



Final Management Plan

Prepared for MAB Corporation

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## **Summary**

Biosis Pty Ltd was commissioned by MAB Corporation to develop a Weed Management Plan for Alliance Business Park. The Weed Management Plan (WMP) has been developed in accordance with the conditions of approval associated with Condition 5 of Planning Permit 713586 issued under the Whittlesea Planning Scheme.

The ultimate plan for Alliance Business Park will result in the development of much of the site. However, Edgars Creek will be protected by a buffer from which all construction works, except for those associated with a potential bridge crossing and bike path, will be excluded.

The objective of this plan is to establish management actions and protocols required to ensure that construction works are managed to avoid the spread of weeds, particularly Lobed Needle-grass *Nassella charruana*.

A total of 63 weeds species have been recorded within Alliance Business Park. This includes one State Prohibited species, seven Regionally Controlled species and one Regionally Restricted species.

MAB are responsible for specific weed management requirements associated with the approvals relating to the development of Alliance business Park identified by Condition 5 of Planning Permit 713586 issued under the Whittlesea Planning Scheme. The actions of the developer are also controlled under the CaLP Act due to the presence of the State Prohibited weed Lobed Needle-grass *Nassella charruana*.

Ongoing weed management within the Edgars Creek buffer is also required beyond the development phase for Alliance Business Park. These management actions are identified by the Edgars Creek Management Plan. Implementation of this plan will be the responsibility of MAB Corporation until management of the Edgars Creek corridor within Alliance business Park is passed to a public authority

The primary weed management strategy for works within Alliance Business Park will be to maintain strict quarantine measures. While vehicles will be allowed to move freely within the works area they must be thoroughly cleaned before they are allowed to leave the site unless they have been confined to well formed and maintained internal roads formed from imported material. As such portable clean-down facilities must be provided at designated exit points for the development site. Signs must be erected to ensure workers are reminded of their requirement to follow quarantine procedures.

Contractors may create a sterile works compound which allows for the daily commute of workers in passenger vehicles without being subject to quarantine procedures. However, such a compound must have direct access to existing developed land either outside Alliance Business Park or a fully developed stage of Alliance Business Park (i.e. direct access to a bitumen road).

Active weed control measures for undeveloped areas of Alliance Business Park will target the following species:

- Saffron Thistle Carthamus lanatus,
- Spear Thistle Cirsium vulgare,
- Artichoke Thistle Cynara cardunculus,
- Paterson's Curse Echium plantagineum,
- Lobed Needle-grass Nassella charruana,
- Serrated Tussock Nassella trichotoma,
- Sweet Briar Rosa rubiginosa, and
- Bathurst Burr Xanthium spinosum.



Weed control measures conducted on site will employ an experienced and suitably qualified contractor to undertake these control works.

Once the development of Alliance Business Park is complete ongoing weed control works will be required within the Edgars Creek Corridor. However, the management of this area will be controlled by the Edgars Creek Management Plan and therefore this plan will cease to have any control over the site once the statement of compliance is issued for the final stage of development for this property.



## 1. Introduction

Biosis Pty Ltd was commissioned by MAB Corporation to develop a Weed Management Plan for Alliance Business Park. This Weed Management Plan (WMP) has been developed in accordance with the conditions of approval associated with Condition 5 of Planning Permit 713586 issued under the Whittlesea Planning Scheme.

The plan for Alliance Business Park will result in the development of much of the site. However Edgars Creek will be protected by a buffer from which all construction works, except for those associated with a potential bridge crossing and bike path, will be excluded (Figure 1).

## 1.1 Objectives of the Management Plan

The objective of the plan is to establish management actions and protocols required to ensure that construction works are managed to avoid the spread of weeds, particularly Lobed Needle-grass *Nassella charruana* (Figure 1).

While the plan is required to satisfy the requirements of the planning permit it is also required to satisfy the requirements of the *Catchment and Land Protection Act 1994* (CaLP Act) in relation to the presence of a State Prohibited weed species.

This plan will therefore:

- Provide a comprehensive list of weeds identified from the property, including noxious, prescribed and environmental weeds;
- Identify all relevant control and management responsibilities under relevant legislation, planning scheme requirements and guidelines;
- Identify specific measures to control species listed under the City of Whittlesea's Pest Plant Local Law including:
  - Artichoke Thistle Cynara cardunculus,
  - Blackberry Rubus fruticosus,
  - Chilean Needle-grass Nassella neesiana,
  - Gorse Ulex europaeus,
  - Paterson's Curse Echium plantagineum,
  - Scotch Thistle Onopordum acanthium,
  - Serrated Tussock Nassella trichotoma, and
  - Sweet Briar Rosa rubiginosa.
- Provide brief details on the ecology and control guidelines for all prescribed species;
- Provide a timetable for control works to be conducted during the development process; and
- Outline best management practice machinery hygiene protocols to be adhered to and any other management practices to prevent the spread of all prescribed and declared noxious weeds.





# 2. Existing Weeds

A total of 63 weeds species have been recorded within Alliance Business Park (Biosis Research 2012, Appendix 1). This includes one State Prohibited species, seven Regionally Controlled species and one Regionally Restricted species. The ecology and proposed control methods for these species are outlined in Table 1. Identification aids and descriptions on how to control many of these species are available on the City of Whittlesea website (http://www.whittlesea.vic.gov.au/pets-plants-and-animals/trees-and-plants).

**Table 1.** Noxious weeds recorded within Alliance Business Park.

Noxious Weed	Species Description and ecology	Control methods
Saffron Thistle Carthamus lanatus	This spiny, annual, herbaceous thistle grows to a height of up to 1 m. Its yellow terminal flowers are well armed with sharp spines. It seed is win dispersed.	Spot Spraying with an appropriate herbicide (prevent flowering).
Spear Thistle Cirsium vulgare	Large, herbaceous thistle which grows to a height of up to 2 m. Its large purple flower heads produce wind dispersed seed.	Spot Spraying with an appropriate herbicide (prevent flowering).
Artichoke Thistle Cynara cardunculus	Large, herbaceous thistle growing to a height of up to 2 m. It has large grey green prickly leaves growing from a central taproot. This perennial weed dies back during winter but regenerates from its taproot during spring. Its large purple flower heads produce wind dispersed seed. However the relatively large seeds usually fall to ground within 20 to 50 m of the parent plant.	Spot Spraying with an appropriate herbicide (prevent flowering).
Paterson's Curse Echium plantagineum	This perennial broad-leaf herbaceous weed is readily identified by its large purple flowers produced from spring to early summer. Its relatively small seeds are readily dispersed surface water flows, animals or by soil contaminated machinery.	Spot Spraying with an appropriate herbicide (prevent flowering).
Lobed Needle-grass Nassella charruana	A perennial tussock-forming grass which grows to 1m in height. It is known from only a few locations in Victoria. Lobed Needlegrass generally flowers from October – December and sets seed from January – April. The species spreads primarily through transport of seeds which readily attach to clothing, fur and equipment, but may also be spread when soil is moved.	Boom spray herbicide within 50 m of any individuals detected (prevent flowering). Avoid the retained buffer for Edgars Creek. Spot spray any plants observed within the Edgars Creek protection zone.



Chilean Needle-grass Nassella neesiana	A perennial tussock-forming grass which grows to 1m in height. This species dominates the site and is otherwise widespread in the local area. Lobed Needlegrass generally flowers from October – December and sets seed from January – April. The species spreads primarily through transport of seeds which readily attach to clothing, fur and equipment, but may also be spread when soil is moved.	No direct onsite controls proposed. Dispersal of the species will be prevented through the quarantine measures proposed for Lobed Needle-grass. The species will be largely eliminated from the site by the habitat destruction associated with development.				
Serrated Tussock Nassella trichotoma	A perennial tussock-forming grass which grows to 50 cm in height. This-grass generally flowers from October – December and sets seed from November – January. The open flower panicles are readily dispersed by the wind and control is therefore highly dependant on the prevention of flowering.	Spot Spraying appropriate herbicide (prevent flowering).				
Sweet Briar Rosa rubiginosa	Spiny, often almost leafless shrub to two metres tall. Fruits spread by birds and surface water flows.	Cut stems and remove standing shrubs. Paint cut stumps with neat herbicide. Spot spray regeneration and seedlings.				
Bathurst Burr Xanthium spinosum	An erect multi-stemmed herb growing to about 60 cm tall. The plant has a shiny green appearance with sharp golden spines to 2.5 cm long. Its fruit is a small ovoid burr covered with small hooks which readily attach to clothing and animal fur which provides an efficient dispersal mechanism.	Spot Spraying appropriate herbicide (prevent flowering).				

## 2.1 Weed Management Responsibilities

MAB are responsible for specific weed management requirements associated with the approvals relating to the development of Alliance business Park identified by Condition 5 of Planning Permit 713586 issued under the Whittlesea Planning Scheme. The actions of the developer are also controlled under the CaLP Act due to the presence of the State Prohibited weed Lobed Needle-grass.

Ongoing weed management within the Edgars Creek buffer (Figure 1) is also required beyond the development phase for Alliance Business Park. These management actions are identified by the Edgars Creek Management Plan (Biosis 2013). Implementation of this plan will be the responsibility of MAB Corporation until management of the Edgars Creek corridor within Alliance business Park is passed to a public authority (presumed to be either Whittlesea Council or a water authority such as Melbourne Water).

No onsite weed management requirements were identified by the approval provided under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) through Referral 2012/6298.



#### 2.1.2 Catchment and Land Protection Act 1994

The recording of the State prohibited Lobed Needle-grass from the property provides some restrictions under the *Catchment and Land Protection Act 1994* (CaLP Act). Under the Act a person must not, without a permit from the Secretary, willfully transport within Victoria a noxious weed; or the seeds of a noxious weed. MAB Corporation should therefore contact the Department of Environment and Primary Industry (DEPI) and notify them of the occurrence of this species so they can initiate control procedures. A permit may also be required if soil or other materials potentially contaminated with this species are to be exported from the site.

A number of regionally controlled weeds also occur within the site (Appendix 1) including Saffron Thistle, Spear Thistle, Artichoke Thistle, Paterson's Curse and Bathurst Burr. The proponent/land owner must control them in accordance with the provisions of the CaLP Act. This requires a land owner to take all reasonable steps to prevent the spread of these species including attempts to eradicate regionally prohibited weeds and prevent the growth and spread of regionally controlled weeds.

### Implications for the project

The proponent/land owner should contact DPI and inform them as to the presence of Lobed Needle-grass. They must also control listed species in accordance with the provisions of the CaLP Act outlined above. This WMP will be consistent with the requirements of the CaLP Act and Condition 5 of Planning Permit 713586.

### 2.1.3 Planning Permit

Planning Permit 713586 issued under the Whittlesea Planning Scheme identifies a requirement to consider high priority weeds identified under the City of Whittlesea's Pest Plant Local Law (see Section 1.1). Of these, Blackberry, Gorse and Scotch Thistle have not been recorded from the site. Contractors involved in weed control works will notify MAB if these species are observed within Alliance Business Park and effective control works would then be directed at the relevant species.

### 2.1.4 Edgars Creek

On going weed management is a requirement of the Edgars Creek Management Plan (Biosis 2013). This includes regular monitoring (every 2 years), the control of all woody weeds, the eradication of Spear Thistle and Artichoke Thistle and the control of any new perennial grassy weeds.



## 3. Onsite Management

Onsite management of weeds will include three strategies including quarantine measures, active control works during construction and ongoing control works along Edgars Creek.

## 3.1 Quarantine Measures

The key issue with regard to any proposed works on land supporting a population of a State Prohibited weed is the potential to spread the species elsewhere through movement of seeds and/or soil. There are legal controls under the CaLP Act relating to movement of soil that is or potentially is contaminated with seeds of a State Prohibited weed (specifically, sections 70 and 71).

The following management actions outline the steps required to ensure that construction works are managed to avoid the spread of Lobed Needle-grass, and to comply with MAB's legal responsibilities under the CaLP Act.

- Stringent hygiene measures must be applied to make sure there is no transport of soil or Needle-grass seeds from the property on machinery, vehicles, implements or other equipment. This will require the installation of vehicle cleaning facilities and development of clear machinery hygiene and clean down procedures. This is to be checked off on a register prior to the machinery/vehicles leaving the site. Ideally, vehicles leaving the site would be inspected by a third party to ensure compliance with hygiene measures. No soil laden vehicles will be permitted to leave the site. This includes passenger vehicles and construction vehicles.
- There must be strict control of soil or surface rock that is removed and stockpiled. The material must
  be stockpiled on the same property. Ideally, it should be reused on site or buried on site. If any of
  the material (soil or surface rock) is proposed to be removed from the site, a permit will be required
  from the Department of Environment and Primary Industry (DEPI) and a suitable recipient site would
  need to be identified. Note that the turn around time for obtaining a permit is at least two weeks.
- If construction occurs during periods when the plant carries seed (i.e. typically late spring early autumn), the area should be sprayed in late September with a combination of glyphosate (e.g. Round Up) and flupropanate (e.g. Task Force or Smack).
- Contractors are to be inducted regarding their obligations about soil hygiene measures and the need to prevent the spread of this noxious weed.
- Vehicles entering the site should be restricted to moving only within the defined work areas.

The primary weed management strategy for works within Alliance Business Park will therefore be to maintain the quarantine measures outlined above. Vehicles will be allowed to move freely within the work areas. However should they leave defined tracks constructed from gravel material sourced from other Lobed Needle-grass free sites they must be thoroughly cleaned before they are allowed to leave the site. As such portable clean-down facilities must be provided at any designated exit points for the development site. Such sites must be designed to ensure any waste material from clean down procedures cannot leave the site. All vehicles must be inspected to ensure they have been thoroughly cleaned before they are permitted to leave the site. Signs must be erected to ensure workers are reminded of their requirement to follow quarantine procedures.



Contractors may create a sterile works compound which allows for the daily commute of workers in passenger vehicles without being subject to quarantine procedures. However, such a compound must have direct access to existing developed land either outside Alliance Business Park or a fully developed stage of Alliance Business Park (i.e. direct access to a bitumen road). Any sterile compound area must either have the surface soil (defined as the top 15 cm of soil) systematically removed or have a layer of at least 10 cm of imported sterile crushed rock placed over the existing land-form to prevent any direct contact with the natural site soil which could support Lobed Needle-grass seed. Any pasture / grassland within 20 m of such a compound must also be regularly (every three months) sprayed with glyphosate to prevent any Lobed Needle-grass from establishing or setting seed. The compound must also be at least 100 m away from the Edgars Creek corridor.

Works within the retarding basin and drainage reserve would require the removal of a large volume of material from the site. After the top soil and surface rock (defined as the top 10 cm of material) has been stockpiled on site (away from the construction area for the retarding basin and drainage reserve) the balance of this subsoil material will be considered sterile. As such it may be removed from the site using established construction roads and not be otherwise subject to this weed plan.

If DEPI permit the export of any material from the site, any trucks or machinery used to transport such material, gravel, rock or stone must secure their load to ensure any material is not deposited on roads or roadsides.

### 3.2 Active Control Measures

Noxious weeds within undeveloped areas of Alliance Business Park will be subject to active control measures. Most of these weeds have a relatively low abundance due to past control works by the previous owner.

One exception to this is Chilean Needle-grass which is abundant and widespread across the property. Unfortunately this regionally restricted noxious weed is also abundant and widespread in all surrounding properties. The spread of this species beyond Alliance Business Park will be effectively prevented in association with the quarantine procedures associated with the management of Lobed Needle-grass. The abundance of this species will also be effectively reduced by the development process. Direct control of this species within Alliance Business Park is therefore considered to be of little benefit to the site or to the local control of this exotic grass. No direct control measures, beyond development of the site, are therefore proposed for this species particularly as the quarantine measures will effectively eliminate its ability to disperse from the site.

Active weed control measures for undeveloped areas of Alliance Business Park will target the following species:

- Saffron Thistle
- Spear Thistle
- Artichoke Thistle
- Paterson's Curse
- Lobed Needle-grass
- Serrated Tussock
- Sweet Briar
- Bathurst Burr



Weed control measures conducted on site will employ an experienced and suitably qualified contractor to undertake these control works.

The Australian Pesticides and Veterinary Medicines Authority (APVMA), which is the government authority which regulates the registration of all agricultural and veterinary chemical products in Australia, provides a database which provides information about herbicides and their permitted uses. The APVMA contact details are: phone (02) 6210 4700 or visit www.apvma.gov.au. All herbicides utilised on site will only be used in a manner for which that product is registered.

All of these species except Sweet Briar will be effectively controlled by regular spraying. Preventing these species from flowering and setting seed will be achieved by a spray program covering all undeveloped stages of Alliance Business Park. A spraying program will include two spray events every year, once in late winter/early spring (i.e. August to September) and again in late spring to early summer (November to December). This should prevent any of these species from increasing their current abundance and from setting seed.

Sweet Briar will be targeted by a one off program to cut and paint all individual shrubs present within the property. After that any regrow will be sprayed during the spray program for other noxious weeds.

One exception to the spot spraying program identified above will be the targeted control of Lobed Needle-grass. Control of this species will concentrate on removing any plants of this species as soon as possible. Any individuals of this species observed will result in a radius of 50 m surrounding that plant being boom sprayed with a combination of glyphosate (e.g. Round Up) and flupropanate (e.g. Task Force or Smack). The only exception to this will be where that area overlaps with the Edgars Creek corridor which is a protected area excluded from this action. Any Lobed Needle-grass observed within the Edgars Creek corridor will be spot sprayed in association with the spray program for the control of other noxious weeds.

The area surrounding the existing record of Lobed Needle-grass (Figure 1) will be sprayed as soon as possible. This area was burnt in early 2013 and the mild conditions associated with autumn 2013 have allowed active grass growth to extend into May. Spraying this area is therefore expected to effectively control any Lobed Needle-grass associated with this location.

Similarly if seasonal conditions are favourable, the area of any development stage will be boom sprayed for Lobed Needle-grass at least two weeks prior to the initiation of construction works. This will add a level of biosecurity in the prevention of any potential spread of this high threat species.

This control program is summarised in Table 2.

## 3.3 Ongoing Control Measures

Once the development of Alliance Business Park is complete ongoing weed control works will be required within the Edgars Creek Corridor. However, the management of this area will be controlled by the Edgars Creek Management Plan and therefore this plan will cease to have any control over the site once the statement of compliance is issued for the final stage of development for this property.



**Table 2:** Works Program summary.

Note that this timetable is relevant to any stage of the Alliance Business Park until the issue of a statement of compliance for that Stage.

Item	Description	Frequency	Objective	Treatment	Timing	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July
1	Boom Spray existing Lobed Needle-grass site	Once	Control of all grasses	Treatment 1	By end of May 2013												
2	Boom Spray Stage 1	Once	Control of all grasses	Treatment 1	Before Stage 1 works												
3	Woody Weed Control	Once	Cut and paint existing shrubs	Treatment 1	By end Oct												
4a	Control of all other noxious weeds	Biannual	100% adult plants killed & 0% flowering	Treatment 1	By end Oct												
4b				Treatment 2	By end Dec												
5	Boom Spray Stage 2	Once	Control of all grasses	Treatment 1	Before Stage 2 works												
6	Boom Spray Stage 3	Once	Control of all grasses	Treatment 1	Before Stage 3 works												
7	Boom Spray Stage 4	Once	Control of all grasses	Treatment 1	Before Stage 4 works												
8	Boom Spray Stage 5*	Once	Control of all grasses	Treatment 1	Before Stage 5 works												

<sup>\*</sup> Extend to include all stages of the Alliance Business Park Development



## References

Biosis Research 2012. 275 O'Herns Road, Epping: Flora, fauna and Habitat Hectare assessment. Report to MAB Corporation. Authors Steve Mueck, Anthony Byrne and Daniel Gilmore, Biosis Research, Melbourne. Project No. 13806.

Biosis Research 2013. *Alliance Business Park, 275 O'Herns Road, Epping: Edgars Creek Management Plan*. Report to MAB Corporation. Authors Daniel Gilmore and Steve Mueck. Biosis Research, Melbourne. Project No. 16630.



# Appendix 1

Weed species (63) recorded within Alliance Business Park

### **Noxious weed status:**

SP State prohibited speciesRC Regionally controlled speciesRR Regionally restricted species

	Scientific Name	Common Name
	Acetosella vulgaris	Sheep Sorrel
	Agrostis capillaris	Brown-top Bent
	Aira cupaniana	Quicksilver Grass
	Amaranthus muricatus	Rough-fruit Amaranth
	Arctotheca calendula	Cape Weed
	Aster subulatus	Aster-weed
	Brassica fruticulosa	Twiggy Turnip
	Briza minor	Lesser Quaking-grass
	Bromus hordeaceus subsp. hordeaceus	Soft Brome
RC	Carthamus lanatus	Saffron Thistle
	Centaurium tenuiflorum	Slender Centaury
RC	Cirsium vulgare	Spear Thistle
	Conyza spp.	Fleabane
RC	Cynara cardunculus	Artichoke Thistle
	Cynodon dactylon var. dactylon	Couch
	Cyperus eragrostis	Drain Flat-sedge
	Dactylis glomerata	Cocksfoot
RC	Echium plantagineum	Paterson's Curse
	Ehrharta longiflora	Annual Veldt-grass
	Erodium malacoides	Oval Heron's-bill
	Gamochaeta purpurea	Spiked Cudweed
	Geranium dissectum	Cut-leaf Crane's-bill
	Helminthotheca echioides	Ox-tongue
	Hirschfeldia incana	Buchan Weed
	Holcus lanatus	Yorkshire Fog
	Hordeum leporinum	Barley-grass
	Lactuca serriola	Prickly Lettuce
	Lolium rigidum	Wimmera Rye-grass
	Lotus angustissimus	Slender Bird's-foot Trefoil
	Malva nicaeensis	Mallow of Nice
	Malva parviflora	Small-flower Mallow
	Modiola caroliniana	Red-flower Mallow
SP	Nassella charruana	Lobed Needle-grass
	Nassella leucotricha	Texas Needle-grass
RR	Nassella neesiana	Chilean Needle-grass
RC	Nassella trichotoma	Serrated Tussock
	Paspalum distichum	Water Couch



	Scientific Name	Common Name			
	Petrorhagia dubia	Velvety Pink			
	Phalaris aquatica	Toowoomba Canary-grass			
	Polygonum aviculare	Hogweed			
	Polypogon monspeliensis	Annual Beard-grass			
	Prunus cerasifera	Cherry Plum			
	Ranunculus muricatus	Sharp Buttercup			
	Ranunculus sceleratus subsp. sceleratus	Celery Buttercup			
	Romulea rosea	Onion Grass			
RC	Rosa rubiginosa	Sweet Briar			
	Rumex conglomeratus	Clustered Dock			
	Rumex crispus	Curled Dock			
	Setaria pumila subsp. pumila	Pale Pigeon-grass			
	Sherardia arvensis	Field Madder			
	Sisyrinchium iridifolium	Striped Rush-leaf			
	Solanum nigrum	Black Nightshade			
	Sonchus asper	Rough Sow-thistle			
	Sonchus oleraceus	Common Sow-thistle			
	Stellaria media	Chickweed			
	Trifolium angustifolium var. angustifolium	Narrow-leaf Clover			
	Trifolium campestre var. campestre	Hop Clover			
	Trifolium dubium	Suckling Clover			
	Trifolium glomeratum	Cluster Clover			
	Trifolium striatum	Knotted Clover			
	Urtica urens	Small Nettle			
	Vulpia bromoides	Squirrel-tail Fescue			
RC	Xanthium spinosum	Bathurst Burr			