



**S5 ENVIRONMENTAL**  
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Issue	Description	Date	Client	Project Name	Project No.
B	IR Response	17/04/2026	Alexandra Porter C/- Urban Strategies	104 Idonia Street, Bridgeman Downs	S525099
Drawing Name	<b>CONCEPT REHABILITATION MANAGEMENT PLAN</b>				<b>CRMP001</b>

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 A006894653

## Background Information

**Address:** 104 Idonia Street, Bridgeman Downs (Lot 21 on RP93688).

S5 Environmental have prepared this Concept Rehabilitation Management Plan (CRMP) for the Alexandra Porter C/- Urban Strategies, has been provided in response to a Brisbane City Council (BCC) Information Request (ref: A006894653, dated: 28/11/2025) for a Reconfiguration of Lot (1 into 2 residential lots) for the site at 104 Idonia Street, Bridgeman Downs.

### Associated Reports:

This CRMP should be read in conjunction with the following technical reports and agreements:

- S5 Environmental - Bushfire Hazard Assessment and Management Plan (**S525099\_BHAMP\_v1.0**);
- S5 Environmental - Detailed Ecological Assessment (**S525099\_DEA\_v2.0**); and
- Lawson Surveys – Detailed Survey Plan (**Issue: E; Date: 14/04/2026; Ref: 21772**).

### Site Description

The site is located within the Brisbane City Council (BCC) Local Government Area and zoned as Environmental Management (EM) under the BCC's *City Plan 2014*. The subject site is located within the suburb of Bridgeman Downs. BCC zoning in the locality predominantly includes OS and OS2 Open Space, EM Environmental Management and Low Density Residential.

The proposed subdivision is restricted to the north-western corner of the site, with an Environmental Protection Zone (EPZ) to be rehabilitated along the south-western extent of the site as per this CRMP.

The western extent of the subject site adjoins Idonia Street, while the eastern portion backs on to Cabbage Tree Creek, a significant BCC waterway that forms the property boundary. An empty drainage line extends across the site (south to north) connecting a dam, located within the neighbouring lot to the south, to Cabbage Tree Creek, located along the north-eastern boundary of the site. Still water was present within Cabbage Tree Creek during the site inspection however no water was observed within the drainage line and ground-cover consisted predominantly of exotic dyschoriste (*Dyschoriste depressa*) and blue billy goat weed (*Ageratum houstonianum*). The balance of the eastern extent consisted of scattered mature *Eucalyptus spp.* with a managed understorey.

The south-western extent of the site primarily consisted of mowed turf containing three native trees, a spotted gum (*Corymbia citriodora subsp. variegata*) and two broad-leaved paperbarks (*Melaleuca quinquenervia*), while the western boundary was lined with exotic mock orange (*Murraya paniculata*). The establishment of the EPZ will enhance a strategic east-west ecological corridor, identified by BCC, which will become more effective for fauna to connect to the Cabbage Tree Creek north-south ecological corridor.

Refer to the Detailed Ecological Assessment (**S525099\_DEA\_v2.0**) and Vegetation Retention Plan (**S525099\_VRP\_001-003(B)**) for further information regarding the ecological state of the subject site, as well as the proposed development plans. Tree Protection Zones (TPZ) are additionally illustrated within the VRP in accordance with AS4970.

### Overview of Current Vegetation

Much of the vegetation on site is managed by the current occupants, with the understorey being a grassy extent that is mown and maintained predominantly surrounding the existing dwelling. Planted mock orange (*Murraya paniculata*) fringes the western boundary and north-western corner of site where a few QLD blue gums (*Eucalyptus tereticornis*) are present.

The eastern extent of site contains a number of native canopy/sub-canopy species including *Eucalyptus spp.*, *Melaleuca spp.* and *Glochidium sp.*. The understorey is maintained and primarily consists of dyschoriste. Vegetation along the creek

bank within the subcanopy/ shrub layers consists of a number of non-native Chinese elm (*Celtis sinensis*) and camphor laurel (*Cinnamomum camphora*).

Refer to the Detailed Ecological Assessment (**S525099\_DEA\_v2.0**) for further details regarding the vegetation within the subject site.

### Rehabilitation Objectives

The rehabilitation aims to remove the majority of non-native vegetation, predominantly shrub and ground level strata, as no invasive canopy species were noted through the EPZ, and to revegetate the Rehabilitation Management Unit (RMU)/EPZ with native flora. This will be achieved through:

- Revegetating the RMU with a variety of native species that are locally appropriate, as per the State mapped RE 12.5.3 (planting palette on page **CRMP004**); and
- Habitat creation, by strengthening native vegetation to enhance the east-west ecological corridor.

### Rehabilitation Strategy

#### Rehabilitation Management Unit – 810 m<sup>2</sup>

The aim of the RMU is to remove exotic planted species garden beds, including mock orange, and maintained turf, prior to infill planting with native woodland species. Planting of all strata layers in to occur within the RMU. A Planting Palette has been provided in **Table 1** on page **004** of this CRMP, with species in line with the RE 12.5.3, mapped as occurring within this area (refer to **S525099\_DEA\_v2.0**).

### Revegetation Specifications

#### Contractor


The contractor appointed for rehabilitation works must be experienced in bush regeneration techniques and retention of naturally regenerating vegetation. Any herbicide application is to be completed by a licenced ACDC contractor.

#### Site Preparation and Weeding

All rubbish, paths and existing structure are to be removed from the rehabilitation areas.

The following steps are recommended for weed treatment:

1. Identify existing State and Council restricted invasive pest plant species occurring within the Rehabilitation Area;
2. Physical weed removal, followed by stem inject, cut and paint, or foliar spray all remaining weedy vegetation in accordance;
3. Manual removal should only be used on species resistant to herbicide treatment, as applicable. Herbicides are to be registered for use within proximity to a waterway/aquatic area and must be used in accordance with the registered label, relevant legislation or applicable APVMA approved off-label permit;
4. Initial weeding will take into account all weeds identified within the rehabilitation area, with a primary treatment followed by a secondary treatment to account for regrowth and resprouting; and
5. All understorey and ground-layer weed species are to be treated concurrently, unless there is a high risk of erosion, in which case, a staged approach to reduce soil exposure should be employed i.e. mosaic spraying or spraying of rings for tube stock.

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### Maintenance Access

A maintenance trail is not required as access into the RMU will be possible along the northern extent of the RMU's boundary. If fencing is required along the northern and southern boundaries of the RMU, a self-closing gate as per the specifications for the Brisbane Standard Drawing (BSD) – 7004 is to be installed within the proposed pet exclusion fencing located along the northern extent of the RMU (refer to **CRMP001** for indicative location).

### Mulching

Aged forest mulch (free of deleterious/extraneous material) is to be installed across the entirety of the RMU, to an initial depth of 100mm to 150mm. Mulch from non-native species must be removed from the site and is not to be used within Rehabilitation area. A 100mm gap must be left so that the mulch is not touching the trunk. Mulch must be placed so that any native vegetation remains uncovered and so that it does not touch plant stems (existing or planted). **Planting**

1. Tube stock sized plants should be used and should be at least 20 cm in height (dependent on the species and availability), displaying healthy signs of growth. They should be adequately 'sun hardened', free from damage, pests and disease and be of local provenance;
2. All plants should be watered in pots before planting;
3. Plant species are to be selected in accordance with the planting palettes provided and placed as site conditions allow. Set out of plants and species is to be in accordance with the planting areas and densities as shown in this Rehabilitation Plan;
4. Plant placement of each species is to be generally randomised in keeping with a natural ecosystem and distributed to achieve the set densities prescribed; and
5. Tree guards are to be installed where predation is evident during the establishment and maintenance period.

### Pet Exclusion Fencing

1. If required, Pet exclusion in accordance with BSD 7004 fencing is to be erected along the northern boundary of the RMU (refer to page **CRMP001** for fence location);
2. Pet exclusion fencing must be at least 1.5m high, and must be continuous with no gaps greater than 50 mm;
3. Metal sheeting and corrugated iron fencing must be capped;
4. Pet exclusion fencing must include a self-closing access gate to allow future access for maintenance. An indicative location has been shown on Page **CRMP001**.

### Habitat Creation

1. If recoverable log sections with hollows from trees approved to be cleared are identified, they are to be relocated to within the RMU and integrated to provide habitat for resident fauna; and
2. Log sections should be limited, as not to reduce allowable densities for native revegetation, and attempt should be made to equally and 'randomly' distributed the logs throughout the RMU.

### Fertilising

1. An organic fertiliser suitable for use on Australian native vegetation, in pellet form, will be applied at time of planting. The fertiliser will be placed adjacent and not in contact with the root ball at 2 – 4 cm below the soil surface and under the jute matting.

### Watering

1. Plants should be watered before planting;
2. All plants are then to be watered in at time of planting (approximately 5 – 10 L per plant);
3. Watering requirements will be influenced by site and climatic conditions and should be carried out as often as required to ensure establishment and active growth. Under extremely dry conditions, follow-up watering can be generally carried out as follows:
  - Three times a week for the first month after planting;
  - Twice a week or as needed 4-8 weeks after planting; and
  - As required according to climatic conditions thereafter for the duration of the maintenance period;
4. Watering schedule may vary according to rainfall. If soil is moist, watering will not be necessary.

### Maintenance and Monitoring

1. A 24-month maintenance period will commence from the date of practical implementation of all works;
2. The rehabilitation area will be periodically assessed to replace dead plants and control weeds. Assessments will be undertaken as per the Monitoring and Maintenance Schedule. Weed removal, monitoring and maintenance will be ongoing as required;
3. Dead plants shall be replaced with suitable replacement species;
4. Weak or leaning plants should be staked, the stakes are to be removed once the plants become strong and established; and
5. By the end of the maintenance period, rehabilitation is to have achieved the prescribed species densities, with a minimum 90% mortality of weed species.

Note: - Monitoring and maintenance frequency will be increased on a reactive basis (where necessary) to ensure that rehabilitation works achieve compliance with the 'Rehabilitation Targets' (below) throughout the duration of the 24-month maintenance period.

### Rehabilitation Targets

1. Any rubbish/debris is to be removed before rehabilitation commences;
2. A survival rate of 90% of native vegetation planting at end of maintenance period must be achieved; and
3. A removal rate of 90% of weed species cover/abundance at the end of the maintenance period must be achieved.



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## Planting Palette

Table 2: RMU (RE 12.5.3)

Scientific Name	Common Name	Coverage*	Plant Density Targets
<b>Canopy</b>			
<i>Eucalyptus racemosa</i> subsp. <i>racemosa</i>	Scribbly gum	Dominant	1 plant per 10 m <sup>2</sup>
<i>Eucalyptus siderophloia</i>	Grey ironbark	Associated	
<i>Corymbia intermedia</i>	Pink bloodwood	Co-Dominant	
<i>Lophostemon confertus</i>	Brush box	Co-Dominant	
<i>Angophora leiocarpa</i>	Smooth-barked apple	Co-Dominant	
<i>Lophostemon suaveolens</i>	Swamp box	Associated	
<i>Eucalyptus microcorys</i>	Tallowwood	Co-Dominant	
<b>Shrubs/Midstorey</b>			
<i>Acacia disparima</i>	Hickory Wattle	Associated	1 plant per 3 m <sup>2</sup>
<i>Acacia leiocalyx</i>	Black Wattle	Dominant	
<i>Alphitonia excelsa</i>	Soap Tree	Associated	
<i>Lophostemon suaveolens</i>	Swamp Box	Co-Dominant	
<i>Lophostemon confertus</i>	Brush box	Dominant	
<i>Acacia concurrens</i>	Currah	Associated	
<i>Allocasuarina littoralis</i>	Black She-Oak	Dominant	
<i>Leptospermum trinervium</i>	Flaky-barked tea-tree	Associated	
<i>Banksia aemula</i>	Wallum banksia	Associated	
<b>Groundcover</b>			
<i>Panicum effusum</i>	Hairy panic	1 plant per 1 m <sup>2</sup>	
<i>Imperata cylindrica</i>	Blady Grass		
<i>Pteridium esculentum</i>	Bracken Fern		
<i>Entolasia stricta</i>	Wiry panic		
<i>Themeda triandra</i>	Kangaroo Grass		
<i>Eragrostis spartinooides</i>	Lovegrass		
<i>Lomandra longifolia</i>	Lomandra		
<i>Lobelia purpurascens</i>	White root		
<i>Gahnia aspera</i>	Rough Saw-Sedge		

\* Approximate Planting Coverage Ratios – Dominant:Co-Dominant:Associated 60:30:10.

### Notes:

- Canopy trees are not to be planted under existing canopy. No planting is to occur within 3 m of the property boundary or within 6m of any dwelling.
- Tube stock subject to commercial availability, noting any species substitutions to be approved by Council in writing.
- The target density required following planting includes existing vegetation

## Declared Plant, Weed and Waste Management Actions

### Objectives

Prevent any weed presence from negatively impacting plant growth or survival by undertaking weeding for 24 months, with aims to remove at least 90% of exotic species at the end of the maintenance period.

### Performance Criteria

- Remove and control all environmental weeds
- Eliminate the spread of declared plants within the subject site as well as offsite; and
- Remove all hardstand elements and waste from the site before rehabilitation works

### General Management Actions

- A thorough weed treatment must be undertaken prior to planting to promote stock survival and diminish plant competition with exotic species;
- Vehicles are not to enter the rehabilitation area after planting;
- Storage areas are to be bunded to prevent chemical spills (petrol, oil, etc.) from discharging from the site and entering stormwater drains;
- During works, environmental weed species (if applicable) are to be removed as per the State and Council Declared Pest Plant/Weed Treatment and Control Table. Declared and invasive plants must be stockpiled separately and disposed of at an appropriate waste disposal facility;
- Stockpiles of vegetation are to be inspected for declared plant species prior to exporting offsite/mulching;
- Declared plants as defined by the Biosecurity Act 2014 are not to be planted on-site; and
- Fire as a management technique for controlling declared plants is not to be administered on the site.

### Monitoring

- Germination or regrowth of declared plant species; and
- Site Supervisor to monitor declared plant control and ensure management strategies are adhered to.

### Corrective Action

- Undertake successive phases of declared plant control to treat newly germinated or remaining declared plants.

### Reporting

- Any incidents of non-compliance to be recorded in an Environmental Diary.

### Fire Ants and Restricted Species

Upon review of the fire ant biosecurity map, the locality of Bridgeman Downs is not within a fire ant biosecurity zone. Restrictions to fire ant carrier movements still apply however (National Red Imported Fire Ant Eradication Program 2016), including the movement of soil, mulch, manure, baled hay, straw, potted plants, turf, and compost. If any fire ants or restricted species are located within the subject site, a report to the Department of Agriculture and Fisheries must be made within 24 hours of suspected sighting. Refer to the Queensland Government's Fire ant biosecurity zone map at <https://www.fireants.org.au/> for further information.



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