

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: EMP/2024/111

Dated: 25 June 2024

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

COVENANT REHABILITATION MANAGEMENT PLAN

17 COURTNEY DRIVE, UPPER COOMERA

Revision: A
MAY 2024

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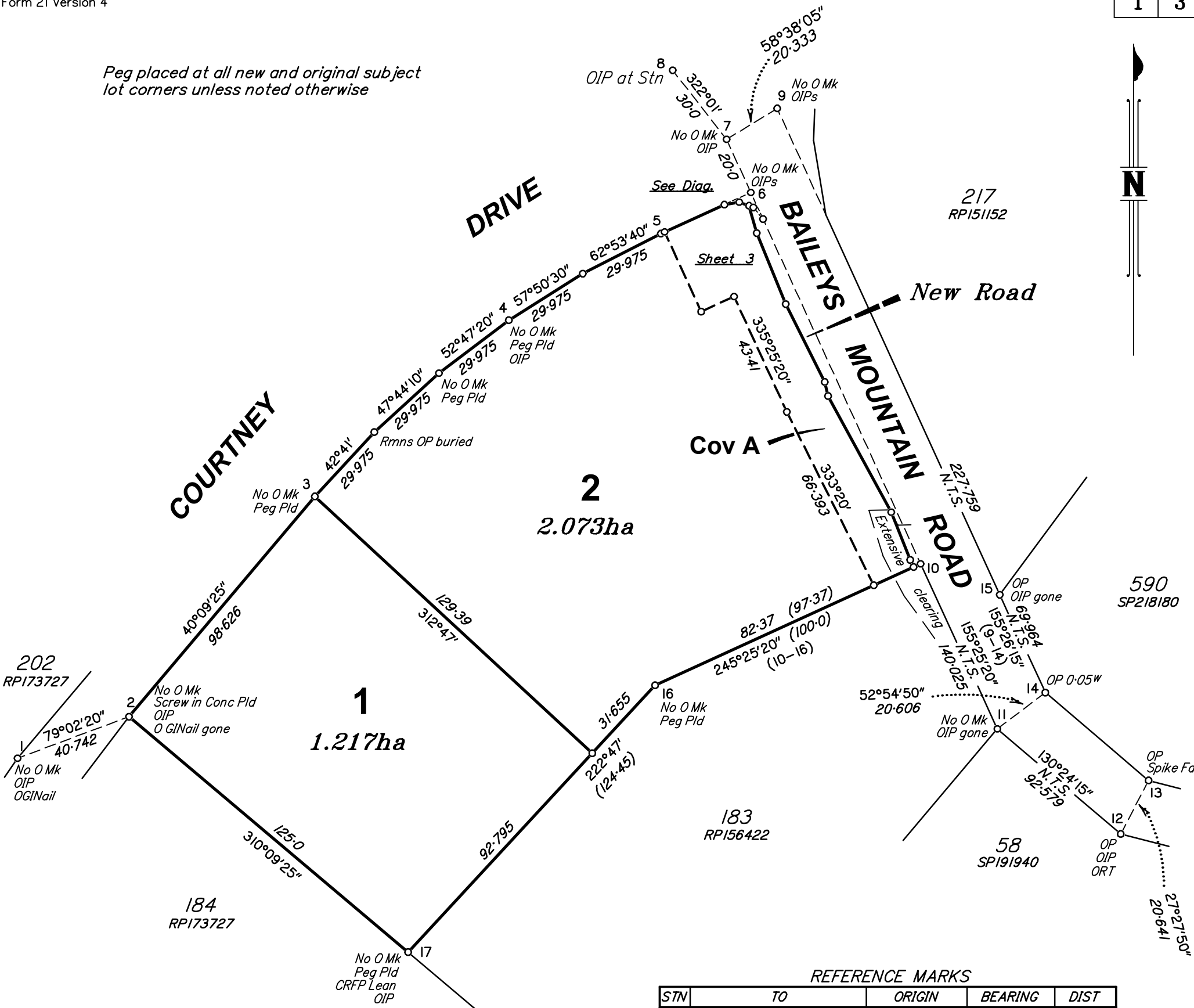
Project: BC-24005

YING YUAN
C/- ELEVATE DEVELOPMENT SOLUTIONS



SCHEDULE OF DRAWINGS	
Drawing No.	Drawing Title
CRMP-01	Covenant Plans
CRMP-02	Covenant Conditions
CRMP-03	Rehabilitation Zones
CRMP-04	Planting Palettes
CRMP-05	Rehabilitation Procedures
CRMP-06	Weed Control
CRMP-07	Management and Monitoring

Peg placed at all new and original subject lot corners unless noted otherwise



REINSTATEMENT REPORT SEE SHEET 2

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	7/RPI73727	138°07'	0.906
1	O GINail in Bit	4/SP341119	128°32'	8.677
2	OIP	14/IS276551	267°43'	3.241
2	O GINail in Bit gone	14/IS276551	270°58'10"	19.429
2	Screw in Culvert		232°17'	21.945
3	GINail in Bit		26°18'	27.603
4	OIP	RPI56422	237°50'30"	15.046
6	OIP	10a/IS303913	245°21'	8.98
6	OIP	5/RPI56422	155°25'20"	9.0
7	OIP	6/RPI56422	238°42'	0.855
8	OIP	1a/RPI73727	At Station	
9	OIP	9/IS303913	332°20'45"	33.394
9	OIP	9/IS303913	334°13'10"	55.253
10	Screw in M/hole Fd		7°53'	5.315
11	OIP gone	20/RPI62858	52°55'	1.50
11	Spike in Bit Pld		90°20'	16.665
12	OIP	14/IS303913	26°48'	0.454
12	ORT	19/RPI62858	159°38'30"	5.693
13	Spike in Bit Fd		223°16'	5.023
15	OIP gone	5/IS303913	216°28'40"	22.44
17	OIP	RPI56422	222°47'	1.0

Scale 1:1500 – Lengths are in Metres.



TRILOGY SURVEY SOLUTIONS PTY LTD (ACN 659 242 538) hereby certify that the land comprised in this plan was surveyed by the corporation, by Wayne Stuart GERADTS, cadastral surveyor, for whose work the corporation accepts responsibility, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 20/5/2024.

Cadastral Surveyor / Director

Date

0 50mm 100mm 150mm 200mm 250mm

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Scale: 1:1500

Format: STANDARD

SP347416

**Plan of Lots 1 and 2 and
Cov. A in Lot 2**

Cancelling Lot 182 on RPI56422

LOCAL GOVERNMENT: GOLD COAST CITY COUNCIL LOCALITY: UPPER COOMERA

Meridian: RPI56422 Survey Records: No

IINTRODUCTION

This Covenant Rehabilitation Management Plan (CRMP) has been prepared to guide the rehabilitation and on-going management of the covenant area located on Lot 182 RP156422; 17 Courtney Drive, Upper Coomera.

PURPOSE OF THE COVENANT

The purpose of the covenant area is to:

- Provide habitat for native flora and fauna;
- Provide clear access for the City of Gold Coast Council Officers to ensure the landholder and successors in title, or their agents, do not intentionally or wilfully clear, damage or destroy any area relating to the conservation of the physical feature or natural feature subject of the covenant; and
- Ensure the ongoing management and maintenance of the covenant area is in accordance with an approved Covenant Rehabilitation Management Plan.

SCOPE AND AIMS OF THE COVENANT REHABILITATION MANAGEMENT PLAN

This CRMP aims to ensure that the nominated covenant area is rehabilitated (as necessary) and managed to protect its ecological function.

This plan of management specifies initial rehabilitation requirements and identifies permitted and restricted activities within the covenant area. This CRMP details ongoing management, maintenance, and monitoring requirements to ensure that environmental values of the covenants are being maintained by current and future landholders. It is the landowners’ responsibility to ensure all rehabilitation works are executed and maintained; to reduce weed occurrences and sustain the ongoing viability and ecological values of the covenant area.

LANDHOLDER OBLIGATIONS

A Statutory Environmental Covenant is a legally binding written agreement to protect, preserve and enhance environmental features on private property. These agreements are entered into between a Covenantee (property owner) and the Covenantor (City of Gold Coast) and are registered against the title and survey plan of a property. They are administered under the Land Titles Act 1994. By registering a covenant on the title of the lot, the Covenantee commits to maintaining, managing and rehabilitating (where required) the covenant areas.

All reasonable measures are to be undertaken to ensure that any person occupying or undertaking any activities within the covenant areas complies with this CRMP.

DEFINITIONS

Covenant area: As identified in the figure on this page.

Covenantor: City of Gold Coast.

Covenatee: Current or any future landholder of the lot over which the covenant is located.

CRMP: Covenant Rehabilitation Management Plan.

COVENANTEE RESPONSIBILITIES

Surveying of the covenant boundary is required as part of the covenant registration process with the Department of Resources. It is recommended that survey pegs installed at appropriate locations to clearly define the covenant extent. Upon any future transfer of ownership of the land to which this CRMP applies, the vendor of the land shall ensure that the buyer is made aware of the covenant and the requirements of this CRMP.

It is the responsibility of the propery owner to:

- Retain and protect native vegetation within the covenant;
- Ensure no prohibited activities are undertaken within the covenant; and
- Undertake rehabilitation, including weed control and monitoring, as identified in this CRMP.

PROHIBITED ACTIVITIES

To minimise impacts and maintain the integrity of the covenant, the following activities are prohibited:

- Clearing, lopping or removal of any native vegetation, whether existing at the date of this approval or planted pursuant to conditions of this approval;
- ~~Bushfire hazard reduction beyond that specified in any approved Bushfire Management Plan,~~
- Erection of any fixtures or improvements, including buildings, water tanks or other structures;
- Construction of any new trails or paths;
- Depositing of any fill, soil, rock, rubbish, ashes, garbage, waste or other material foreign to the covenant area;
- Livestock grazing;
- The construction or location of any effluent disposal system; and
- Performance of any other acts which may have detrimental impact on the values of the covenant area.

PERMITTED ACTIVITIES

The activities described below are permitted within the covenant area. Should any other activities be required to be undertaken within the covenant, the City of Gold Coast is to be contacted to ascertain the requirement for any further approvals.

Weed Control

Weed control is to be conducted in the covenant area as required.

Fence Installation, Maintenance or Repair

Domestic livestock are to be excluded from the covenant area. If livestock is to be kept on adjacent allotments, exclusion fencing of suitable height and dimensions is to be constructed along the covenant boundaries to prevent access.

Where possible, fencing is to be “fauna friendly” and consist of a three-strand plain wire fence, with the wire height selected to ensure movement for native fauna. Barbed wire is not to be used.

RESPONDING TO A MANAGEMENT BREACH

The covenant area is required to be monitored and any breach rectified (e.g., fence in disrepair, weed incursion, livestock access).

In the event that the Covenantee does not respond to an identified breach, a written directive from the Covenantor may be issued to remedy the non-compliance. The Covenantee must respond to this written directive within 20 calendar days, or the time frame specified in the direction.

If, within this timeframe, the breach has not been corrected, Council officers, or their agent, may enter the covenant area, remedy the breach by undertaking works in accordance with this CRMP and recover the costs of doing so.

DURATION OF THE COVENANT REHABILITATION MANAGEMENT PLAN

This CRMP remains in effect indefinitely unless changes are submitted to the City of Gold Coast and are approved to the satisfaction of the Chief Executive Officer.

The CRMP is to be reassessed as necessary. It is to be reviewed in consultation and agreement with the owner of the property and may be amended pursuant to that review.

AMENDMENT OF THE COVENANT REHABILITATION MANAGEMENT PLAN

This CRMP may be amended (e.g. , to update management strategies to accord with future accepted best practice, or to undertake adaptive or reactive management) with the written agreement of the City of Gold Coast. All amendments, however, must:

- Be consistent with the purpose of the covenant;
- Not alter the covenant area; and
- Not add or remove a party to the covenant.

Any amendments made to this CRMP as a result of monitoring, must be submitted to the City of Gold Coast to be assessed and approved to the satisfaction of the Chief Executive Officer, with the amended copy stamped and returned to the Covenantee.

Fauna friendly fencing is to be installed along the covenant boundary

DATE : 29.05.2024 PROJECT No.: BC-24005 DRAWING No.: CRMP-02 REVISION No.: A	PROJECT : COVENANT REHABILITATION MANAGEMENT PLAN DRAWING TITLE : COVENANT MANAGEMENT CLIENT : YING YUAN C/- ELEVATE DEVELOPMENT SOLUTIONS ADDRESS : 17 COURTNEY DRIVE, UPPER COOMERA DRAFTED BY : NL DESIGNED BY : NL CHECKED BY : BC PAPER SIZE : A3 SCALE :	APPROVED FOR AND ON BEHALF OF BIOME CONSULTING PTY LTD ACN 166 087 476 <table><tr><th>REV.</th><th>DESCRIPTION</th><th>APPR.</th><th>DATE</th></tr><tr><td>A</td><td>ORIGINAL ISSUE</td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	REV.	DESCRIPTION	APPR.	DATE	A	ORIGINAL ISSUE																															COPYRIGHT Designs and information presented on these drawings are copyright and the property of BIOME Consulting Pty Ltd and are not to be reproduced or used without permission from BIOME Consulting Pty Ltd. Drawings are only to be used for the purpose of which they were intended and BIOME Consulting will not accept liability for any unauthorised use or for any purpose by a third party for which they were not intended. Unless the checked section of the document are signed and approved the drawings are uncontrolled and issued for information purposes only.Drawings have been prepared for assessment purposes only and are not for construction purposes.	 BIOME Consulting Pty Ltd PO Box 3469,Australia Fair,Southport M 0415 935 222 E brad@BIOMEconsulting.com.au ABN 86 166 087 476	PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL Application No: EMP/2024/111 Dated: 25 June 2024 Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies
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REHABILITATION STRATEGY

This Covenant Rehabilitation Management Plan sets out the rehabilitation approach for the covenant area. The rehabilitation strategy has been designed to create wildlife refugia.

REHABILITATION OBJECTIVES

The fundamental rehabilitation objective is to assist in the recovery of an ecosystem that has been degraded, damaged, or destroyed. The key aspect of ecological restoration is to return the structure and function of an area to a self-sustaining state and reduce human-directed activity over time.

Specific objectives are to:

- Provide fauna habitat and movement opportunities; and
- Control invasive weeds so that vegetation reflective of pre-clearing regional ecosystems can reestablish.

REHABILITATION APPROACHES

The South East Queensland Restoration Framework Manual presents four ecological restoration approaches:

- Natural regeneration;
- Assisted natural regeneration;
- Reconstruction; and
- Fabrication.

The approach employed is dependent upon the level of land degradation.

One approach is required to achieve the rehabilitation objectives:

- Assisted natural regeneration.

Assisted Natural Regeneration

Assisted natural regeneration is appropriate where the native plant community is largely healthy and functioning and there is evidence of high ecosystem resilience (e.g., native seedling recruitment). These areas are expected to recover with limited intervention. The primary objective for this zone is targeted weed control, although some supplementary planting will be undertaken in disturbed areas. The control of weeds is intended to facilitate the re-establishment of endemic species via the seed bank or by other natural seed dispersal vectors. Disturbed areas greater than five square meters will be planted with suitable species at a density of one plant per two square meters.

REHABILITATION ZONE

One rehabilitation zones has been proposed and is shown in the adjacent figure.

ZONE 1

Canopy vegetation is present within this rehabilitation zone, although the understorey and ground layers have been degraded by livestock grazing. Control of weeds will be necessary as will infill planting of native species. This will enhance the condition of the mapped regional ecosystem 12.11.24 occurring in this zone.



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DATE :
29.05.2024

PROJECT No.:
BC-24005

DRAWING No.:
CRMP-03

REVISION No.:
A

PROJECT :
COVENANT REHABILITATION MANAGEMENT PLAN

DRAWING TITLE :
REHABILITATION ZONE

CLIENT :
YING YUAN C/- ELEVATE DEVELOPMENT SOLUTIONS

ADDRESS :
17 COURTNEY DRIVE, UPPER COOMERA

DRAFTED BY :
NL

DESIGNED BY :
NL

CHECKED BY :
BC

PAPER SIZE :
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1:1500

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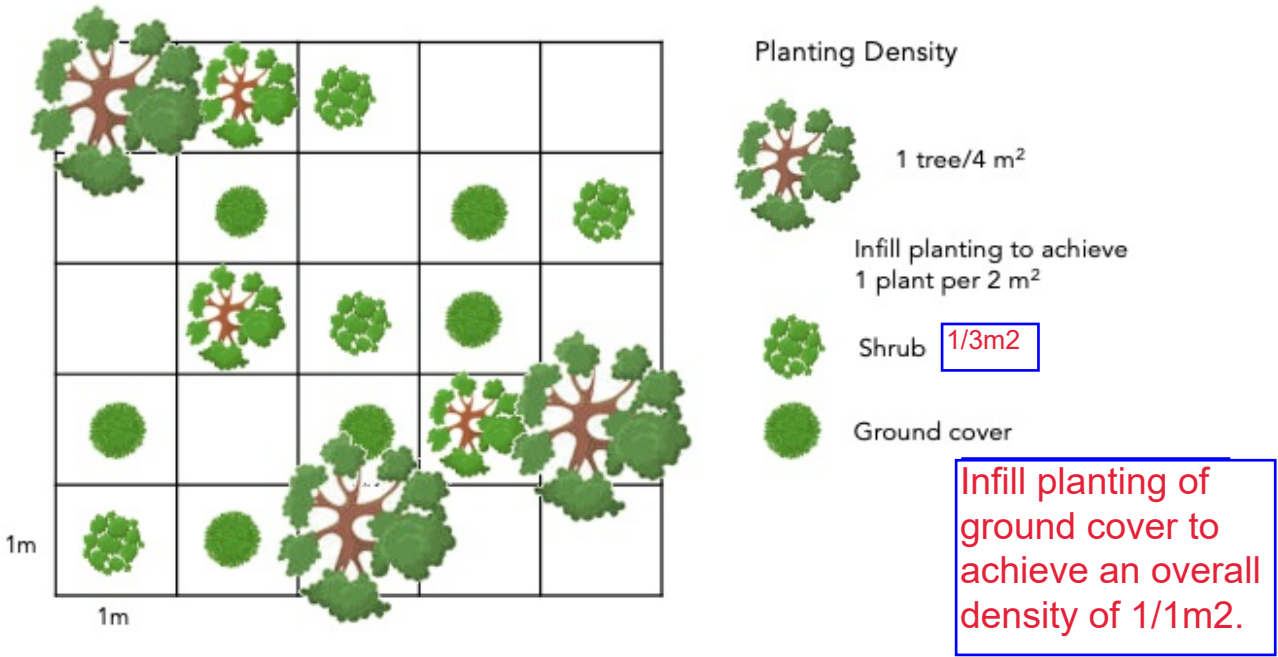
1:1500 (AT A3) (meters)



PLANTING PALETTE PP-1

SCIENTIFIC NAME	COMMON NAME
TREES	
<i>Corymbia citriodora</i>	Spotted Gum
<i>Corymbia intermedia</i>	Pink Bloodwood
<i>Eucalyptus carnea</i>	Broad-leaved White Mahogany
<i>Eucalyptus microcorys</i>	Tallowwood
<i>Eucalyptus propinqua</i>	Small-fruited Grey Gum
<i>Eucalyptus siderophloia</i>	Grey Ironbark
<i>Eucalyptus tereticornis</i>	Forest Red Gum
<i>Lophostemon confertus</i>	Brush Box
SMALL TREES/SHRUBS	
<i>Acacia disparrima</i>	Hickory Wattle
<i>Allocasuarina littoralis</i>	Black She-oak
<i>Melaleuca salignus</i>	White Bottlebrush
GROUND COVERS	
<i>Cymbopogon refractus</i>	Barbed Wire Grass
<i>Imperata cylindrica</i>	Blady Grass
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush
<i>Themeda triandra</i>	Kangaroo Grass

PLANTING MODULE PM-1



Species included in PP-1 are representative of those occurring in RE 12.11.24

DATE :
29.05.2024

PROJECT No.:
BC-24005

DRAWING No.:
CRMP-04

REVISION No.:
A

PROJECT :
COVENANT REHABILITATION MANAGEMENT PLAN

DRAWING TITLE :
PLANTING PALETTE AND MODULE

CLIENT :
YING YUAN C/- ELEVATE DEVELOPMENT SOLUTIONS

ADDRESS :
17 COURTNEY DRIVE, UPPER COOMERA

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NL

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REHABILITATION PROCEDURES

SOIL PREPARATION

Where soils have been historically compacted due to livestock, machinery, vehicles etc., planted stock will usually do better if soil in planting locations is mechanically aerated to improve water infiltration, drainage and root formation. Where topsoils have been stockpiled, they should be reinstated over the prepared area. Soil disturbance should be immediately followed by the application of mulch to prevent the formation of hard-setting crusts. Plants should be installed as soon as possible after soils have been prepared.

PLANT PROCUREMENT

Local provenance tube stock is to be utilised for all restoration works involving planting. Where this is not possible due to circumstances out of the control of the applicant, Council approval must be sought.

PLANT INSTALLATION

- Plants are to be vigorous, well established, hardened off, consistent with species or variety, free from disease and insect pests, with large root systems and no evidence of having been restricted or damaged;
- Planting is to take place immediately after delivery. If not possible, plants are to be stored in the shade and watered sufficiently during the day;
- Excavate planting medium to a depth suitable for the installation of tube or pot specimens. In areas where the planting substrate is deemed to be very poor (compacted, nutrient depauperate, hydrophobic etc.) and above areas of potential frequent inundation and water flow, soil shall be suitably prepared (e.g., through use of fertilizer, and mechanical ripping where required) and enough topsoil to sustain long term plant growth shall be used;
- Excavate to a hole to the depth of the root ball and twice the width of the pot. The sides of the hole should be rough, not glazed (this will commonly occur if an auger has been used).
- Pre-water plant hole if soil is dry to decrease root stress upon planting and assess the infiltration of water through the soil;
- Incorporate into the planting substrate the appropriate quantity of prepared water crystals or other suitable hydrating product;
- Place plant into hole and backfill ensuring that the plant is upright, and the stem is not covered in any less than 10 mm or any more than 20 mm of planting medium;
- Plants are to be watered thoroughly immediately after planting (ensure deep irrigation) and thereafter as required during the construction phase of the development depending on climatic conditions. Creation of a concave hollow around the base of each plant will aid water infiltration to the plant roots;
- A complete, slow-release fertiliser is recommended, and is to be administered appropriately during planting. Top dressing with slow-release fertiliser is preferred to avoid toxic levels of fertiliser accumulating in the plant hole around the plant roots;
- A long-term slow-release fertiliser will be used for all plantings after initial plant establishment;
- Seedling and saplings are to be encouraged and maintained throughout the Establishment period;
- Monitoring and evaluation for site maintenance (watering, weed control, stock replacement, fertilising, managing inappropriate site access etc.) is to occur monthly;
- Where specimens show signs of very poor health, do not replace unless the plant is determined to be dead below ground. Many species are capable of strongly recovering from transplant stress or adjustment to site conditions. If a particular species is consistently doing poorly in certain site conditions, it is recommended to replace with an alternate species;
- If tree protection measures, such as tree guards or marker stakes are required, they must be installed without damage to the plant;
- No planting is to occur within 2 m of the drip line of existing mature vegetation as many trees release chemicals from their roots which inhibit sapling growth; and
- A minimum 90% survival rate must be achieved.

SUPPLEMENTARY PLANTING

- Supplementary planting should be undertaken where plants have died and where weed removal activities have resulted in site disturbance.
- Where specimens show signs of very poor health, do not replace unless the plant is determined to be dead below ground. Many species are capable of strongly recovering from transplant stress or adjustment to site conditions. If a particular species is consistently doing poorly in certain site conditions, it is recommended to replace with an alternate species.

MULCHING

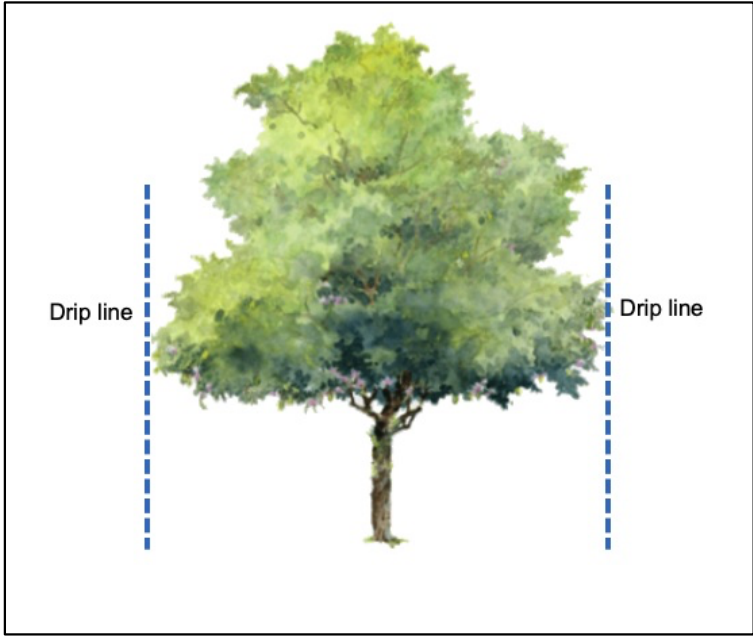
- Mulch suppresses weeds, decreases evaporation of soil moisture and promotes soil organism activity.
- A 10 cm layer of high quality, debris and weed-free composted forest mulch (Note: to avoid possible stem rot, ensure mulch is ‘dished’ and not covering plant stem);
 - Mulched material is to be sourced from cleared vegetation if suitably seasoned;
 - Mulch is to be applied to a radius of 500 mm from the trunk;
 - Ensure the mulch is not in contact with the trunk;
 - Mulch levels should be maintained for at least one growing season after planting, which is the critical period in tree establishment;
 - Do not apply mulch within the drip line of existing mature trees; and
 - If rehabilitation is occurring within an area of high velocity water flows, natural fibre weed mat should be used rather than organic mulch. The jute mat must be securely fastened to the ground with pins.

TREE GUARDS

Newly planted young trees are subject to a variety of harsh elements that can result in premature death. These include the sun's harsh UV rays, herbicide spray drift, animal grazing, machinery damage, and wind damage. As a result, seedlings may need a protective barrier. Tree guards are highly effective at increasing the growth and survival rate of young trees.

If grazing, or other environmental factors, is causing levels of damage or death of tube stock, where the required rate of survival is unlikely to be achieved, trees guards can be installed. Corflute tree guards are recommended to protect against animal damage.

While each plant species will respond differently to browsing damage, it is generally considered that a 15-20% foliage loss will not impede growth of eucalypts. Browsing damage can occur until the plants are 1-2 m in height.



DRIP LINE OF EXISTING TREES

FIRE ANT MOVEMENT CONTROLS

To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants including soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

Fire-ant safe practices (movement controls) have been developed to prevent the spread of fire ants and must be adhered to before moving any organic materials such as those listed above onto or off the site. Movement controls can be accessed from www.fireants.org.au and are outlined in the Biosecurity Regulation 2016.

Penalties apply for non-compliance with the movement controls.

GENERAL NOTES

All revegetation work should be carried out by experienced and qualified personnel with knowledge of endemic and exotic species identification.

Plants used for revegetation must be exclusively those listed in the planting schedules. An extensive list has been provided to account for the possibility that not all plants will be available at the time rehabilitation works are undertaken. Despite this, every effort should be made to use a diverse mix of species from each stratum. Tubestock should be used wherever possible.

Leaf litter and dead wood, whether standing or fallen, shall not be removed from any of the rehabilitation zones as this provides habitat for native fauna.

DATE : 29.05.2024 PROJECT No.: BC-24005 DRAWING No.: CRMP-05 REVISION No.: A	PROJECT : COVENANT REHABILITATION MANAGEMENT PLAN DRAWING TITLE : REHABILITATION PROCEDURES CLIENT : YING YUAN C/- ELEVATE DEVELOPMENT SOLUTIONS ADDRESS : 17 COURTNEY DRIVE, UPPER COOMERA <table><tr><td>DRAFTED BY :</td><td>DESIGNED BY :</td><td>CHECKED BY :</td><td>PAPER SIZE :</td><td>SCALE :</td></tr><tr><td>NL</td><td>NL</td><td>BC</td><td>A3</td><td></td></tr></table>	DRAFTED BY :	DESIGNED BY :	CHECKED BY :	PAPER SIZE :	SCALE :	NL	NL	BC	A3		APPROVED FOR AND ON BEHALF OF BIOME CONSULTING PTY LTD ACN 166 087 476 <table><tr><td>REV.</td><td>DESCRIPTION</td><td>APPR.</td><td>DATE</td></tr><tr><td>A</td><td>ORIGINAL ISSUE</td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	REV.	DESCRIPTION	APPR.	DATE	A	ORIGINAL ISSUE																															COPYRIGHT Designs and information presented on these drawings are copyright and the property of BIOME Consulting Pty Ltd and are not to be reproduced or used without permission from BIOME Consulting Pty Ltd. Drawings are only to be used for the purpose of which they were intended and BIOME Consulting will not accept liability for any unauthorised use or for any purpose by a third party for which they were not intended. Unless the checked section of the document are signed and approved the drawings are uncontrolled and issued for information purposes only. Drawings have been prepared for assessment purposes only and are not for construction purposes.	BIOME Consulting Pty Ltd PO Box 3469, Australia Fair, Southport M 0415 935 222 E brad@BIOMEconsulting.com.au ABN 86 166 087 476	PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL Application No.: EMP/2024/111 Dated: 25 June 2024 Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies
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GENERAL WEED CONTROL NOTES

The control of weeds is essential to the restoration process. The removal of invasive species reduces competition and therefore assists the germination and establishment of native species.

Weed control is designed to reduce impacts to existing native vegetation, maintain juvenile native species and retain the in-situ seed stock within the soil profile.

The aim of weed control is to reduce the current extent of weed species to achieve a 95% weed-free status.

The control of weeds is to be undertaken generally in accordance with the following phases:

PRIMARY WEED CONTROL

Involves selective and strategic removal of weeds rather than the removal of all weed species at once to reduce erosion risks.

SECONDARY WEED CONTROL

Follows the completion of primary work. This is necessary to manage the growth of weeds and regenerating natives.

MAINTENANCE AND FOLLOW-UP WEED CONTROL

On-going maintenance and follow-up weed control is essential for successful restoration works. The frequency and duration of this process shall vary according to the resilience of native vegetation, viability of weed seed in the seed bank, the proximity of weed sources, and the skill level of workers.

All weed control works are to be either actively supervised or undertaken by personnel suitably qualified and experienced in bush regeneration disciplines. Weed removal should be undertaken in accordance with the methodologies outlined within the South East Queensland Ecological Restoration Framework: Manual (Chenoweth EPLA and Bushland Restoration Services, 2012). Methods for removing weeds include hand removal, chemical or mechanical control, or a combination of these.

When undertaking herbicide application for weed control, care should be taken to ensure that no off-target damage occurs to native vegetation. To prevent unnecessary and excessive use of herbicides, a vegetable-based dye should be mixed with the herbicides used for spray applications.

General weed control techniques are presented in this document. While chemical control is described, it is recommended that alternatives to glyphosate are used. Glyphosate has been banned in several countries and has been linked to cancer. If it is to be used, strict adherence to the recommended mixing rate and the use of personal protective equipment is necessary.

Any herbicide is to be mixed at the rates prescribed by the manufacturer for the particular weed species requiring control.

HERBICIDE USE NEAR WATER

Where possible, weed control near water bodies should be carried out using non-chemical methods. These include slashing, mulching and hand removal.

If you plan to use herbicides, ensure they are safe for use around waterbodies. Herbicides applied to the edge of a waterbody must be registered for use in aquatic environments.

The following points are critical in using herbicide near a waterbody:

- Never spray herbicide over the water
- Direct the spray away from the water
- Spray when the weather is calm to prevent chemical drift
- Do not spray when rain is forecast within six hours as herbicide can be washed off the pest plant and into the waterbody.

Herbicides must be applied by appropriately qualified/supervised persons as per the Agricultural Chemicals and Distribution Control Act 1966 at rates identified on registered product labels, or on an Australian Pesticides and Veterinary Medicines Authority (APVMA) issued off-label permit where applicable.

WEED CONTROL TECHNIQUES

The following describes the current best practice methods for weed control.

CUT-SCRAPE-PAINT

This weed control method applies to all woody shrubs, trees and some vines.

- Cut plant low to the ground at an angle.
- Apply herbicide with a paintbrush to the cut area.
- Scrape sides lightly to reveal green tissue and apply the herbicide to the scraped area.
- Take care that the brush is not contaminated with soil.

Note - all seed that has high viability and longevity, or plants with a high invasive potential must be removed from the parent plant and either composted or removed from the site.

STEM INJECTION

This weed control method applies to all woody trees and shrubs with a diameter of about six to 10 centimetres or greater.

- Using a 10 mm drill bit (at a minimum), make a ring of deep holes around the base of the tree trunk and larger exposed roots at intervals of no greater than 10 cm.
- Alternatively, with a tomahawk, make a cut the width of the blade, at a slight angle, into the trunk. Note - it is important not to make cuts too deep.
- Apply herbicide immediately into the cut/hole using a tree-injecting device.
- For the tomahawk technique, repeat this procedure in a brickwork pattern around the circumference of the tree, as close to the ground as possible. Where the presence of a crotch angle makes this difficult, make a cut above it. Note - two rows of cuts will be enough for trees with trunks of six to ten centimetres; larger trunk diameters will need correspondingly more.
- Treat all visible lateral roots.

SPRAYING

This weed control method is usually carried out using a backpack spray unit with an adjustable nozzle to vary the spray pattern. Herbicide is to be mixed with a marker dye and a adjuvant (i.e., surfactant and/or penetrant) to improve efficacy.

Dilution rates for herbicides are to be in accordance with the manufacturer’s recommendations.

OVERSPRAY

This weed control method is applicable to large, dense infestations and where it is desirable to leave the resulting dead plants intact. This can prevent erosion and over-exposure of large areas, protect emerging native seedlings from foragers such as wallabies, and avoid trampling by humans.

- Spray over the top of the infestation using herbicide.
- Take care to avoid off-target damage by first checking for native seedlings.

Alternatively, weeds can be cut and flattened with bush-hooks or loppers and the subsequent regrowth sprayed with herbicide. In many cases it is preferable to overspray wherever practicable as this will cause less erosion and trampling of suppressed native plants, such as ferns and seedlings. However, it will be necessary to cut-scrape-paint or hand pull any unsprayed weeds that surround native plants.

CROWNING

This weed control method is applicable to weeds which have their growing points below the surface of the ground (corms, bulbs, rhizomes, clumped, or fibrous root systems, etc.).

- Grasp the leaves or stems and hold them tightly so that the base of the plant is visible. Plants with sharp leaves or stems should be cut back first.
- Insert the knife close to the base of the plant at a slight angle, with the tip well under the root system.
- Cut through the roots close to the base. Depending on the size of the plant, two or more cuts may be needed to sever all the roots.
- Remove the plant. Make sure that the base of the plant where the roots begin is completely removed.

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17 COURTNEY DRIVE, UPPER COOMERA

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CHECKED BY :

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PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: EMP/2024/111

Dated: 25 June 2024

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

REHABILITATION AREA MANAGEMENT

ESTABLISHMENT PERIOD

Following primary weed control and plant installation as specified in this document, a 6-month establishment period will be undertaken. During this period, the land holder is responsible for the following:

- Control of weeds;
- Monthly inspections;
- Supplementary or replacement plantings as required to achieve prescribed densities; and
- Irrigation as needed.

ON-MAINTENANCE

Upon completion of the establishment period, works shall then undergo a further 6-month on-maintenance period. During this period, the land holder is responsible for the following:

- Monthly progress inspections;
- Management of weeds to achieve prescribed outcomes;
- Replacement planting as required to achieve required densities; and
- Irrigation as needed.

PERFORMANCE CRITERIA

The following key performance criteria shall be met:

- No invasive plant species as identified under the Biosecurity Act 2014;
- Nil fruiting of environmental weeds;
- Achieve a minimum success rate of 90% survival rate of all installed plants; and
- Removal of all temporary construction structures (if installed).

MONITORING

Routine monitoring must be undertaken regularly. During monitoring, the rehabilitation areas are assessed for:

- New weed infestations;
- Poor health or mortality of plantings; and
- Adequate mulch coverage.

COMPLIANCE

The land holder is responsible for undertaking the rehabilitation works. The land holder must provide to Council certification that all works have been implemented on site and plants are established following a minimum establishment period of 6 months and on-maintenance period of 6 months. Certification is to demonstrate that all site works have been completed in accordance with applicable conditions of approval and relevant management plans.

QUALIFICATIONS OF REHABILITATION CONTRACTORS

The contractor appointed to undertake rehabilitation works is to have demonstrated experience in bushland restoration. Relevant qualifications include a certificate in Conservation Land Management - Natural Area Restoration, or a degree/diploma in a related field such as ecology, or at least two years experience in vegetation management or bush restoration.

Contractors must also hold applicable licences such as:

- Commercial operator's licence (ground application of herbicides) issued under the Agricultural Chemicals Distribution Control Act 1966;
- Senior First Aid certificate;
- General Safety Induction (Construction Industry); and
- Relevant Ecoaccess permits issued by the relevant State government department.

PHOTO POINT MONITORING

Photo point monitoring is a relatively simple and efficient method of monitoring rehabilitation areas. It involves taking photographs at fixed locations at regular time intervals. The photos can then be compared to show physical changes.

Consistency is critical to the success of photo point monitoring. Photos must be taken at the same location, with the same camera direction angle and focus points on each occasion.

It is recommended that at least one photo monitoring points be established in each of the rehabilitation zones. Photographs should be taken from the same location and in the same direction (i.e., along the same bearing) on each occasion. Where possible, a feature (e.g., large tree, sign or building) is to be included in the image to provide a point of reference. It is recommended that a star picket or post be installed at the point from which photos are taken to ensure that the same location is selected on each occasion. Alternatively, there are several theodolite and land survey apps for smart phones that have the capability of overlaying a latitude and longitude as well as a bearing on a photograph.

Baseline photos should be taken prior to any works being undertaken. Monitoring should be undertaken at least every three months to capture management actions and condition improvement.

At the time of taking the photo it is important to collect data to support the interpretation of the image and enhance the value of the monitoring effort. For example, the date, time and monitoring location. Records should also be kept of prevailing weather conditions prior to the photo point monitoring as drought or prolonged rainfall can influence the progress of rehabilitation.



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Dated: 25 June 2024

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