
Appendix N
Fauna Flora Management Plan

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2022/1285

Date: 20 October 2022

6 April 2022

Marisa Graetz,
Development Manager
Economic Development Queensland (Urban Development)
Dept. of State Development, Manufacturing, Infrastructure and Planning
Level 14, 1 William Street, Brisbane QLD
By email: Marisa.Graetz@dsmip.qld.gov.au

RE: FAUNA FLORA MANAGEMENT PLAN FOR STAGE 4B OF THE CARSELDINE VILLAGE RENEWAL MASTERPLAN

Dear Marisa,

1 Introduction

This letter has been prepared to summarise and accompany the Fauna Flora Management Plan (FFMP) prepared for Stage 4b of Carseldine Village. The Stage 4b Proposed Development Plan has been included in **Attachment 1**. The Stage 4b FFMP is included as **Attachment 2**. As a result of Stage 4b works, impact to one (1) habitat tree is proposed in accordance with the approved Development Scheme. Subsequently, there is a requirement for the Stage 4b works to outline these impacts and identify how they will be managed in accordance with the Fitzgibbon Bushland Management Plan (FBMP). **Sheets 1 and 2** provide further detail into the context and background of this FFMP.

As part of the development application for Stage 4b, EDQ are proposing the establishment of 25 terrace allotments, pedestrian linkage, access roads and footpaths, on-street parking and associated infrastructure such as sewer and stormwater as well as land dedication for upgrade to Beams Road in the north.

2 Stage 4b Impact and Fauna Flora Management Plan

The attached FFMP has been prepared to govern the management of vegetation and fauna prior to, during and post construction works for Stage 4b. **Table 1** below provides a summary of the impact to significant vegetation as a result of Stage 4b works and the required restoration works to compensate for the impacts.

Table 1 - Summary of Stage 4b Impact

Significant Vegetation	Impact (hectares)	Required Rehabilitation Ratio	Required Rehabilitation (hectares)
Remnant RE 12.3.11 (Open Forest)	0.0	2:1	N/A
Remnant RE 12.3.7 (Open Forest)	0.0	2:1	N/A
Remnant RE 12.5.3 (Open Forest)	0.0	2:1	N/A
Non-Remnant Vegetation	0.0	1:1	N/A
Cabbage Tree Creek (including all plants, creek banks and bed)	0.0	1:1	N/A
Habitat Trees (>600mm DBH ¹)	1 Tree	3:1	3 nesting boxes
		Total Rehabilitation Required	3 nest boxes NOTE: the overarching ERP for the CUV considers the provision of these compensatory elements

2.1 Vegetation Management

Sheets 4 & 5 of the Stage 4b FFMP outline the provisions for vegetation management throughout construction works, including protection measures to be installed in relation to retained vegetation (i.e. tree protection fencing), vegetation clearing methods, restrictions during construction phases (i.e. no access within Environmental or Tree Protection Zones) and responsibilities for the Project Manager.

¹ Diameter at Breast Height

2.2 Fauna Management

Sheet 5 of the FFMP provides details for the management of fauna prior to and during vegetation clearing works. In particular, works are to be managed by a suitably licensed Fauna Spotter Catcher of which all clearing works will be conducted in accordance with their relevant Rehabilitation Permit and the FFMP (including all reporting requirements). Particular focus has been given to management of the Significant Habitat Tree within the Stage, as this feature has been identified to provide denning, roosting and nesting habitat for locally common fauna species including squirrel gliders. The FFMP provides clear requirements for fauna management activities to be carried out prior to and during clearing works each day, as well as recommended actions should injured animals be recovered during works and the establishment of post clearing monitoring requirements.

2.3 Ecological Restoration

EDQ proposed a 'whole of masterplan' approach to the rehabilitation works that are expected to be required over the life of the project (i.e. sufficient rehabilitation works to acquit all impacts to Significant Vegetation). This whole of masterplan rehabilitation approach is outlined and submitted as a separate document as part of the overall Stage 1 operational works package. Refer to the Carseldine Village Ecological Restoration Plan (**ERP**) that has been appended to this Stage 4b FFMP (**Attachment 3**). It is understood that the on-ground works for ecological restoration, as documented in the ERP have commenced in November 2020. It is noted that the ERP has been updated as part of this Stage 4b Application to **reflect and appropriately illustrate changes to stage boundaries only**.

The ERP was prepared to consider impacts already undertaken, impacts as a result of the current Stage 4b works and the extent of impact for the remaining stages (Stage V) for the Carseldine Village Masterplan. An additional 10% of rehabilitation area was added to the total area of rehabilitation in good faith. It was intended that the ecological restoration works commence as part of the Stage 1 landscaping works and will be maintained and monitored for the required 2-year maintenance period. As such, the overall rehabilitation effort will likely reach completion before the delivery of the final stages of the Carseldine Village renewal.

The ERP specifies the relevant requirements for ecological restoration to be undertaken as a result of the impact to Significant Vegetation and to be commenced during and/ or after the

construction works are completed. The Fitzgibbon Bushland Management Plan (**FBMP**) specifies that a minimum 50 per cent of compensatory rehabilitation and restoration works must occur within non-remnant vegetation and the other 50 per cent in existing remnant vegetation.

Additionally, restoration works will be required to install several fauna habitat features including nest boxes, half of which are to be tailored to suit Squirrel Gliders as well as installation of glider poles at designated fauna crossing locations. The FBMP specifies that installation numbers are based on a minimum of 1 box per hectare cleared and 1 box per hollow removed.

In terms of bushland restoration, the ERP clearly outlines the requirements for works including the recommended planting species and appropriate densities based on pre-clear and current regional ecosystems, ongoing maintenance for planting areas and specifications for exotic plant removal and management for each of the Management Units as well as identified timeframes and success criteria for the completion of works. On-ground rehabilitation works will be undertaken by a suitably qualified, reputable bushland rehabilitation contractor to be commissioned and managed by EDQ.

3 Summary

The attached Stage 4b FFMP (**Attachment 2**) and Carseldine Village ERP (**Attachment 3**) have been prepared in accordance with the overarching FBMP, as a requirement for development occurring within the Fitzgibbon Priority Development Area (PDA) and impacting Significant Vegetation. The Stage 4b FFMP is to be read in conjunction with all other operational works plans and all works are required to be conducted in accordance with the FFMP. All relevant construction workers will need to be inducted into the requirements of the FFMP before the commencement of their works. Contravention of the requirements outlined within the FFMP will need to be reported to the relevant Assessment Officer by the Project Manager, as well as the commencement and completion of each stage of works as necessary.

Kind regards,

Mitchell Oxley
Environmental Consultant and Ecologist
28 South Environmental
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0466 492 298

Attachment 1 – Stage 4b Development Plan

CARSELDINE URBAN VILLAGE

PLAN OF SUBDIVISION STAGE 4B - OVERALL

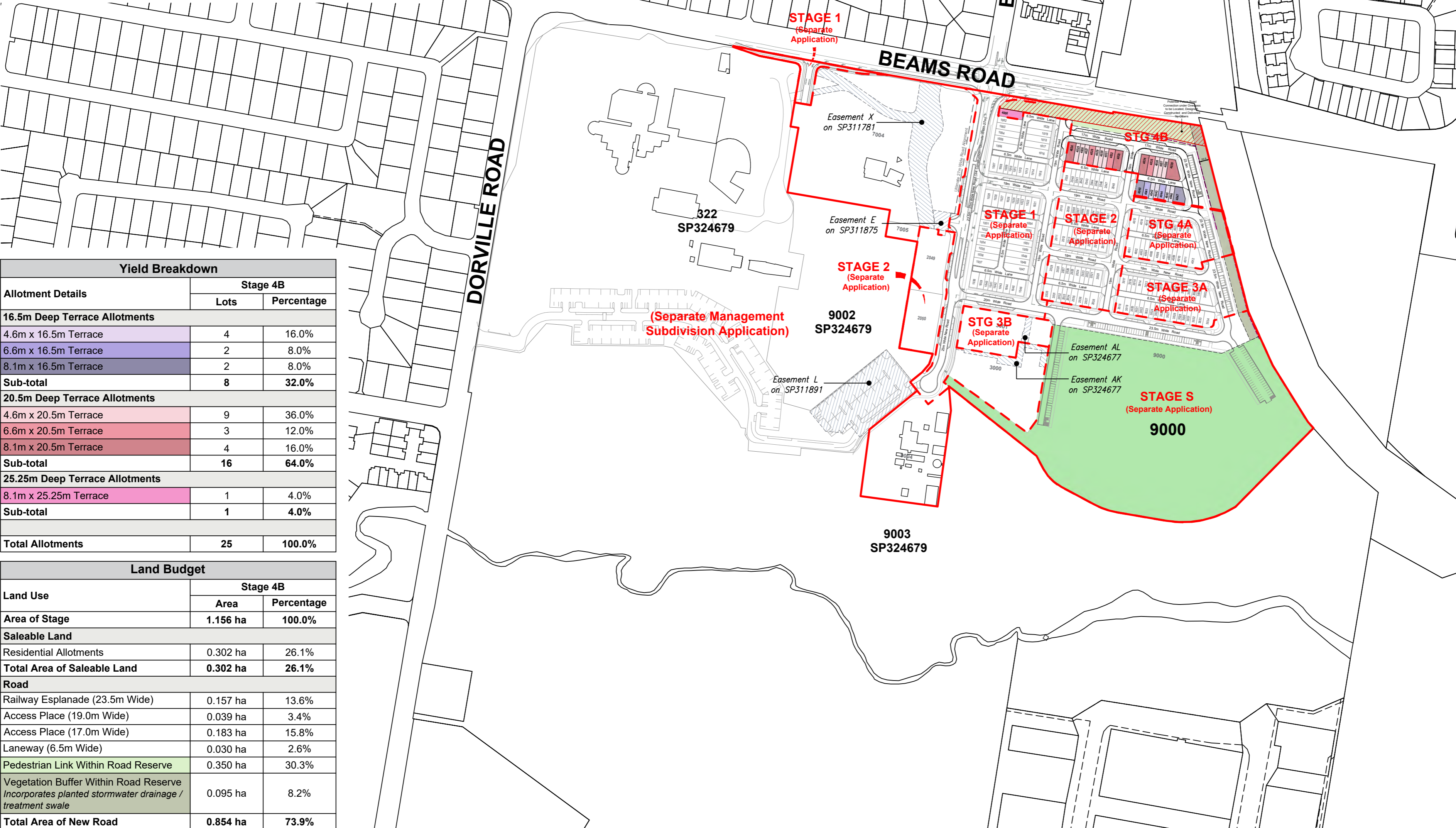
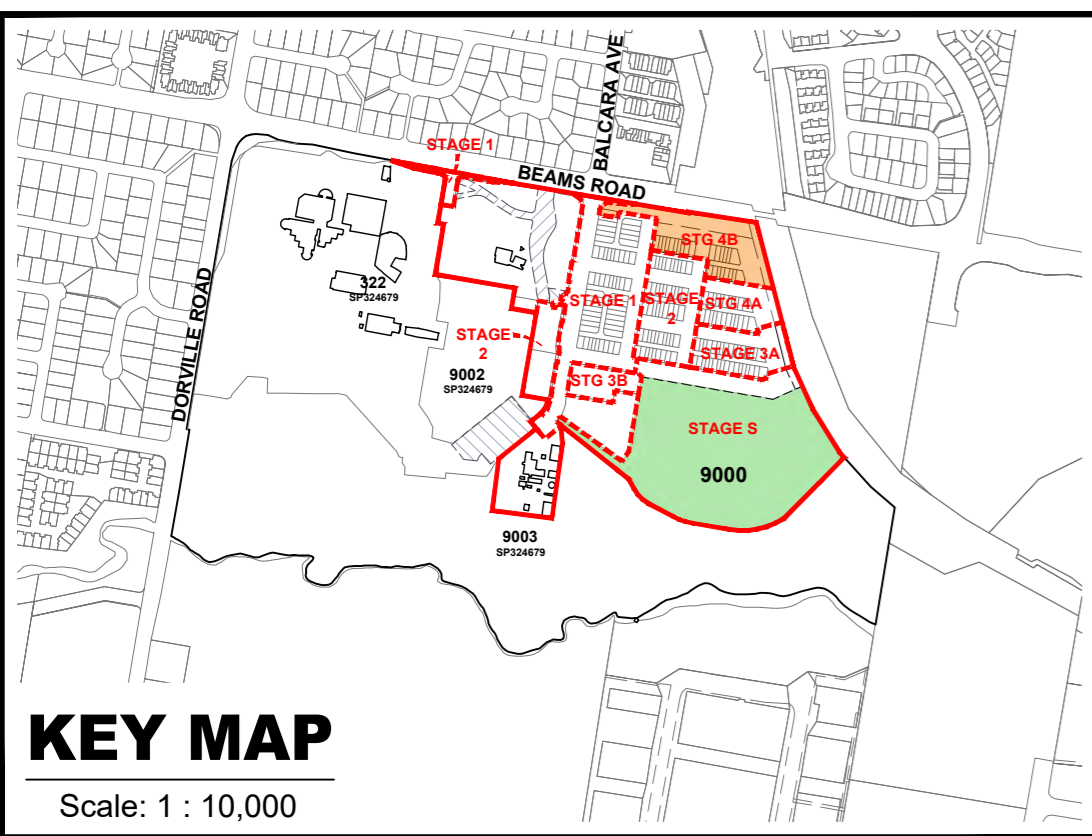
PLAN REF: **128180 - 142**
 Rev No: **C**
 DATE: 18 March 2022
 CLIENT: EDQ
 DRAWN BY: MD / JC
 CHECKED BY: MD

Legend

- Site Boundary
- - - Proposed Stage Boundary
- Existing Access Easements
- Sports Park
- Beams Road Investigation Area
As per DEV2019/1074 - Plan 128180-71A
- - - Existing Acoustic Barrier

Note:
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
 Dimensions have been rounded to the nearest 0.1 metres.
 Areas have been rounded down to the nearest 1m².
 The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
 Site boundaries: Registered Survey Plans.
 Adjoining information: DCDB.



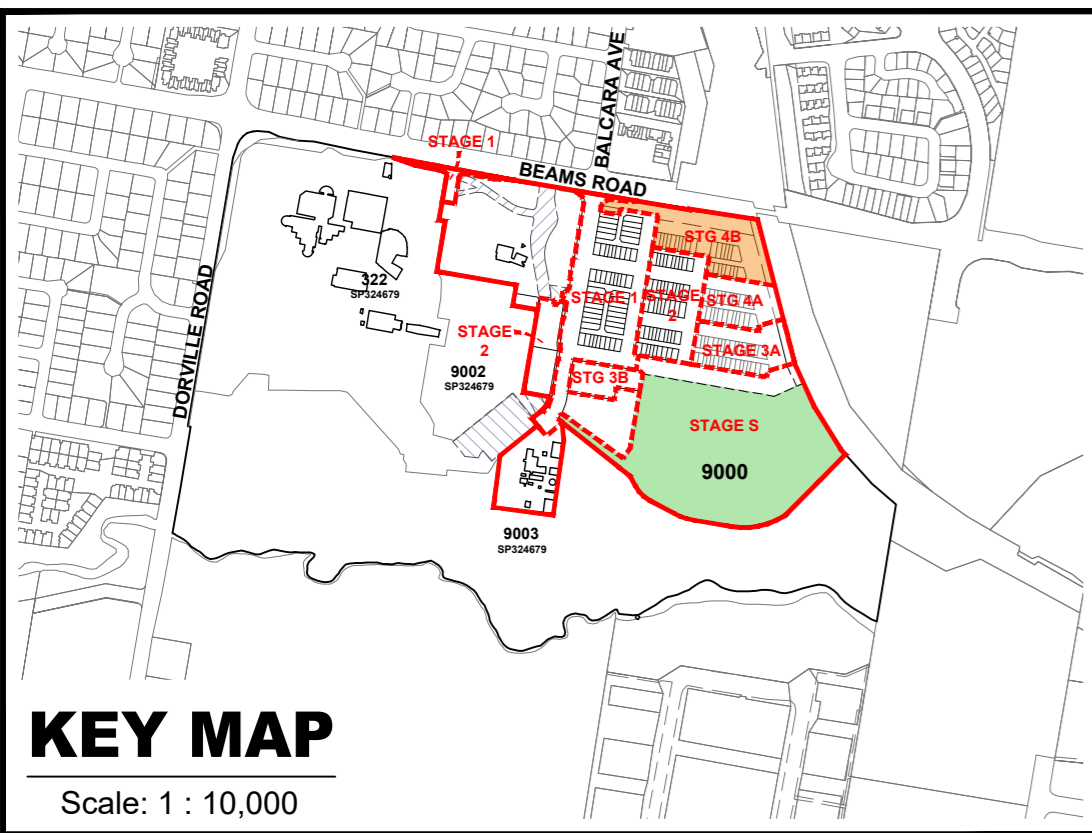
Yield Breakdown		
Allotment Details	Stage 4B	
	Lots	Percentage
16.5m Deep Terrace Allotments		
4.6m x 16.5m Terrace	4	16.0%
6.6m x 16.5m Terrace	2	8.0%
8.1m x 16.5m Terrace	2	8.0%
Sub-total	8	32.0%
20.5m Deep Terrace Allotments		
4.6m x 20.5m Terrace	9	36.0%
6.6m x 20.5m Terrace	3	12.0%
8.1m x 20.5m Terrace	4	16.0%
Sub-total	16	64.0%
25.25m Deep Terrace Allotments		
8.1m x 25.25m Terrace	1	4.0%
Sub-total	1	4.0%
Total Allotments	25	100.0%

Land Budget		
Land Use	Stage 4B	
	Area	Percentage
Area of Stage	1.156 ha	100.0%
Saleable Land		
Residential Allotments	0.302 ha	26.1%
Total Area of Saleable Land	0.302 ha	26.1%
Road		
Railway Esplanade (23.5m Wide)	0.157 ha	13.6%
Access Place (19.0m Wide)	0.039 ha	3.4%
Access Place (17.0m Wide)	0.183 ha	15.8%
Laneway (6.5m Wide)	0.030 ha	2.6%
Pedestrian Link Within Road Reserve	0.350 ha	30.3%
Vegetation Buffer Within Road Reserve <i>Incorporates planted stormwater drainage / treatment swale</i>	0.095 ha	8.2%
Total Area of New Road	0.854 ha	73.9%



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Legend

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- Sports Park
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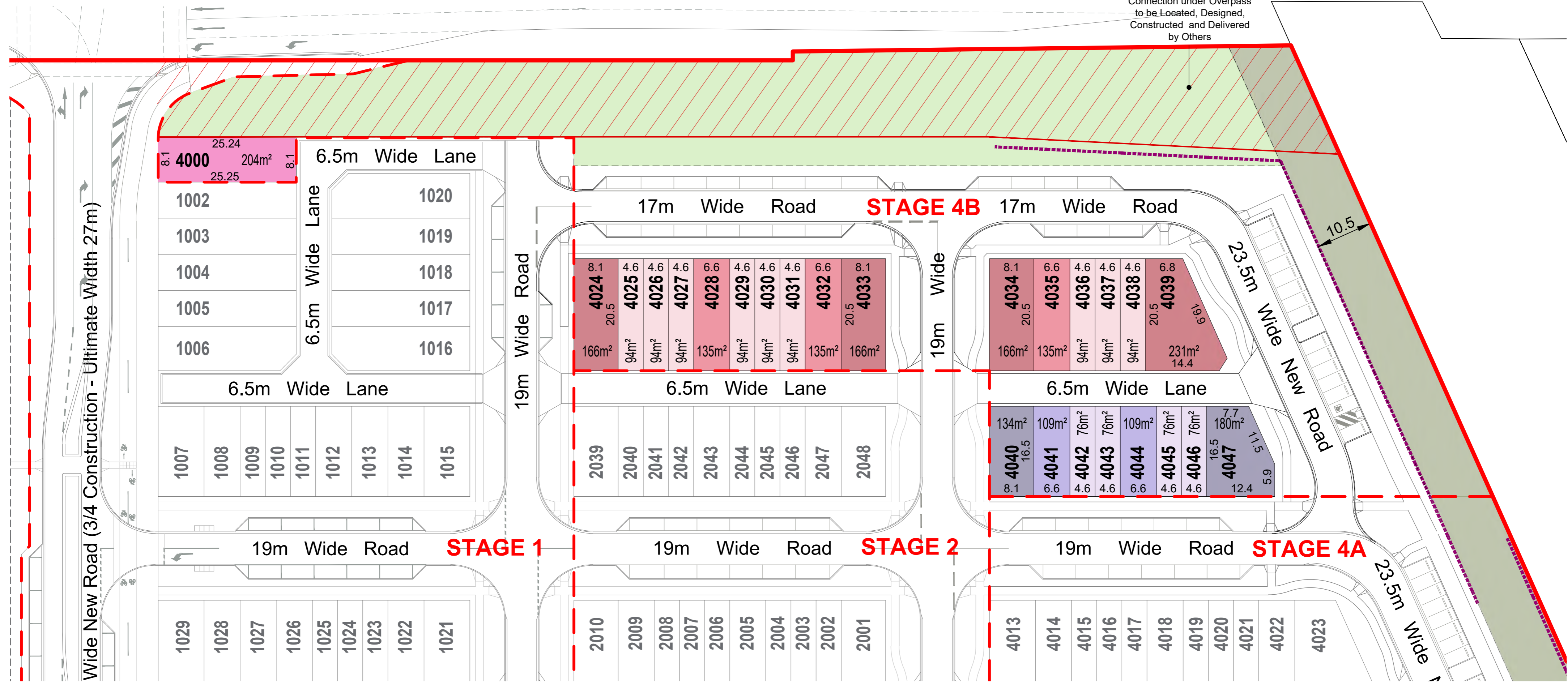
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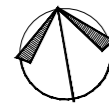
BEAMS ROAD

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Pedestrian Link Within Road Reserve	0.350 ha	30.3%
Vegetation Buffer Within Road Reserve <i>Incorporates planted stormwater drainage / treatment swale</i>	0.095 ha	8.2%
Total Area of New Road	0.854 ha	73.9%



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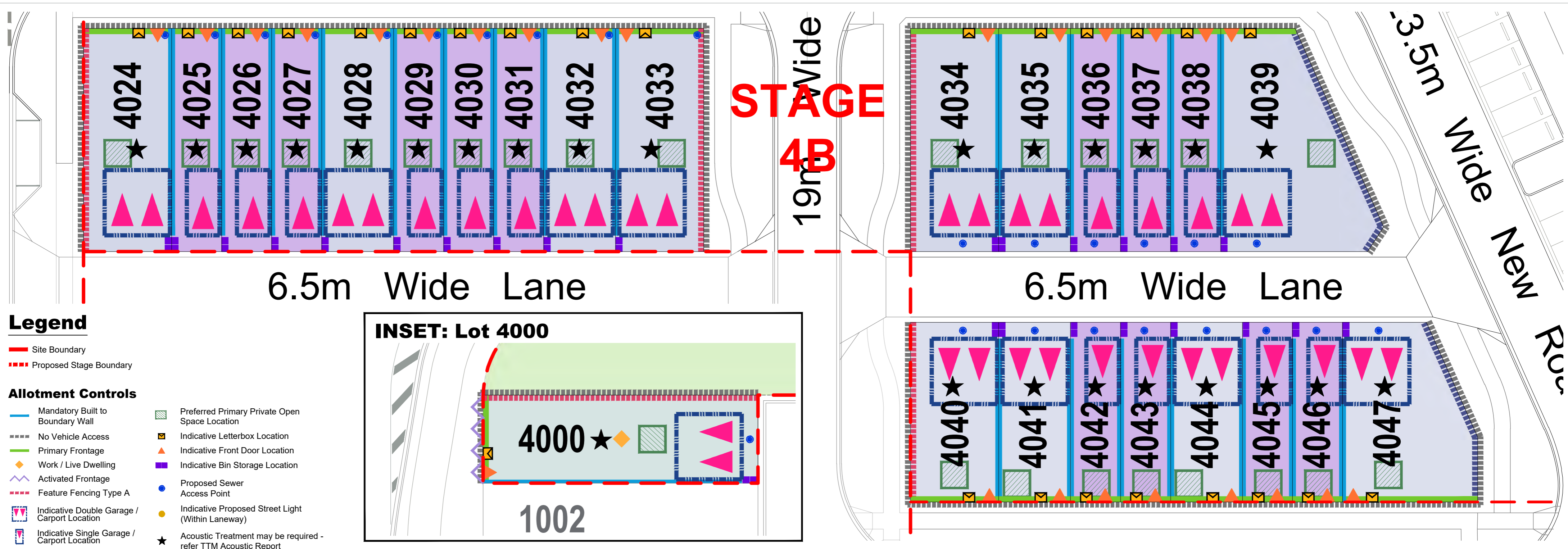
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CARSELDINE URBAN VILLAGE PLAN OF SUBDIVISION STAGE 4B

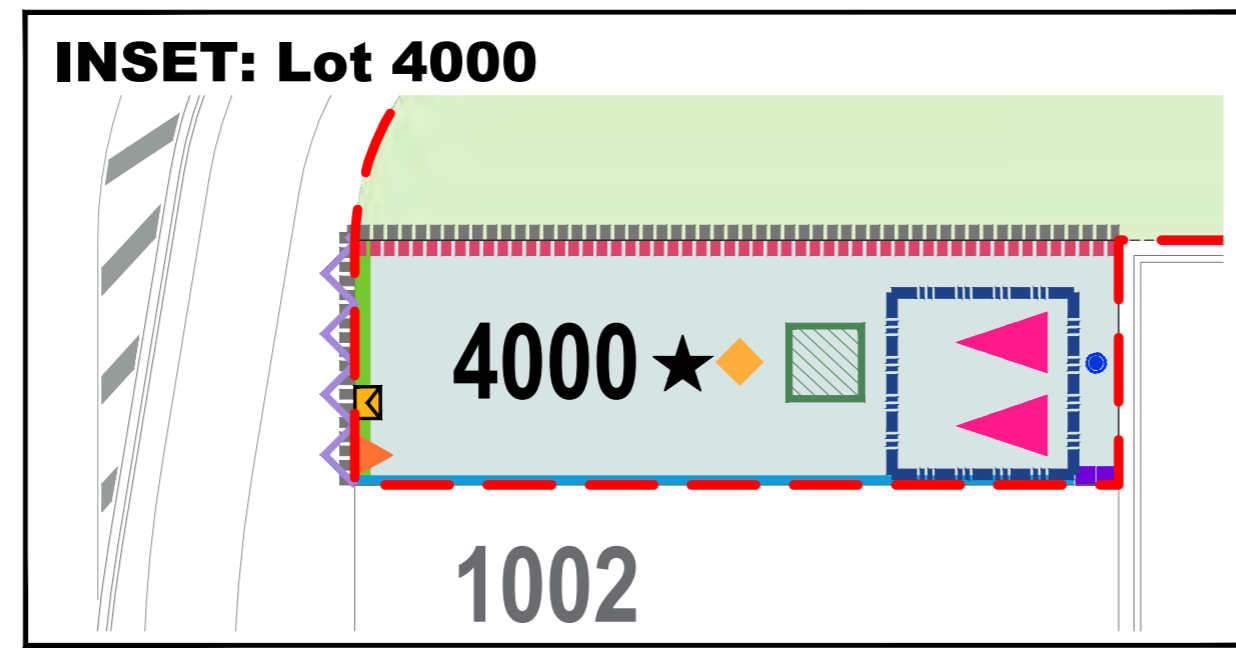
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- ### Legend
- Site Boundary
 - Proposed Stage Boundary
- ### Allotment Controls
- Mandatory Built to Boundary Wall
 - No Vehicle Access
 - Primary Frontage
 - Work / Live Dwelling
 - Activated Frontage
 - Feature Fencing Type A
 - Indicative Double Garage / Carport Location
 - Indicative Single Garage / Carport Location
 - Preferred Primary Private Open Space Location
 - Indicative Letterbox Location
 - Indicative Front Door Location
 - Indicative Bin Storage Location
 - Proposed Sewer Access Point
 - Indicative Proposed Street Light (Within Laneway)
 - Acoustic Treatment may be required - refer TTM Acoustic Report



- ### Notes:
- #### General
- All development is to be undertaken in accordance with the Development Approval.
 - All Class 1A dwellings are mandated to achieve a minimum Silver Final Certification under the Australian *Liveable Housing Design Guidelines*.
 - A home based business up to 50m² is allowed within each dwelling. A gross floor area (GFA) in excess of 50m² will require additional EDQ approval.
 - The relevant Bushfire Report must be considered and mitigation strategies adopted where deemed necessary by the Building Certifier.
 - Carseldine Village does not have a reticulated gas supply. Gas bottles serving a dwelling are strictly prohibited.
 - Refer to *Stage 4B Landscape Plans* for locations and extent of footpaths.
 - High-density Development Easements (HDEs) will be registered by Economic Development Queensland on mandatory built to boundary walls on lots under 250m². HDEs are not shown on this Plan of Development.
 - The minimum building height is two (2) storeys.
 - The maximum building height is three (3) storeys.
 - Ground floor height (finished floor level to ceiling) must be a minimum of 2.7m and subsequent floor heights (finished floor level to ceiling) must be a minimum of 2.55m.
- #### Setbacks
- Setbacks are as per the Plan of Development Table unless otherwise dimensioned.
 - Setbacks are measured to the wall of the structure.
 - The location of built to boundary walls are indicated on the Plan of Development.
 - Feature end treatment of the built to boundary wall is required where abutting the site boundary at the primary frontage. Feature end treatment to be in a material consistent with materials used on the primary frontage building facade.
 - Where optional built to boundary walls are not adopted, the following applies:
 - side setbacks shall be in accordance with the Plan of Development Table;
 - to provide privacy for residents, only high level linear windows are permitted;
 - EDQ approved solid fencing is installed where providing privacy for residents in their private open space areas, and must positively contribute to the streetscape.
 - Mandatory built to boundary walls must have a maximum setback of 50mm to facilitate a gutter overhang.
 - Where two neighbouring built to boundary walls are not adopted, EDQ approved privacy screening must be erected.

- #### Building Articulation
- All Primary Frontages must be articulated to provide diversity in building form and respond to the local climate. This must be achieved through the incorporation of three of the following design elements:
 - verandahs / balconies;
 - roof overhangs;
 - window hoods / screens;
 - awnings and/or shade structures that vary the horizontal mass created by the row of terrace houses.
 - All dwellings must include a clearly identifiable and addressed front door. Front door must be visible from the Street. Front door access must not be via a Lane. Sliding doors do not constitute a front door.
 - Front door must be sufficiently sheltered from the elements, preferably utilising the structure of the first floor.
 - Activated frontages (refer to *Definitions*) must be provided where identified on the Plan of Development.
 - Buildings must be designed to ensure the privacy of occupants, but also allow for overlooking of the Street and Lane to promote casual surveillance.
 - Secondary frontages must be orientated to provide casual surveillance of the Street and articulated to reduce the mass of the building. This must be achieved by the incorporation of verandahs / porches or the inclusion of window openings, plus one more of the following design elements:
 - awning and shade structures;
 - variation to roof and building lines;
 - use of varying building materials.
 - Design of dwellings with Secondary frontages to Street must visually 'wrap' around the corner, providing activation of the corner and passive surveillance of the Street through the form of porch/alfresco openings and/or glazing.
 - Corner lots on each side of the block are to be comprised of varied housing designs to ensure diversity in the streetscape.
 - If provided, privacy screening must be either of solid material (e.g. timber, steel), opaque screens, perforated panels, or trellises that are permanently fixed, and are to have a maximum of 50 per cent openings.
 - Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
 - For carports, the facade construction, appearance and treatment must be visually consistent with that of a garage, and must be compatible with the main building design. No prefabricated facades permitted.
 - All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- #### Private Open Space
- Primary private open space must be provided in accordance with the Plan of Development Table. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
 - Primary private open space must be directly accessible from a living space. There must be adequate space to accommodate a table and chairs, planting and a BBQ. Shade is to be provided to the area by being at least 40% roofed.
- #### On-site Car Parking and Driveways
- On-site car parking is to be provided in accordance with the following minimum requirements:
 - Studio, 1 and 2 Bedrooms - 1 space per dwelling;
 - 3 or more Bedrooms - 2 spaces per dwelling;
 - Work / Live Dwellings (see *Definitions*) - requirements as per 35a and 35b, plus 1 space for over 30m² of non-residential GFA.
 - Car parking may only be provided in tandem on lots 25m deep or greater.
 - At least one car park per dwelling must be covered. Carports are permitted.
 - Garages / carports are to be located as indicated on this Plan of Development.
 - Single car garage / carports must achieve a minimum garage door opening of 2.4m when open.
 - Double garages must feature a singular garage door and opening; two separate garage doors are not permitted.
 - Vehicle access to a dwelling is only permitted from a Lane; vehicle access from a Street is prohibited.
- #### Fencing
- Fencing erected by Economic Development Queensland must not be altered, modified or removed without prior written approval from Economic Development Queensland.
 - Feature fencing identified on the Plan of Development is mandatory.

- Dwellings must include landscaping along the Street frontage to reinforce the dwelling entry, and to positively contribute to the streetscape. Turf is prohibited; ground covers are required where turf would typically be installed.
 - Air-conditioners, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to the Street. Services may be visible from the lane, but must be screened.
 - Bin storage is to be provided where identified on the Plan of Development. Bin storage must be screened from the lane, and be visually compatible with the main building design.
 - Feature Fencing Type A is to be:
 - 1.8m high good neighbour style capped timber fence with a minimum 10mm gap between slats. Must be painted in Colorbond Woodland Grey.
 - Feature fencing must be setback from the front dwelling wall by a minimum of 1.0m, and must not prohibit the ability for the design of the dwelling to visually 'wrap' around the building corner.
 - Fencing to Primary Frontages must be in the form of planter boxes and/or privacy screening for residents, in particular where there is a front open space.
 - Fencing on Lane frontages must be solid fencing and be compatible with the main building design in terms of height, form, detailing, materials and colour.
- #### Acoustics
- The relevant Acoustic Report must be considered and mitigation strategies adopted where deemed necessary by the Building Certifier. Lots 4000 and 40024 - 4047 are subject to acoustic constraints. Information regarding building form treatments required to habitable rooms to ensure compliance is outlined under the *TTM Acoustic Report*, Section 9. Noise categories for each lot are outlined in Table 11 within the *TTM Acoustic Report*. Associated sound reduction requirements and acceptable forms of construction have been outlined within the *TTM Acoustic Report* (Table 12 and Appendix D) and can also be found within *QDC MP4.4 Schedules 1 and 2*.
- #### Definitions
- Street** - A public road (generally 14m wide or greater) providing vehicle access and services to the wider community and open space.
- Lane (or Laneway)** - A narrow public road (6.5m wide) providing vehicle access and services to the wider community and open space.
- Activated Frontage** - Ground level Street frontage must be a minimum of 40% transparent to facilitate a suitable articulated home-based business or shop-front use.
- Work / Live Dwellings** - Refers to dwellings nominated as such on the POD, and are primarily used as a residential dwelling with a flexible space included at Ground Level from which a separate retail or commercial business can be operated. The approved uses for Work / Live dwellings are:
Commercial uses - where for *Office*;
Retail uses - where for *Food premises* or *Shop*;
House; and
Home based business.

Plan of Development Table	16.5m - 20.5m Deep Terrace Allotment < 99m²		16.5m - 20.5m Deep Terrace Allotment 100m² - 235m²		25.25m Deep Terrace Allotment 200m² - 205m²	
	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor
Setback Requirements						
Primary Frontage (minimum)	1.5m *	1.0m *	1.5m *	1.0m *	1.5m *	1.0m *
Garage / Carport (minimum)	1.5m	n/a	1.5m	n/a	1.5m	n/a
Rear (minimum)	1.5m	0.0m	1.5m	0.0m	1.5m	0.0m
Side						
Built to Boundary (maximum)	0.05m	0.05m	0.05m	0.05m	0.05m	0.05m
Mandatory BTB Wall Length (maximum) (% of boundary length)	100%		100%		100%	
Non Built to Boundary (minimum)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Corner Lots - Secondary Frontage to Street / Pedestrian Link (minimum)	n/a	n/a	1.2m *	1.2m *	1.2m *	1.2m *
Other Requirements						
Site Cover (maximum)	95%		90%		80%	
Primary Private Open Space Requirements (minimum)	Studio / 1 Bedroom - 5m² (minimum dimension of 1.2m); 2 Bedroom - 9m² (minimum dimension of 2.4m); 3+ Bedroom - 12m² (minimum dimension of 2.4m).					
Street Frontage Landscape Requirements (minimum)	1% of lot area; vertical solution at front entry required.	5% of lot area; minimum 1.5% on ground at Street frontage, vertical solutions encouraged for remaining 3.5%.		10% of lot area; minimum 4% on ground at Street frontage, vertical solutions encouraged for remaining 6%.		

Notes: * 0.0 metres to verandah/balcony

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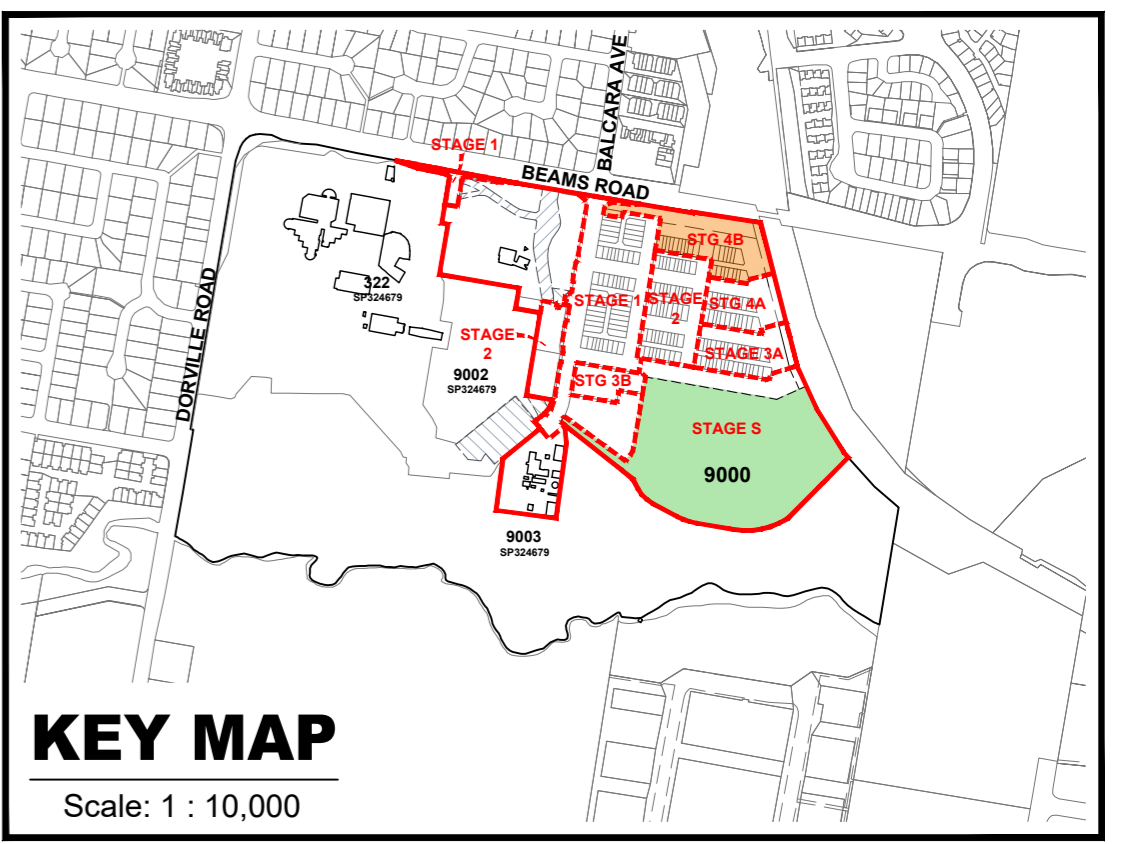
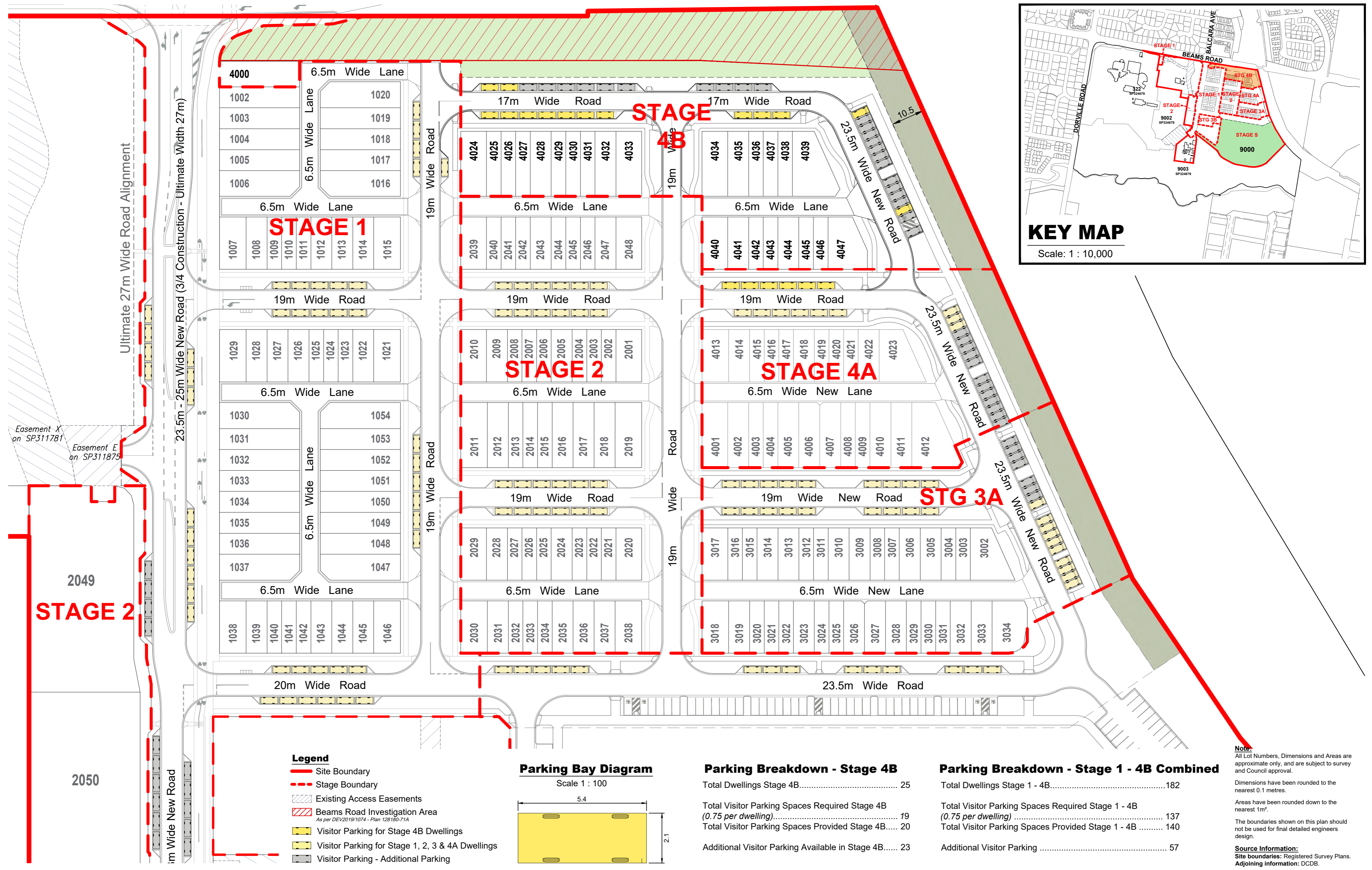
PLAN REF: **128180 - 144**
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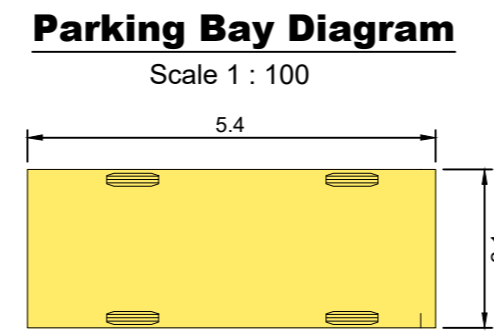
CARSELDINE URBAN VILLAGE PLAN OF DEVELOPMENT STAGE 4B - TERRACE ALLOTMENTS

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- Legend**
- Site Boundary
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 - Existing Access Easements
 - Beams Road Investigation Area
As per DEV2019/1074 - Plan 128180-71A
 - Visitor Parking for Stage 4B Dwellings
 - Visitor Parking for Stage 1, 2, 3 & 4A Dwellings
 - Visitor Parking - Additional Parking



Parking Breakdown - Stage 4B

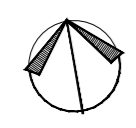
Total Dwellings Stage 4B.....	25
Total Visitor Parking Spaces Required Stage 4B (0.75 per dwelling).....	19
Total Visitor Parking Spaces Provided Stage 4B.....	20
Additional Visitor Parking Available in Stage 4B.....	23

Parking Breakdown - Stage 1 - 4B Combined

Total Dwellings Stage 1 - 4B.....	182
Total Visitor Parking Spaces Required Stage 1 - 4B (0.75 per dwelling).....	137
Total Visitor Parking Spaces Provided Stage 1 - 4B	140
Additional Visitor Parking	57

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DRAWN BY: MD / JC
CHECKED BY: MD



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**CARSELDINE URBAN VILLAGE
CAR PARKING ANALYSIS PLAN
STAGE 4B**

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Attachment 2 – Stage 4b Fauna Flora Management Plan

Carseldine Village – Stage 4b Fauna Flora Management Plan

1.0 BACKGROUND

Economic Development Queensland (EDQ) has been facilitating ongoing development and renewal projects within the Fitzgibbon Priority Development Area (Fitzgibbon PDA) since 2008 and is in the north of the Brisbane City Council (BCC) Local Government Area (LGA) as shown in Image 1. The Carseldine Village forms the southern-most extent of precinct 1 within the Fitzgibbon PDA and is wholly comprised of one property; described as 532 Beams Road, Carseldine (Lot 322 on SP172124). The Carseldine Village is bound: to the north by Beams Road; to the east by the North Coast Train Line; to the south by Cabbage Tree Creek and Aspley State High School (SHS); and to the west by Dorville Road. The location of the Carseldine Village is further shown in Image 2.

As a part of ongoing development and renewal within the Fitzgibbon PDA, EDQ are proposing to commence the renewal of the Carseldine Village. The purpose of the renewal of the Carseldine Village is to promote the development of future transport orientated development in proximity to Carseldine Station and potential future busways; while also stimulating economic growth through commercial, retail, special purpose learning and research areas, enhanced employment opportunities and outdoor recreational and open space areas. As a part of the Carseldine Village, large components of key bushland areas will be retained and enhanced through the delivery of the Fitzgibbon Bushland Management Plan (FBMP). The FBMP is referenced by the Fitzgibbon PDA Development Scheme (FDS) as a relevant consideration in development assessment within the Carseldine Village.

The FBMP contributes to the FDS by identifying environmental values within the Carseldine Village and direction on how rehabilitation opportunities should be pursued as a result of impacts to values through compliant development applications. Section 3.11 of the FDS outlines that any impacts to 'significant vegetation' must provide rehabilitation of land within the Bushland and open space zone in accordance with the FBMP.

1.1 Stage 4b Works

The Carseldine Village Masterplan will be delivered by virtue of a number of stages, with Stage S, 1 & 2 and works for a pedestrian bridge and key pedestrian trails in the Bushland and Open Space having already been constructed, with Stage 3 and 4a are currently under construction. Stage 4b will be comprised of 25 terrace allotments, pedestrian linkage, access roads and footpaths, on-street parking and associated infrastructure such as sewer and stormwater. The establishment of Stage 4b will result in minor impacts to vegetation (i.e. loss of 1 habitat tree) within the Carseldine Village as defined by the FBMP.

Image 1- Fitzgibbon PDA



1.2 Purpose of this Fauna Flora Management Plan

The preparation of a Fauna Flora Management Plan (FFMP) for each development stage of the Carseldine Village is a standard conditional requirement and will be subject to compliance assessment. The FFMP is to be prepared in accordance with the environmental provisions of the Fitzgibbon PDA development scheme and the Fitzgibbon Bushland Management Plan and should include the following details:

- i. The location, type and area of Significant Vegetation to be impacted by the development;
- ii. The location of habitat trees to be impacted by the development
- iii. The location of the proposed rehabilitation areas to be utilised to provide necessary offset obligations as defined by the FBMP;
- iv. The species to be planted for the rehabilitation works, including species, size and location generally in accordance with the relevant Regional Ecosystems;
- v. The timing for undertaking the rehabilitation works; and
- vi. A maintenance period for the rehabilitation works.

The construction and development works associated with Stage 4b are required to be undertaken in accordance with the specifications of this FFMP.

Image 2- Carseldine Village



Carseldine Village – Stage 4b Fauna Flora Management Plan

2.0 IMPACT PLAN

The Stage 4b development will result in the removal of 1 habitat tree. This is illustrated on **Sheet 3** and discussed in **Section 2.1** below.

2.1 STAGE 4b SIGNIFICANT VEGETATION IMPACTS

Significant Vegetation is defined under the FDS as vegetation whether living or dead, including their root zone as¹:

- all plants within the bed and banks of Cabbage Tree Creek
- vegetation included in regional ecosystem 12.5.2 remnant and non-remnant
- vegetation included in regional ecosystem 12.5.3 remnant and non-remnant
- vegetation included in regional ecosystem 12.3.11 remnant and non-remnant
- vegetation included in regional ecosystem 12.3.6 remnant and non-remnant
- vegetation included in regional ecosystem 12.3.7 remnant and non-remnant
- all other trees with a diameter of equal to or greater than 60cm measured at 1 metre above the ground level ('habitat trees').

To ensure the impacts as a result of Stage 4b works have considered the above criterion, a detailed survey of all trees >600mm Diameter at Breast Height (DBH) within and immediately adjoining the development footprint and construction workspaces has been undertaken. Further, any trees which were identified as supporting hollow bearing limbs or trunks, or those suspected of supporting such features were also subject to detailed survey. All trees have relevant arboricultural data collected including each trees DBH and included in a Tree Schedule at the end of this FFMP. All trees have assigned a Tree Protection Zone (TPZ) commensurate with the Australian Standard AS4970-2009 (12 times the DBH as a radius from the trunk).

The clearing for civil works associated with Stage 4b will result in the removal of 1 Habitat Tree. This impact considers not only the proposed buildings and built form, but also the full extent of the infrastructure and all additional works space areas. The FBMP identifies that impacts to Significant Vegetation are to be compensated for at specific ratios which have been outlined below in **Table 1**.

Table 1: Rehabilitation Ratios for Stage 4b Proposed Works

Significant Vegetation	Ratio of Area to be Rehabilitated to that Lost to Development	Impact to Significant Vegetation (hectares)	Rehabilitation Area Required (hectares)
All Trees with a DBH equal to or greater than 600mm	3:1	1 Habitat Tree	3 Nesting Boxes
		Total Rehabilitation	3 Nest Boxes

2.2 Rehabilitation Requirements

The FBMP has specific rehabilitation requirements for the Fitzgibbon PDA and further requirements for rehabilitation within the Carseldine Village precinct. However, instead of undertaking rehabilitation specific to the Stage 4b works and impacts, EDQ have proposed to undertake a 'whole of Site' approach to the rehabilitation works as part of the delivery and construction of Stage 1 for the Carseldine Village Masterplan. The 'whole of site' rehabilitation works has commenced in concert with the landscaping works for Stage 1. This is outlined in further detail under separate cover (refer: Ecological Restoration Plan (ERP)). The ERP has clearly delineated the impacts resulting from all stages of the Carseldine Village. Rehabilitation works have then been proposed and identified as a result of this total impact, plus an additional 10% in good faith. The 'whole of site' ERP and the ecological restoration works will continue to be maintained, at a minimum, for the required 2-year maintenance period. As such, the overall rehabilitation effort will likely reach completion before the deliver of the final stages. Refer to the ERP for further details on the rehabilitation works.

It is confirmed that the impact to Significant Vegetation (being 1 Habitat Tree) as part of the FFMP for Stage 4b development works was appropriately reflected and compensated for as part of the ERP (separate cover).

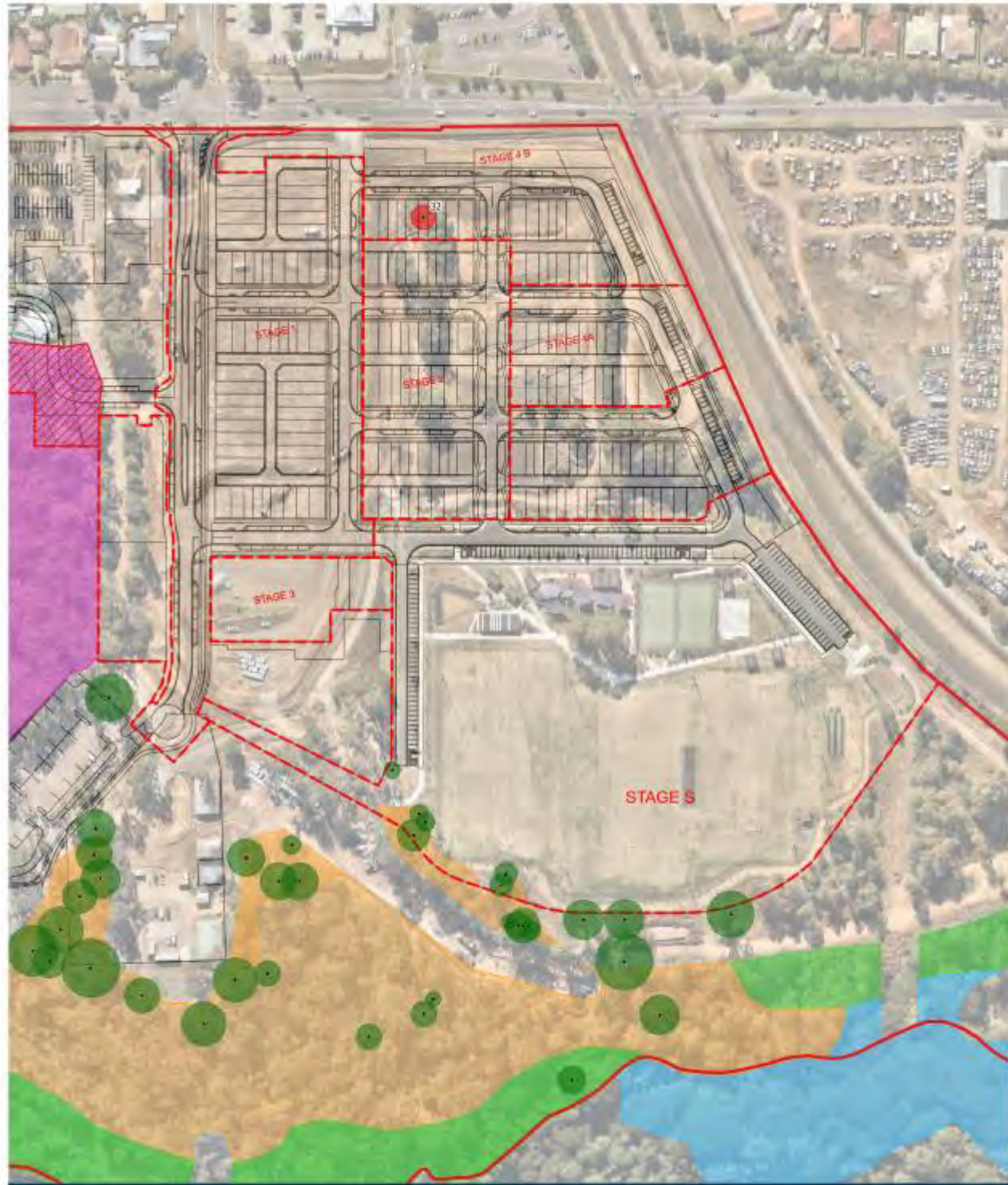
2.3 Arboricultural Management Measures

As part of the ongoing consultation and design process for Carseldine Village and the future development stages, the Project Arborist (current appointed Level 5 arborist- *Independent Arboricultural Services*)² has been involved to advise on design, construction process and mitigation measures. This FFMP provides additional detail on the protection of vegetation and the following measures will be implemented throughout the construction phase of the development:

- establishment of tree protection fencing with signage in accordance with AS4970-2009;
- tunnel boring and exploratory excavations works to be supervised by the Project Arborist or suitably qualified Level 5 Arborist (as necessary);
- ongoing review to be undertaken by the Project Arborist assess risk to trees surrounding the proposed construction works space and access areas.

¹ This does not include pest vegetation.

² All references to "Project Arborist" refer to Independent Arboricultural Services.



Carseldine Village - Ecological Restoration Legend

Stage 4b Impact Plan		Significant Vegetation		Issue Date	Dwg No.	Author						
28 South Project Ref: 2017-057	<ul style="list-style-type: none"> Site Stage Boundary Tree to be retained Tree to be removed (1) 	<ul style="list-style-type: none"> 1 Open Forest (RE 12.5.2) 2 Open Forest (RE 12.5.3) 3 Open Forest - Modified Understorey (RE 12.5.3) 4 Open Forest (RE 12.3.13) 5 Open Forest - Modified Understorey (RE 12.3.11) 6 Open Forest (Non-remnant) 7 Open Forest - Modified Understorey (RE 12.3.11) 8 Riverine Open Forest (RE 12.3.7) 9 Open Woodland (non-remnant) 10 Closed Forest (Non-remnant) 	<table border="1"> <tr> <td>10 March 2021</td> <td>2017-057</td> <td>MO</td> </tr> <tr> <td>Approved</td> <td colspan="2">Revision Note</td> </tr> <tr> <td>MT</td> <td colspan="2"></td> </tr> </table>	10 March 2021	2017-057	MO	Approved	Revision Note		MT		
10 March 2021	2017-057	MO										
Approved	Revision Note											
MT												
<p>Data Sources: QLD Globe Imagery (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources and Mines, 2020); Baseline Roads (DNRM 2020); Waterways (DNRM 2019).</p> <p>28°S ENVIRONMENTAL</p>		<p>(A3) GDA 94 MGA 55 1:1,800</p> <p>0 50 100 150 m</p>										

Carseldine Village – Stage 4b Fauna Flora Management Plan

3.0 VEGETATION MANAGEMENT AND MITIGATION MEASURES

Project Management

For the duration of operational works, the Project Manager will be ultimately responsible for the implementation and compliance with this FFMP and all subsequent requirements identified herein. Should for any reason, the Project Manager change (e.g. construction company changes for different sections of work), it is the responsibility of the current Project Manager to notify the Assessment Manager.

The Project Manager is responsible for the ongoing compliance with the requirements specified in this FFMP through the entirety of construction works for Stage 4b. The Project Manager must alert the Assessment Manager of any breaches by contractors as well as inform upon commencement and completion of each stage or hold point of development phases.

3.1 VEGETATION MANAGEMENT

Significant Vegetation and Habitat Tree Retention Plan

The construction and establishment of Stage 4b of the Carseldine Village results in the loss of 1 habitat tree. The project arborist is to provide on-going construction advice and supervision to ensure the construction works are completed in a way that will avoid secondary impacts to habitat trees, particularly to the north, despite the expected removal of these trees as part of future development stages. The extent of works with relation to Significant Vegetation and Habitat Trees is illustrated within **Sheet 3**.

The following data has been collected for each surveyed tree over 600mm DBH or habitat tree: Species, DBH, Height, Canopy Spread, Health, Form Vigour, Structure and Habitat Features. Each tree has been spatially located over the approved Carseldine Village Development Plan and associated civil works drawings. Each tree has been assigned to all trees in accordance with the AS4970-2009. A TPZ is represented by a buffer of 12 times the DBH. All TPZs shown for each tree within **Sheet 3** are denoted by the outer circle surrounding the tree survey point.

Construction Zone Fencing

The Project Manager will be ultimately responsible to the establishment of or engage a contractor to establish the necessary Tree Protection Fencing in accordance with the recommendations by Project Arborist. Tree Protection Fencing must be erected under the direction of the Project Arborist and remain erected prior to and during all phases of the clearing and construction. Fencing may only be removed once construction works have been fully completed. Tree Protection Fencing requirements are outlined below:

The establishment of construction zones and the erection of fencing around the identified civil works and vegetation retention interface must occur prior to the commencement of works. This is to be inspected and approved by the project arborist and ecologist and the assessment manager prior to any clearing or civil works commencing. Tree Protection Fencing should be established by utilising temporary metal panel fencing or orange barrier fencing with star pickets and a top and bottom tension wire is required as a minimum. A Gap between the ground level and bottom of this fencing should be a minimum of 200mm to allow any fauna vacating clearing areas access underneath this fencing.

Construction exclusion signs should be attached to this tree protection fencing to highlight that no access beyond is permitted unless otherwise authorised. These signs should say as a minimum Tree Protection Zone – No Construction Access Permitted. An example of this signage is provided in **Image 3**. The fencing must be directed by the Project Arborist.

Construction Zone Fencing are to employ the following restrictions during construction phases

- No access or activities are to be carried out within the fenced construction zone fencing unless otherwise approved by the project arborist, EDQ or for rehabilitation purposes (e.g. weed removal and revegetation).
- All tree protection measures are to be monitored and recorded monthly to ensure tree protection is being maintained. This is to be summarised in a Completion Report certifying that the tree protection was maintained for the duration of the project.
- No parking or movement of construction machinery and vehicles are permitted within the construction zone fenced areas. Parking is to be limited to approved development areas.
- No vehicle access is permitted beyond the construction zone fencing. Vehicle and pedestrian access are to be restricted to areas of existing compaction or earthworks or existing bushland trails. Exhausts of vehicles or plant that are left running such as cranes, trucks and generators are not to point into the canopy of any trees proposed for retention.

- Placement of site offices, storage sheds, portaloos, and other permanent or temporary structures are to be located within the construction zone only.
- Storage of topsoil, stockpiles, building materials, fuels and other chemicals is to occur within the construction zone.
- Dumping of excess materials and / or wastes is to occur within the construction zone.
- No washing off vehicles and construction machinery, rinsing out fuel containers, and disposal of cleaning products is to occur the construction zone proximate to Cabbage Tree Creek – this should be completed once out of the construction zone.
- No pruning works of vegetation situated within the construction fence areas can be undertaken, any overhanging limbs must be assessed the project arborist and pruned in accordance with the Australian Standard (AS4373/96).
- No general foot access of construction staff to unless specifically related to the requirements of the Rehabilitation, Landscape or Stormwater Management Plans or as advised by the project arborist.

Pre-start Meeting

Once the Assessment Manager, Project Manager, Arborist & Ecologist have inspected and approved the Construction Zone Fencing, a pre-start meeting is to be held which includes the engaged Fauna Spotter Catcher and clearing contractors. Once the pre-start meeting has been completed: the fencing approved; and the final pre-clearing report prepared by the engaged Fauna Spotter Catchers, clearing and civil works may commence under the supervision of the Project Arborist/Ecologist and Fauna Spotter Catcher.

The timing of this meeting will be governed by the Project Manager and EDQ once construction fencing has been erected to the satisfaction of the Project Arborist/Ecologist.

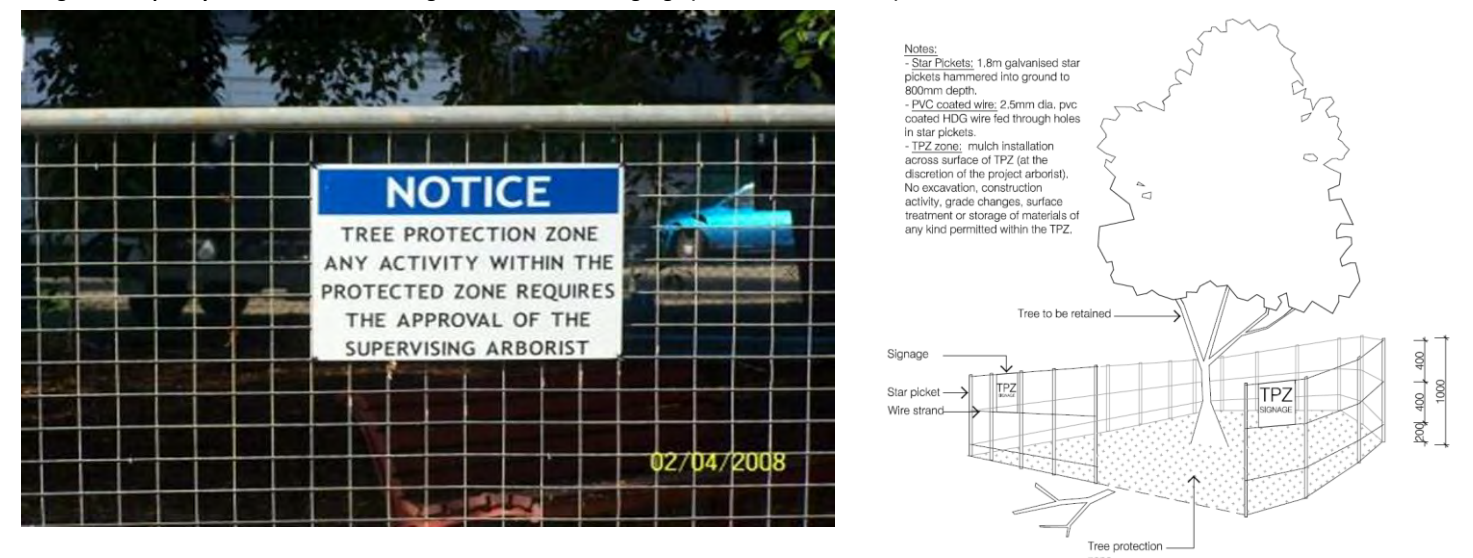
Vegetation Clearing Methods and Re-use

At this stage of the development clearing methods are not known and clearing may not occur immediately. Damage to vegetation is however, likely to be undertaken through the use of excavators or other large plant. Methods for removal should be set out within the engaged contractors CEMP including any methods which require ticketed permit holders to operate machinery or undertake any works such as but not limited to:

- Specific Plant Operators Ticket;
- Fauna Spotter Catcher Permit;
- Chainsaw and Arborist Diploma;
- Elevated Work Platform; Tree Climbers;
- Crane Removal; Wood chipping;
- Log Removal;
- Stump Grinding; and
- Physical Excavation of Stumps.

All native trees felled on Site are to either be stored and retained for use as habitat within the rehabilitation areas or subject to mulching and the mulch piled (no more than 2m in height), stored and aged on the Site until dry. Mulch is to be used in landscaping and rehabilitation areas. Any hollow-bearing limbs located during surveys are to be lopped in accordance with the specifications below (**Fauna Management Recommendations**) and located in the Tree Protection Areas.

Image 3 – Temporary Metal Exclusions Fencing and Exclusion Zone Signage (Source Arbor Australis)



Carseldine Village – Stage 4b Fauna Flora Management Plan

4.0 FAUNA MANAGEMENT

During the vegetation clearing works of Stage 4b, licensed Fauna Spotter Catchers must be engaged to manage the protection and relocation of any fauna prior to and during vegetation/ecological feature clearing. The below outlines the procedures for dealing with fauna observed immediately prior to and during vegetation clearing as well as treatment of fauna from the Site.

Habitat assessments have identified the impact areas contain low ecological values. The area provides foraging and refuge for common fauna species. As such, clearing should consider the presence of a wide array of fauna species. A pre-clear inspection is to be undertaken prior to clearing works with a certification report prepared and submitted to the Assessment Manager prior to the required pre-start meeting.

Fauna Management Specifications

The following specifications have been made as a recommendations for fauna management throughout the vegetation clearing works associated with Stage 4b of the Carseldine Village. An appropriately qualified fauna manager/ spotter-catcher(s) must be commissioned and will be present during the clearing of all trees which are not being retained.

All clearing and earth-moving contractors engaged to work on this project must have a relevant Approved Risk Management Plan (ARMP). Note: all vegetation or soil moved off site must be conducted under an ARMP. It is the contractor's responsibility to conduct all activities in accord with their ARMP.

Pre-clearing

1. Fauna pre-clearance surveys must be undertaken in the days prior to clearing to flag all noted habitat features and microhabitats within the proposed clearing areas. All habitat features and microhabitats must be monitored for use during pre-clear inspections;
2. At a minimum, trees must be inspected by the qualified fauna spotter catcher at the beginning of each clearing day prior to works commencing;
3. The engaged Fauna Spotter Catchers are to hold a pre-work toolbox with the relevant contractors to identify where microhabitats have been identified and discuss how these will be approached. Toolboxes should highlight the requirements of this FFMP and the FBMP; and
4. A range of spare nest boxes may be kept on Site to account for any hollows not identified in initial surveys. Alternatively, additional boxes can be ordered as required.

Clearing - General

1. Each day of clearing work must be undertaken as a two-step process whereby non-habitat trees are removed first and habitat trees felled as close to sunset as practical to afford predominantly nocturnal fauna a minimal period of daylight hours spent out of shelter. Habitat trees must be allowed to rest until the following morning and reinspected. This will afford any undetected fauna to potential move of their own volition;
2. Owing to the potential presence of stick nests or dreys between initial surveys and clearing, reinspection by the fauna spotter catcher prior to clearing is required.
3. Where limited habitat or resources remain on Site (and adjacent) or if safe escape corridors cannot be maintained, animals vacating felled trees should be hand captured (if possible) for relocation. Where suitable escape corridors or contiguous offsite habitat is present, animals should be monitored as they disperse of their own volition to ensure adequate temporary refuge is found. All fauna detected during works must be recorded and nest boxes appropriate to the species installed;
4. Trees are to be felled in such a way as to avoid falling into and damaging adjacent vegetation; and
5. Felled vegetation must be inspected each morning prior to works commencing to detect any fauna which may have sought refuge overnight.

Clearing Koala

1. The Site is not located within a Koala Priority Area; however, does contain mapped Koala Habitat Areas. As such all clearing works must be undertaken in accordance with **Section 11 of the Nature Conservation (Koala) Conservation Plan 2017** and general best practice for clearing. Fauna pre-clearance surveys must be undertaken in the days prior to clearing, to flag all noted habitat features within the proposed clearing areas as well as undertake koala presence surveys. Should, in the unlikely event, koalas be present within clearing areas prior to or at the time of clearing, the tree in which the identified koala is residing must be flagged and retained. Further, all trees within an interlocking canopy must also be retained as well as a vegetated escape route to assist in guiding the koala offsite of its own volition. Koalas may not be interfered with by any means unless the koala is at risk of injury or death. Only once koalas have vacated a tree and vicinity can clearing operations including the host tree and surrounding vegetation commence.

2. As a minimum, clearing must be conducted in a slow sequential manner. Clearing should be commenced in a north to south direction. Directional clearing will allow any fauna vacating the Site of their own volition the opportunity to move to vegetated areas remaining on Site and in the adjoining properties.

Clearing – Grey-headed Flying Fox

It is likely that the grey-headed flying-fox would forage over the Carseldine Village, particularly during periods where foraging resources are abundant (e.g. winter). A flying fox camp is noted to have historically occurred in the southern extremes of the Carseldine Village, well removed from the works associated with Stage 4b. It is likely that the camp is seasonal and that the grey-headed flying fox is likely to use the camp periodically.

1. A survey must be undertaken immediately prior to vegetation clearing in Stage 4b to determine whether a flying fox camp has re-established;
2. Should an active roost be identified in proximity to the Stage 4b works, a specific flying fox management plan must be developed to govern works specific to the present roost; as well the consideration of referral of the proposed actions to the Commonwealth Government under the *Environment Protection and Biodiversity Conservation Act 1999*.
3. Overall, impacts to roosts can be avoided by virtue of the works occurring during daylight hours and through staging of works outside of active roost periods.

Clearing – habitat trees

All habitat trees must be dealt with as advised by the Fauna Manager/ Spotter Catcher. The following specifications are recommended:

1. For hollow bearing trees, elevated work platforms or a climbing arborist should be utilised where possible. Each hollow-bearing limb should be inspected immediately prior to clearing;
2. If practical and safe, hollow features should be cut off the tree prior to felling and relocated into bushland areas;
3. At a minimum, trees should be 'tapped' by the excavator (or other machinery used for clearing) to allow animals time to escape;
4. Where practicable, hollow bearing limbs should be plugged, removed from the tree and relocated to an appropriate location within the retained Cabbage Tree Creek corridor. Limbs should be unplugged as close to sunset as practical to afford predominantly nocturnal fauna a minimal period of daylight hours spent out of shelter;
5. All small (non-macropod) fauna which has to be relocated during this period will be taken (if healthy) to the adjoining vegetated corridor of Cabbage Tree Creek with relevance to the species home range and habitat requirements. All hollow dependant fauna should be re-located with species specific denning boxes where practical;
6. Reporting requirements for sick, injured or orphaned protected animals (not including marine mammal or marine turtles) under the *Nature Conservation (Wildlife Management) Regulation 2006* include:
 - a. A person (who has no authorisation or wildlife permit) must, within 72 hours after the person takes possession of an animal, either—
 - i. give the animal to the holder of a rehabilitation permit for the animal, or a relevant person for the holder; or
 - ii. notify a conservation officer that the person has taken possession of the animal.
 - b. If the person notifies a conservation officer and the officer directs the person to deal with the animal in a particular manner, the person must follow the directions given
 - c. For reporting injured, sick or orphaned wildlife (other than crocodiles and cassowaries) call RSPCA Qld – 1300 264 625
7. Injured animals recovered from the Site should be released into a suitably qualified carer or veterinarian (unless another suitably qualified veterinarian or carer can be found in a more proximate location:
 - a. Aspley Veterinary Practice, 758 Zillmere Road, Aspley – (07)3263 3166; or
 - b. Zillmere Veterinary Surgery, 422 Zillmere Road, Zillmere – (07) 3865 2020.
8. Records of all relocated and/or injured fauna will be kept by the Fauna Manager to advise the Assessment Manager.

Post-clearing

1. Monitoring of the nest boxes installed in the adjoining bushland must occur as part of the ERP (separate cover), with inspections occurring at 6 months, 1 year and 2 years.
2. It is the responsibility of the Project Manager to engage a suitably qualified contractor to monitor and report on the usage and condition of each box.
3. Replacement of defective boxes or boxes inhabited by exotic species such as European bee or exotic birds must occur upon observation.

Attachment 3 – Ecological Restoration Plan (Overall Masterplan)

1.0 BACKGROUND

Economic Development Queensland (EDQ) has been facilitating ongoing development and renewal projects within the Fitzgibbon Priority Development Area (Fitzgibbon PDA) since 2008 and is in the north of the Brisbane City Council (BCC) Local Government Area (LGA) as shown in **Image 1**. The Carseldine Village (CV) forms the southern-most precinct 1 of the Fitzgibbon PDA and is wholly comprised of one property; described as 532 Beams Road, Carseldine (Lot 322 on SP172124). The CV is bound: to the north by Beams Road; to the east by the North Coast Train Line; to the south by Cabbage Tree Creek and Aspley State High School (SHS); and to the west by Dorville Road. The location of the CV is further shown in **Image 2**.

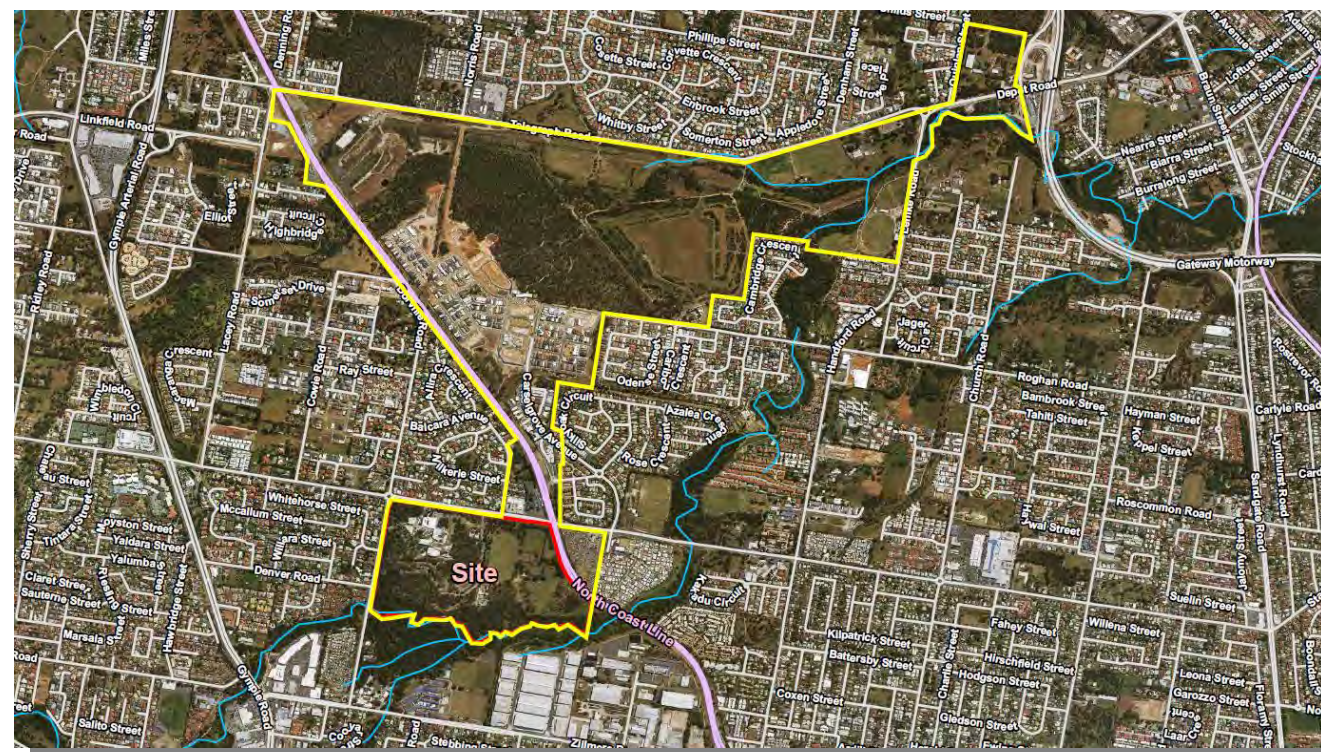
As a part of ongoing development and renewal within the Fitzgibbon PDA, EDQ have commenced the renewal of the CV. The purpose of the renewal of the CV is to promote the development of future transport orientated development in proximity to Carseldine Station and potential future busways; while also stimulating economic growth through commercial, retail, special purpose learning and research areas, enhanced employment opportunities and outdoor recreational and open space areas. As a part of the CV, large components of key bushland areas will be retained and enhanced through the delivery of the Fitzgibbon Bushland Management Plan (FBMP). The FBMP is referenced by the Fitzgibbon Development Scheme (FDS) as a relevant consideration in development assessment within the CV.

The FBMP contributes to the FDS by identifying environmental values within the CV and direction on how rehabilitation opportunities should be pursued as a result of impacts to values through compliant development applications. Section 3.11 of the FDS outlines that any impacts to 'significant vegetation' must provide rehabilitation of land within the Bushland and open space zone in accordance with the FBMP.

1.1 Purpose of this Ecological Restoration Plan

Compliance with the FDS and the FBMP requires the rehabilitation of land within the Bushland and Open Space Zone where Significant Vegetation is cleared as a result of development within the Fitzgibbon PDA. EDQ are proposing the consideration of a 'whole-of-masterplan' approach to the ecological restoration works that are expected to be required for the life of the CV project. This Ecological Restoration Plan (ERP) retrospectively summarises the impacts that have: i) already occurred as part of the approved and constructed Stage S and the Pedestrian Bridge; ii) those impacts approved for Stage 1; and iii) the remaining future impacts expected to occur for Stages 2, 3, 4 and V. This will guide the extent of ecological restoration proposed as part of this 'whole-of-masterplan' ERP. It is intended that the ecological restoration works commence as part of the Stage 1 construction and landscape works and will be maintained and monitored, at a minimum, for the required 2-year maintenance period. As such, the entirety of the ecological restoration effort will likely reach completion before the delivery of the final stages of the CV Masterplan.

Image 1- Fitzgibbon Priority Development Area



Sheet 1 | Carseldine Village Masterplan – Ecological Restoration Plan

1.2 Compliance Requirements

This ERP has been prepared as part of the overall operational works stage package associated with the Stage 1 development works of the CV Masterplan. Specifically, this ERP has been prepared to satisfy the ecological restoration components of Condition 32 (Fauna Flora Management Plan – Compliance Assessment) for the Stage 1 Development Approval (DEV2019/1074). Notwithstanding the specificity for Stage 1, this ERP also intends to guide the ecological restoration activities for all future Stages (2-V) that are to be delivered for the overall CV Masterplan (DEV2018/932). As such, care has been taken in the preparation of this ERP document to ensure that the rehabilitation requirements outlined are comprehensive to ensure a positive ecological outcome is achieved for the whole of the CV Masterplan. To ensure that ecological restoration works adequately address impacts of the approved development areas, a 10% contingency has been added to the total area of ecological restoration works.

Condition 32 – Fauna Flora Management Plan – Compliance Assessment

- (a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Fauna Flora Management Plan (FFMP) prepared by a suitably qualified ecologist, generally in accordance with the requirements set out in the approved Ecological and Bushfire Technical Note, prepared by 28 South Environmental, dated 02/08/2019; the environmental provisions of the Fitzgibbon PDA development scheme and the Fitzgibbon Bushland Management Plan.

The FFMP is to set out:

- i. The location, type and area of Significant Vegetation to be impacted by the development;
 - ii. The location of habitat trees to be impacted by the development
 - iii. The location of the proposed rehabilitation areas to be utilised to provide necessary offset obligations as defined by the FBMP;
 - iv. The species to be planted for the rehabilitation works, including species, size and location generally in accordance with the relevant Regional Ecosystems;
 - v. The timing for undertaking the rehabilitation works; and
 - vi. A maintenance period for the rehabilitation works.
- (b) Carry out the vegetation clearing and rehabilitation works specified in the FFMP endorsed under part a) of this condition.
- (c) Submit to EDQ Development Assessment, DSDMIP, written evidence prepared by a suitably qualified person, stating that the rehabilitation works have been carried out generally in accordance with the FFMP approved under part a) of this condition.

This ERP is to be read in conjunction with the Stage 1 FFMP (28 South Environment, 28 May 2020) document which satisfies Condition 32 (a) i – ii above.

Image 2- Carseldine Village



2.0 SUMMARY OF IMPACTS

The following section precedes the ecological restoration components of this ERP to provide background and justification for the proposed extent of restoration works. The FDS and FBMP have specific rehabilitation requirements for the Fitzgibbon PDA. Significant Vegetation is defined under the FDS as vegetation whether living or dead, including their root zone as¹:

- all plants within the bed and banks of Cabbage Tree Creek
- vegetation included in regional ecosystem 12.5.2 remnant and non-remnant
- vegetation included in regional ecosystem 12.5.3 remnant and non-remnant
- vegetation included in regional ecosystem 12.3.11 remnant and non-remnant
- vegetation included in regional ecosystem 12.3.6 remnant and non-remnant
- vegetation included in regional ecosystem 12.3.7 remnant and non-remnant
- all other trees with a diameter of equal to or greater than 60cm measured at 1 metre above the ground level.

An analysis of each stage of the Carseldine Village Masterplan has been undertaken and illustrated in the **Sheets 3-6**. Each Stage includes a summary table of the impacts and the corresponding rehabilitation requirements based on compensation ratios. **Table 1** below summarises the impacts to the Significant Vegetation as a result of the Masterplan as a whole.

Table 1: Rehabilitation Ratios for Carseldine Village Masterplan

Significant Vegetation	Ratio of Area to be Rehabilitated to that Lost to Development	Impact to Significant Vegetation (hectares)	Rehabilitation Area Required (hectares)
Stage 5 – Sheet 3			
Remnant RE 12.3.11 (Open Forest)	2:1	0.2679	0.5358
Non-remnant RE12.3.7 and 12.3.11	1:1	0.3873	0.3873
All Plants within the bed and banks of Cabbage Tree Creek	1:1	0.0044	0.0044
All Trees with a DBH equal to or greater than 600mm	3:1	20	60 nest boxes
Pedestrian Bridge – Sheet 4			
Remnant RE 12.3.7 (Open Forest)	2:1	0.0705	0.1410
All Trees with a DBH equal to or greater than 600mm	3:1	3	9 nest boxes
Stage 1 – Sheet 5			
Remnant RE 12.3.11 (Open Forest)	2:1	0.7126	1.4252
Remnant RE 12.3.7 (Open Forest)	2:1	0.0469	0.0938
Remnant RE 12.5.3 (Open Forest)	2:1	0.0369	0.0738
All Trees with a DBH equal to or greater than 600mm	3:1	36	108 nest boxes
Stages 2, 3, 4 & V – Sheet 6, 7 & 8			
Remnant RE 12.5.3 (Open Forest)	2:1	0.8698	1.7396
All Trees with a DBH equal to or greater than 600mm	3:1	17	51 nest boxes
	Total	2.3963 hectares	4.4 hectares and 228 nest boxes

In summary, a total of 2.3963 hectares of Significant Vegetation will be impacted, and a total of 4.4 hectares of rehabilitation is to be undertaken to compensate for the overall impact. To ensure the ecological restoration works are comprehensive and inclusive all current and future impacts, an additional 10% contingency has been allowed for in the total area for restoration to ensure any unexpected changes as a result of detailed design can be readily accounted for. ***As such there is a requirement to restore a total of 4.5 hectares.*** Further, the FBMP notes that *within Precinct 1 a minimum of 50 per cent of the offset area is to include revegetation and rehabilitation of non-remnant vegetation.* As such, there is a requirement for **2.25 hectares** of restoration works within non-remnant areas and **2.25 hectares** of restoration works within remnant areas.

3.0 ECOLOGICAL RESTORATION STRATEGIES

Sheet 9 illustrates the areas of the Bushland Open Space Precinct that are proposed for restoration under this ERP with 50% of the area encompassing remnant vegetation, and 50% of the area encompassing non-remnant vegetation. In order to appropriately inform the preparation of this ERP, 28 South Environmental have undertaken detailed in-field Site inspections to:

- Review the entire area identified for restoration on **Sheet 9**;
- Identify management areas to be subject to specific ecological restoration/ rehabilitation strategies. Management Units are based on their required treatments going forward and their existing ecological resilience;
- Identify the location of management units based on the extent and location of native remnant and non-remnant communities. A focus must aim to increase the area of native remnant communities. This will not only enhance and consolidate higher ecological and habitat values within the Bushland and Open Space Precinct, but also assist in normalising edges (reducing edge-area ratio) and sealing edges from weeds and other impacts; and
- Identify the most appropriate mix of flora species to utilise for each MU.

Management measures and strategies to be employed as part of the ecological restoration works must occur as specified by the Management Units (**MU**) illustrated on **Sheet 10**. Management measures for each MU have been derived from in-field detailed inspection and prepared in line with the SMART principals (Specific, Measurable, Achievable, Realistic & Timed). Management measures have also been prepared to ensure that temporal conditions can be reacted to and place greater accountability on the engaged contractor to utilise the most appropriate measures based on proposed goals and on-ground temporal conditions. Specifications encourage the active natural regeneration from the seed bank where possible as this is the best means of establishing native ecosystems that are genetically suited to endemic conditions.

Overall Objectives

Works should aim at encouraging natural regeneration of native flora species from the seed bank if possible. Weed removal and management will give any native seed opportunity to regenerate. Where weed removal results in bare ground or open areas with limited native vegetation; ecological restoration works should commence through mulching and planting of native endemic species derived from the pre-clearing Regional Ecosystem. Each MU's planting palette reflects the appropriate species mix and density from the corresponding pre-clear regional ecosystem landscape.

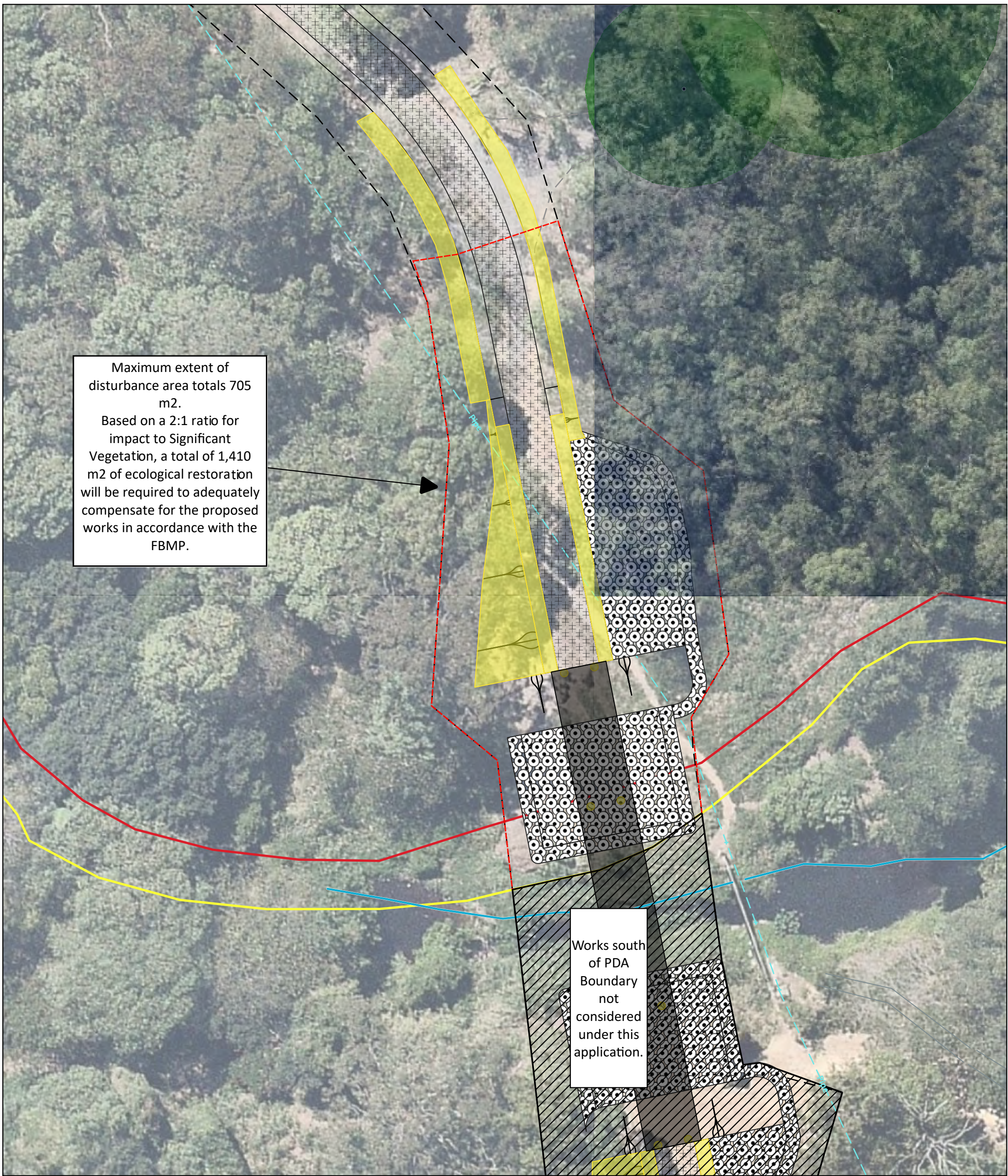
¹ This does not include pest vegetation.

Significant Vegetation	Ratio of Area to be Rehabilitated to that Lost to Development	Impact to Significant Vegetation (hectares)	Rehabilitation Area Required (hectares)
Stage S			
Remnant RE 12.3.11 (Open Forest)	2:1	0.2679	0.5358
Non-remnant RE12.3.7 and 12.3.11	1:1	0.3873	0.3873
All Plants within the bed and banks of Cabbage Tree Creek	1:1	0.0044	0.0044
All Trees with a DBH equal to or greater than 600mm	3:1	20	60



Carseldine Village - Ecological Restoration Legend

<p>Sheet 3 - Stage S Impact Plan</p> <p>28 South Project Ref: 2017-057</p> <p>Data Sources: Nearmap Aerial Imagery (Nearmap July 2019); Digital Cadastre Database (Dept. Natural Resources and Mines, 2019); Roads (DNRME, 2018).</p>	<p>28°S ENVIRONMENTAL</p>	<table border="0"> <tr> <td> Carseldine Village Site Boundary</td> <td> Proposed Stormwater Infrastructure</td> <td> 5 Open Forest - Modified Understory (RE 12.3.11)</td> </tr> <tr> <td> Stage S Boundary</td> <td> Property Boundaries</td> <td> 6 Open Forest (Non-remnant)</td> </tr> <tr> <td> Impact to Significant Vegetation</td> <td>Significant Vegetation</td> <td> 7 Open Forest - Modified Understory (RE 12.3.11)</td> </tr> <tr> <td> Habitat trees (+600mm DBH)</td> <td> 1 Open Forest (RE 12.5.2)</td> <td> 8 Riverine Open Forest (RE 12.3.7)</td> </tr> <tr> <td> Tree Removed for Stage S (20)</td> <td> 2 Open Forest (RE 12.5.3)</td> <td> 9 Open Woodland (non-remnant)</td> </tr> <tr> <td> Tree Retained for Stage S</td> <td> 3 Open Forest - Modified Understory (RE 12.5.3)</td> <td> 10 Closed Forest (Non-remnant)</td> </tr> <tr> <td> Existing Stormwater Pipe</td> <td> 4 Open Forest (RE 12.3.11)</td> <td></td> </tr> </table>	Carseldine Village Site Boundary	Proposed Stormwater Infrastructure	5 Open Forest - Modified Understory (RE 12.3.11)	Stage S Boundary	Property Boundaries	6 Open Forest (Non-remnant)	Impact to Significant Vegetation	Significant Vegetation	7 Open Forest - Modified Understory (RE 12.3.11)	Habitat trees (+600mm DBH)	1 Open Forest (RE 12.5.2)	8 Riverine Open Forest (RE 12.3.7)	Tree Removed for Stage S (20)	2 Open Forest (RE 12.5.3)	9 Open Woodland (non-remnant)	Tree Retained for Stage S	3 Open Forest - Modified Understory (RE 12.5.3)	10 Closed Forest (Non-remnant)	Existing Stormwater Pipe	4 Open Forest (RE 12.3.11)		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Issue Date</td> <td>Dwg No.</td> <td>Author</td> </tr> <tr> <td>15 May 2020</td> <td>2017-057-ERP-003</td> <td>RF</td> </tr> <tr> <td colspan="2">Approved</td> <td>Revision Note</td> </tr> <tr> <td colspan="2">MT</td> <td></td> </tr> </table> <p>(A3) GDA 94 MGA 56</p> <p>1:1500</p> <p>50 0 50 100 150 m </p>	Issue Date	Dwg No.	Author	15 May 2020	2017-057-ERP-003	RF	Approved		Revision Note	MT		
Carseldine Village Site Boundary	Proposed Stormwater Infrastructure	5 Open Forest - Modified Understory (RE 12.3.11)																																		
Stage S Boundary	Property Boundaries	6 Open Forest (Non-remnant)																																		
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Issue Date	Dwg No.	Author																																		
15 May 2020	2017-057-ERP-003	RF																																		
Approved		Revision Note																																		
MT																																				



Maximum extent of disturbance area totals 705 m².
 Based on a 2:1 ratio for impact to Significant Vegetation, a total of 1,410 m² of ecological restoration will be required to adequately compensate for the proposed works in accordance with the FBMP.

Works south of PDA Boundary not considered under this application.

Carseldine Urban Village - Pedestrian Bridge Legend

Sheet 4 - Impact for Pedestrian Bridge

28 South Project Ref: 2017-057

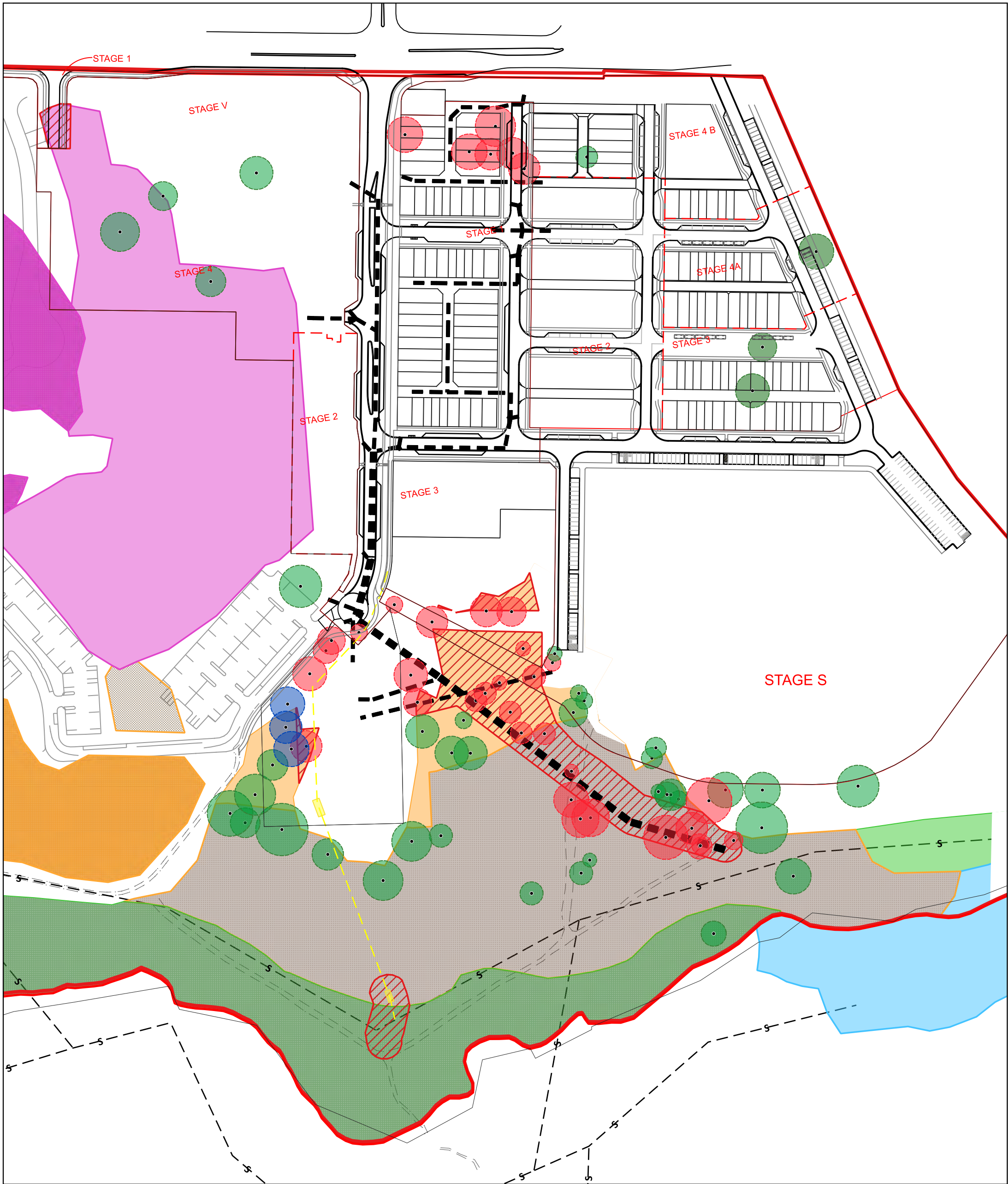
Data Sources: Nearmap Aerial Imagery (Nearmap May 2019); Digital Cadastre Database (Dept. Natural Resources and Mines, 2019); Baseline Roads (DNRME 2017); Waterways (DNRME 2018).

- Disturbance within PDA (492 m²)
- Earthworks Batters subject to Landscaping
- Significant Vegetation (VC8 - 12.3.7)
- Significant Vegetation (VC4 - 12.3.11)
- Proposed concrete path
- Rock Armouring
- Habitat Trees (Retained)
- Carseldine Urban Village Site Boundary
- Property Boundaries (Cadastre)
- Waterway Centreline
- Existing Pipe
- Existing Gravel Pathway

N

Issue Date	Dwg No.	Author
31 March 2020	2019-057-ERP-004	RF
Approved		Revision Note
MT		

(A3) GDA 94 MGA 56
1:250



Carseldine Village - Ecological Restoration Legend

Sheet 5 - Stage 1 Impact Plan

- Carseldine Village Site Boundary
- Impact to Significant Vegetation
- Entry pit (tunnel bore for Sewer)
- Proposed Sewer
- Existing Sewer
- Stormwater Pipe
- Stage Boundaries
- Tree to be retained subject to Arborist review
- Tree to be removed
- Tree to be retained

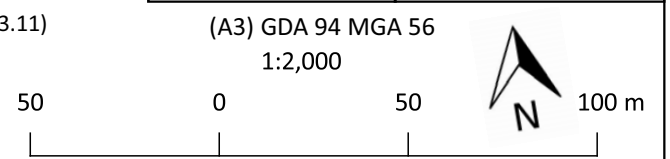
Significant Vegetation

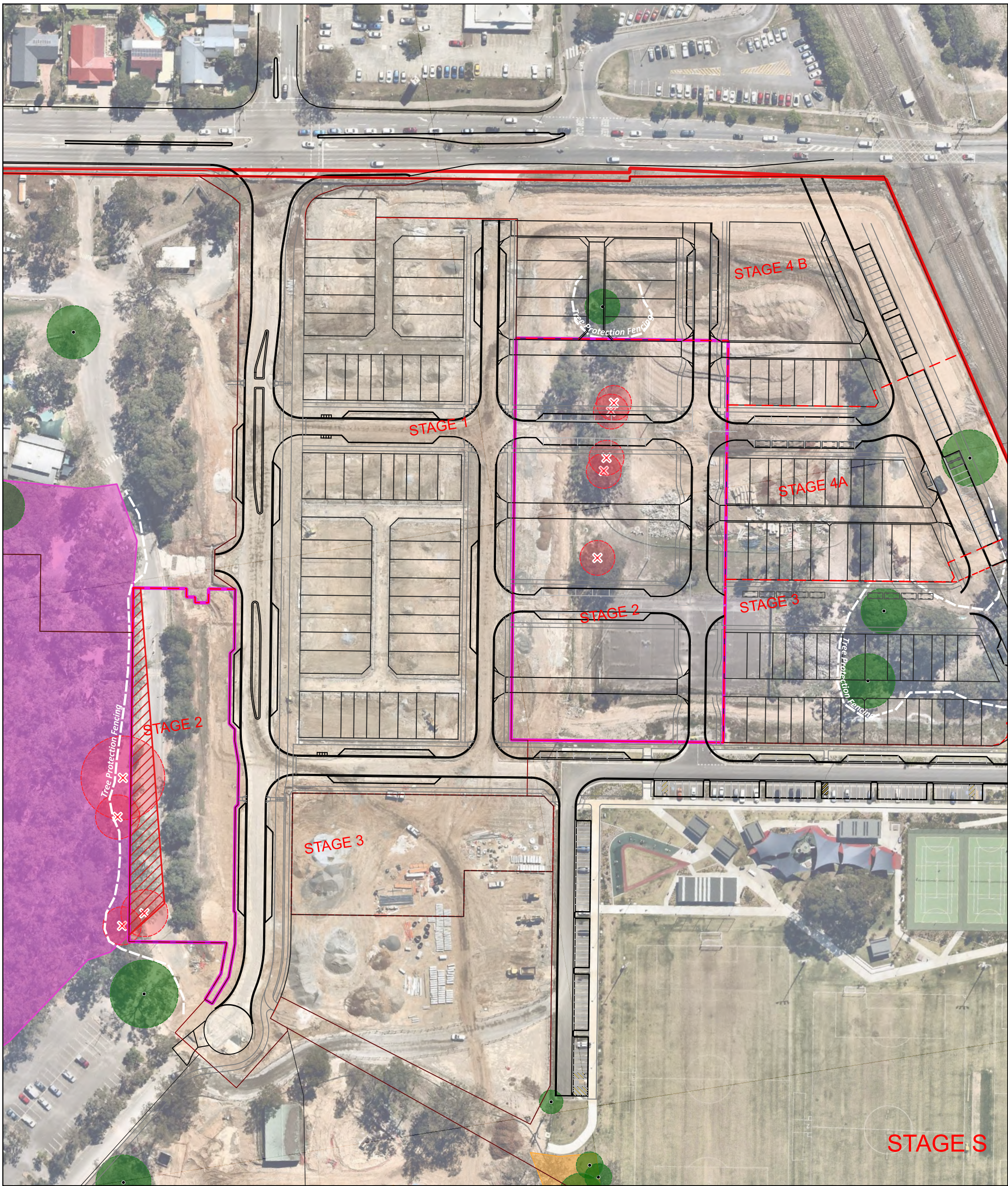
- 1 Open Forest (RE 12.5.2)
- 2 Open Forest (RE 12.5.3)
- 3 Open Forest - Modified Understory (RE 12.5.3)
- 4 Open Forest (RE 12.3.11)
- 5 Open Forest - Modified Understory (RE 12.3.11)
- 6 Open Forest (Non-remnant)
- 7 Open Forest - Modified Understory (RE 12.3.11)
- 8 Riverine Open Forest (RE 12.3.7)
- 9 Open Woodland (non-remnant)
- 10 Closed Forest (Non-remnant)

Issue Date	Dwg No.	Author
23 August 2021	2017-057-ERP-005	RF
Approved		Revision Note
MT		

28 South Project Ref: 2017-057

Data Sources: Nearmap Aerial Imagery (Nearmap March 2020); Digital Cadastre Database (Dept. Natural Resources and Mines, 2020); Baseline Roads (DNRME 2020); Waterways (DNRME 2019).





Carseldine Village - Ecological Restoration Legend

Sheet 6 - Stage 2 Impact Plan

28 South Project Ref: 2017-057

Data Sources: Nearmap Aerial Imagery (Nearmap March 2020); Digital Cadastre Database (Dept. Natural Resources and Mines, 2020); Baseline Roads (DNRME 2020); Waterways (DNRME 2019).



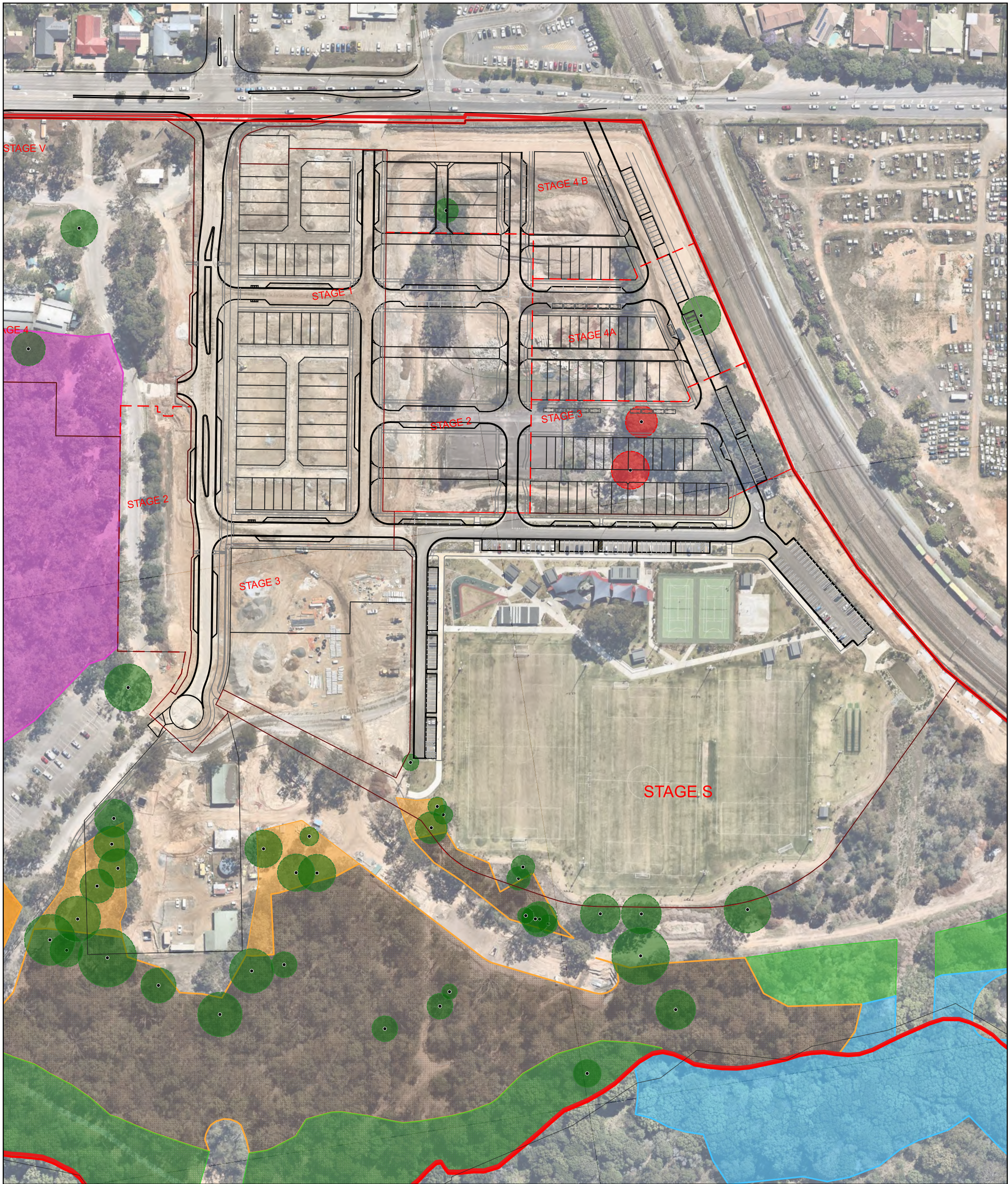
- Carseldine Village Site Boundary
- Stage 2 Boundary
- Habitat Trees (+600mm DBH)**
- To be retained as part of Stage 2
- To be removed as part of Stage 2(9)
- Stage Boundaries
- Tree Protection Fencing
- Impact to Significant Vegetation as part of Stage 2 (930.7m2)

Significant Vegetation

- 1 Open Forest (RE 12.5.2)
- 2 Open Forest (RE 12.5.3)
- 3 Open Forest - Modified Understory (RE 12.5.3)
- 4 Open Forest (RE 12.3.11)
- 5 Open Forest - Modified Understory (RE 12.3.11)
- 6 Open Forest (Non-remnant)
- 7 Open Forest - Modified Understory (RE 12.3.11)
- 8 Riverine Open Forest (RE 12.3.7)
- 9 Open Woodland (non-remnant)
- 10 Closed Forest (Non-remnant)

Issue Date	Dwg No.	Author
23 August 2021	2017-057-Stg2-FFMP	RF
Approved		Revision Note
MT		
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Carseldine Village - Ecological Restoration Legend

Sheet 7 - Stage 3 Impact Plan

- Carseldine Village Site Boundary
- Stage 3 Boundary
- Stage Boundaries
- Tree to be removed (2)
- Tree to be retained

- Significant Vegetation**
- 1 Open Forest (RE 12.5.2)
 - 2 Open Forest (RE 12.5.3)
 - 3 Open Forest - Modified Understory (RE 12.5.3)
 - 4 Open Forest (RE 12.3.11)
 - 5 Open Forest - Modified Understory (RE 12.3.11)
 - 6 Open Forest (Non-remnant)
 - 7 Open Forest - Modified Understory (RE 12.3.11)
 - 8 Riverine Open Forest (RE 12.3.7)
 - 9 Open Woodland (non-remnant)
 - 10 Closed Forest (Non-remnant)

28 South Project Ref: 2017-057

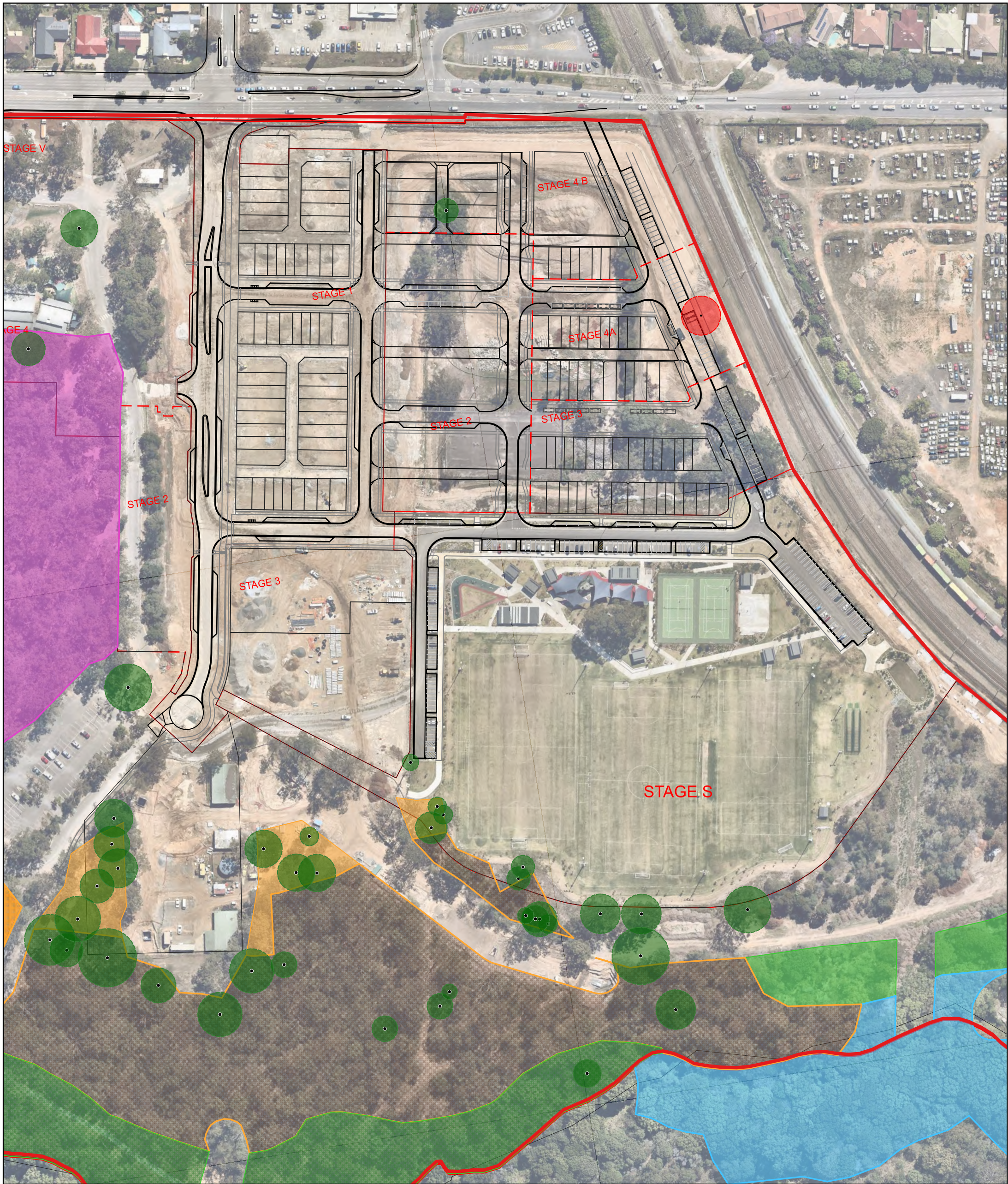
Data Sources: Nearmap Aerial Imagery (Nearmap March 2020); Digital Cadastre Database (Dept. Natural Resources and Mines, 2020); Baseline Roads (DNRME 2020); Waterways (DNRME 2019).



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23 August 2021	2017-057-3FFMP-00	RF
Approved		Revision Note
MT		

(A3) GDA 94 MGA 56
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Carældine Village - Ecological Restoration Legend

Sheet 8 - Stage 4a Impact Plan

- Carældine Village Site Boundary
- Stage Boundaries
- Tree to be removed (1)
- Tree to be retained

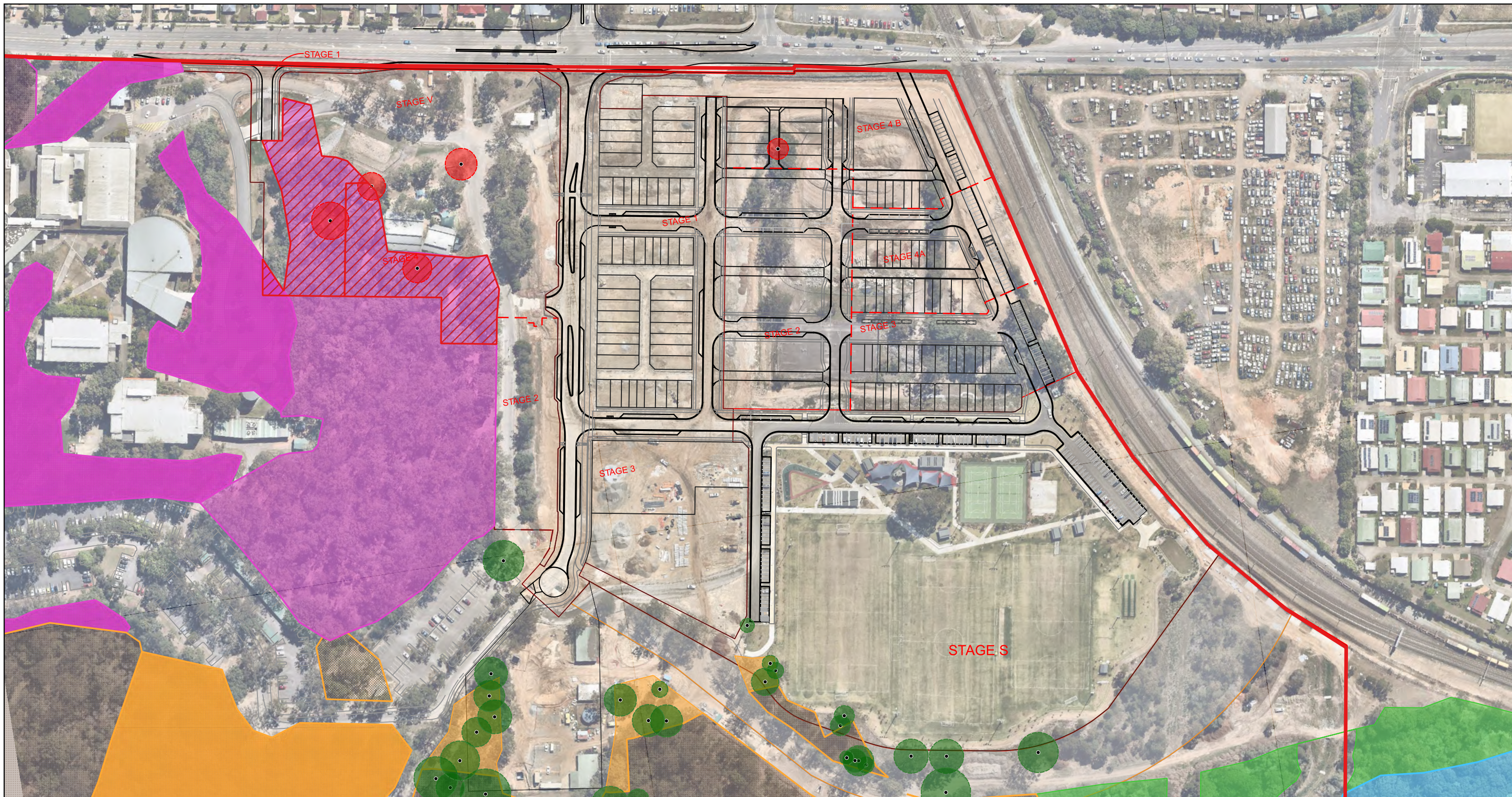
- Significant Vegetation**
- 1 Open Forest (RE 12.5.2)
 - 2 Open Forest (RE 12.5.3)
 - 3 Open Forest - Modified Understory (RE 12.5.3)
 - 4 Open Forest (RE 12.3.11)
 - 5 Open Forest - Modified Understory (RE 12.3.11)
 - 6 Open Forest (Non-remnant)
 - 7 Open Forest - Modified Understory (RE 12.3.11)
 - 8 Riverine Open Forest (RE 12.3.7)
 - 9 Open Woodland (non-remnant)
 - 10 Closed Forest (Non-remnant)

28 South Project Ref: 2017-057

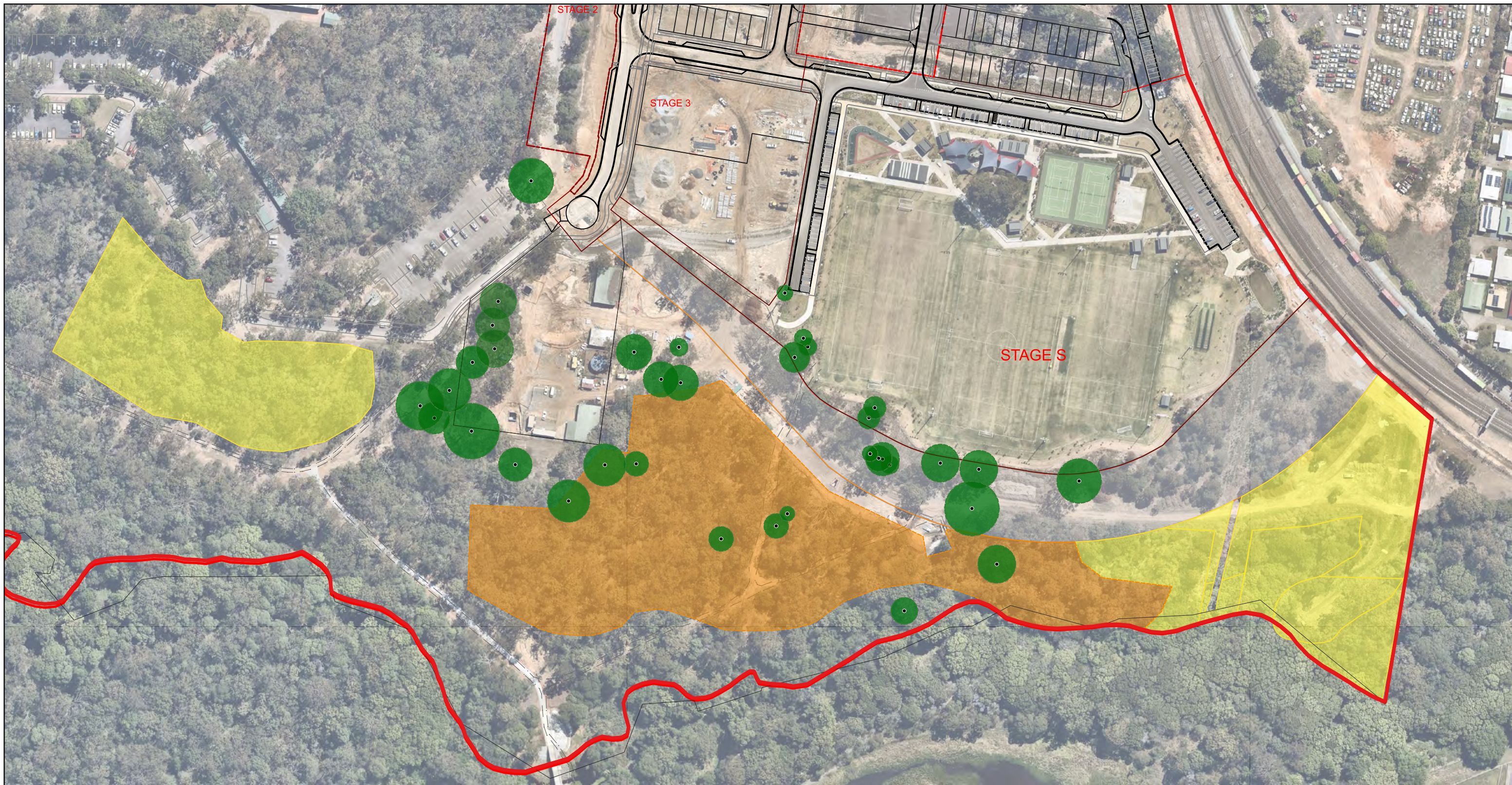
Data Sources: Nearmap Aerial Imagery (Nearmap March 2020); Digital Cadastre Database (Dept. Natural Resources and Mines, 2020); Baseline Roads (DNRME 2020); Waterways (DNRME 2019).



Issue Date	Dwg No.	Author
20 August 2021	2017-057-4a FFMP-003	RF
Approved		Revision Note
MT		
(A3) GDA 94 MGA 56 1:1,800		



Carseldine Village - Ecological Restoration		Legend		Issue Date	Dwg No.	Author
Sheet 9 - Future Stages Impact Plan		 Carseldine Village Site Boundary Stage Boundaries Tree Removed for Future Stage (5) Tree Retained Future Impact to Significant Vegetation 1 Open Forest (RE 12.5.2) 2 Open Forest (RE 12.5.3)	 3 Open Forest - Modified Understory (RE 12.5.3) 4 Open Forest (RE 12.3.11) 5 Open Forest - Modified Understory (RE 12.3.11) 6 Open Forest (Non-remnant) 7 Open Forest - Modified Understory (RE 12.3.11) 8 Riverine Open Forest (RE 12.3.7) 9 Open Woodland (non-remnant) 10 Closed Forest (Non-remnant)	23 August 2021	2017-057-ERP	RF
28 South Project Ref: 2017-057		Approved		Revision Note		
Data Sources: Nearmap Aerial Imagery (Nearmap March 2020); Digital Cadastre Database (Dept. Natural Resources and Mines, 2020); Roads (DNRME, 2020).		MT		(A3) GDA 94 MGA 56		



Carseldine Village - Ecological Restoration		Legend		Issue Date		Dwg No.		Author	
Sheet 10 - Focus Areas for Rehabilitation		 Carseldine Village Site Boundary Pedestrian Trail Stage Boundaries Future Busway Corridor Focus Area for Rehabilitation and Restoration Efforts Non-remnant areas to be subject to Rehabilitation (2.25 hectares) Remnant areas to be subject to Rehabilitation (2.25 hectares) Retained Habitat Trees		23 August 2021		2017-057-ERP		RF	
28 South Project Ref: 2017-057				Approved		Revision Note			
Data Sources: Nearmap Aerial Imagery (Nearmap March 2020); Digital Cadastre Database (Dept. Natural Resources and Mines, 2020); Roads (DNRME, 2020).				MT		(A3) GDA 94 MGA 56			
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		100 0 100		200		300 m			



Carseldine Village - Ecological Restoration		Legend														
Sheet 11 - Rehabilitation Management Units 28 South Project Ref: 2017-057	<div style="border: 2px solid red; width: 20px; height: 10px; display: inline-block;"></div> Carseldine Village Site Boundary - - - Pedestrian Trail - - - Stage Boundaries <div style="border: 1px solid gray; width: 20px; height: 10px; display: inline-block;"></div> Future Busway Corridor <div style="background-color: green; width: 20px; height: 10px; border-radius: 50%; display: inline-block; vertical-align: middle;"></div> Retained Habitat Trees	Focus Area for Rehabilitation and Restoration Efforts <div style="border: 2px dashed yellow; width: 20px; height: 10px; display: inline-block;"></div> MU 1A - Cleared Areas and Open Grass Expanses (RE12.3.7) <div style="border: 2px dashed orange; width: 20px; height: 10px; display: inline-block;"></div> MU 1B - Cleared Areas and Open Grass Expanses (RE12.3.11b) <div style="background-color: blue; width: 20px; height: 10px; display: inline-block;"></div> MU 2 - Degraded Alluvial Terrace of Cabbage Tree Creek (RE12.3.7) <div style="background-color: purple; width: 20px; height: 10px; display: inline-block;"></div> MU 3 - Regrowth (non-remnant) Open Forest (12.3.11) <div style="background-color: cyan; width: 20px; height: 10px; display: inline-block;"></div> MU 4 - Assisted Natural Regeneration (Remnant Forest) (RE12.3.11) <div style="background-color: magenta; width: 20px; height: 10px; display: inline-block;"></div> MU 5 - Waterway Rehabilitation Area (RE12.3.7)		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Issue Date</th> <th style="text-align: left;">Dwg No.</th> <th style="text-align: left;">Author</th> </tr> <tr> <td>23 August 2021</td> <td>2017-057-ERP</td> <td>RF</td> </tr> <tr> <th colspan="2" style="text-align: left;">Approved</th> <th style="text-align: left;">Revision Note</th> </tr> <tr> <td colspan="2">MT</td> <td></td> </tr> </table>	Issue Date	Dwg No.	Author	23 August 2021	2017-057-ERP	RF	Approved		Revision Note	MT		
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23 August 2021	2017-057-ERP	RF														
Approved		Revision Note														
MT																
Data Sources: Nearmap Aerial Imagery (Nearmap March 2020); Digital Cadastre Database (Dept. Natural Resources and Mines, 2020); Roads (DNRME, 2020).		<div style="display: flex; align-items: center; justify-content: space-between;"> <div style="text-align: center;"> </div> <div style="text-align: center;"> <p>(A3) GDA 94 MGA 56 1:2,000.00039</p> </div> <div style="text-align: center;"> </div> </div>														

Carseldine Village – Ecological Restoration Plan

Management Unit 2 – Degraded alluvial terrace and banks of Cabbage Tree Creek

MU 2 is located within the far south eastern extent of the CV boundary and encompasses an existing patch of highly degraded vegetation. The existing vegetation is dominated by *Cinnamomum camphora** (camphor laurel), a highly invasive woody weed species with some highly scattered juvenile native canopy trees. This MU is considered to be non-remnant vegetation for the purposes of satisfying the compensation requirements under the FBMP and is a total of 0.59 hectares

The primary objective for this MU is to undertake targeted pest plant treatment and removal within the riparian corridor associated with Cabbage Tree Creek. Specific focus is given to the mature camphor laurel dominating the canopy and sub-canopy strata. The mature camphor laurel should be stem-injected and left in-situ to avoid detrimental impacts to soil stability. Monitoring of the treated camphor laurel should be undertaken to ensure the stem-injection was successful and re-seeding will not occur. Juvenile camphor laurel should be cut, and the stump treated to ensure re-shooting does not occur. Where treatment of dense camphor laurel occurs canopy gaps are likely to transpire upon the eventual deterioration and decay of the camphor laurel. In these instances, installation of advanced *Ficus rubiginosa* (rock fig) planting is prescribed. This will encourage the replacement of potential canopy gaps and soil stability over time as the rock figs mature. *Eucalyptus tereticornis* (Queensland blue gum) should also be planted where existing canopy gaps occur.

Whilst this MU's focus is on the treatment and removal of camphor laurel, other exotic plant species are to be targeted as necessary and as prescribed in **Table 8**. Rock fig planting should be undertaken in areas where a future canopy gap may be larger than 225m² (i.e. 15m spacing). The establishment of rock figs will further provide foraging and resources for fauna species, specifically frugivores including bats and frugivorous birds. Further, the Queensland blue gums will build upon the existing winter flowering resources across the locality. Plantings should be at 40m² (6m spacing or greater and defined based on the canopy gaps created through weed tree treatments. Refer to **Table 4** for further detail regarding the prescribed planting palette for this MU. This forms compliance with Item a) iv) of Condition 32 for Stage 1.

3.1 Management Units

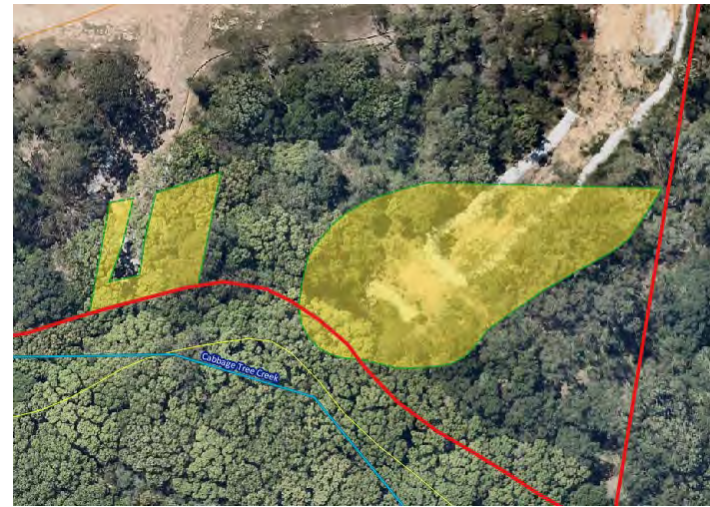
Management Unit 1 – Areas subject to recent construction works

As part of the recently constructed Stage S works and some components of Stage 1, small tracts of bushland have been cleared to construct and install stormwater management devices and associated infrastructure. These areas are located to the south of Stage S, in the far south eastern extent of the CV Site boundary. Adjoining these areas is a similar open grass expanse that has been subject to historic clearing activities. This MU is considered to be non-remnant vegetation for the purposes of satisfying the compensation requirements under the FBMP.

Inspections indicated that these areas now support a vast array of opportunistic exotic grasses or disturbed soil associated with recent tree clearing activities. This MU has been split into 3 sub-units based on each sub-unit's location, however the management for the sub-units remains the same. This MU totals 0.869 hectares and due to its degraded nature will require a considerable effort with the intent being to re-establish a fully functional open forest community through ecological restoration efforts.

MU1 Sub-unit A will utilise the planting species and densities prescribed in **Table 2** (derived from RE 12.3.7). MU1 Sub-unit B will utilise the planting species and densities prescribed in **Table 3** (derived from RE 12.3.11b). This forms compliance with Item a) iv) of Condition 32 for Stage 1.

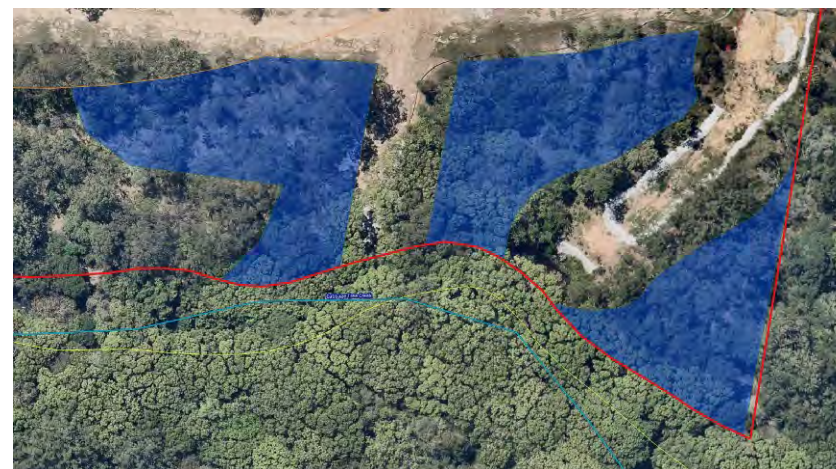
Regular maintenance of this MU should be undertaken to ensure that the pest plant species, particularly grass species, are excluded or appropriately suppressed. Where pest plant species are currently existing within this MU, mechanical and chemical treatment methods are prescribed, and it is at the discretion of the restoration contractor to use the most suitable method. All weed treatment and removal methods should be in accordance with the methods specified in the South East Queensland Ecological Restoration Framework Manual.



Inset 2 – MU1A Areas illustrating the extent of clearing works within the riparian areas of Cabbage Tree Creek (Preclear RE12.3.7)



Inset 3 – MU1B Open grassy expanses on the upper alluvial terraces (Preclear RE12.3.11b)



Inset 4 – MU2 and the degraded alluvial terrace



Inset 1 – View of MU1A - area subject to recent clearing for stormwater management for Stage S.



Inset 5 – View of MU2 and the significant areas dominated by camphor laurel

Carseldine Village – Ecological Restoration Plan

Management Unit 3 – Regrowth open forest

MU 3 is associated with a patch of regrowth open forest situated centrally within the Bushland and Open Space precinct and adjoins the ring road for the existing office facilities within the CV Site and the existing pedestrian path and cycleway. The existing vegetation community is dominated by stands of semi-mature *Acacia species* (wattles) over an exotic grassy understory. There are occasional scattered mature canopy species throughout the community, however they are not considered to meet the 50% coverage threshold for a remnant community. As such, this MU is considered to be non-remnant vegetation for the purposes of satisfying the compensation requirements under the FBMP and is a total of 1.065 hectares.

The primary objective for this MU is to retain and enhance the existing regrowth community and actively encourage the natural regeneration of native species and further ecological and habitat complexity. The main focus within this MU is to control, treat and remove the pest plant species that are occurring within the groundcover strata. Further, it will be necessary to undertake thinning of the dense stands of *Acacia*. This will encourage regeneration of other native species that are currently being suppressed by the dense *Acacia* stands.

Mechanical and chemical methods for weed removal are prescribed and it is at the discretion of the restoration contractor to use the most suitable method. The restoration contractor will undertake an initial intensive weed management program to identify the pest plants occurring at the time of the commencement of the restoration works program. All weed treatment and removal methods should be in accordance with the methods specific in the South East Queensland Ecological Restoration Framework Manual.

Where canopy gaps occur as a result of thinning activities, and/or native recruitment is limited after the initial 3 months of intensive Assisted Natural Regeneration (ANR) management works, infill planting will be undertaken. This will involve the planting of locally sourced native tube stock derived from **Table 5** which is derived from RE12.3.11. It is expected that a level of in-fill planting will be required, mainly for the ground cover strata. This forms compliance with Item a) iv) of Condition 32 for Stage 1.



Inset 6 – View of MU3 and the expanse of regrowth forest



Inset 7 – View of regrowth forest (MU3) and the dense stands of *Acacia*



Inset 8 – View of remnant open forest community (MU 4)

Management Unit 4 – Assisted Natural Regeneration of Remnant Open Forest

MU 4 is associated with the existing remnant open forest community situated to the south of Stage S and Stage 1. This MU is considered to be remnant vegetation for the purposes of satisfying the compensation requirements under the FBMP and is a total of 2.25 hectares.

MU 4 Sub-unit A is dominated by a mature canopy of *Eucalyptus racemosa* (scribbly gum), *Eucalyptus tereticornis* (Queensland blue gum), *Corymbia intermedia* (pink bloodwood) and occasional *Eucalyptus siderophloia* (northern grey ironbark). The sub-canopy and shrub strata are sparse to mid dense in areas. The shrub and groundcover support varying levels of pest plant infestations including *Lantana camara** (lantana), *Megathyrsus maximus var. maximus** (guinea grass), *Passiflora suberosa** (corky passion), *Ochna serrulate** (ochna) and *Asparagus species** (asparagus ferns).

This community has a strong natural resilience and will benefit from weed management measures. The intent for this MU is to retain and enhance the open forest communities through natural regeneration methods. The main focus within this MU is to control, treat and remove the pest plant species, most notably the exotic understory. There are numerous exotic species present that will require attention the majority of which are listed in **Table 8**.

Mechanical and chemical methods for weed removal are prescribed and it is at the discretion of the restoration contractor to use the most suitable method. The restoration contractor will undertake an initial intensive weed management program to identify the pest plants occurring at the time of the commencement of the restoration works program. All weed treatment and removal methods should be in accordance with the methods specific in the South East Queensland Ecological Restoration Framework Manual. Given the natural resilience of these communities, no planting is prescribed for this MU. This forms compliance with Item a) iv) of Condition 32 for Stage 1.



Inset 9 – View of MU4 and the extent of remnant vegetation to be subject to ANR

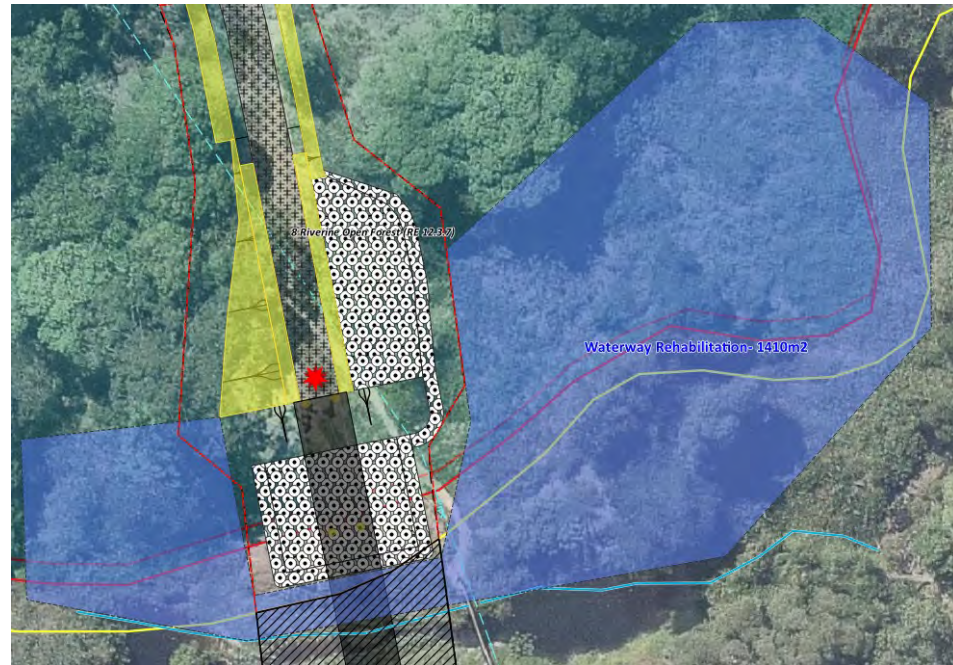
Management Unit 5 – Degraded alluvial terrace and banks of Cabbage Tree Creek

This MU encompasses the areas identified for rehabilitation works as part of the Pedestrian Bridge - Compliance Assessment and the Waterway Rehabilitation Plan (prepared by 28 South to satisfy Condition 17 of DEV2019/1070). No changes have been made to the management of this area since the submission of the separate WRP. The MU has been added to this whole-of-Masterplan ERP for a holistic approach to rehabilitation efforts across the CV.

The MU encompasses the northern banks of Cabbage Tree Creek, either side of the Pedestrian Bridge (Sheet 4) and is 0.1410 hectares. This MU occurs within a mapped remnant community but exists as a highly degraded area with significant pest plant infestations adjoining remnant vegetation to the north and west. The location of this restoration work is strategically position at the fringe areas of the existing remnant vegetation with the aim at expanding the extent of remnant vegetation, consolidating and normalising its edge and sealing it off from adjoining exotic vegetation. It will, in time improve and extent remnant native canopy and forest along Cabbage Tree Creek’s riparian corridor and assist in improving fauna movement opportunities along this corridor.

The areas proposed for ecological restoration works have been identified as being dominated by low growing weeds, namely Singapore daisy, green panic and elephant grass within an area is not considered to align with any remnant vegetation communities.

The ultimate intent of this MU is to undertake ecological restoration works and encourage native regeneration through sensitive treatment of pest plants. Further, plantings of shrub and canopy species is prescribed for this area where shrub and canopy strata gaps occur, which is the vast majority of the MU. Plantings will be established at densities specified in Table 6 below and will require regular maintenance to manage emergent pest plants. Table 6 forms compliance with part b) vi) of Condition 17 of DEV2019-1070.



Inset 10 – View of MU5 adjoining the Pedestrian Bridge

3.2 Planting Palettes

Table 2: Planting Palette for MU 1 A derived from RE 12.3.7 - Riverine Open Forest

Species	Common Name	Density %	Density to be achieved (m ²)	Tube stock (based on area of MU and density)		
Canopy						
<i>Eucalyptus tereticornis</i>	Queensland Blue Gum	30%	1 per 40m ² (6.3 m spacing)			
<i>Corymbia tessellaris</i>	Moreton Bay Ash	15%				
<i>Corymbia intermedia</i>	Pink Bloodwood	15%				
<i>Araucaria cunninghamii</i>	Hoop Pine	10%				
<i>Castanopsermum australe</i>	Moreton Bay Chestnut	10%				
<i>Flindersia Australis</i>	Crow’s ash	10%				
<i>Ficus rubiginosa</i>	Rock fig	10%				
Total					50 Canopy	
Shrub						
<i>Melaleuca bracteata</i>	Black Teatree	15%	1 per 16m ² (4m spacing)			
<i>Melaleuca viminalis</i>	Weeping Bottlebrush	15%				
<i>Lophostemon suaveolens</i>	Swamp Box	5%				
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	5%				
<i>Casuarina cunninghamiana</i>	River oak	5%				
<i>Banksia robur</i>	Swamp banksia	10%				
<i>Cupaniopsis anacardioides</i>	Tuckeroo	15%				
<i>Elaeocarpus obovatus</i>	Hard Quandong	10%				
<i>Trema tomentosa</i>	Poison peach	5%				
<i>Macaranga tanarius</i>	Macaranga	5%				
<i>Guioa semiglauca</i>	Guioa	5%				
<i>Syzygium australe</i>	Lily Pilly	5%				
<i>Ficus coronata</i>	Sandpaper Fig	5%				
<i>Glochidion ferdinandi</i>	Cheese Tree	5%				
<i>Mallotus philippensis</i>	Red Kamala	5%				
Total					126 shrubs	
Groundcovers/Vines						
<i>Lomandra hystrix</i>	Creek mat rush	15%	1 per 1m ² (1m spacing)			
<i>Lomandra longifolia</i>	Mat rush	15%				
<i>Gahnia aspera</i>	Rough Saw Sedge	10%				
<i>Oplismenus aemulus</i>	Graceful grass	10%				
<i>Themeda triandra</i>	Kangaroo grass	15%				
<i>Lepidosperma laterale</i>	Variable Sword Sedge	5%				
<i>Dianella caerulea</i>	Blue Flax Lily	5%				
<i>Commelina diffusa</i>	Native Wandering Jew	5%				
<i>Imperata cylindrica</i>	Blady grass	5%				
<i>Hardenbergia violacea</i>	False Sarsaparilla	5%				
<i>Eustrephus latifolius</i>	Wombat Berry	5%				
<i>Stephania japonica</i>	Tape vine	5%				
Total					1850 groundcovers	

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Table 3: Planting Palette for MU 1B (derived from 12.3.11b - Open Forest)

Species	Common Name	Density %	Density to be achieved (m ²)	Tube stock (based on area of MU and density)	
Canopy					
<i>Eucalyptus tereticornis</i>	Queensland blue gum	40%	1 per 36m ² (6 m spacing)	74	
<i>Eucalyptus racemosa</i>	Scribbly gum	40%		74	
<i>Corymbia intermedia</i>	Pink bloodwood	5%		10	
<i>Eucalyptus siderophloia</i>	Northern grey ironbark	5%		10	
<i>Angophora leiocarpa</i>	Smooth-barked apple	5%		10	
<i>Corymbia tessellaris</i>	Moreton bay ash	5%		10	
Total				188 canopy	
Shrub					
<i>Lophostemon suaveolens</i>	Swamp box	15%	1 per 12m ² (3.5m spacing)	85	
<i>Melaleuca quinquenervia</i>	Borad-leaved paperbark	15%		85	
<i>Allocasuarina littoralis</i>	Black she-oak	10%		56	
<i>Alphitonia excelsa</i>	Red ash	15%		85	
<i>Banksia integrifolia</i>	Coast banksia	10%		56	
<i>Glochidion sumatranum</i>	Cheese tree	5%		27	
<i>Elaeocarpus obovatus</i>	Hard quandong	5%		27	
<i>Melaleuca salicina</i>	Willow bottlebrush	5%		27	
<i>Notolaea longifolia</i>	Broad-leaved olive	5%		27	
<i>Jagera pseudorhus</i>	Foambark	5%		27	
<i>Leptospermum polygalifolium</i>	Tea tree	5%		27	
<i>Hakea florulenta</i>	Willow hakea	5%		27	
Total				556 Shrubs	
Groundcovers/Vines					
<i>Imperata cylindrica</i>	Blady grass	15%		1 per 1m ² (1m spacing)	890
<i>Themeda triandra</i>	Kangaroo grass	15%			890
<i>Heteropogon contortus</i>	Black spear grass	10%	595		
<i>Lomandra longifolia</i>	Mat rush	10%	595		
<i>Cymbopogon refractus</i>	Barbed wire grass	5%	296		
<i>Entolasia stricta</i>	Wiry panic	5%	296		
<i>Lepidosperma laterale</i>	Variable sword sedge	5%	296		
<i>Oplismenus aemulus</i>	Graceful grass	5%	296		
<i>Gahnia aspera</i>	Red Saw Sedge	5%	296		
<i>Brunnoniella australis</i>	Blue trumpet	5%	296		
<i>Dianella caerulea</i>	Blue flax lily	5%	296		
<i>Eustrephus latifolius</i>	Wombat berry	5%	296		
<i>Stephania japonica</i>	Tape vine	5%	296		
<i>Googenia rotundifolia</i>	Star goodenia	5%	296		
Total					5930 groundcovers

Carseldine Village – Ecological Restoration Plan

Table 4: Planting Palette for MU 2 (derived from 12.3.7 – Riverine Open Forest)

Species	Common Name	Density %	Density to be achieved (m ²)
Canopy			
<i>Eucalyptus tereticornis</i>	Queensland Blue Gum	30%	To be established within canopy gaps created through weed treatment greater than 40m ² (6.3m spacing)
<i>Corymbia tessellaris</i>	Moreton Bay Ash	15%	
<i>Corymbia intermedia</i>	Pink Bloodwood	15%	
<i>Araucaria cunninghamii</i>	Hoop Pine	10%	
<i>Castanopsermum australe</i>	Moreton Bay Chestnut	10%	
<i>Flindersia Australis</i>	Crow's ash	10%	
<i>Ficus rubiginosa</i>	Rock fig	A minimal of 10 advanced plantings (120 lt pots) should be established in this MU.	To be established in larger canopy gaps created through weed treatment greater than 225m ² (15m spacing).
Shrub			
<i>Melaleuca bracteata</i>	Black Teatree	15%	To be established within canopy gaps created through weed treatment greater than 16m ² (4m spacing)
<i>Melaleuca viminalis</i>	Weeping Bottlebrush	15%	
<i>Lophostemon suaveolens</i>	Swamp Box	5%	
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	5%	
<i>Casuarina cunninghamiana</i>	River oak	5%	
<i>Acacia disparrima</i>	Hickory Wattle	10%	
<i>Cupaniopsis anacardioides</i>	Tuckeroo	15%	
<i>Elaeocarpus obovatus</i>	Hard Quandong	10%	
<i>Trema tomentosa</i>	Poison peach	5%	
<i>Macaranga tanarius</i>	Macaranga	5%	
<i>Guioa semiglauca</i>	Guioa	5%	
<i>Syzygium australe</i>	Lily Pilly	5%	
<i>Ficus coronata</i>	Sandpaper Fig	5%	
<i>Glochidion ferdinandi</i>	Cheese Tree	5%	
<i>Mallotus philippensis</i>	Red Kamala	5%	
Groundcovers			
<i>Lomandra hystrix</i>	Creek mat rush	30%	1 per 2m2 (1.5m spacing)
<i>Lomandra longifolia</i>	Mat rush	30%	
<i>Gahnia aspera</i>	Rough Saw Sedge	20%	
<i>Lepidosperma laterale</i>	Variable Sword Sedge	10%	
<i>Dianella caerulea</i>	Blue Flax Lily	10%	

Table 5: Planting Palette for MU 3 (derived from 12.3.11 - Open Forest)

Species	Common Name	Density %	Density to be achieved (m ²)
Canopy			
<i>Eucalyptus tereticornis</i>	Queensland blue gum	40%	To be established within canopy gaps created through weed treatment greater than 36m ² (6m spacing)
<i>Eucalyptus racemosa</i>	Scribbly gum	40%	
<i>Corymbia intermedia</i>	Pink bloodwood	5%	
<i>Eucalyptus siderophloia</i>	Northern grey ironbark	5%	
<i>Angophora leiocarpa</i>	Smooth-barked apple	5%	
<i>Corymbia tessellaris</i>	Moreton bay ash	5%	
Shrub			
<i>Lophostemon suaveolens</i>	Swamp box	15%	To be established within canopy gaps created through weed treatment greater than 12m ² (3.5m spacing)
<i>Melaleuca quinquenervia</i>	Borad-leaved paperbark	15%	
<i>Allocasuarina littoralis</i>	Black she-oak	10%	
<i>Alphitonia excelsa</i>	Red ash	15%	
<i>Banksia integrifolia</i>	Coast banksia	10%	
<i>Glochidion sumatranum</i>	Cheese tree	5%	
<i>Elaeocarpus obovatus</i>	Hard quandong	5%	
<i>Melaleuca salicina</i>	Willow bottlebrush	5%	
<i>Notolaea longifolia</i>	Broad-leaved olive	5%	
<i>Jagera pseudorhus</i>	Foambark	5%	
<i>Leptospermum polygalifolium</i>	Tea tree	5%	
<i>Hakea florulenta</i>	Willow hakea	5%	
Groundcovers/Vines			
<i>Imperata cylindrica</i>	Blady grass	15%	1 per 1m2 (1m spacing)
<i>Themeda triandra</i>	Kangaroo grass	15%	
<i>Heteropogon contortus</i>	Black spear grass	10%	
<i>Lomandra longifolia</i>	Mat rush	10%	
<i>Cymbopogon refractus</i>	Barbed wire grass	5%	
<i>Entolasia stricta</i>	Wiry panic	5%	
<i>Lepidosperma laterale</i>	Variable sword sedge	5%	
<i>Oplismenus aemulus</i>	Graceful grass	5%	
<i>Gahnia aspera</i>	Red Saw Sedge	5%	
<i>Brunnoniella australis</i>	Blue trumpet	5%	
<i>Dianella caerulea</i>	Blue flax lily	5%	
<i>Eustrephus latifolius</i>	Wombat berry	5%	
<i>Stephania japonica</i>	Tape vine	5%	
<i>Googenia rotundifolia</i>	Star goodenia	5%	

Table 6: Planting Palette for MU 5 – Waterway Rehabilitation associated with the Pedestrian Bridge (derived from 12.3.11 - Open Forest)

Species	Common Name	Density %	Density to be achieved (m ²)
Canopy			
<i>Casuarina cunninghamiana</i>	River She-oak	40%	1/16m2
<i>Eucalyptus tereticornis</i>	Queensland Blue Gum	40%	
<i>Corymbia tessellaris</i>	Moreton Bay Ash	5%	
<i>Corymbia intermedia</i>	Pink Bloodwood	5%	
<i>Lophostemon suaveolens</i>	Swamp Box	5%	
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	5%	
Shrub			
<i>Melaleuca bracteata</i>	Black Teatree	15%	1/8m2
<i>Melaleuca viminalis</i>	Weeping Bottlebrush	15%	
<i>Acacia disparrima</i>	Hickory Wattle	10%	
<i>Cupaniopsis anacardioides</i>	Tuckeroo	15%	
<i>Elaeocarpus obovatus</i>	Hard Quandong	10%	
<i>Geijera salicifolia</i>	Scrub Wilga	5%	
<i>Macaranga tanarius</i>	Macaranga	5%	
<i>Melaleuca linariifolia</i>	Narrow-leaved Paperbark	5%	
<i>Syzygium australe</i>	Lily Pilly	5%	
<i>Ficus coronata</i>	Sandpaper Fig	5%	
<i>Glochidion ferdinandi</i>	Cheese Tree	5%	
<i>Mallotus philippensis</i>	Red Kamala	5%	
Groundcovers			
<i>Lomandra hystrix</i>	Creek Matrush	20%	1/m2
<i>Eustrephus latifolius</i>	Wombat Berry	20%	
<i>Gahnia aspera</i>	Rough Saw Sedge	20%	
<i>Juncus usitatus</i>	Common Rush	10%	
<i>Philydrum lanuginosum</i>	Woolly Frogs Mouth	10%	
<i>Lepidosperma laterale</i>	Variable Sword Sedge	5%	
<i>Dianella caerulea</i>	Blue Flax Lily	5%	
<i>Commelina diffusa</i>	Native Wandering Jew	5%	
<i>Hardenbergia violacea</i>	False Sarsaparilla	5%	

Carseldine Village – Ecological Restoration Plan

Ecological Restoration and Reconstruction Goals

The primary objectives and performance criteria for this ecological restoration plan is to:

- 228 nest boxes must be established as part of the initial works program of this ERP;
- Retain and protect all native trees;
- Retain and enhance all existing native fauna habitat;
- Remove extensive weed infestations and review regenerating species with a view to promoting native regeneration and removal of exotic regrowth;
- Plant-out areas which do not support native regeneration with native endemic tube stock to increase the extent of native vegetation cover both initially and over time;
- Expand on the existing mature habitat and remnant vegetation to reduce fragmentation within the Bushland and Open Space Precinct and the broader Cabbage Tree Creek ecological corridor;
- Ensure WoNS and weed species listed under the *Biodiversity Act 2014* are not present within ecological corridor;
- Observe evidence of significant reductions in the presence of other exotic species; Perform all weed treatment in a manner that does not promote erosion;
- Public access is encouraged and limited to the areas identified to support recreation and open space uses, including pedestrian pathways and the local parks.
- Routine monitoring the rehabilitation area must identify and rectify the following impacts:
 - Litter and/or rubbish dumping;
 - Plant theft;
 - Fauna impacts;
 - Soil compaction; and
 - Erosion.

Monitoring Program

Each MU will require a minimum of 1 monitoring point to be established as part of this ERP. In order to illustrate achieve the success criteria within **Table 7** below and compliance with part a) vi) of Condition 32 for Stage 1, it is important to monitor the restoration progress through collecting a range of data. Monitoring should be undertaken at 6, 12 and 24 month intervals and be documented. Upon the completion of the works program (2 years), the monitoring efforts are to be compiled and submitted to EDQ. It is the responsibility of the rehabilitation contractor to actively undertake monitoring and achieve the monthly records. Data that should be collected includes:

- average height of plants within the restoration area where planted (height in meters for tree, shrub and groundcover species);
- dominant species (qualitative description of the dominant species in each strata);
- assessment of the health of vegetation within the restoration area;
- percentage weed cover within the restoration area;
- percentage of planted specimens survived;
- notation of all natural death or illegal removal of any native plants; and
- abundance of natural recruitment including native and exotic species.

Photographs shall be taken in cardinal directions at each monitoring site which is to consist of a 10 m x 10 m plot. The plot should be marked with star pickets or flagging tape to allow for eat identification in the field. All works and chemicals used should be logged and documented as part of the Monitoring Program.

The restoration contractor should develop a pro-forma for the collection of relevant monitoring information during all events to ensure consistency and comparability between surveys. This also provides sufficient evidence to be submitted to EDQ for compliance with Condition 32 c).

Where actions are required to address instances of non-compliance or plant failure, corrective actions are to be implemented by the rehabilitation contractor. Refer to Corrective Actions detailed in the Landscape Specifications below.

Timeframes and Success Criteria

The governing timeframes outlined for the rehabilitation methods to be met by the Rehabilitation Contractors for the prescribed MUs have been identified in **Table 3**.

Table 7: Timeframes and Success Criteria

Phase	Action	Timeframe	Applicable MU
ESTABLISHMENT			
1	Initial inspection of the Ecological Restoration Area by the rehabilitation contractor (pre-start). Detail the extent of weeding works required, areas requiring planting and areas supporting existing native vegetation. This is to be reflected in the costing and planting levels based on the temporal period of survey.	Prior or during OPW	All MUs
2	MU area pegging established around the perimeter to flag the extent of works.	Prior or during OPW	
3	Initial Weed Treatment and Planting as per Table 2-4 and Table 6 . Active weed management following plant establishment and encouragement of native regeneration (preferably over growing seasons being spring, summer and autumn). Weed densities are not to exceed 25% coverage at the time of on-maintenance inspection unless agreed to in writing by the Assessment Manager.	On-maintenance inspection with Ecologist and Assessment Manager is to occur 3 months after primary weed control works and any necessary planting is completed. 3 months	All MUs
ON-MAINTENANCE			
	Assessments to be undertaken in line with success criteria for the abundance of weeds, and regeneration review of all rehabilitation weeding. All plantings that don't strike, are killed or damaged must be replaced during this period.	Every 3 months after on-maintenance is achieved, an inspection with the Assessment Manager is to occur.	All MUs

OFF-MAINTENANCE			
4	The following success criteria must be met to achieve off-maintenance: <ul style="list-style-type: none"> • WoNS, weed species listed under the <i>Biosecurity Act 2014</i> and weeds identified in the <i>Brisbane Invasive Species Management Plan 2013-2017</i> are not to be present in MUs; • Evidence of significant reductions in the presence of other exotic species. It is noted that the removal of all individual exotic species is likely to be unachievable and not practical. Further, the timing of this ERP may not reflect the abundance or density of weed species at the commencement of works. The engaged contractor must establish a starting density and abundance of weeds at the time of initial inspection and no more than 10% coverage is required by time of off-maintenance inspection. 	2 years	All MUs
	<ul style="list-style-type: none"> - MUs planted out according to species and densities specified in Table 2-4. - Should pest plants establish after 12months from the commencement of this ERP, the understory planting density should be increased to 2/m² (0.5m spacing); and - All plantings must have been established and likely to persist without assistance going forward. 	2 years	All MU

Success Criteria

Successful parameters for the entirety of the ecological corridor subject to this conceptual rehabilitation management plan should reflect the following:

- Average of 1 native plant per 1m² (or establishment of leaf litter/natural debris and/or foliage projection cover typical to surrounding areas of the overarching regional ecosystem 12.3.5, 12.5.3);
 - It is recommended that rehabilitation works aim to also achieve 1 koala habitat tree per 40m² and 1 native shrub per 16m²;
 - Native sedge species and other native emergent macrophytes can be counted as native plants.

Corrective actions to manage areas which have failed to meet the above success criteria are defined below.

Corrective Actions

The following corrective actions are to be implemented in instances of non-compliance with the Goals and Success Criteria:

- If retained trees show signs of ill health (i.e. dead or poor health), an arborist is to be engaged to identify the likely causes and to recommend mitigation measures to improve regeneration conditions;
- Where weed re-establishment occurs, additional treatment and removal works are to be instigated; if evidence of excessive spraying exists or if off-target damage is evident, further restoration will be required to the satisfaction of the assessment manager; and
- Where planted specimens within the establishment and monitoring period fail to strike, supplementary planting is to be undertaken.

LANDSCAPE SPECIFICATIONS

Maintenance

The minimum following maintenance measures are required to be undertaken by the rehabilitation contractor:

- Planting areas are to be regularly watered for a period of 12 weeks or as deemed necessary by the contractor to ensure establishment is successful or until sufficient rainfall is received;
- Recurrent listed WoNS or *Biosecurity Act* weeds within regeneration areas are to be removed (weed management measures are outlined within **Table 8**); and

Planting Requirements

Table 2-6 identify the appropriate species to be selected for planting as well as the density criteria to be achieved. It is noted that not all species proposed may be available at the time of works. Subsequent species listed under the Regional Ecosystem Definition Data (REDD) prepared by the Queensland Herbarium should be consulted to identify other appropriate species for planting. If all species required for planting are not available, a staged planting may be required. This must be supporting in writing from the Assessment Manager/Team.

Site Clean-up & Waste Management

Hazards and wastes are removed from the development site; this includes:

- any wastes as defined in the *Environmental Protection Act 1994*;
- machinery, fencing or equipment left over from past uses and practices; and
- items of rubbish and litter.

It is noted that site surveys did not identified any significant waste material. Contractors should be made aware of any contaminates or waste material prior to undertaking works.

Sediment and Erosion Control

The rehabilitation contractor must install silt control fencing as required on site, in addition to Engineering silt fencing or prevention measures, to prevent soil material from entering rehabilitation areas or leaving rehabilitation areas. Refer to Engineering drawings for sediment and erosion control measures for civil areas. It should be noted, that it is the responsibility of the engaged contractor to comply with the erosion and sediment control measures of the Civil areas and areas adjoining the MUs. If soil stabilisation measures are required within the MUs to assist in the avoidance, minimisation and mitigation of soil loss, they should be sympathetic to the specific situation and only utilise appropriate measures such as sediment fencing, coir logs, native mulch or hydromulch style soil binding agents with a native seed mix derived from **Table 2-6**.

The engaged rehabilitation contractor will not be responsible for Erosion and Sediment Control from areas outside of the MUs. Should sedimentation or erosion issues occur as a result of construction works, the rehabilitation contractor is to liaise with the engineering and civil contractors to rectify any works.

Specification for Topsoil Management

Topsoil management is an important component of successful rehabilitation. Much of the rehabilitation works will be working with insitu soils; however, may require treatment specific to earthwork requirements. At this point in time it is too difficult to predict the quality of topsoil medium within areas subject to rehabilitation works. No sub-soils should be exposed or utilised in the rehabilitation areas. On site topsoil should also consider the following:

- Topsoil contains important seedbank and plant regeneration material that may be used for regeneration at low cost following its removal from construction areas.

- Topsoil may be stockpiled on site and later spread in cleared, degraded or bare areas, or as determined through site assessment, to encourage regeneration of native plants.
- Topsoil from the development area, where possible, should be stripped to a depth between 100-300mm and stockpiled for use in rehabilitation areas which are not left in situ. Topsoil piles should be no greater than 2m high covered with an appropriate mesh/bonding material to avoid loss.

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. Penalties apply for non-compliance with the movement controls. If the engaged contractors are unsure of their obligations under the *Biosecurity Act 2014* they should contact the relevant Queensland State Government Department.

Contractor Requirements

All weed treatment must be safely undertaken by a suitably qualified contractor and utilise appropriate chemicals and all contractors must have Conservation and Land Management Certification 4 or equivalent experience and an ACDC licence. This RMP has been based on best practices from the SEQ Ecological Restoration Framework and significant practical experience in restoration implementation projects.

Landscape Specification Notes for Planting

1. Ensure all water crystals are thoroughly wetted before application. And fertiliser is applied at the nominated rate.
2. Compensatory Planting Treatments: remove all weeds and install planting as noted. Install a 0.5m ring of 50mm depth added site mulch (or clean native mulch locally sourced) to each tube stock plant. Provide a bamboo marker at each tube stock location that extends 300mm above the ground and has the top 100mm painted white or pink – Per **Tubestock Planting 1**.
3. It is the responsibility of the engaged contractor to determine the final location of each planting. This location should take into account the position of any existing vegetation retained within the Site and the necessary maintenance of rehabilitation areas.
4. All Management Units are revegetated using native species of local provenance where practicable. Should species be unavailable within the planting pallet tables assigned to MUs, the contractor should contact 28 South Environmental or EDQ to identify an appropriate replacement species. This should at first be sought from the REs technical descriptions.
5. Any additional native species found regenerating through the soil seed bank and the seed found in the cleared, mulched material should be retained and protected as a part of the rehabilitation maintenance.
6. No tree or shrub plantings should occur 2 metres of property boundaries and kept a safe distance away from built structures, being minimum of ten metres.
7. Rehabilitation areas must first utilise existing native mulch material already available on-site, after shredding, before using mulch from another source. Stockpiled native vegetation should be mulched on site and spread in the rehabilitation areas to the extent required by point 2 above.
8. All imported or site-based mulch is to be aged appropriately before use.
9. Mulch is to be placed in a manner that does not smother existing native grasses and groundcovers.

Services

The contractor shall make themselves aware of all underground and overhead services prior to the commencement of works. The contractor shall also be responsible for

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determining the locations of as-built and to be constructed services during the course of the works. No services have been identified on these drawings.

Controlling Domestic Pets and Wildlife

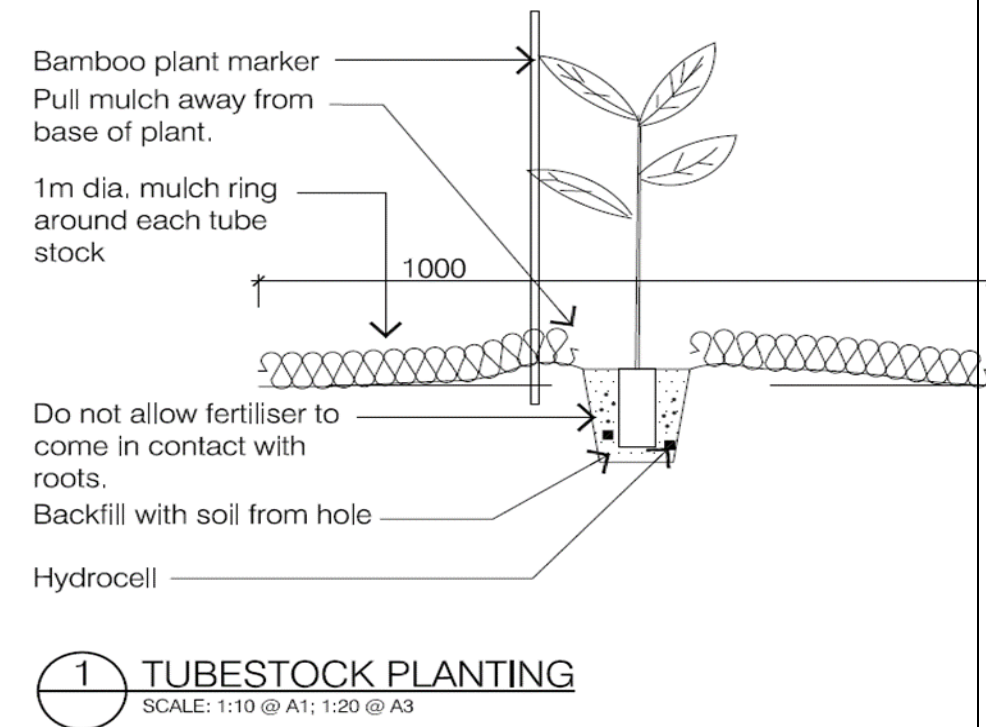
It is important to exclude domestic pets and wildlife from rehabilitation areas during the formative periods of the rehabilitation efforts. This will help avoid the loss of tube stock or regenerating vegetation from being impacted and or loss through foraging.

Rehabilitation Area Restrictions

- No parking or movement of construction machinery and vehicles;
- No placement of site offices, storage sheds, portaloos, and other permanent or temporary structures;
- No storage of topsoil, building materials, fuels and other chemicals;
- No dumping of excess materials and / or wastes;
- No washing off vehicles and construction machinery, rinsing out fuel containers, and disposal of cleaning products; and
- No general foot access of construction staff unless specifically related to Rehabilitation Activities.

Notes:

- Thoroughly water the root ball immediately after planting.
- If site mulch is used, mulch must be appropriately aged



Each specimen will be watered-in with at least 5 litres of water; fertiliser and water crystals; and surrounding with a 0.5m ring of clean native mulch to a depth of 50mm. Landscape specifications for plants are outlined below and within *Tube Stock Planting Note 1*.

Weeding and Management Specifications

Weed control methods of all identified weed species within the FBMP are included in **Table 8** and must be treated in accordance with the control methods provided in: "South East Queensland Restoration Framework (2012) – Manual – Appendix C" unless it can be demonstrated that there is an overriding need to utilise another method which deviates from the below methods (e.g. if a woody weed is specifically left in-situ but killed and planted into with native figs for soil retention and visual amenity). It is noted that not all weeds are or will be present during works; however, may occur over time. The engaged rehabilitation contractor must undertake detailed site inspections prior to works commencing to identify target weed species, their location and extent for treatment. Table 8 below specifically includes management methods relating to Singapore daisy, and in compliance with part b) iii) of Condition 17.

Table 8: Control Techniques and Herbicide Application Rates for Particular Weed Species

Common Name	Scientific Name	Application Method	Chemical	Application Rate
Trees				
Umbrella Tree	<i>Schefflera actinophylla</i>	Spot Spray	Glyphosate + Metsulfuron Methyl	Herbicides must be applied by appropriately qualified / supervised persons in accordance with the Agricultural Chemicals and Distribution Control Act 1966 at rates as identified on registered product labels, or on an Australian Pesticides and Veterinary Medicines Authority (APVMA) issued permit where applicable. Refer to the South East Queensland Ecological Restoration Framework for addition guidance.
		Cut Scrape Paint	Glyphosate	
		Stem Inject	Glyphosate	
Camphor Laurel	<i>Cinnamomum camphora</i>	Stem Inject	Glyphosate	
		Cut Scrape Paint	Glyphosate	
		Basal Bark	Fluroxypyr	
		Spot Spray	Glyphosate	
Cadaghi	<i>Corymbia torelliana</i>	Cut Scrape Paint	Glyphosate	
		Stem Inject	Glyphosate	
		Basal Bark	Fluroxypyr	
		Spot Spray	Glyphosate	
Chinese Elm	<i>Celtis sinensis</i>	Spot Spray	Glyphosate or Glyphosate + Metsulfuron Methyl	
		Cut Scrape Paint	Glyphosate	
		Stem Inject	Glyphosate	
Broad-leaved Peppertree	<i>Schinus terebinthifolius</i>	Spot Spray	Glyphosate or Glyphosate + Metsulfuron Methyl	
		Cut Scrape Paint	Glyphosate	
		Basal Bark	Fluroxypyr	
Shrubs				
Orange Blossom	<i>Murraya paniculata</i>	Spot Spray	Glyphosate	
		Cut Scrape Paint	Glyphosate	
		Stem Inject	Glyphosate	
Mickey Mouse Plant	<i>Ochna serrulata</i>	Basal Bark	Fluroxypyr	
		Spot Spray	Fluroxypyr or Glyphosate + Metsulfuron Methyl	
		Cut Scrape Paint	Glyphosate + Metsulfuron Methyl	
Lantana	<i>Lantana camara</i>	Cut, Scrape and Paint	Glyphosate	
		Spot-spray	Fluroxypyr	
		Spray (spot spray and	Glyphosate	
Groundsel	<i>Baccharis halimifolia</i>	Spot Spray, Stem Inject, Cut Scrape Paint	Glyphosate	
		Spot Spray	2,4-D	
Leucaena	<i>Leucaena leucocephala</i>	Cut Scrape Paint	Glyphosate	
		Spot Spray	Fluroxypyr	
Prickly Pear	<i>Opuntia sp.</i>	Spot Spray	Glyphosate + Metsulfuron Methyl	
Groundcovers				
Singapore Daisy	<i>Sphagneticola trilobata</i>	Spot-spray	Glyphosate + Metsulfuron Methyl	
			Metsulfuron Methyl	
Mother of Millions	<i>Bryophyllum delagoense</i>	Spot Spray	2,4-D	
			Metsulfuron Methyl	
Blue Billy Goats	<i>Ageratum houstonianum</i>	Spot Spray	Glyphosate	
			Metsulfuron Methyl	
Red Natal, South African Pigeon Grass, Guinea Grass, Elephant Grass	<i>Melinis repens, Setaria sphacelata, Megathyrsus maximus, Pennisetum</i>	Spot Spray	Glyphosate	

	<i>purpureum</i>		
Vines			
Cat's Claw Creeper	<i>Macfadyena unguis-cati</i>	Spot Spray	Glyphosate or Glyphosate + Metsulfuron Methyl
		Cut Scape Paint	Glyphosate
Climbing Asparagus, Basket Asparagus	<i>Asparagus aethiopicus, Asparagus africanus</i>	Basal Bark	Fluroxypyr
		Spot Spray	Glyphosate
Glycine, Morning Glory	<i>Neonotonia wightii, Ipomoea indica</i>	Spot Spray	Glyphosate or Glyphosate + Metsulfuron Methyl
		Cut Scrape Paint	2,4-D
Creeping Lantana	<i>Lantana montevidensis</i>	Spot-spray	Glyphosate + Metsulfuron Methyl
			Metsulfuron Methyl
			2,4-D
** Abbreviations			
Gly	Glyphosate	eg. Weedmaster Duo®, Roundup	
MM	Metsulfuron methyl	eg. Brushoff®, Brushkiller®, Associate®	
S	Surfactant	eg. L1700®, Prosil®, Pulse®	
A	Spray Adjuvant	eg. Agral®, Protec®, Codacide®	
D	Colour Marking Dye	eg Herbi (red or blue) Liquid Dye®	