

EVERLEIGH, BALANCE AREA

Vegetation Clearing & Fauna Management Plan

DWG NO.	DRAWING TITLE	ISSUE	DATE
7598 E 01	COVER SHEET	B	12/09/2025
7598 E 02	VEGETATION CLEARING NOTES	B	12/09/2025
7598 E 03	FAUNA MANAGEMENT NOTES	B	12/09/2025
7598 E 04	CLEARING SUMMARY	B	12/09/2025
7598 E 05	CONTEXT SHEET	B	12/09/2025
7598 E 06-44	DETAIL SHEETS	B	12/09/2025
7598 E 45	CLEARING DIRECTION	B	12/09/2025
7598 E A	APPENDIX 1. TREE SCHEDULE	B	12/09/2025

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1703

Date: 19 January 2026



Saunders
Havill

PATHWAYS TO SUCCESS



BALANCE AREA - EVERLEIGH PROJECT

Vegetation Clearing and Fauna Management Plan - Notes

INTRODUCTION

The Environmental Management Division of **Saunders Havill (SH)** was engaged by **MIRVAC Queensland Pty Ltd** to prepare a Vegetation Clearing & Fauna Management Plan (VCFMP) to gain approval to clear the remaining vegetation at the Everleigh Project in the Greater Flagstone Priority Development Area.

This VCFMP is a requirement of the Economic Development Queensland (EDQ) endorsed Natural Environment Site Strategy (NESS) for the Everleigh Project. The purpose of this VCFMP is to manage the vegetation removal process and the protection of fauna species within the clearing area. The plan is required to be approved prior to clearing works commencing. The clearing works will follow general principles for vegetation clearing documented on this sheet, sheet four, and all EDQ specific requirements or conditions.

This VCFMP has been produced by overlaying the following site datasets to determine impacts and disturbance on existing vegetation in the interface zone between development and Open-space areas:

- GPS accurate tree data including specimen details & features and site inspection of existing vegetation (SHG, 2025)
- Approved Structure Plan (URBIS, 2025)

PROJECT MANAGEMENT

Vegetation management and its processes are an integral part of the construction and operational works phases. The site supervisor is responsible for all onsite works including overseeing vegetation clearing, health and safety of fauna and adhering to both EDQ's conditions and guidelines and Australian Standards - Protection of Trees on Development Sites AS4970-2009 and Pruning of Amenity Trees AS4373-1996.

The site arborist's responsibilities include: prior to the commencement of any earthworks on the site, undertake all appropriate arboricultural measures to ensure the survival and long-term health of existing trees to be retained. These measures may include soil decompaction, soil aeration, fertilising, mulching, watering, root or crown reduction and hazard reduction or as otherwise determined by the arborist. The site arborist is also required to direct and supervise all works within TPZs of trees to be retained, and perform arboricultural care requirements where necessary.

SITE CONTACTS

Site and consulting contacts for queries relating to vegetation clearing include:

Client Contact:	Environmental Contact:
MIRVAC Ltd	Saunders Havill Group
Jason Augustine	Dr Andrew Davies
Ph (07) 3959 5960	Ph (07) 3251 9466
Site Contractor:	Site Arborist:
To be advised	To be advised
Site Fauna spotter-catcher:	Site Bushfire Consultant:
To be advised	To be advised

CLEARING PHASES AND PROCESS

PHASE 1 - Tree Protection Fencing to be installed

Fencing to be installed prior to the commencement of any clearing works on the site. Tree protection fencing to be located at or beyond 12 x diameter at breast height (DBH) (AS4970-2009 Protection of trees on development sites)—unless approved by the appointed arborist.

PHASE 2 - Pre-start Meeting

Fencing shall be in place prior to the official pre-start meeting for inspection and sign off by the Environmental Coordinator.

PHASE 3 - Fauna Inspections and Management

Undertake necessary fauna management requirements prior to clearing works - as a minimum, this should include the specifications listed on sheet four, and acknowledge specific EDQ approval requirements or conditions.

PHASE 4 - Undertake Bulk Clearing

Undertake wholesale removal of vegetation once approved for removal by a qualified fauna spotter. Clearing will occur in the direction outlined in *sheet 45* of this VCFMP and managed by the appointed fauna spotter to allow fauna unimpeded movement north towards adjoining remaining bushland. Sequential clearing will occur on the site adhering to the limitations of clearing no more than 3 ha per day set out in Section 2, Part 3 of the Nature Conservation (Koala) Conservation Plan 2017.

Vegetation clearing techniques:

- By utilising the most appropriate machinery and equipment during vegetation clearing, the probability of injury or death of wildlife during clearing can be significantly reduced or eliminated while still maintaining an efficient vegetation removal process.
- Bulldozers will be used to clear vegetation that has been thoroughly inspected by a fauna spotter-catcher and is found to contain no fauna or potential habitat. Bulldozers are not to be used to push over large trees that contain hollows or other habitat features. When a tree is suspected of containing fauna or potential habitat, other methods of clearing should be used such as (a) a vertical tree grab attachment on an excavator (30 tonne) can be used to pull entire trees in size up to 30-40cm diameter at a height measured at 1.3 metres above ground level and lay them down in a steady controlled fashion, allowing inspection by a fauna spotter-catcher (b) where large trees are too large for a vertical tree grab and have been identified, an elevated work platform or where practical, cherry picker should be used in conjunction with a chainsaw operator and fauna spotter-catcher. Alternatively, careful removal of hollow section from habitat tree and gentle lowering for inspection by fauna spotter-catcher.

NOTE: Dogs are not permitted onsite at all times during construction. Construction works including clearing must occur between the hours of 6.30am and 6.30pm.

ACCESS AND STOCKPILING

A tree and mulch stockpiling location is to be designated in an easily accessible area outside of TPZs. Indicative stockpiling locations have been allocated near existing access tracks, allowing for material to be easily delivered and stored. These locations are subject to minor change according to cut/fill activities.

Cleared vegetation free of weeds is to be reused on or off the project site. Recycling techniques include mulching, tub-grinding, wood chipping and salvage (e.g. custom milling). Trees with identified hollows should have the hollow section preserved and should be suitably mounted on nearby or adjacent suitable trees.

MAINTENANCE

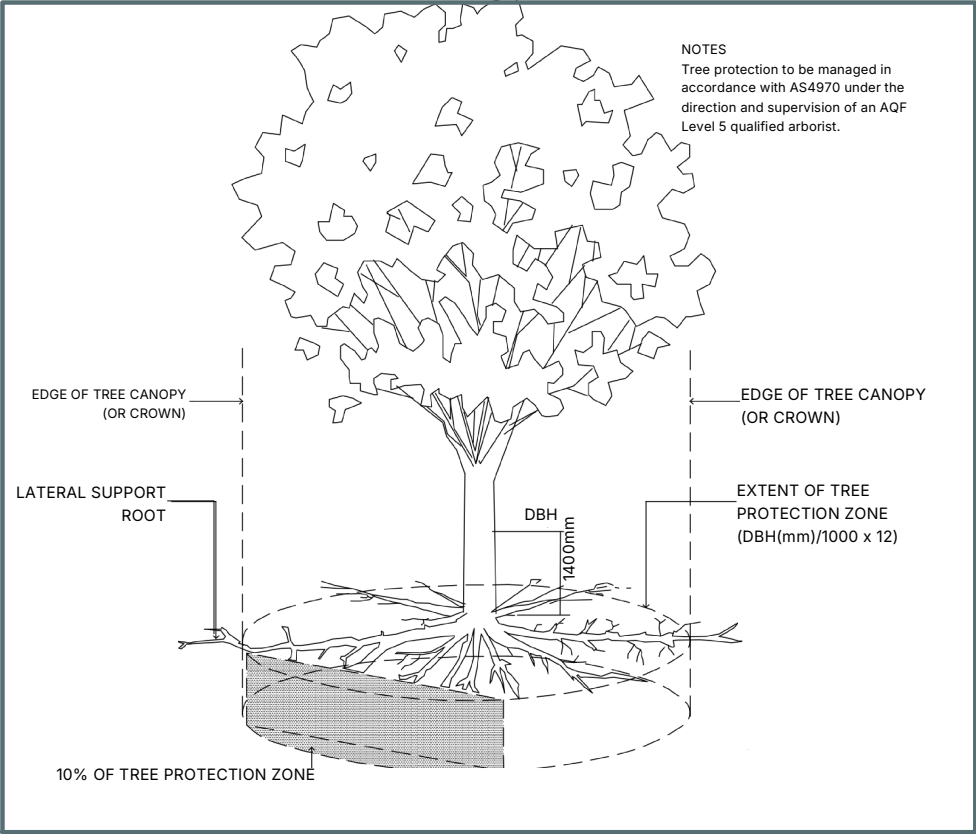
After tree clearing works on site, an analysis of the vegetation's health and growth should be undertaken by the project arborist to determine specific maintenance needs. Follow up maintenance works should be carried out on retained vegetation where required.

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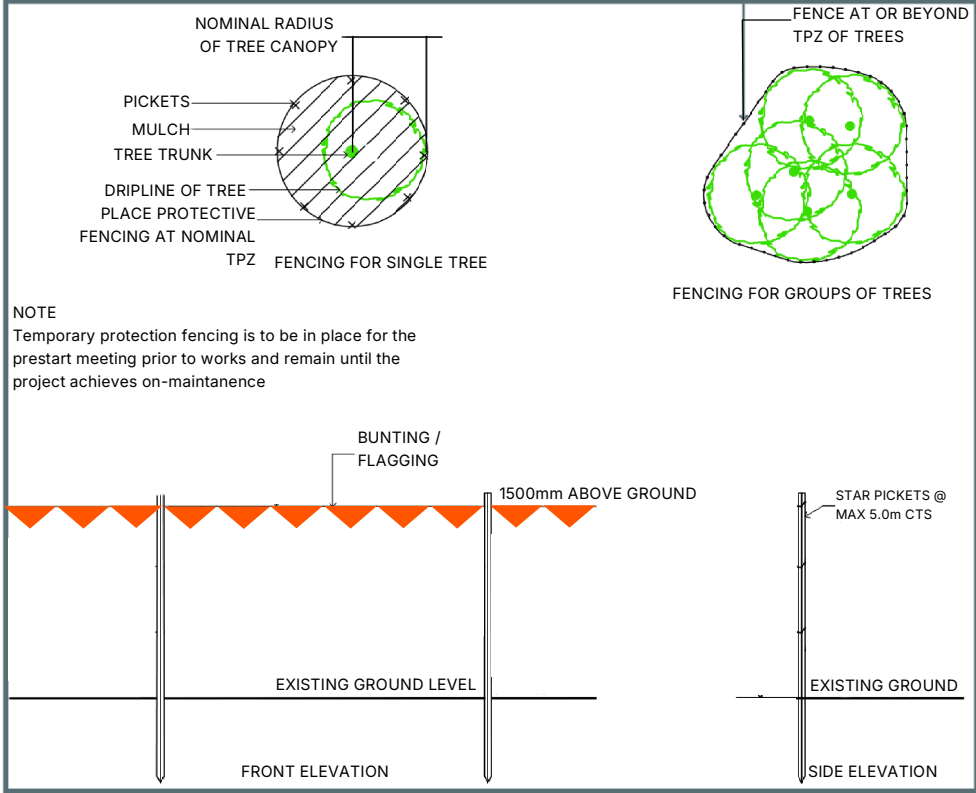
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Tree Protection Zone - Detail (not to scale)



Tree Protection Fencing - Detail (not to scale)



BALANCE AREA - EVERLEIGH PROJECT

Vegetation Clearing and Fauna Management Plan - *Fauna Notes*

INTRODUCTION

The Fauna Management specification on this *VCFMP* is designed to protect native animals and control/manage impacts during the vegetation clearing works. The Everleigh balance clearing area is located in the south-east of the site adjacent to the conservation area. Common species associated with bushland landscapes were spotted at the clearing area during the field assessment. The fauna management specifications and principles incorporated in this *VCFMP* apply generically to all native animals and focus on avoiding conflicts and incorporating measures to minimise disturbance. Compliance with this section of the *VCFMP* is compulsory and incorporates the use of expert consultants including a Fauna Spotter (holding a valid Wildlife Rehabilitation Permit issued by the Department of Environment, Tourism, Science and Innovation).

FAUNA IMPACTS

Clearing of vegetation provides an obvious source of impact to existing habitat and animal safety. More specifically the existing vegetation provides habitat, movement and protection opportunities for some fauna through both regrowth and canopy trees. These opportunities may be altered during and post vegetation clearing works. Potential impacts include:

CONSTRUCTION IMPACTS

- Direct removal of site vegetation
- Loss of habitat
- Noise, vibration and dust
- Erosion and sedimentation
- Threats associated with open cuts etc. and fauna entrapment
- Loss of food sources
- Excavation/compaction/changes in ground levels
- Altering hydrological flows
- Fragmentation of habitat

OPERATIONAL IMPACTS

- Weed introduction (garden escapees)
- Increased hydrology with increased hardstand
- Altering of run-off chemical and nutrient components (quality)
- Barriers to fauna movement
- Vehicles and pedestrian movement and trespass
- Introduction of domestic and predatory species

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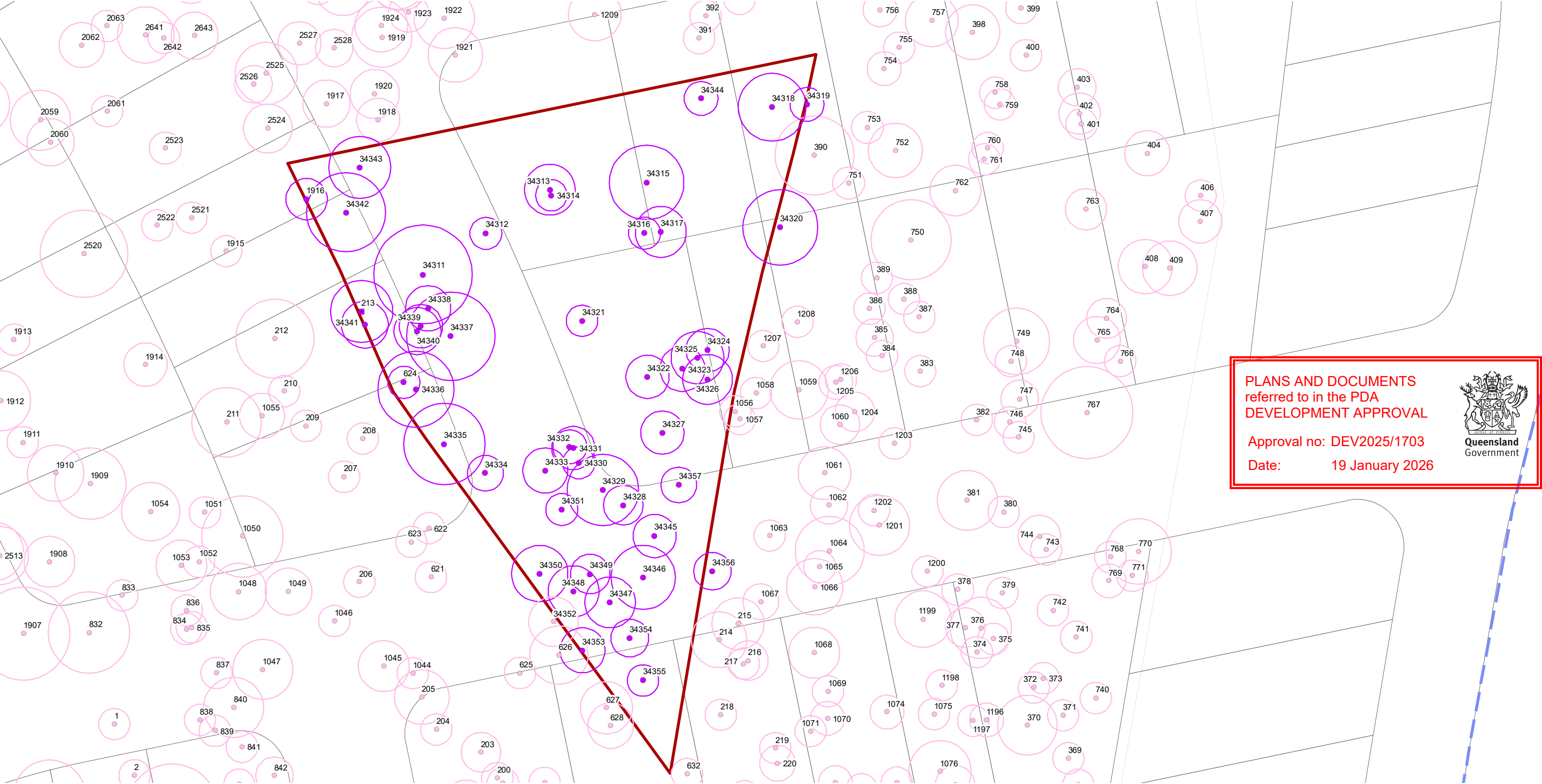
FAUNA MANAGEMENT SCHEDULE

1.0 Pre - Clearing				
Ref:	Management Item	Responsibility	Timing	Reporting
1.1	Temporary Fencing Prior to the commencement of works and to be inspected by the site Environmental Coordinator and/or Project Arborist—Delineate areas where vegetation is proposed to be retained with exclusion fencing to prevent accidental felling. Clearing is to be undertaken in accordance with AS 4970-2009 Protection of Trees on Development Sites. ▪ Fencing shall be fauna friendly ▪ No clearing, stockpiling, site access, earthworks, storage, etc. is to occur within the temporary protection fencing. ▪ Only approved weed management works to occur within the temporary protection fencing ▪ Fencing to be reinstated immediately if damaged or knocked down, any damage to retained trees to be immediately reported to Project Arborist. ▪ Fencing to remain until the completion of all site works.	Site Supervisor	Prior to the commencement of clearing	Inspected by EDQ and Project Arborist
1.2	Contractor Education & Awareness All site contractors and subcontractors will be made aware of their responsibilities to protect native fauna. The Fauna Management notes on this VCFMP are provided as a working document to assist on-site management and protection of native animals. This generally will form part of education and training on a broader work place health and safety but as a minimum will include: ▪ Copy of VCFMP kept on-site (Site Office). ▪ General education and awareness notification of contractors and sub-contractors involved in activities potentially impacting native animals as part of site induction – contractors must know the location of the VCFMP, key phone numbers and who to report to if they breach the VCFMP. ▪ A list of relevant contact phone numbers as listed on these drawings is kept in a visible and accessible location in the site office.	Site Supervisor / The Proponent	Prior to the commencement of clearing and as part of the site induction for new staff and sub-contractors	Site Supervisor
2.0 Vegetation Clearing				
2.1	Spotter / Relocator Immediately prior to the commencement of clearing of native vegetation a daily visual inspection of the area must be carried out by a qualified fauna spotter-catcher holding a valid Rehabilitation Permit. Furthermore, the fauna spotter-catcher is to be present on site during all clearing operations to supervise and direct clearing works, and to respond to any situations that may arise in relation to fauna. In the event of an animal being located, a suitable buffer area (as determined by the fauna spotter-catcher) should be established around the animal's location that excludes machinery until it has relocated at its own accord (usually overnight). If an animal requires relocating this must be undertaken by a suitable qualified fauna expert recognized by the Department of Environment, Tourism, Science and Innovation. For some fauna, specific permit requirements may apply. If vegetation is left stockpiled for more than 24 hours or overnight, the fauna spotter-catcher must inspect the vegetation prior to chipping or removal from site. The Fauna Spotter-catcher will manage the care of any injured or orphaned wildlife (e.g. veterinary attention or delivery to a wildlife carer). Any native fauna listed as a threatened species under the Nature Conservation (Animals) Regulation 2020 that are injured or orphaned by the development process, must be reported to the Department of Environment, Tourism, Science and Innovation (1300 130 372). Any other injured or orphaned fauna must be reported through the Rehabilitation Permit return process by the Fauna Spotter-catcher. The Site Supervisor is responsible for the safe management of site fauna and implementation of these specific fauna requirements.	Site Supervisor	Prior to the commencement, and during clearing	Inspected by the Fauna Spotter-catcher
2.2	Specific Koala Management Notes A Koala/Fauna spotter-catcher is a person who holds a valid Rehabilitation Permit from the relevant State Government Agency, and has either a tertiary qualification in Biology or Zoology, or who is demonstrably experienced in the identification and location of Koalas in their natural habitat. For example, a koala keeper employed by a licensed Wildlife exhibitor (i.e. a zoo) may be capable of demonstrating competence in locating Koala's. Prior to the commencement and during felling operations, it is the responsibility of the Koala spotter to be present at the site of felling operations identify any tree at the site within which a Koala is present, as well as any tree that has a crown which is intermeshed or overlapping with such a tree; and advise the person who is authorised to conduct the felling operation, or that persons' representative, of the precise location of each such tree Management Item.	Site Supervisor	Prior to the commencement, and during clearing	Inspected by the Fauna Spotter-catcher
2.3	Clearing Pattern / Fauna Flushing Clearing occurs once the fauna spotter-catcher gives sign off the site is clear of all native species and all necessary permits are obtained. The intended clearing directions is Clearing Direction towards the conservation area to the east. Clearing direction is subject to amendment by the fauna spotter-catcher. At the completion of operational works, and prior to the sealing of survey plans for the relevant stage, the fauna spotter-catcher must provide certification to EDQ officers that all works were undertaken in accordance with these fauna management requirements and specific EDQ requirements.	Site Supervisor	Prior to the commencement, and during clearing	Inspected by the Fauna Spotter-catcher
2.4	Specific Habitat Tree Notes Where possible, clearing of habitat trees is to be avoided during late winter and spring (typically July – October) when many native birds are actively nesting/have young in nests and arboreal mammals have dependent and/or pouch young.	Site Supervisor	Prior to the commencement, and during clearing	Inspected by the Fauna Spotter-catcher



BALANCE AREA - EVERLEIGH PROJECT

Vegetation Clearing and Fauna Management Plan - *Detail Sheet*



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Queensland Government

LEGEND

Impact area/vegetation clearing extent

Proposed lots

Stage boundaries

Project site boundary

Conservation area

Tree protection fencing

GPS Tree Plot (w/TPZ)

Tree with hollow to retain in Conservation Area

Tree to retain in Conservation Area

Tree with hollow to remove as part of this application

Tree to remove as part of this application

Tree with hollow retention subject to final building envelope extents & Arborist Assessment

Tree retention subject to final building envelope extents & Arborist Assessment

Tree with hollow approved to remove in separate application

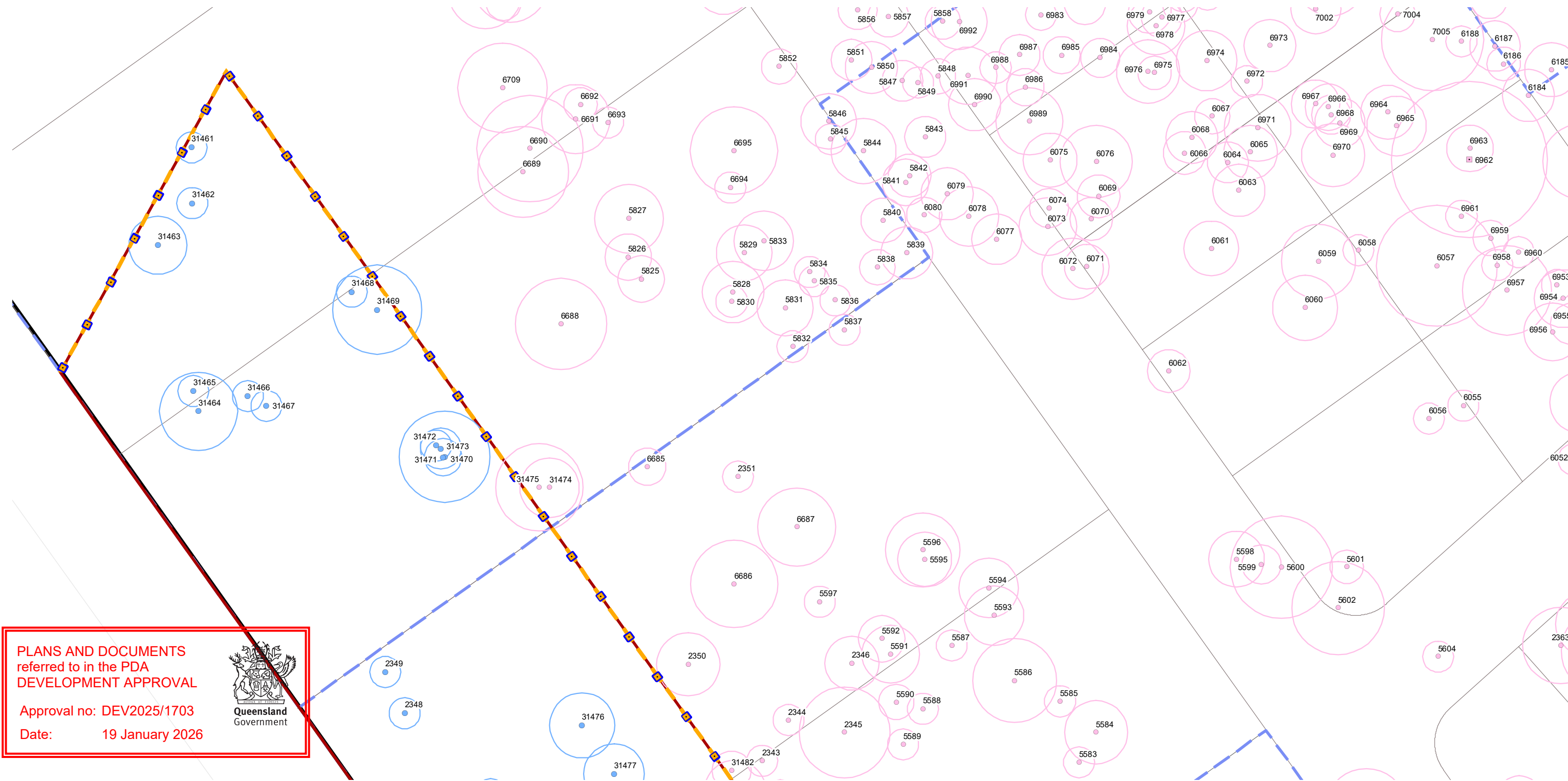
Tree approved to remove in separate application

Tree to retain in neighbouring lot



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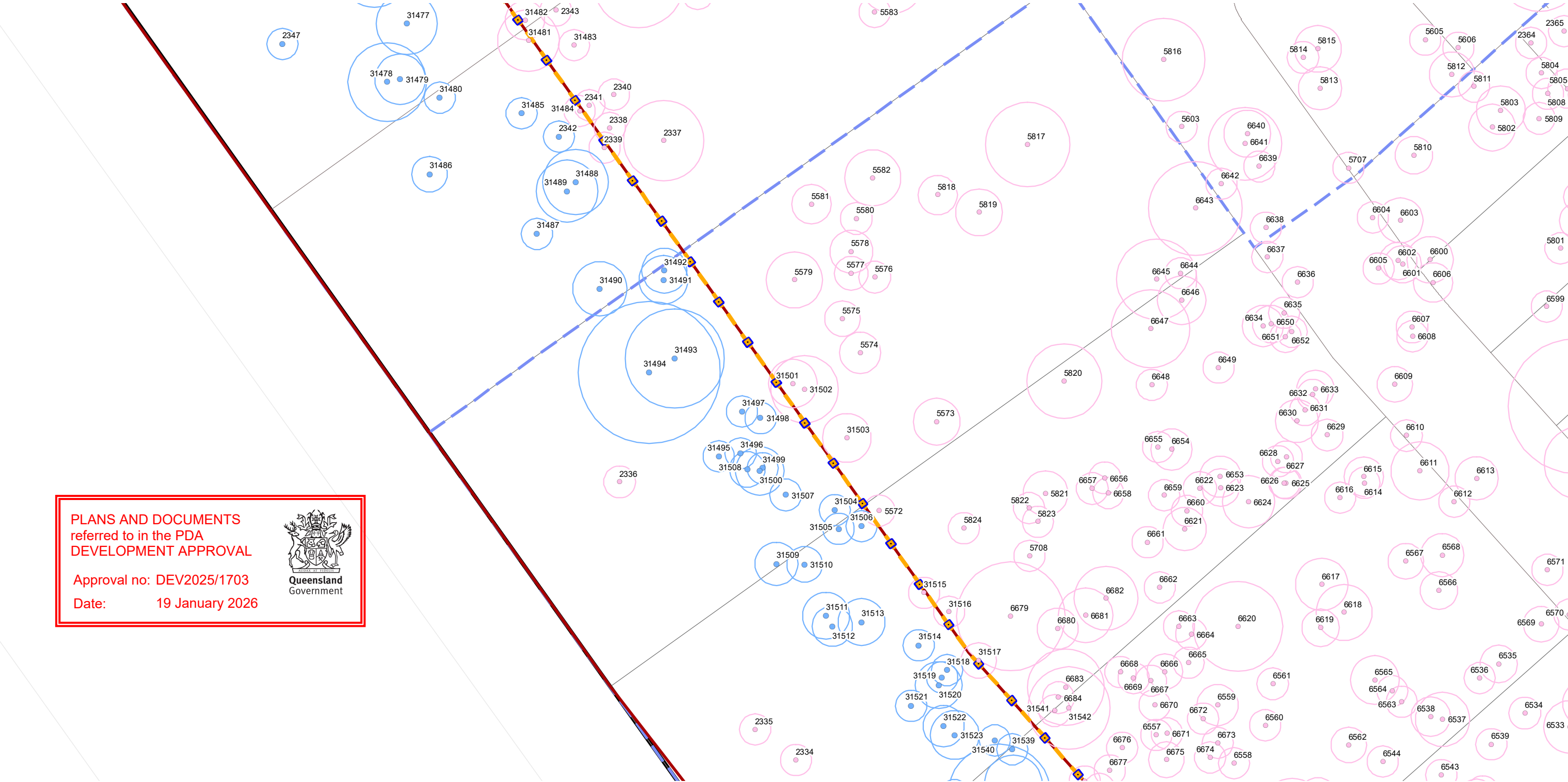
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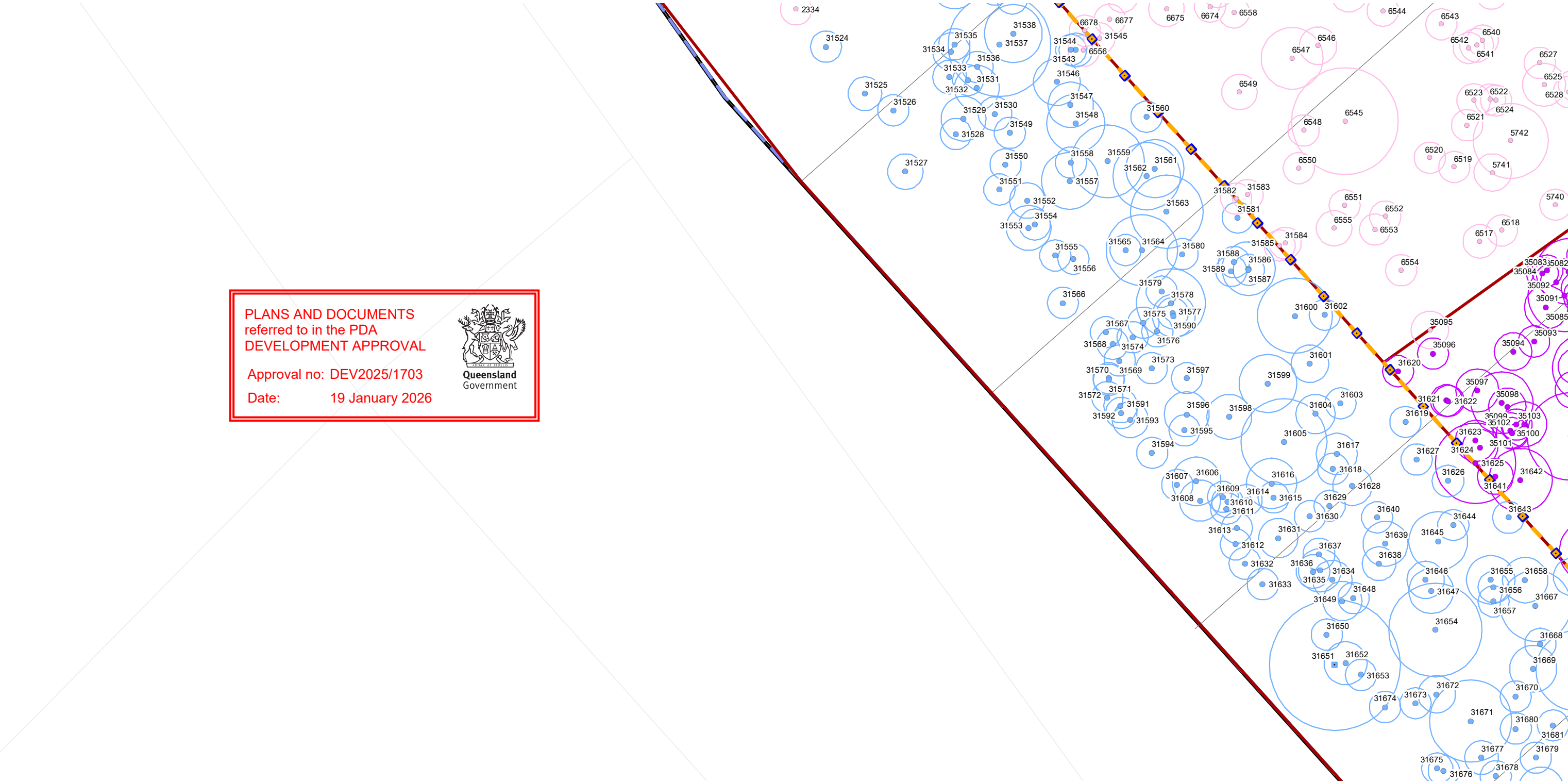
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Saunders
Havill

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References:

AS 4970 - 2009 Protection of trees on development sites

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AMENDMENTS		DESCRIPTION	DRAWN	CHECKED
ISSUE	DATE			
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B	12/09/2025	CLIENT AMENDMENTS	TC	AD

CLIENT



PROJECT



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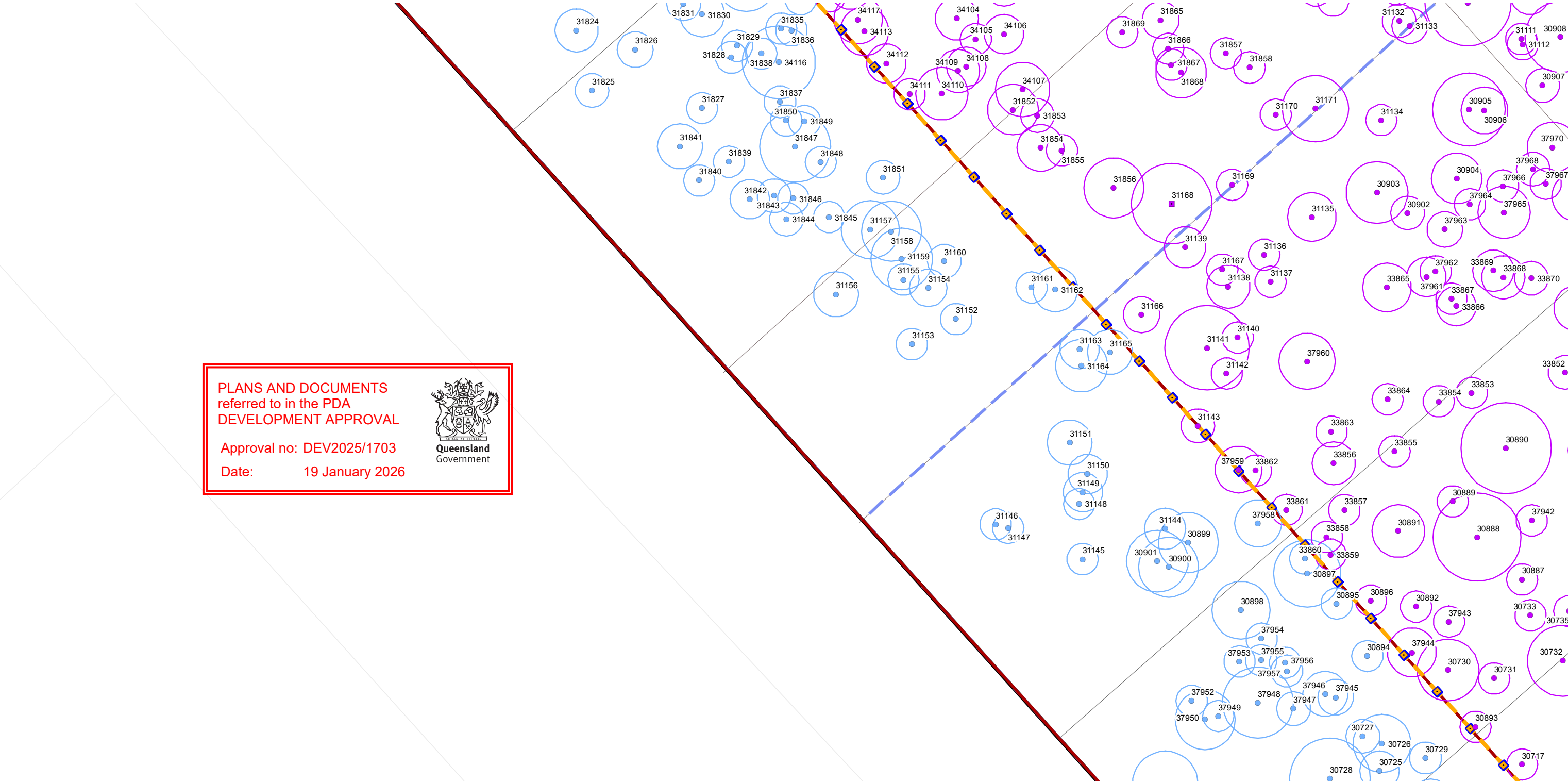
VEGETATION CLEARING &
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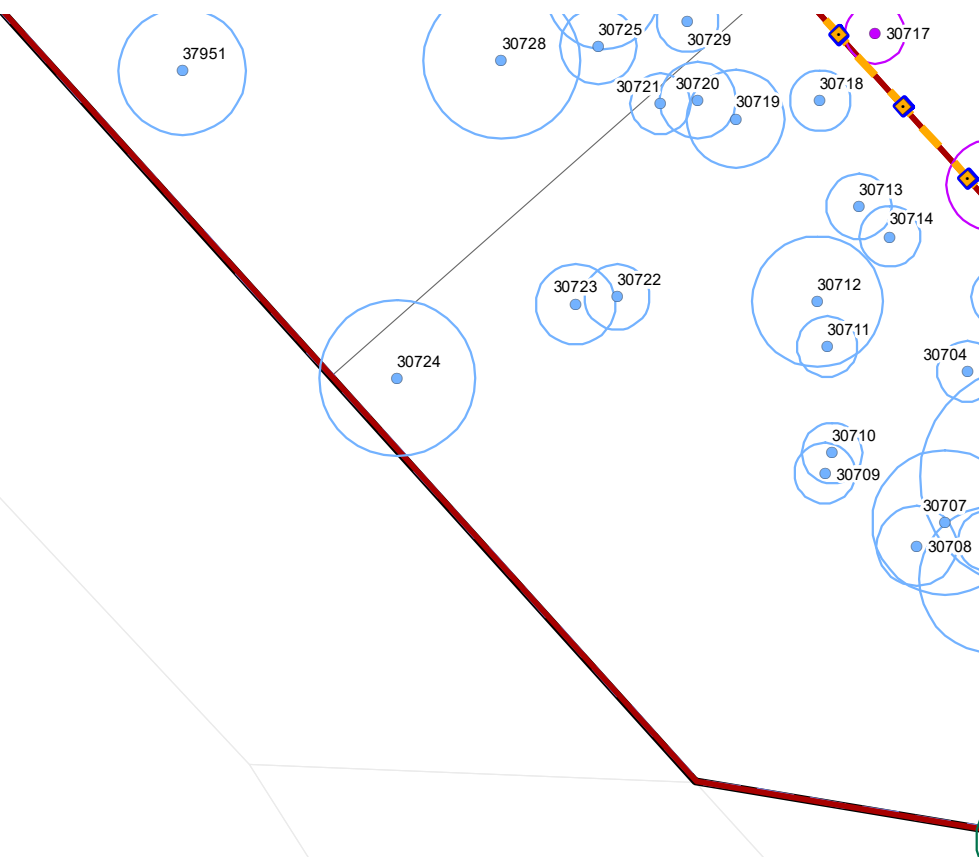
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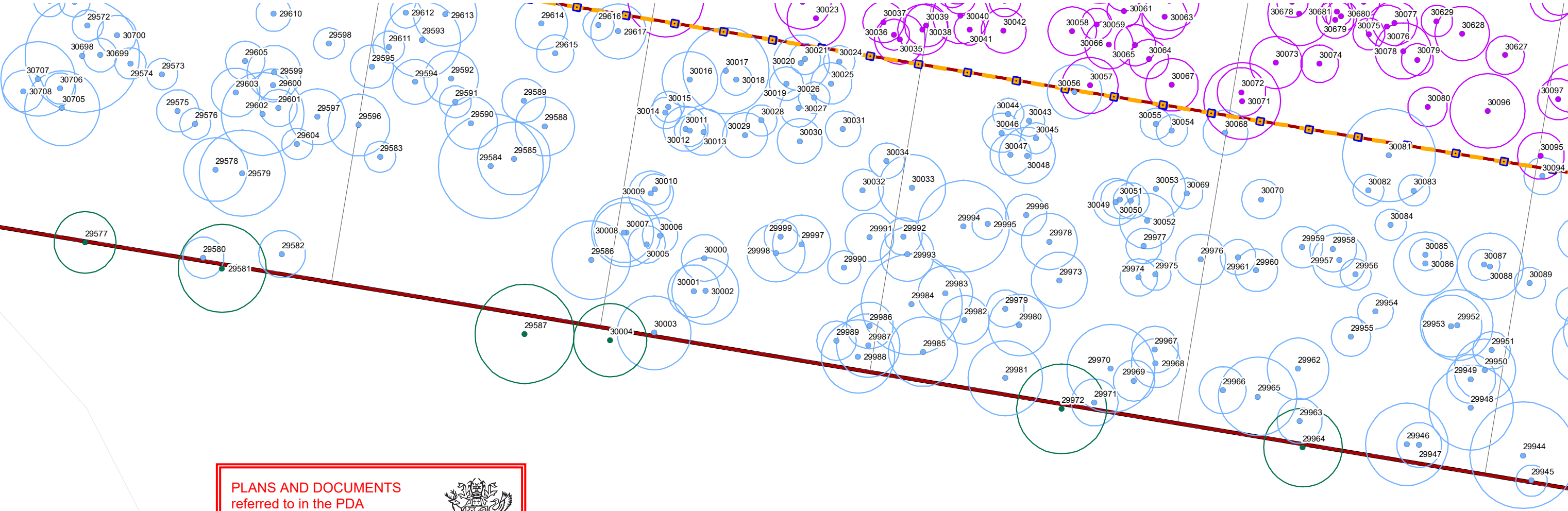
 Tree to retain in neighbouring lot

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