACEAE	
Parsonsia straminea var. straminea	Monkey Rope
ASTERACEAE	
Cassinia uncata	Bent Cassinia
Chrysocephalum apiculatum	Yellow Buttons
Craspedia variabilis	Billy Buttons
Gnaphalium sp.	Cudweed
Ozothamnus dismifolius	White Dogwood
BIGNONIACEAE	
Pandorea pandorana	Wonga Vine
CASUARINACEAE	
Allocasuarina torulosa	Forest Oak
CHENOPODIACEAE	
Einadia hastata	
CONVOLVULACEAE	
Dichondra repens	Kidney Weed
Polymeria calycina	Swamp Bindweed
DILLENIACEAE	
Hibbertia diffusa	Guinea Flower
Hibbertia sp.	
DROSERACEAE	
Drosera peltata	Sundew
EPACRIDACEAE	
Leucopogon juniperinus	Bearded Heath

EUPHORBIACEAE	
Breynia oblongifolia	Breynia
Glochidion ferdinandi	Cheese Tree
Phyllanthus hirtellus	Thyme Spurge
Poranthera microphylla	Small Poranthera
FABOIDEAE	
Chorizema parviflorum	Eastern Flame Pea
Daviesia ulicifolia	Gorse Bitter-pea
Desmodium rhytidophyllum	
Glycine sp.	
Glycine clandestina	Love Creeper
Glycine microphylla	Love Creeper
Glycine tabacina	Love Creeper
Hardenbergia violacea	False Sarsaparilla
Oxylobium ilicifolium	Native Holly
LAURACEAE	
Cassytha pubescens	Common Devil's Twine
LOBELIACEAE	
Pratia purpurascens	White Root
LORANTHACEAE	
Dendropthoe vitellina	Mistletoe
MIMOSOIDEAE	
Acacia falcata	Falcate Wattle
Acacia longifolia	Sydney Golden Wattle
Acacia ulicifolia	Prickly Moses
Acacia sp.	
MYRTACEAE	
Angophora floribunda	Rough-barked Apple
Callistemon linearis	Narrow-leaved Bottlebrush
Corymbia maculata	Spotted Gum
Eucalyptus acmenoides	White Mahogany
Eucalyptus canaliculata	Large-fruited Grey Gum
Eucalyptus capitellata	Brown Stringybark
Eucalyptus glaucina (V)	Slaty Red Gum,
Eucalyptus punctata	Grey Gum
Eucalyptus siderophloia	Northern Grey Ironbark
OLEACEAE	
Notelaea longifolia	Mock Olive
ONAGRACEAE	
Ludwigia peploides ssp. montevidensis	Water Primrose
OXALIDACEAE	
Oxalis perennans	
PITTOSPORACEAE	
Bursaria spinosa	Blackthorn

POLYGONACEAE	
Persicaria decipiens	Knotweed
PROTEACEAE	
Grevillea robusta	Silky Oak
Persoonia linearis	Narrow-leaved Geebung
RANUNCULACEAE	
Clematis glycinoides	Forest Clematis
Ranunculus inundatus	River Buttercup
ROSACEAE	
Rubus parvifolius	Native Rasberry
RUBIACEAE	
Galium binifolium	A Bedstraw
Opercularia aspera	Coarse Stinkweed
Opercularia hispida	Hairy Stinkweed
Pomax umbellata	Pomax
SANTALACEAE	
Exocarpus cupressiformis	Cherry Ballart
SOLANACEAE	
Solanum prinophyllum	Forest Nightshade
STACKHOUSIACEAE	
Stackhousia muricata	Stackhousia
STYLIDIACEAE	
Stylidium graminifolium	Trigger Plant
VIOLACEAE	
Viola hederacea	Native Violet
SUBCLASS LILIIDAE (Monocotyledons)	
ANTHERICACEAE	
Tricoryne simplex	Yellow Rush-lily
COLCHICACEAE	
Wumbea dioica sibsp. Dioica	Early Nancy
CYPERACEAE	
Carex longebrachiata	Bergalia Tussock
Fimbristylis dichotoma	Common Fringe-rush
Isolepis inundata	Swamp Clun-rush
Lepidosperma laterale	Variable Sword-sedge
Schoenoplectus mucronatus	Club-rush
Schoenus apogon	Fluke Bogrush
HYDROCHARITACEAE	
Ottelia ovalifolia	Swamp Lily

IRIDACEAE	
Patersonia sericea	Silky Purple Flag
Romulea rosea var. australis	Onion Grass
JUNCACEAE	
Juncus planifolius	Broad-leaf Rush
Juncus remotiflorus	A Rush
Juncus usitatus	Common Rush
LOMANDRACEAE	
Lomandra filiformis ssp. filiformis	Wattle Mat Rush
Lomandra longifolia	Spiny Mat Rush
Lomandra multiflora	
LUZURIAGACEAE	
Eustrephus latifolius	Wombat Berry
Geitonoplesium cymosum	Scrambling Lily
ORCHIDACEAE	
Caladenia sp	Lady's fingers
Microtis parviflora	Slender Onion Orchid
PHILYDRACEAE	
Philydrum lanuginosum	Frogsmouth
PHORMIACEAE	
Dianella caerulea var. caerulea	Blue Flax Lily
POACEAE	
Agrostis avenacea	Blown Grass
Aristida ramosa	Three-awn Speargrass
Axonopus sp	
Danthonia tenuior	Wallaby Grass
Dichelachne micrantha	Plume Grass
Echinopogon caespitosus var. caespitosus	Tufted Hedgehog Grass
Entolasia marginata	Bordered Panic
Eragrostis sp	Blady Grass
Poa labillardieri	Tussock Grass
Sporobolus indicus var. capensis	Parramatta Grass
Themeda australis	Kangaroo Grass
TYPHACEAE	
Typha sp.	Cumbungi