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Rehabilitation Plan – Part A

65 Telford Street, Virginia

Document Control Sheet

Draft Preparation History

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Documents Referenced throughout Part A

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Bushfire Hazard Assessment and Management Plan	3119-Virginia-R-01-BMP - 13022026.pdf (BMP)	13/2/2026	NewGround
Targeted Ecological Planning Review In Relation To Proposed Development Of 65 Telford Street And 33 & 39 Ullswater Street, Virginia Qld (Lots 44, 45 & 46 On Rp26037).	3119-Virginia-R-01-TEA - 13022026.pdf (TEA)	13/2/2026	NewGround
Rehabilitation Plan	Rehabilitation Plan (RP) Telford Street Rehab Plan 14102011_final Ver 2a 25112013	25/11/2013	Ecological Landscape Management Pty Ltd (ELM)
Ecological Assessment Telford Street Virginia	Telford Rd Virginia ecol ass rpt_11102011.doc	2015	Ecological Landscape Management Pty Ltd (ELM)
BCC requirements (REF NO. A002990884) 2011	BCC Pre Lodgment meeting	2011	BCC

BCC Realignment DA A006742772	Commenced 2024		Steve Craven / – Town Planner
DA MCU A006575268	Commenced 2024		Steve Craven / – Town Planner
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Rehabilitation Plan -Part A

65 Telford Street, Virginia

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Ecological Assessment Update and Rehabilitation Plan - Part A Addendum (2026)

Site: 65 Telford Street, Virginia (Lots 44, 45 & 46 on RP26037)

1.0 Introduction, Aims, and Targets

Ecological Landscape Management Pty Ltd (ELM) developed a Rehabilitation Plan (RP) in 2013 to meet Brisbane City Council (BCC) requirements for the rehabilitation of native vegetation communities within the Waterway Corridor. This proposal provides a staged approach to Land Remediation and Vegetation Retention/ Rehabilitation Plan was response to BCC requirements (REF NO. A002990884). These requirements mandate an overall staging program based on a specific area, with signoff points, and a detailed establishment and maintenance plan addressing weed management and canopy establishment to offset habitat loss.

The staged program has been in place since 2014 and we continue to work through this program of activity.

Reference to 2011 Baseline: This active remediation framework entirely replaces the scope of the original 2011 Ecological Assessment, which was limited to a preliminary desktop and field assessment of the 5.2ha site's flora and fauna to inform development constraints, as detailed in

- **Section 1.0 INTRODUCTION** and
- **Section 1.3 Study Methodology** of the 2011 document.

1.1 Aims and Objectives

This Rehabilitation Plan- Part A Addendum provides a central document that provides:

- an understanding of the 2015 Rehabilitation plan and key concepts
- an update of progress over the last 10+ years
- a summary of additional activity required to be included due to the recently constructed
    - Targeted Ecological Planning Review in Relation to Proposed Development of 65 Telford Street and 33 & 39 Ullswater Street, Virginia Qld (Lots 44, 45 & 46 On Rp26037) (TEA); and
    - Bushfire Hazard Assessment and Management Plan (BMP).

With the addition of the TEA and BMP the existing Remedial vegetation works continue to focus on establishing an open forest canopy and minimizing the occurrence of exotic species to create a self-sustainable community. Additional requirement for plant species selection will be selected from the low combustibility list of native plants to ensure low fuel availability adjacent to the proposed development.

Reference to 2011 Baseline: The 2026 bushfire mitigation aims build significantly upon the high-level recommendations originally outlined in **Section 4.0 POTENTIAL IMPACTS & MITIGATION RECOMMENDATIONS** of the 2011 assessment, which merely recommended weed control and sympathetic planting to reduce edge effects.

Reference to 2025 BEA specifies the inclusion of grassing on the batters provide approximately 800sm of additional rehabilitation space along with the spaces that occupied the stockpiles providing a further 500sm.

The choice of native low combustion plants for future planning has also been accepted as a recommendation

1.2 Rehabilitation Targets

Auditable targets provide a framework for achievement. Table 1 dictates the eradication of state declared weeds with a target of zero woody weeds (Camphor Laurel excepted until canopy closure), no ground weed infestations greater than 2m², and no climbing weeds causing canopy die-back. It also mandates the retention of natural woody debris to conserve habitat values and the attainment of canopy closure for planted species.

Reference to 2011 Baseline: The introduction of strict <2m² weed infestation targets resolves the compliance gap left by the 2011 Assessment. In 2011, **Section 2.2.3 Weed species; presence and extent** and **Table 2.4: Weed Species of the Site** documented 54 exotic species but did not establish any measurable eradication thresholds.

Reference to 2025 BEA additional rehabilitation activity to be added to stage 4 (batters and stockpile ground level replanted) and completed within 18months after the DA approved A006575268.

1.3 Responsibilities and Timing

All rehabilitation works are under the guidance of qualified bush regenerators. Contract staff must undertake a site induction, and the Council Ecologist will be invited for inspections to ensure a level of satisfaction.

2.0 Rehabilitation Strategy and Site Conditions

2.1 Existing Site Conditions 2011

The site's riparian location confers inherent value as a wildlife corridor and water quality buffer.

Reference to 2011 Baseline: For the comprehensive historical breakdown of the site's baseline environmental conditions, refer to

- **Section 2.1.1 Extant vegetation communities** and
- **Table 2.1: Vegetation communities of the Site** of the 2011 report,

which mapped the Highly Disturbed areas, Riparian Open Forest, and Scattered mature eucalypts.

As Rehab stages complete, each move into a maintenance mode. Stages 1 and 2 have completed and are now in maintenance mode. As of January 2026, the stages are now on hold to enable the execution of the filling plan presented by DEQ Consulting Engineers Ver 3.

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Stages will recommence within 3 months of the approval of the DA A006575268 and complete within 15 months of the completed DA A006575268.

2.2 Existing Site Conditions 2025

With the completion of Stages 1 and 2 and in maintenance mode, Stage 3 and 4 to complete within 18 months of the DA A006575268 being approved. This involves the removal of the 2 remaining stockpiles to fill on Lots 44, 45 and 46 in Stage 3, which will complete within 12 months of DA A006575268 approval.

2.3 Rehabilitation Strategy Focus

Over the last 10 years, regular flooding in the alluvial plain has proven that initial establishment of native ground/lower shrub layers is unsustainable due to weed infestation. Trees planted in Years 2 and 5 were mostly consumed by weeds. Nine(9) trees remain alive from the planting during 2011-2013. Currently we have an additional 30 established trees reaching canopies over 5m. Support for these established trees continues to remain the focus in addition to the existing 82 trees identified in the tree survey.

2.4 Clean-up of Site in Preparation for Rehabilitation

A large concrete stockpile will be crushed on site and used for fill outside the waterway corridor in relation to DA A006742772 . A topsoil stockpile will be used for tree planting. All stockpiles will be removed as part of Stage 3, which is to be completed within 12 months of the approved DA A006575268 date.

3.0 Specific Queries from the BCC in Line with Works and Staging

- **Earthworks & Hydrology:** There are no earthworks or new infrastructure required in the Rehabilitation zones. A flood study informed the hydrologic design, which channels water down Telford Street toward the creek, protecting existing trees.

  A swale will be implemented to support the requested stormwater pipe council has requested reaching from lot 46 to lot 44.

- **Habitat Enhancements:** Woody debris hollows and logs stored from Stage 1 will be randomly placed within the waterway corridor for natural garden edging in Stage 4. Nestboxes will also be installed using a fauna spotter.
- **Tree Protection:** There is no tree removal or relocation in any stages of the development or rehab. During Stage 3, temporary protection fencing will be placed 1 meter outside the drip line of trees.
- **Pests/Diseases:** Vegetation remains in good health; foxes have been spotted, and exotic climbers have been removed up to the creek line.

Reference to 2011 Baseline: The preservation of specific trees, nestboxes, and woody debris directly targets the protection of fauna species documented in **Section 2.3 Fauna Values** and the critical hollow-bearing resources identified in **Section 2.4.3 Scattered mature eucalypts** of the 2011 Assessment.

4.0 Rehabilitation Plan: Zones, Methodology, and Maintenance

4.1 Rehabilitation Zones

- **Zone 1 (Existing Canopy):** Focuses on exotic vine removal.
- **Zone 2 (Bare Areas):** Bare earth/slashed grasses where the effort focuses on expanding the native canopy to manage weed re-infestations.
- **Zone 3 (Floodway):** Requires a low Manning's-U roughness coefficient to expediently deliver flood waters; therefore, dense canopy planting within the floodway is not recommended. Endemic canopy species will be planted in rows parallel to flow outside the floodway.

4.2 Rehabilitation Methodology and Planting Schedules

- **Weed Control & Site Prep:** Hand removal is preferred near waterways. Exotic grasses must be spot-sprayed 2-3 weeks prior to planting, followed by brush-cutting. Roots of woody weeds are left in situ to prevent erosion. Due to flooding, standard mulch will not be used; mown turf will suppress weeds instead.
- **Planting Specifications:** Tubestock (minimum 20cm height) will be planted with a fertilizer tablet and 5-10 litres of water. Zone 1 utilizes 4 metre centres for canopy and 2 metre for sub-canopy. Zone 2 utilizes 4 metre centres parallel to flow. Zone 3 restricts canopy planting from the central water channel and aims for 70% ground cover.

4.3 Maintenance

Maintained for 60 months or until canopy closure. Seedlings are watered weekly in the first month.

Planting periods continued to be planned in line with good weather conditions to support success.

4.4 Monitoring

Monitoring is undertaken 6-monthly for the first two years and yearly thereafter, recording percentage survivorship and GPS locations of new weed infestations.

5.0 Program Staging Approach

- **Stage 1:** Completed and progressed to 'on-maintenance' stage.
- **Stage 2:** Completed and progressed to an on-maintenance stage.
- **Stage 3:** Items removed and planting completed within 12 months of the approved DA MCU A006575268
- **Stage 4:** Business As Usual (100% on-maintenance) within 15 months of completing MCU DA A006575268.

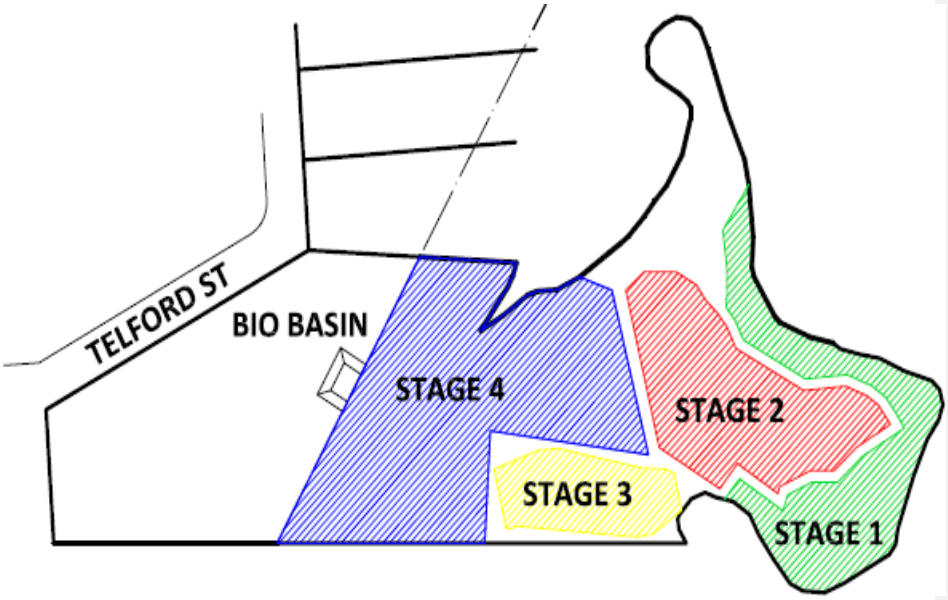

Figure 1: Program Stages and Areas on Site, outlined on satellite maps (as at 2011)



Figure 2: Satellite image of Stage 1 & 2 locations on site



Figure 3: Satellite image of Stage 3 location on site



Figure 4: Satellite image of Stage 4 location on site



Figure 5: Satellite image of Site Plan at December 2025

6.0 Appendices: 2026 Updates & Data

Appendix B: Weed Control Techniques

Detailed eradication methodologies are prescribed:

- **Hand Weeding:** Recommended for seedlings/herbs; bagged and removed.
- **Spraying:** Foliar spraying to runoff; spot spraying via backpack.
- **Stump Spray:** Basal bark spraying covering the entire circumference up to 30cm.
- **Chipping Method:** Cuts made with 5cm gaps, herbicide applied within 30 seconds.
- **Tree Spearing & Injection:** Spearing at a 30° to 40° angle (50mm apart); injection via holes drilled at 5cm spaces.
- **Scraping / Cut Stump:** Scraping 10-30cm of the stem or cutting the stem close to the ground.

Reference to 2011 Baseline: The 2011 document provided an inventory of exotic species in **Appendix E Site Flora Species List** and **Table 2.4**, but did not provide tactical eradication methodologies.

Appendix D: Tree Survey (Nov 2024 Update)

A review of the Tree Plan was conducted over 2nd and 3rd of November 2024:

- **Status Update 2024:**
  - 1 tree was lost to a lightning strike.
  - Health conditions of tracked trees are: 55 Good, 16 Moderate, 12 Poor, 1 Very Good.
  - 49 of these trees are located within the targeted fill zone for 2026.

	Tree Condition					Nov-12
	Speci	Very Good	Good	Moderate	Poor	Carried out by L Zambelli
Blue Gum	65	1	44	12	8	On 8th November 2012
Paper Bark	14	0	8	4	2	
Iron Bark	2	0	0	0	2	
	81					

Tree (52) by lo Colur					Nov-24
Location	Good	Moderate	Poor	Very go	Total	Update by E Lichtnauer
Alluvial Plan (Flat	10	2	1		13	On 2nd November 2024
Neighbour/BCC	12	6	3	1	22	
Upper Level	33	8	8		49	
Total	**55**	**16**	**12**	**1**	**84**	

Our Trees withing the targeted fill zone for 2026

Location	No	Yes	
Upper Level	32	17	49
	32	**17**	**49**

Summary of 2024 Review

We lost 1 tree (21) to lightnig strike

All trees were the same or showed an increase



Figure 6: Status update of Trees at November 2024

TREE SURVEY DATA									**Nov 2024 Tree Survey Update:** Targeted poor Trees / Damaged or changed trees / Random selection of other trees were included **Excluded from analysis:** Neighbour or BCC Trees			
Tree Number	**Old Tree Ref#**	**Location**	**Within the '26 Fill Plain**	**Species**	**Trunk Diameter (cm)**	**Nov 24 UPDATE**	**Approx. Canopy Spread Radius (m)**	**Nov 24 UPDATE**	**Habitat Value**	**Tree Condition**	**Photo Ref#**	**Notes**
46	28	Alluvial Plain	N	Blue Gum	63		7.7		nesting, roosting	Moderate	46	
47	N/A	Alluvial Plain	N	Blue Gum	29	33	3	4.4	nesting, roosting	Poor	47	
48	29	Alluvial Plain	N	Blue Gum	104		11		nesting, roosting	Good	48	2 stems off main trunk.
49	31	Alluvial Plain	N	Blue Gum	102		11.5		nesting, roosting	Good	49	3 stems off main trunk.
50	32	Alluvial Plain	N	Blue Gum	52		8.5		nesting, roosting	Good	50	
51	33	Alluvial Plain	N	Blue Gum	67	102	10.2	12	nesting, roosting	Good	51	
52	34	Alluvial Plain	N	Blue Gum	74		8.7		nesting, roosting	Good	52	
53	N/A	Alluvial Plain	N	Blue Gum	31		4		nesting, roosting	Good	53	
54	27	Alluvial Plain	N	Blue Gum	31		5		nesting, roosting	Good	54	Right hand side.
55	25	Alluvial Plain	N	Blue Gum	27		4		nesting, roosting	Good	55	Middle.
56	26	Alluvial Plain	N	Blue Gum	31		5		nesting, roosting	Good	56	Left hand side.
57	24		N	Blue Gum	43	71	4.5	4.8	nesting, roosting	Good	57	
58	18		Y	Paper Bark	60		7.4		nesting, roosting	Good	58	
59	19		Y	Blue Gum	74		9.3		nesting, roosting	Good	59	
60	29		Y	Blue Gum	98		10.5		nesting, roosting	Moderate	60	
61	N/A		N	Blue Gum	52	97	8	8.9	nesting, roosting	Moderate	61	
62	22		N	Blue Gum	58	79	7	7.5	nesting, roosting	Poor	62	
63	9	Neighbour/BCC		Blue Gum	50				nesting, roosting	Good	63	
64	10	Neighbour/BCC		Blue Gum	86				nesting, roosting	Good	64	
65	11	Neighbour/BCC		Blue Gum	78		11.5		nesting, roosting	Good	65	
66	12	Neighbour/BCC		Blue Gum	45		7		nesting, roosting	Good	66	
67	16	Neighbour/BCC		Blue Gum	72				nesting, roosting	Good	67	
68	17	Neighbour/BCC		Paper Bark	44				nesting, roosting	Moderate	68	
69	15	Neighbour/BCC		Blue Gum	39				nesting, roosting	Moderate	69	
70	13	Neighbour/BCC		Blue Gum	58				nesting, roosting	Good	70	
71	14	Neighbour/BCC		Blue Gum	52				nesting, roosting	Good	71	2 stems off main trunk.
72	N/A		N	Blue Gum	48	72	6.3m	7	nesting, roosting	Good	72	
73	16		N	Blue Gum	38		9m		nesting, roosting	Good	73	
74	14		N	Blue Gum	43	60	9m	9.8	nesting, roosting	Good	74	2 stems of main trunk
75	15		N	Blue Gum	57,29		9m		nesting, roosting	Good	75	2 stems off main trunk.
76	F1 (Y)		Y	Blue Gum	142	188	11.5m	12	nesting, roosting	Good	76	7 stems off main trunk.
77	Y		Y	Blue Gum	57	118	7.5m	9.6	nesting, roosting	Good	77	3 stems off main trunk.
78	Z		Y	Blue Gum	98	98	9.9m	12	nesting, roosting	Good	78	3 stems off main trunk.
79	10, 104		Y	Paper Bark	50,57	70,69	6.1m	6.2	nesting, roosting	Good	79	2 stems off main trunk.
80	11		Y	Blue Gum	49		5.5m			Good	80	
81	X		N	Blue Gum	72	77	7.3m	7.7		Poor	81	
W	W		N	Blue Gum	40		5m			Good		
V	V		N	Fig	80	137	7.2m	9.8		Good		3 distinct sections
U	U		N	Mango	30	52	4m	10.1		Good		

Figure 7: Dimension update on the Trees 12 years on

Reference to 2011 Baseline: The original locations of these mature eucalypts were established in

- **Section 2.2.4 Significant trees within the development footprint;** and
- **Figure 2.8: Large Native Trees**.

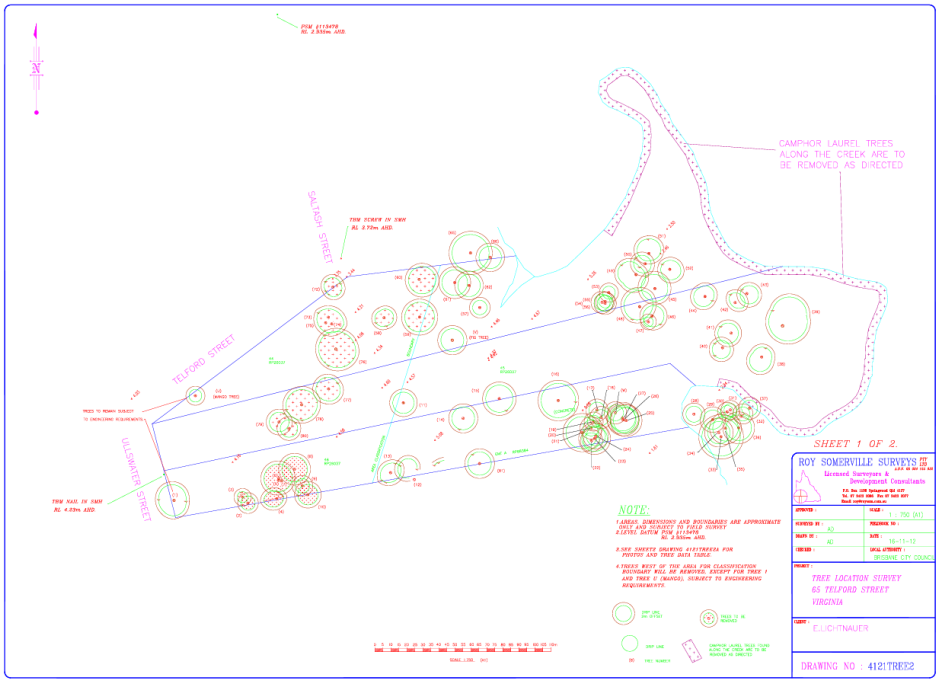

Figure 8: Tree Location Survey

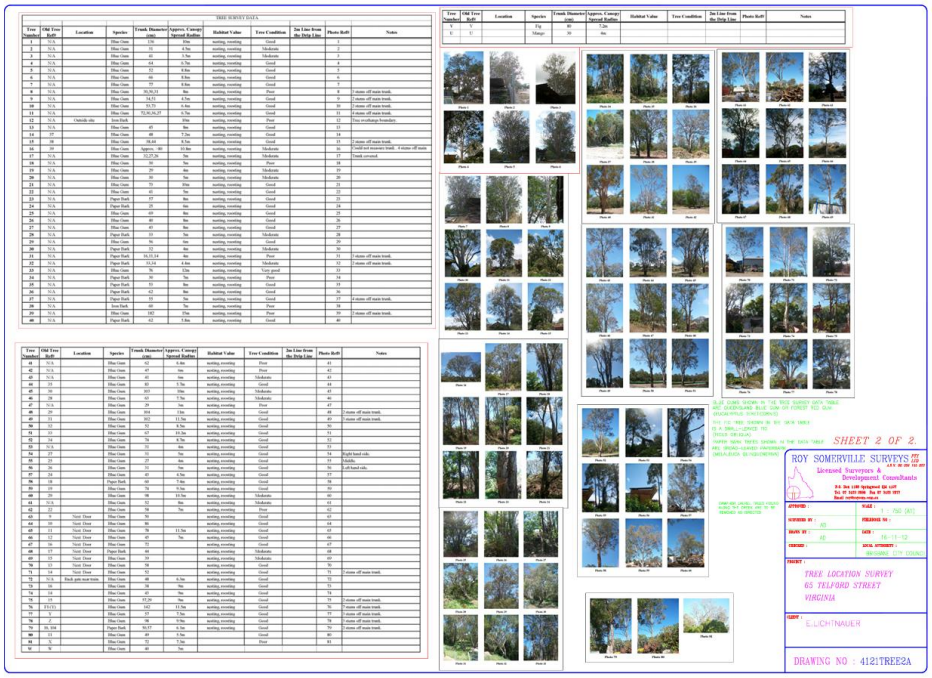

Figure 9: Detail of the Trees surveyed

Appendix E: Planting Specification Log

- This new tracking matrix mandates the recording of GPS Location, Planting Date, and 3-month/6-month reviews. It also includes a dedicated weed reoccurrence log.

Reference to 2011 Baseline: Addresses **Section 4.1 Environmental Impact Assessment Planning Scheme Policy**, which required the implementation of post-development management procedures.

Appendix F: Photos of Various Areas Targeted for Stage 3 and 4

- Batters either side of the dirt track, approximately 500sm in total, will be replanted in Stage 3 and 6.



Figure 10: Batters either side of the dirt track.

- The concrete stockpile is to be removed during Stage 3 of the Rehabilitation Plan.



Figure 11: The concrete stockpile from angle #1.

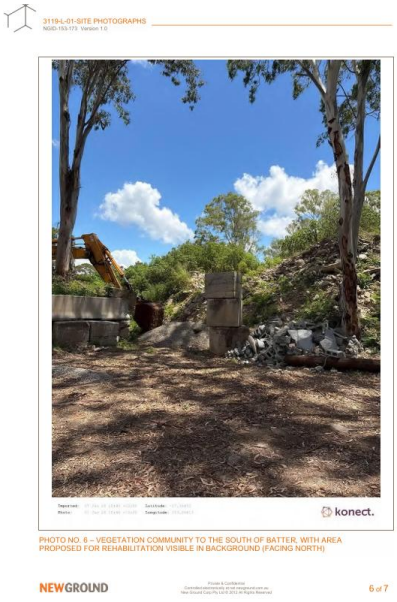

Figure 12: The concrete stockpile from angle #2.

Appendix G: Vegetation Management Plan

Specific compliance and performance indicators for site operations include:

- **Penalties & Root Care**: Damaged trees must be replaced at a ratio of 5:1. Roots >10cm diameter must be cleanly cut and treated by an arborist.
- **Success Criteria**: Mandates an 85% survival rate of planted canopy tube stock. Growth must exceed 0.5m by the end of year one and 4m by year five. Additionally, 95% of invasive weeds must be removed.

Reference to 2011 Baseline: Builds upon the statutory obligations identified in **Section 4.1 Ecological Legislation and Planning Ordinance Requirements** of the 2011 baseline, transforming them into quantifiable site requirements.