PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1358

Date: 12/09/2025

Queensland Government

AMENDED IN RED

By: Brandon Bouda

Date: 11/09/2025

Queensland Government

Clearing is not permitted within 100m of the rural residential properties as shown in the hatched area, or within 100m of the top of bank of Flagstone Creek

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Issue	Description	Date	Client	Project Name	Project No.
C	For Issue	14/05/2025	Yamaton Pty Ltd C/- Plan A Town Planning Pty Ltd	673 Silverwood Drive, Flagstone	S523052

Drawing Name: **VEGETATION CLEARING AND FAUNA MANAGEMENT PLAN**

VCFMP001

General Notes

This Vegetation Clearing and Fauna Management Plan (VCFMP) is to be read in conjunction with the Approved Engineering and Landscape Operational Works drawings for the site and is to be carried out for a Reconfiguration of a Lot (ROL) at 673 Silverwood Drive, Flagstone, and described as Lot 1 on RP45241.

This VCFMP is to be kept on the site for reference during all clearing and operational works for the duration of the construction phase and details the management and mitigation measures to be followed prior to and during the clearing of vegetation for the proposed development at 673 Silverwood Drive, Flagstone. The property is further described as Lot 1 on RP45341, herein referred to as the 'subject site', and has an area of 32.9 ha.

Proposed Development

The proposed development is for a Reconfiguration of a Lot (1 into 537) in the Greater Flagstone Priority Development Area. Refer to **Page 001** of this Plan for the development area and proposed layout, which includes open space areas and internal roads.

Regional Ecosystems

Table 1 Ground-truthed Regional Ecosystems within the Site

Description
Remnant RE 12.9-10.2
RE 12.9-10.2 is described as '*Corymbia citriodora subsp. variegata* +/- *Eucalyptus crebra* open forest on sedimentary rocks'. The remnant vegetation onsite was consistent with this RE 12.9-10.2., with a dominant spotted gum (*Corymbia citriodora* subsp. *variegata)* canopy featuring gum topped box (*Eucalyptus moluccana*), narrow-leaved ironbark (*Eucalyptus crebra*), and large hollow bearing stags. The subcanopy was dominated by soap tree (*Alphitonia excelsa*), and included eucalyptus regrowth, hickory wattle (*Acacia disparrima*), and black wattle (*Acacia leiocalyx*). Lantana (*Lantana camara*) featured heavily throughout the midstorey. Groundcover vegetation displayed a fairly even mix of native and exotic species, scattered across a predominantly leaf litter base. Native species included saw sedge (*Gahnia aspera*), blue flax lily (*Dianella caerulea*), blady grass (*Imperata cylindrica*), kangaroo grass (*Themeda triandra*), graceful grass (*Ottochloa gracillima*), and forest hop bush (*Dodonaea triquetra*). Invasive species included creeping lantana (*Lantana montevidensis*), and corky passion vine (*Passiflora suberosa*). The BioCondition assessment determined the vegetation to be condition class 2 and remnant vegetation. The canopy cover was approximately 43.8%, and subcanopy cover was approximately 45%. Large trees of note included a large gum topped box with 700mm DBH. Disturbance was present in the form of historical clearing and weed incursion. The groundcover was approximately 57% leaf litter with plenty of course woody debris and fallen timber.
High Value Regrowth RE 12.9-10.2
RE 12.9-10.2 (described above) was observed through much of the subject site in the form of high-value regrowth. This area displayed an open canopy, and subcanopy species including soap tree, black wattle, hickory wattle, and black she-oak (*Allocasuarina littoralis*). Regrowth of canopy species such as spotted gum, Moreton Bay ash (*Corymbia tessellaris*), forest red gum (*Eucalyptus tereticornis*), and cadaghi (*Corymbia torelliana*) were observed. Midstorey species within this area included native rosemary (*Westringia fruticosa*), native quince (*Alectryon subcinereus*), and lantana. Saw sedge, blue flax lily, slender rice flower (*Pimelea linifolia*), kangaroo grass, and barbed wire grass (*Cymbopogon refractus*), were observed on the understorey, alongside invasive lovegrass (*Eragrostis sp.*). The BioCondition assessment determined the vegetation to be condition class 3 and high-value regrowth. The canopy was open and subcanopy cover was approximately 35. Evidence of disturbance was present in the form of historical clearing and weed incursion. One tree of note within this area includes a swamp tea-tree (*Melaleuca irbyana*), which is listed as Endangered under the NC Act. The location of swamp tea-tree is identified in **Page 001** of this Plan.
Remnant RE 12 3.11
RE 12.3.11 is described as '*Eucalyptus tereticornis* +/- *Eucalyptus siderophloia, Corymbia intermedia* open forest on alluvial plains usually near coast'. The vegetation located in the north-eastern extent was representative of remnant vegetation pertaining to RE 12.3.11. Canopy vegetation within this area consisted of swamp box (*Lophostemon suaveolens*), forest red gum, pink bloodwood (*Corymbia intermedia*), creek sandpaper fig (*Ficus coronata*), rough-leaved elm (*Aphananthe philippensis*), and silky oak (*Grevillea robusta*). The midstorey consisted of bracken fern (*Pteridium esculentum*), soap tree, native holly (*Alchornea ilicifolia*), black she-oak, wombat berry (*Eustrephus sp.*), weeping bottlebrush (*Melaleuca viminalis*), weeping lily pilly (*Syzygium floribunda*), and coastal banksia (*Banksia integrifolia*), with weed incursion exhibited by lantana, asparagus fern (*Asparagus sp.*), ochna (*Ochna serrulata*) bunchy sedge (*Cyperus polystachyos*), and blue billy-goat weed (*Ageratum houstonianum*). Rough-leaved elm, weeping lily pilly, and coastal banksia are often found in sandy riparian areas. Invasive grasses such as para grass (*Urochloa mutica*), and signal grass (*Urochloa decumbens*) were present, however not dominating native grasses such as graceful grass, blady grass, and spiny-head mat-rush (*Lomandra longifolia*). Flagstone Creek bed was dry and sandy, assumed due to lack of rainfall . The BioCondition assessment determined the vegetation to be condition class 2 and remnant vegetation. Lower levels of disturbance was present in this area in the form of weed incursion, historical clearing, and erosion. The subcanopy cover was approximately 8.6% and canopy cover of 88.8%. Trees of note included a large forest red gum with 720mm DBH. The groundcover was approximately 60% leaf litter, with minimal course woody debris.
Non remnant
The non-remnant area featured a pre-existing dwelling and sparse canopy vegetation. This area has been developed for residential purposes, and features maintained turf, landscaped plants and a historically cleared open canopy.

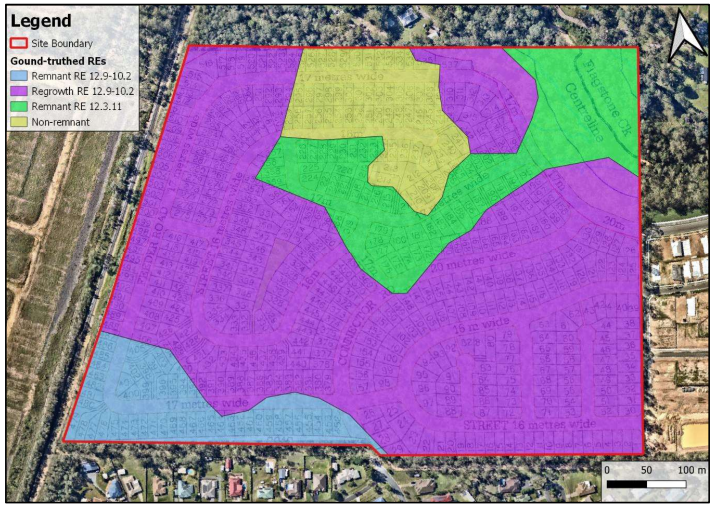

Figure 1: Ground-truthed Regional Ecosystems and Proposed Clearing Area

Fauna Recorded on Site

A site inspection was completed by S5 Environmental Ecologists on 8th of June, in which fauna observations and evidence of fauna were recorded. Fauna on-site generally consisted of highly mobile avi-fauna considered common across the local area and are typically found in modified, urban environments. Fauna recorded on the site are shown in **Table 2.**

Table 2 Fauna Recorded on Site

Scientific Name	Common Name
Chenonetta jubata	Australian wood duck
Crinia parinsignifera	Eastern sign bearing froglet
Daleco novaeguineae	Laughing kookaburra
Gymnorhina tibicen	Australian magpie
Lampropholis delicata	Dark-flecked garden skink
Litoria fallax	Eastern dwarf tree frog
Macropus giganteus	Eastern grey kangaroo
Malurus cyaneus	Superb fairy wren
Myzomela sanguinolenta	Scarlett honeyeater
Pardalotus striatus	Striated pardalote
Platycercus adscitus	Pale headed rosella

Listed Fauna Likely to Occur on Site

As part of this VCFMP, S5 Environmental have assessed the likelihood of EPBC Act and NC Act listed species occurring within the development area and adjacent areas. This assessment determined that it is possible for the following species to occur within the site or adjacent area, based on habitat features present. Listed threatened fauna likely to occur within proximity of the subject site includes the koala (*Phascolarctos cinereus*), with the short-beaked echidna assessed as likely to occur on site. Refer to **Table 4** for recommended fauna management measures for listed fauna species.

Erosion Control and Stabilisation Work

Erosion control measures and stabilisation works are to be implemented as required to protect any exposed earth and prevent erosion. Vegetation clearing should proceed immediately ahead of commencement of construction to minimise the chance for rainfall and other natural processes to cause erosion. Erosion and sediment controls are to be installed and maintained as required to prevent sediment laden runoff entering any nearby drains or waterways. Any exposed areas are to be treated in accordance with the approved Erosion and Sediment Control Plan. Where sediment fencing is required to be installed within the TPZ of the retained tree, the location and installation methodology of the fencing must be approved by the Project Arborist.

Tree Pruning

Where pruning is required on vegetation to be retained, it is to be carried out under the supervision of the Project Arborist (minimum AQF level 5 qualified) and is to comply with Australian Standard AS4373-2007 – Pruning of amenity trees. The natural growth habit of each species should be considered with regard to pruning.

Stockpiling of Organic Waste / Materials

Organic waste materials and soil from earthworks activities are to be stored within the development footprint away from nearby drains and outside of any TPZ retained vegetation. Soil stockpiles should be managed using erosion and sediment controls as required.

Mulching and Re-use of Organic Waste / Materials

Any native vegetation that is cleared should be mulched for subsequent re-use where possible in rehabilitation activities. Stockpiles are to be placed in previously cleared areas, but not placed on slopes greater than 5%, within 30 metres of a waterway, or within the TPZ of retained trees. Any mulch created on site is to undergo the mulch aging process for a minimum of six weeks prior to its reuse, so as to ensure no green material or unwanted seed is spread throughout the site.

Fauna and Vegetation Management Actions

Objective

Protect native flora and fauna values throughout the development project.

Performance Criteria

- Fauna and vegetation sensitive clearing techniques are to be employed;
- All areas designated for vegetation retention will remain undisturbed, or works within these areas to be supervised by the Project Arborist; and
- No injuries or fatalities to fauna.

Responsibility

Civil contractor, Fauna Spotter Catcher, Project Arborist and Site Supervisor.

Table 3 Roles and Responsibilities

Roles and Responsibilities		
Roles	**Responsibility**	**Activities**
All Personnel	Notify the fauna spotter catcher should fauna or a potential breeding place be identified during clearing works	• Should fauna, hollows or nests be identified at any time during works, notify the fauna spotter catcher or ecologist on site to ensure that appropriate fauna management measures are implemented.
Site Supervisor	Overseeing construction works	• Ensure processes are in place to include the necessary provisions of the VCFMP into works/projects; • Ensure that contractual arrangements with the contractors specify the need for adequate training to be provided to all members of the construction/extraction crew involved in the project; • Ensure construction workers are trained in the procedures of the VCFMP; • Implement monitoring programs; • Undertake and record corrective actions; and • Report to regulatory authorities if required.
Civil Contractor	Construction	• Understand the requirements within this VCFMP.
Project Arborist	Supervise all clearing activities and any work within TPZ of retained trees	• Supervise tree pruning; • Supervise all works within the TPZ of retained trees.
Fauna Spotter Catcher	Preclearance survey Overseeing clearing activities	• Undertake a preclearance inspection of trees, wet areas and other vegetation (for fauna, hollows and nests); • Provide a preclearance report based on the site inspection; • Prepare and submit to Department of Science (DES) a Species Management Plan (SMP) should a proposed activity impact on a breeding place/s of protected fauna. Supervise all clearing activities; • Handle all fauna emergencies while present on site; • Recommend and undertake any fauna management measures required; and • Provide pre and post clearing reports to regulatory authorities.

ENVT Fauna Management Actions

Table 4 Specific Management Actions for ENVT Species Likely to Occur within the Development Area and Adjacent Areas

Common name	Species name	Activity	Management Action
MAMMALS			
Koala	*Phascolarctos cinereus*	Clearing/Felling Trees - Injury or death when trees are cleared while koalas are still in them or when trees fall on other trees that have koalas in them.	A licenced Fauna Spotter Catcher to undertake a pre-clearance survey no more than 48 hours prior to the commencement of clearing works and to be present at all times during clearing works. If a koala is located, works should immediately cease and only resume after the animal has moved on of its own accord.
		Koalas falling in excavated pits and or trenches for pier construction and becoming trapped or injured.	• Ensure excavated trenches and pits are covered and secured at the end of each day; • Pits and trenches are to be inspected at the start of each day to ensure no trapped animals; and • Contact DES licensed koala spotter/catcher in possession of a valid Rehabilitation Permit to rescue koala, construction personnel are not to attempt to handle animal.
Short-beaked echidna	*Tachyglossus aculeatus*	The clearing of shrub and ground debris (logs) may cause injury or death of short-beaked echidnas	A licenced Fauna Spotter Catcher to undertake a pre-clearance survey no more than 48 hours prior to the commencement of clearing works and to be present at all times during clearing works. If a short-beaked echidna is located, works should immediately cease and only resume after the animal has moved on of its own accord.
		Short-beaked echidnas falling in excavated pits and or trenches for pier construction and becoming trapped or injured.	• Ensure excavated trenches and pits are covered and secured at the end of each day; • Pits and trenches are to be inspected at the start of each day to ensure no trapped animals; and • Contact DES licensed koala spotter/catcher in possession of a valid Rehabilitation Permit to rescue short-beaked echidna, construction personnel are not to attempt to handle animal.

Vegetation Management Actions

All vegetation to be retained is to be clearly identified and adequately protected prior to vegetation clearing commencing using appropriate tree protection fencing (refer to **Figure 2**) and signage (refer to **Figure 3**);

- A pre-start meeting will be conducted with the Ecologist, Fauna Spotter Catcher, and Development Services, prior to site/operational/building work commencing;
- Prior to the pre-start meeting, all vegetation is to be nominated to be cleared or retained, Tree Protection Fencing and appropriate signage erected in accordance with this VCFMP;
- At least one day (but no longer than 48 hours) prior to vegetation removal, a Fauna Spotter-Catcher will assess the site for the presence of native fauna;
- All contractors are to be advised of TPZs and the applicable restrictions within the Tree Protection Zones. Refer to the prohibited activities listed in the Tree Protection Zones;
- A minimum AQF Level 5 qualified arborist must be present to supervise and direct works where works are within the TPZs of retained trees;
- Vegetation clearance to be limited to areas designated for vegetation removal;
- Erosion and sediment control measures must be installed prior to the pre-start meeting;
- A Fauna Spotter Catcher must be on site throughout all clearing operations;
- Sensitive tree clearing techniques are to be implemented. Directional clearing will occur, generally beginning in disturbed areas, and working towards vegetated refuge areas. Refer to **Page 001** of this Plan;
- All felled native trees are to be recycled (milled, chipped or mulched) and re-used as mulch for rehabilitation, landscape works and/or erosion control. If cleared vegetation is stockpiled for more than 24 hours, the Fauna Spotter Catcher must inspect the vegetation prior to chipping or removal from the site;
- Any felled non-native vegetation are not to be used in the rehabilitation area;
- No dogs are allowed on the construction site;
- Stockpiling of felled trees will occur only within the development footprint and outside the TPZs of retained trees. Stockpiling is not permitted within the rehabilitation area, exclusion zones or within the TPZ of retained trees. Erosion and sediment control measures are to be implemented for stockpiles as required; and
- Design process and operational works is to be undertaken in accordance with the protection measures outlined within the 'Arboricultural Impact Assessment – Plan vista Planning and Development – IAS7723' prepared by Independent Arboricultural Services.

General Management Actions

Tree Protection Zones (TPZs)

In accordance with *AS4970-2009 – Protection of Trees on Development Sites*, the following activities are **PROHIBITED** within Tree Protection Zones (TPZs) of trees to be retained unless under Arborist Supervision/Approval:

- Entry of machinery, vehicles or unauthorised personnel, unless authorised by BCC or an Arboricultural Professional for remediation purposes;
- Construction of a site office, shed or temporary building;
- Stockpiling of soil, waste or material of any kind;
- Excavation for silt fencing;
- Parking of vehicles of any kind;
- Lighting of fires and combustion of any material;
- Wash down and cleaning equipment;
- Refuelling;
- Storage or mixing of fuel, chemicals, paints, herbicides or hazardous substances;
- Soil level changes including filling or excavation, trenching, topsoil skimming and/or surface excavation (except where illustrated in this set of plans or for remediation purposes, and, under the supervision of the Project Arborist);
- Attaching of signs or other objects to trees except for Arboricultural or Ecological purposes and only as directed by the Project Arborist / Environmental Professional;
- Pruning or removing of tree branches or foliage except under the direction of the Project Arborist as per the requirements of this VCFMP; and
- Mechanical damage to the trunk, stem, branches or retained roots of trees.

Tree Protection Fencing

The purpose of Tree Protection Fencing is to clearly delineate the TPZ and to exclude from the TPZ any activities that may impact the long-term viability of the tree. Should any work be required within the TPZ, they must be authorised and supervised by the Project Arborist. Options exist for Tree Protection fencing include:

- 1.8 m Chain Wire Mesh Panels with shade cloth (if required) attached, held in place with concrete feet; or
- 1.7 m steel Star Pickets at approximately 3 m intervals with high visibility barrier mesh (at least 900mm in height) strung between pickets with strainer wire at the top and bottom of the mesh. Mesh is to be fastened to the pickets by suitable fasteners, such as tie wire or zip ties.

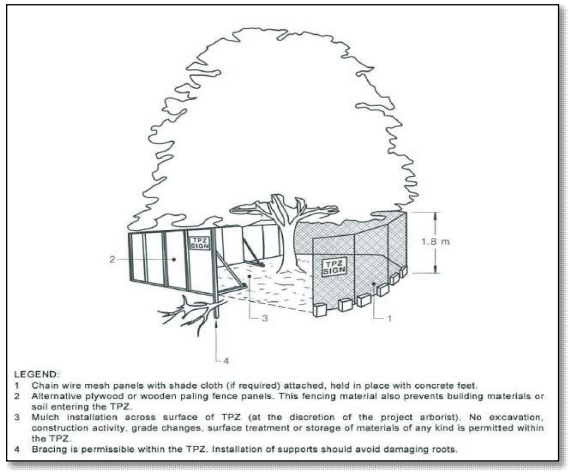

Figure 2: Example of Tree Protective Fencing

Signage

Suitable signage must be attached to the Tree Protection Fencing at suitable intervals. Tree Protection Signage should clearly identify the nature and purpose of the fencing and clearly indicate that all activities are excluded from within the fenced area. Examples of suitable TPZ Exclusion Signage are shown below.

Figure 3: Tree Protective Fencing Signage

Monitoring

- TPZ fencing is to be inspected regularly to ensure that it remains properly installed;
- A licensed fauna spotter-catcher must be engaged to inspect all vegetation prior to and during vegetation removal;
- Erosion and sediment control fencing is to be inspected regularly; and
- Site supervisor to monitor vegetation clearing and ensure management strategies are adhered to.

Corrective Action

In the event of damage to retained trees, fencing is to be reinstated and the appropriate responsible body/authority be notified.

In the event of a fauna injury, a Spotter Catcher is to coordinate with a local veterinarian surgery or animal hospital to ensure successful rehabilitation of fauna and undertake relevant reporting requirements to DES.

Reporting

Any incidents of non-compliance to be recorded. Any incidents of harm to fauna and any accidental damage to vegetation is to be recorded and reported to ~~a Council officer~~ relevant authority appointed for this purpose.

Restricted Invasive Pest Plants Weed and Waste Management Actions

Objective

Minimise restricted invasive pest plants and weed dispersal throughout the development.

Performance Criteria

- Control all restricted invasive pest plants;
- Prevent spread of restricted invasive pest plants offsite; and
- Remove rubbish from the site.

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Responsibility

Civil contractor and site supervisor.

Management Actions

- Vehicles are to use designated site entry and vehicle access tracks;
- Storage areas are to be bunded to prevent chemical spills (petrol, oil, etc.) from discharging from the site and entering stormwater drains;
- During vegetation clearing, restricted invasive pest plant species are to be removed and must be stockpiled separately and disposed of at an appropriate waste disposal facility;
- Stockpiles of native vegetation are to be inspected for restricted invasive pest plant species prior to exporting off site/mulching;

- Restricted invasive pest plants as defined under the *Biosecurity Act 2014*, Weeds of National Significance (WoNS), or weeds listed in the Biosecurity Plan for the Brisbane Local Government area, are not to be planted on site; and
- Fire as a management technique for controlling restricted invasive pest plants is not to be administered on the site during development works.

Monitoring

- Germination or regrowth of restricted invasive pest plant species are to be monitored; and
- Site supervisor to monitor restricted invasive pest plant control and ensure management strategies are adhered to.

Corrective Action

Undertake a second phase of restricted invasive pest plant control to treat newly germinated or regerminated restricted invasive pest plant species.

Reporting

Any incidents of non-compliance to be recorded in an environmental diary.

Relevant Legislation and Standards to this VCFMP

- *Vegetation Management Act 1999;*
- *Biosecurity Act 2014;*
- *Nature Conservation Act 1992;*
- *Australian Standards 4373-2007 and 4970-2009;* and
- *Environmental Protection and Biodiversity Conservation Act 1999.*