

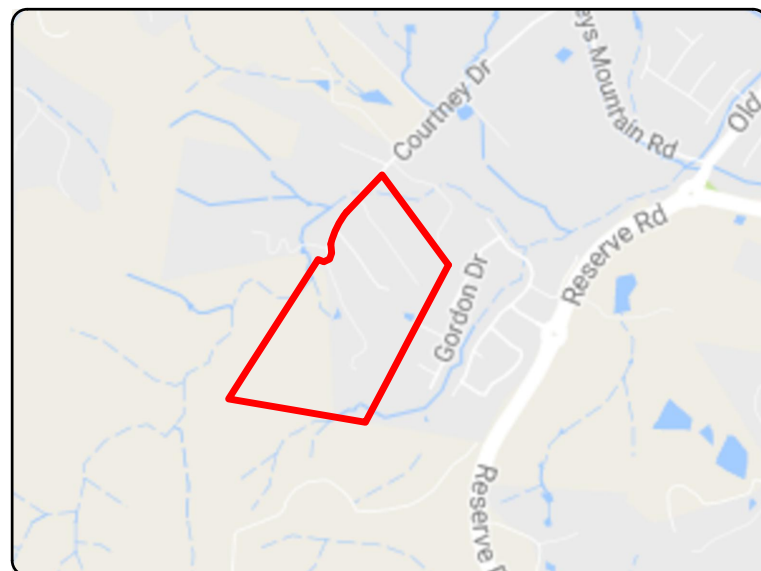
STATEMENT OF REHABILITATION INTENT

Lots 188-192 on RP173728, 79-99 Courtney Drive, Upper Coomera

for
Gallery Homes

Project No: BC-16090

November 2020



Site Location

BIOME Consulting Pty Ltd
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SCHEDULE OF DRAWINGS

Drawing No.	Drawing Title
SRI-00	LOCALITY AND DRAWING INDEX PLAN
SRI-01	EXISTING ECOLOGICAL FEATURES
SRI-02	REHABILITATION STRATEGY & REHABILITATION ZONES
SRI-03	PLANTING SPECIFICATIONS
SRI-04	REHABILITATION PROCEDURES & WEED CONTROL
SRI-05	REHABILITATION AREA MANAGEMENT

EXISTING ECOLOGICAL FEATURES

Vegetation

The vegetation on site has been broadly classified into four (4) vegetation communities:

- V1 - Acacia low open forest
- V2 - Spotted Gum / Grey Ironbark Open Forest (RE 12.11.5);
- V3 - Acacia low open woodland/mosaic +/- landscaping around dwellings
- V4 - Pasturelands +/- copses of native/exotic trees

Vegetation Community V1

V1 is a regrowth extension of Regional Ecosystem vegetation at the site's southwestern boundary corner. It comprises mature *Acacia disparrima* regrowth with occasional emergent *Corymbia citriodora*, *Eucalyptus siderophloia*, *E. propinqua*, and *E. tereticornis*. Other common species in the mid stratum include *Lophostemon suaveolens* and *Allocasuarina littoralis*. The notable disturbance within this vegetation community is the incursion of weeds with Lantana dominating the shrub layer.

Vegetation Community V2

V2 comprises a small area of the total subject site in the south-west corner and is an extension of a larger area of the same vegetation type beyond the site boundary. The composition of the canopy is generally representative of RE 12.11.5, primarily *Corymbia citriodora* and *Eucalyptus siderophloia*. The understorey is a mixture of juvenile canopy species, endemic shrubs and endemic ground species with negligible weed incursion.

Vegetation Community V3

V3 primarily mature acacia regrowth proximate to dwellings and outbuildings on the subject site. There are occasional larger eucalypts and small isolated thickets of lantana and vine weeds are common. Low level grazing is presently active throughout most of this community. Prevalent endemic flora species for this community include *Acacia disparrima*, *Eucalyptus siderophloia*, *E. tereticornis*, *Lophostemon confertus*, *Cynodon dactylon* var. *dactylon*. Prevalent weed species include *Lantana camara*, *Setaria sphacelata*, and *Panicum megathyrsum*.

Vegetation Community V4

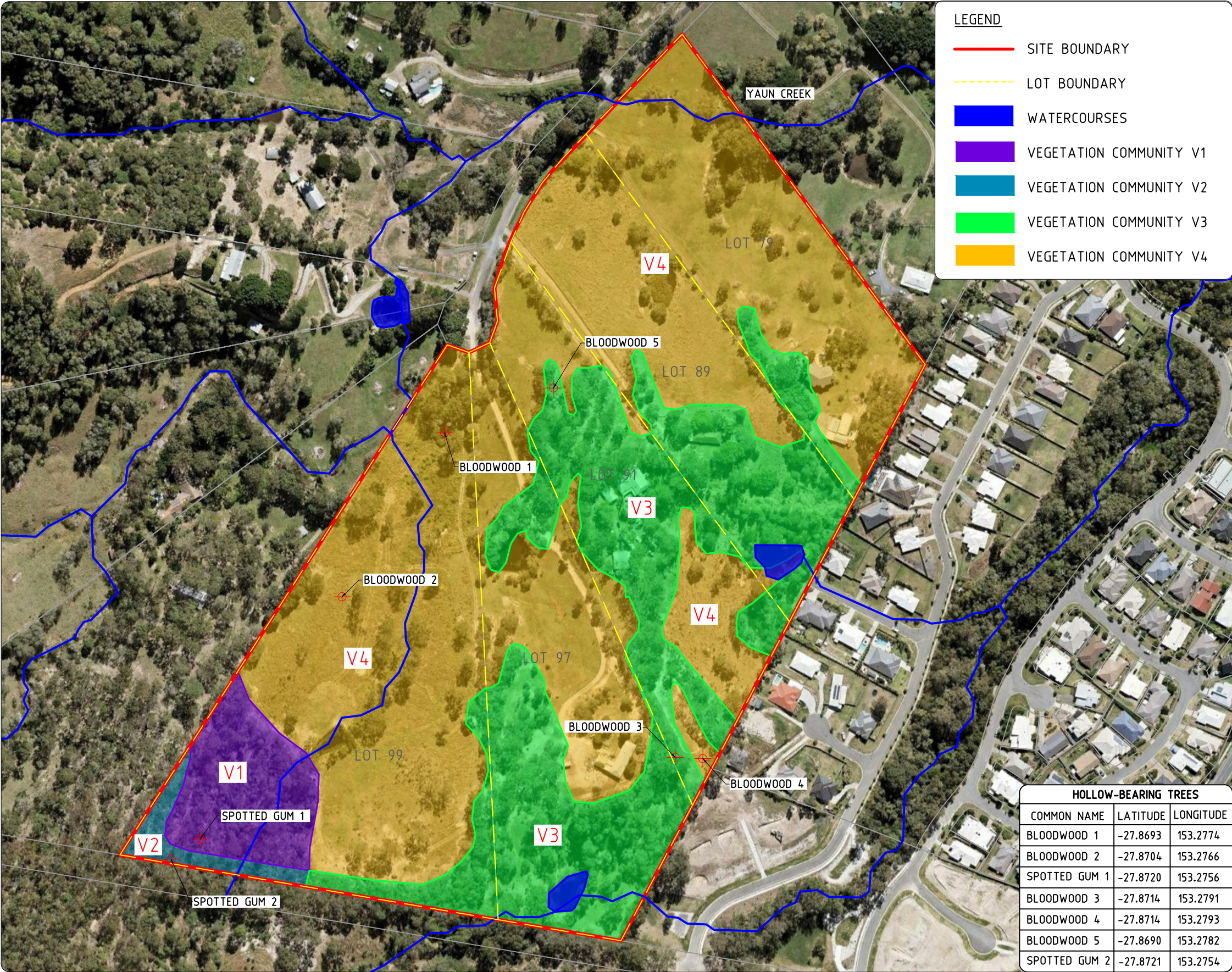
V4 covers the majority of the site and comprises introduced pasture species, copses of endemic tree species and trees associated with landscaping. Some of the largest eucalypt trees on site occur as isolated trees or within the copses.

Hollow-bearing Trees

Seven (7) Hollow-bearing Trees have been identified across the site as shown in the adjacent image.

Watercourses and Drainage Features

The site contains two main drainage lines. Yaun Creek is the primary drainage line which traverses the site's northern corner for approximately 100 m. An ephemeral drainage line, originating at the site's southern boundary, converges with Yaun Creek on the site's central western boundary.



DATE 09.11.20	PROJECT STATEMENT OF REHABILITATION INTENT				
PROJECT No.: BC-16090	DRAWING TITLE EXISTING ECOLOGICAL FEATURES				
DRAWING No.: SRI-01	CLIENT GALLERY HOMES				
REVISION No.: B	ADDRESS: LOTS 188-192 ON RP173728 79-99 COURTNEY DRIVE, UPPER COOMERA				
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REHABILITATION STRATEGY

This Statement of Rehabilitation Intent (SRI) has been prepared to set out the rehabilitation approach for the open space network. It will be used as a basis upon which the detailed Rehabilitation Management Plan will be prepared.

The proposed development includes several open space areas, three of which will require rehabilitation. The rehabilitation strategy has been designed to protect and enhance ecological values.

REHABILITATION OBJECTIVES

The fundamental rehabilitation objective is to construct an ecosystem that will be self-sustaining and resilient to environmental stress (e.g. flooding and drought).

Specific objectives of this SRI are to:

- Provide fauna habitat and movement opportunities;
- Recreate a waterway; and
- Re-establish vegetation reflective of pre-clearing regional ecosystems.

REHABILITATION APPROACHES

Three approaches are required to achieve the rehabilitation objectives:

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

Fabrication

Where significant reprofiling of the land's relief is undertaken, subsequent planting is prescribed to achieve the purposes of the modified area.

Reconstruction

Reconstruction of vegetation communities is necessary where the site is highly degraded or altered and has poor regeneration capacity (resilience). Suitable species will be planted at a density of one plant per square meter which, when established, will provide the necessary structure and seed bank to enable successful ongoing rehabilitation.

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). The primary objective for this zone is targeted weed control, although some supplementary planting will be undertaken in disturbed areas. These areas are expected to recover with limited intervention. 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 square meter.

REHABILITATION ZONES

Three rehabilitation zones have been proposed according to the approach required.

Zone R1

Regional ecosystem 12.11.5 occurs along the fringes of the southern and western boundary with negligible weed incursion. The balance of the area comprises advanced regrowth dominated by *Acacia dissparrima* and other species consistent with RE12.11.5 with moderate weed incursion. Areas under canopy will require assisted natural regeneration.

Weed control will include:

- Woody and vine weeds either manually removed or treated via cut/paint or drill/inject; and
- Ground layer weeds sprayed with herbicide.

Where gaps in the canopy exceed 5 square meters, infill planting with species selected from planting schedule PS1 will occur.

Zone R2

This restoration zone occurs along waterways. The majority of these areas are cleared of vegetation and highly disturbed. Areas under canopy will require assisted natural regeneration. Cleared areas will require reconstruction as per planting schedule PS2 and planting module PM2.

The waterway in the south-eastern corner of the site will be piped under the roadway. A fauna underpass will be provided to enable movement corridors to be maintained.

Figure 1 shows detail of the wildlife ledge to be fitted in the fauna underpass.

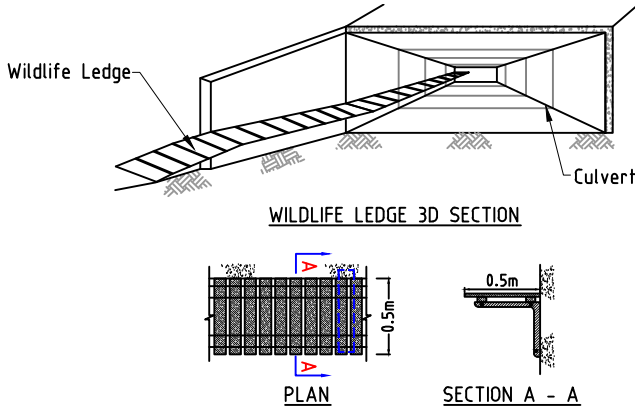


FIGURE 1: WILDLIFE LEDGE DETAIL
SCALE 1:25

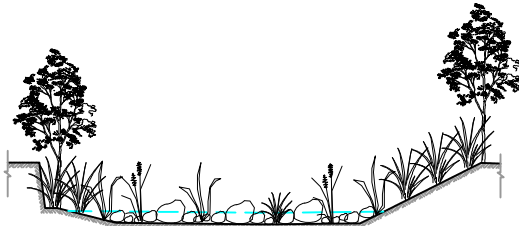


FIGURE 2: WATERWAY CROSS SECTION
SCALE 1:250

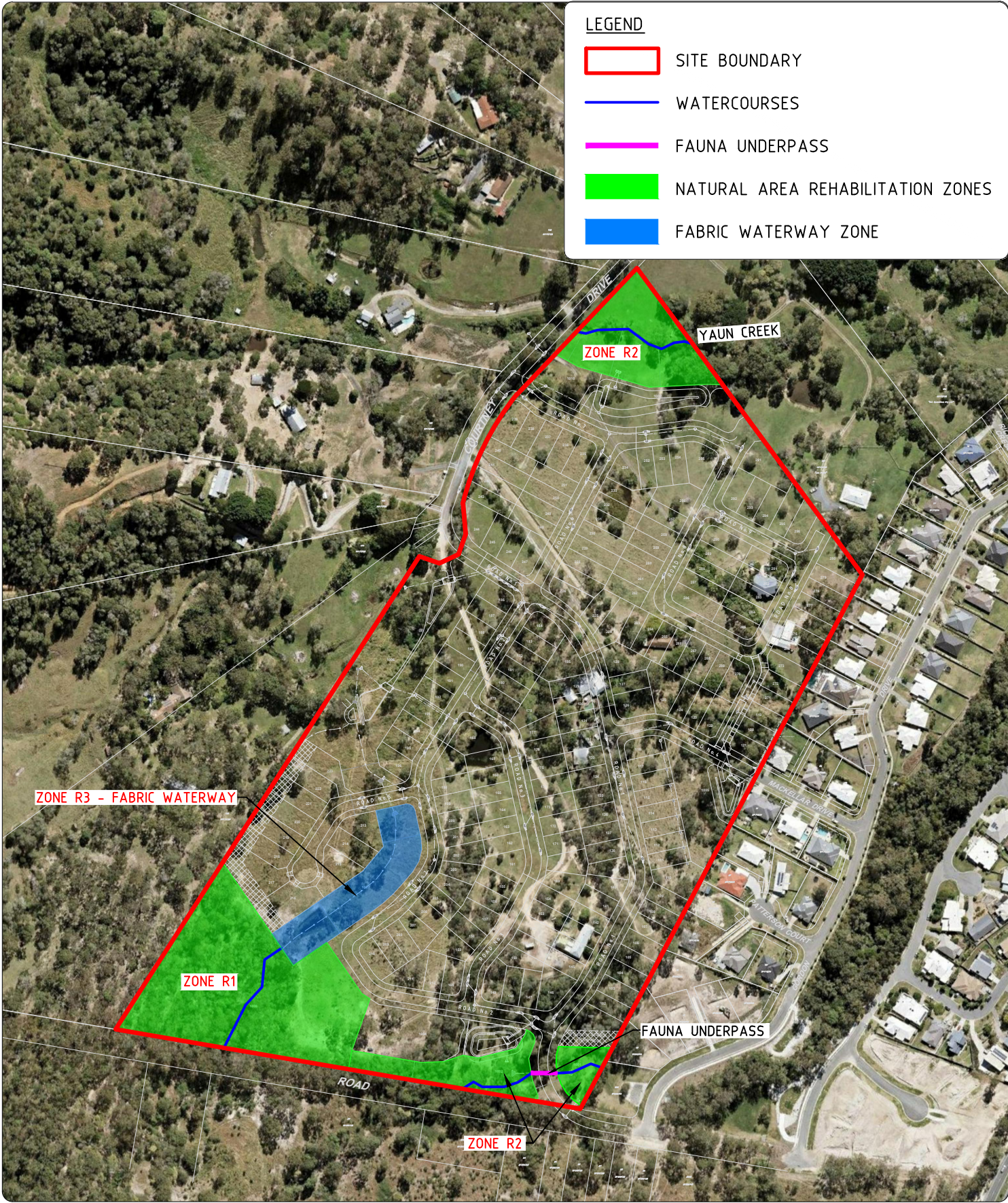
Zone R3

This zone is a reconstructed waterway. The aim of the waterway reconstruction is to:

- Emulate a natural waterway to provide linkages from the environmental reserve to Yaun Creek; and
- Provide the required hydraulic conveyance while providing for environmental values in the channel design where possible.

Yaun Creek can be described as a depositional chain-of-ponds; relatively deep, permanent ponds are separated by bars of sediment stabilised with vegetation. These permanent ponds provide water and habitat for a range of wildlife.

The restoration objective within the realigned waterway is to recreate a depositional style chain-of-pools in a channelized stream. The restoration strategy involves creating stable pools and bars. Bars can be created from low earthen or rock weirs that are well vegetated with appropriate species to prevent erosion. The lower embankment of the weirs should be planted with reeds or semi-aquatic vegetation. Stream verges should be revegetated for stabilising and shading. To recreate the pools, a bed of gullies can be stabilised with rock-chutes, with the crest of the chute set higher than normal. The upstream end of the pool needs to be densely vegetated.



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	79-99 COURTNEY DRIVE, UPPER COOMERA				
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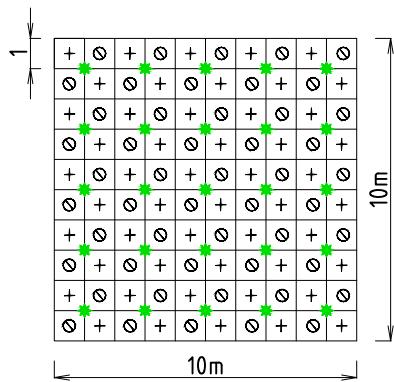
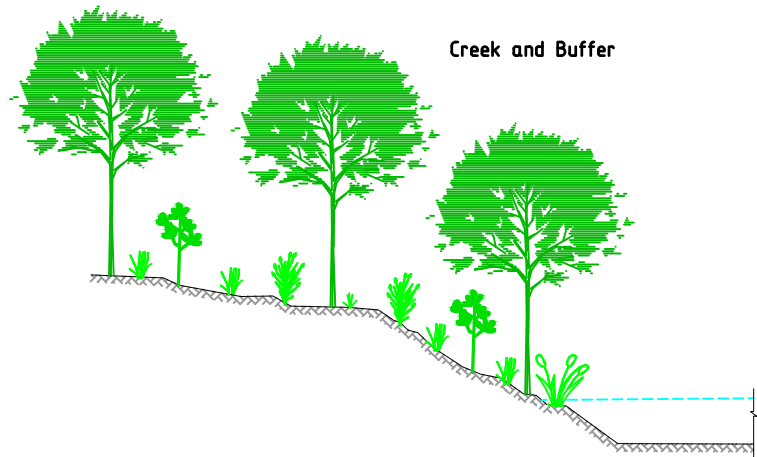
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PLANTING SCHEDULE - PS1

Scientific Name	Common Name	Planting Density	Container Size
Trees			
Corymbia intermedia	Pink Bloodwood	1 plant / 4m ²	Tube
Eucalyptus grandis	Flooded Gum		
Eucalyptus tereticornis	Queensland Blue Gum		
Ficus watkinsiana	Strangler Fig		
Grevillea robusta	Silky Oak		
Lophostemon confertus	Brushbox		
Melaleuca bracteata	River Tea Tree		
Tristaniopsis laurina	Water Gum		
Small Trees/Shrubs			
Acacia disparrima	Hickory Wattle	1 plant / 2m ²	Tube
Alphitonia excelsa	Red Ash		
Allocasuarina littoralis	Black Sheoak		
Babingtonia similis	Twiggy Myrtle		
Ficus coronata	Creek Sandpaper Fig		
Glochidion ferdinandi	Cheese Tree		
Glochidion sumatranum	Umbrella Cheese Tree		
Lophostemon suaveolens	Swamp Box		
Melaleuca quinquenervia	Broad-leaved Paperbark		
Groundcovers			
Lomandra hystrix	Creek Mat Rush	1 plant / 2m ² (along creek)	Tube
Lomandra longifolia	Spiny-headed Mat Rush	1 plant / 2m ² (beyond creek)	

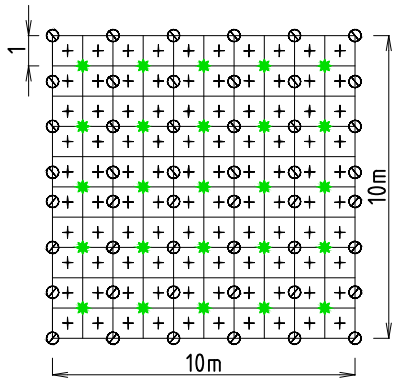
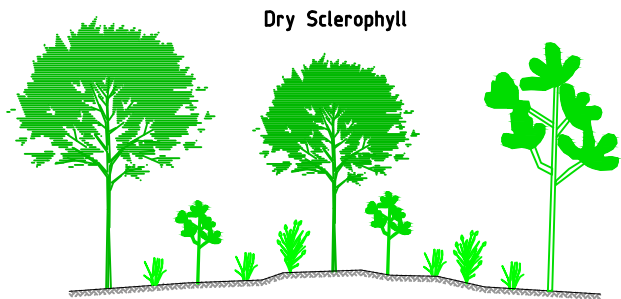


- Planting Densities
- Trees 1 plant/4m²
 - Shrubs 1 plant/2m²
 - Ground Cover 1 plant/2m²

PLANTING MODULE - PM1

PLANTING SCHEDULE - PS2

Scientific Name	Common Name	Planting Density	Container Size
Trees			
Corymbia citriodora	Spotted Gum	1 plant / 4m ²	Tube
Corymbia intermedia	Pink Bloodwood		
Eucalyptus carnea	Broad-leaved White Mahogany		
Eucalyptus propinqua	Small-fruited Grey Gum		
Eucalyptus siderophloia	Grey Ironbark		
Eucalyptus tereticornis	Queensland Blue Gum		
Lophostemon confertus	Brushbox		
Small Trees/Shrubs			
Acacia disparrima	Hickory Wattle	1 plant / 2m ²	Tube
Allocasuarina littoralis	Black Sheoak		
Lophostemon suaveolens	Swamp Box		
Melaleuca salignus	White Bottlebrush		
Groundcovers			
Cymbopogon refractus	Creek Mat Rush	1 plant / 1m ²	Tube
Imperata cylindrica	Blady Grass		
Lomandra longifolia	Spiny-headed Mat Rush		
Themeda triandra	Kangaroo Grass		



- Planting Densities
- Trees 1 plant/4m²
 - Shrubs 1 plant/2m²
 - Ground Cover 1 plant/2m²

PLANTING MODULE - PM2

DATE
09.11.20

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PROJECT
DRAWING TITLE
STATEMENT OF REHABILITATION INTENT
PLANTING SPECIFICATIONS

CLIENT
GALLERY HOMES

ADDRESS:
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79-99 COURTNEY DRIVE, UPPER COOMERA

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REHABILITATION PROCEDURES

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 PRACTICE NOTES:

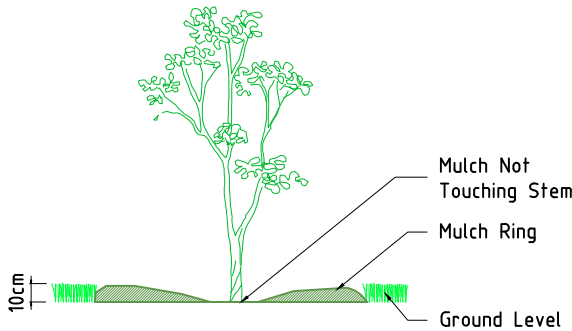
- Plants are to be vigorous, well established, hardened off, consistent with species or variety, free from disease and insect pests, with large root systems and no evidence of having been restricted or damaged;
- Plants are to be planted immediately after delivery to the planting site. If not possible, they 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;
- 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;
- To ensure successful establishment, all planting surfaces must be covered in either:
 - a 10 cm layer of high quality, debris and weed-free composted chip mulch (Note: to avoid possible stem rot in some 'drier' species ensure mulch is 'dished' and not covering plant stem by more than 2 cm); or
 - suitable individual anchored natural fibre weed mat (e.g. jute mat) in areas subject to high velocity flows;
- Mulched material is to be sourced from cleared vegetation if suitably seasoned;
- 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 for the period from October to May and bi-monthly for June to September;

- 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; and
- A minimum 90% survival rate must be achieved.

SUPPLEMENTARY PLANTING

Supplementary planting should be undertaken in areas where plants have failed to thrive or where weed removal activities have resulted in site disturbance.

Supplementary planting should consider the existing species composition, for example, in areas with good canopy cover but degraded lower strata, ground cover and understory species are to form the predominant part of the revegetation planting.



MULCHING TECHNIQUE

WEED CONTROL

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.

In areas where assisted regeneration is undertaken, weed control should be designed to reduce impacts to existing native vegetation, maintain juvenile species and retain the existing seed bank in the soil profile.

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 in botany or 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, chemical or mechanical control, or a combination of these.

Specific control techniques for weeds identified on site have been provided in the Covenant Management Plan. General weed control techniques are presented as follows.

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 Glyphosate immediately at the rate of 1 part Glyphosate to 1.5 parts water, with a paintbrush.
- 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 and either composted on site 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 ten centimetres or greater.

- 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 using a tree-injecting device (if using Glyphosate, apply at the rate of 1 part Glyphosate to 1.5 parts water).
- 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 as per dot point 1.

Spraying

This weed control method is carried out using a backpack spray unit with a modified spray nozzle that gives a solid spray pattern. Glyphosate is the main herbicide used with the addition of a marker dye. For plants that show some resistance or where growing conditions are not optimal, an acidifying agent is added. Metsulfuron methyl can also be used for resistant species and grasses. It should be used with a surfactant.

Dilution rates for Glyphosate and Metsulfuron methyl are in accordance with the manufacturer's recommendations and any variation requires a permit from the National Registration Authority.

Overspray

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

- Spray over the top of the infestation, using a weak solution of Glyphosate
- Any native plants that may be under the weed will be protected by the foliage cover of the weed.
- Leave the sprayed plants intact so that native seedlings can establish under the shelter provided.

Alternatively, weeds can be cut and flattened with bush-hooks or loppers and the subsequent regrowth sprayed with Glyphosate. 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, handwork will be necessary to cut-scrape-paint 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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REHABILITATION AREA MANAGEMENT

Monitoring

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

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

Establishment Period

Following primary weed control and plant installation, a 12-month establishment period will be undertaken. During this period, the developer is responsible for the following:

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

On-Maintenance

Upon completion of the establishment period, works shall then undergo a further 12 month on-maintenance period. During this period, the developer 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;
- Removal of a minimum of 95% of weeds;
- Achieve a minimum success rate of 90% survival rate of all installed plants
- Achieve a minimum cover of 95% in the reconstruction zone (Zone R1); and
- Removal of all temporary construction structures (if installed).

Compliance

The developer is responsible for undertaking the rehabilitation works. The developer must provide to Council certification from a qualified professional that all works have been implemented on site and plants are established following a minimum establishment period of 12 months and on-maintenance period of 12 months. Certification is to demonstrate that all site works have been completed in accordance with applicable conditions of approval and relevant management plans.

Rehabilitation Schedule

A summary of the rehabilitation schedule has been included in the table below.

Rehabilitation Stage	Actions Required	Timing
Initial site works	Undertake primary weed control	At the commencement of rehabilitation works
	Revegetation in accordance with plans. This will include: • soil preparation; • planting; • fertilising (slow release for native plants); • mulching; and • installation of stakes and seedling protection covers where deemed appropriate.	After primary weed control
Establishment period	Irrigation	Irrigation requirements will depend on rainfall. Irrigation will be undertaken at a minimum every three to five days for first eight weeks depending on weather.
	Routine weed control	Monthly
	Routine management: • reinstate mulch; • application of fertiliser to tube stock; • replacement of staked and tree guards; • replace dead or dying plants; and • remove rubbish.	Following inspection as required
	Monitoring	Monthly
On Maintenance period	Routine weed control	Monthly
	Routine management	Following inspection as required
	Monitoring	Monthly

DATE

09.11.20

PROJECT No.:

BC-16090

DRAWING No.:

SRI-05

REVISION No.:

B

PROJECT

STATEMENT OF REHABILITATION INTENT

DRAWING TITLE

REHABILITATION AREA MANAGEMENT

CLIENT

GALLERY HOMES

ADDRESS:

LOTS 188-192 ON RP173728

79-99 COURTNEY DRIVE, UPPER COOMERA

DRAFTED BY :
TP / KP

DESIGNED BY :
NL

CHECKED BY:
BC

PAPER SIZE :
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ORIGINAL SCALE BEFORE REDUCTION

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