

Fauna Management Plan

Southern Thornlands PDA Precinct 1,

Application 1 (Stage 1 & 2).

Springacre Road, Thornlands

Prepared for Mirabel Thornlands Pty Ltd.

December 2025

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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Executive Summary

This Fauna Management Plan (FMP) has been prepared by Biodiversity Assessment and Management Pty Ltd (BAAM) on behalf of Mirabel Thornlands Pty Ltd to guide fauna management associated with Stages 1 and 2 of the proposed development at Springacre Road, Thornlands, within the Southern Thornlands Priority Development Area (PDA) Precinct 1, Stage 1.

The plan provides a framework to minimise and manage impacts of fauna arising from vegetation clearing, and construction, activities. It outlines requirements for the protection of native species and fauna management, including dewatering fauna management, to ensure compliance with relevant legislation and the project's environmental objectives.

Key findings from site investigations identified that while large portions of the site have been historically cleared and used for agriculture, remnant and regrowth vegetation of regional ecological value remains, including *RE 12.3.11* (*Eucalyptus tereticornis* ± *E. siderophloia*, *Corymbia intermedia* open forest). Scattered non-juvenile koala habitat trees (NJKHTs) and other hollow-bearing trees can provide important habitat for native fauna, including the 'Endangered' Koala (*Phascolarctos cinereus*) and other species of conservation concern.

This FMP sets out detailed management procedures for vegetation clearing, dam dewatering, and fauna spotter-catcher supervision of all vegetation clearing.

Implementation of this FMP will be undertaken in coordination with the Vegetation Management Plan (VMP) and the Rehabilitation Management Plan (RMP) and in accordance with relevant Queensland legislation and policies.

Fauna Management Plan

Springacre Road, Thornlands

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AMENDED IN RED

By: Nicole Tobias

Date: 19 April 2026



Terms and Abbreviations

BAAM	Biodiversity Assessment and Management Pty Ltd
CEEVNT	Critically Endangered, Endangered, Vulnerable or Near Threatened
CWD	Coarse Woody Debris
DETSI	Department of Tourism, Environment, Science and Innovation
EWP	Elevated Work Platform
FMP	Fauna Management Plan
FSC	Fauna Spotter Catcher
ha	hectares
HIA	Habitat Value Investigation Area
NJKHT	Non Juvenile Koala Habitat Tree
MSES	Matters of State Environmental Significance
PDA	Priority Development Area
PHFT	Preferred Koala Food Tree
RCC	Redland City Council
RE	Regional Ecosystem
RMP	Rehabilitation Management Plan
SMP	Species Management Plan
VMP	Vegetation Management Plan

1.0 Introduction – Background and Purpose

Biodiversity Assessment and Management Pty Ltd (BAAM) were commissioned by Mirabel Thornlands Pty Ltd to prepare a Fauna Management Plan (FMP) for future site development at Springacre Road Thornlands as part of the South Thornlands Priority Development Area (PDA).

The Southern Thornlands PDA was declared under section 40 of the *Economic Development Act 2012*, on 4 April 2025 and the Southern Thornlands PDA Interim Land Use Plan (ST ILUP) came into effect. The ST ILUP is a temporary planning instrument which will regulate development in the area. It is in effect while detailed planning and community engagement is undertaken as part of the development scheme preparation process. A PDA development scheme comprises a vision, a land use plan, an infrastructure plan and an implementation strategy.

The ST PDA covers 890 hectares and is recognised as a priority future growth area in the 2023 Shaping SEQ, this PDA supports the region's future growth.

As part of the declaration the Southern Thornlands PDA Interim Land Use Plan (ST ILUP) the declaration identifies two precincts, which include:

- *Precinct 1: Eastern Precinct* – located east of Springacre Road. Precinct 1 provides for a residential neighbourhood supported by a mixed-use centre. Development applications may be lodged, assessed and decided while the ILUP is in effect and a portion thereof, is the focus of this report.
- *Precinct 2: Investigation Precinct* – comprising the balance of the PDA. Development in precinct 2 is restricted to interim or temporary uses until the PDA Development Scheme is finalised.

Precinct 1 is 40.8 ha in size and encompasses Lots 12, 13, 14 and 16 on RP 53653 and Lots 1 & 2 on RP 128089. This FMP has been prepared for Stages 1 and 2, of the Mirabel development following prior approval of the Preliminary Approval for Material Change of Use - Precinct 1 Land Use Plan (PDA Development Application DEV2025/1656).

This FMP provides guidance for the protection and management of native fauna during the proposed vegetation clearing works. It outlines measures to minimise impacts and safeguard fauna through spotter-catcher supervision and relocation where required.

Implementation of this FMP will occur in coordination with the overarching Vegetation Management Plan (VMP) (BAAM File No. 0588-002a) Rehabilitation Management Plan (RMP) (BAAM File No. 0588-002c) to ensure consistency and integration of environmental outcomes.

1.1 Site Location and Description of Fauna Habitats

The site is located on Springacre Road, Thornlands, in Redland City, Queensland. It includes Lots 12, 13, 14, 16 on RP 53653 and Lots 1 & 2 on RP 128089. It lies within the Southern Thornlands Priority Development Area (PDA), declared in April 2025 under the Economic Development Act 2012, covering approximately 890 hectares. The Site is wholly located within Precinct 1

Precinct 1 is within the South East Queensland (SEQ) bioregion, which is known for significant ecological diversity, but also considerable pressure from clearing and urban expansion.

The fauna and fauna habitats addressed within this plan (noting that further management plans will apply to future stages and associated works) are situated across Lots 12, 13, 14 and 16 RP 53653 and

Lots 1 and 2 RP128089. The higher value habitat areas are primarily located within the designated habitat investigation area (HIA) in the north and the regional ecological corridor riparian area of Eprapah Creek to the southeast. There are scattered large paddock trees providing habitat within the proposed footprint.

The majority of the site is currently disused, undulating agricultural land (most recently used for grazing and poultry). There are dwellings and sheds present which are all to be removed. The site contains remnant paddock trees with a groundcover dominated by non-native pasture grasses. Pockets of native regrowth vegetation are present to varying degrees, particularly along existing fence lines and around water bodies. The site is intersected from north to south by overland flow paths, natural drainage lines, and constructed dams that flow into a Stream Order 1 which is a tributary of Eprapah Creek.

The HIA comprises disturbed eucalypt woodland with a *Casuarina littoralis* mid-storey and remnants of old access tracks and recreational uses (e.g. motorbike ramps and pits). The western section, was previously used for informal recreation and contains soil mounds, created ditches and dense weed infestations around dams and causeways.

The Eprapah Creek riparian corridor in the southeast Corner of the site supports regrowth and remnant eucalypts with *Melaleuca quinquenervia* and *Lophostemon confertus* interspersed with weed dominated clearings and occasional Slash Pine *Pinus elliottii* from past plantings or regrowth.

1.2 Proposed Development

The Southern Thornlands Priority Development Area (STPDA) was declared on 4 April 2025 under the Economic Development Act 2012. The Southern Thornlands PDA Interim Land Use Plan (ST ILUP) is a temporary planning tool that guides development while detailed planning and community consultation for the PDA Development Scheme. A PDA Development Scheme will eventually set out the vision, land use, infrastructure, and implementation strategy for the entire PDA.

The ST ILUP identifies two precincts:

- **Precinct 1 – Eastern Precinct:** East of Springacre Road, intended for a new residential neighbourhood with a mixed-use centre. Development applications can be lodged and assessed under the ILUP. Precinct comprises the site and is the focus of this report (**Snip 1**).
- **Precinct 2 – Investigation Precinct:** The balance of the STPDA. Only temporary or interim uses are allowed until the final STPDA Development Scheme is approved (**Snip 2**).

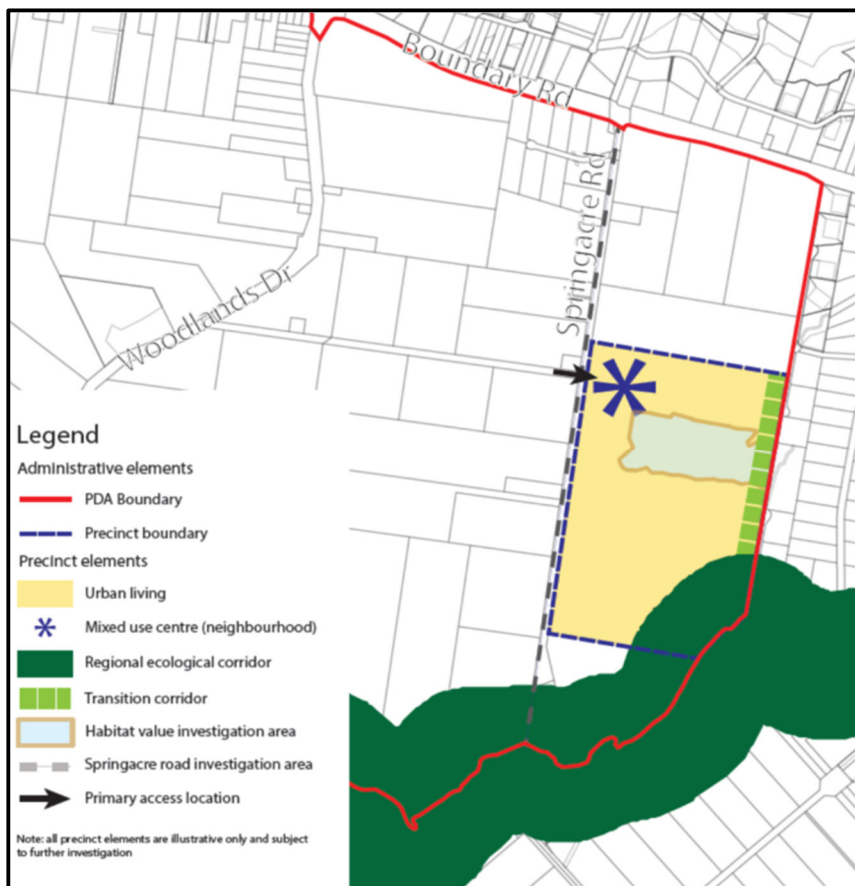
Precinct 1 is 40.8 ha, covering Lots 12, 13, 14, 16 on RP 53653 and Lots 1 & 2 on RP 128089 (the site). The ILUP aims for Precinct 1 to create a neighbourhood that responds to the site's existing landscape, topography, and key view corridors. The precinct will accommodate a range of residential typologies, a local centre, an interconnected street network, and a series of public open spaces supported by high-quality streetscapes. The intent is to provide diverse and adaptable housing options, including affordable and accessible dwellings, to support a range of household types and life stages while ensuring development occurs in harmony with the site's natural vegetation, local wildlife, and broader environmental character. The proposed development (Application 1) refer to approved plans

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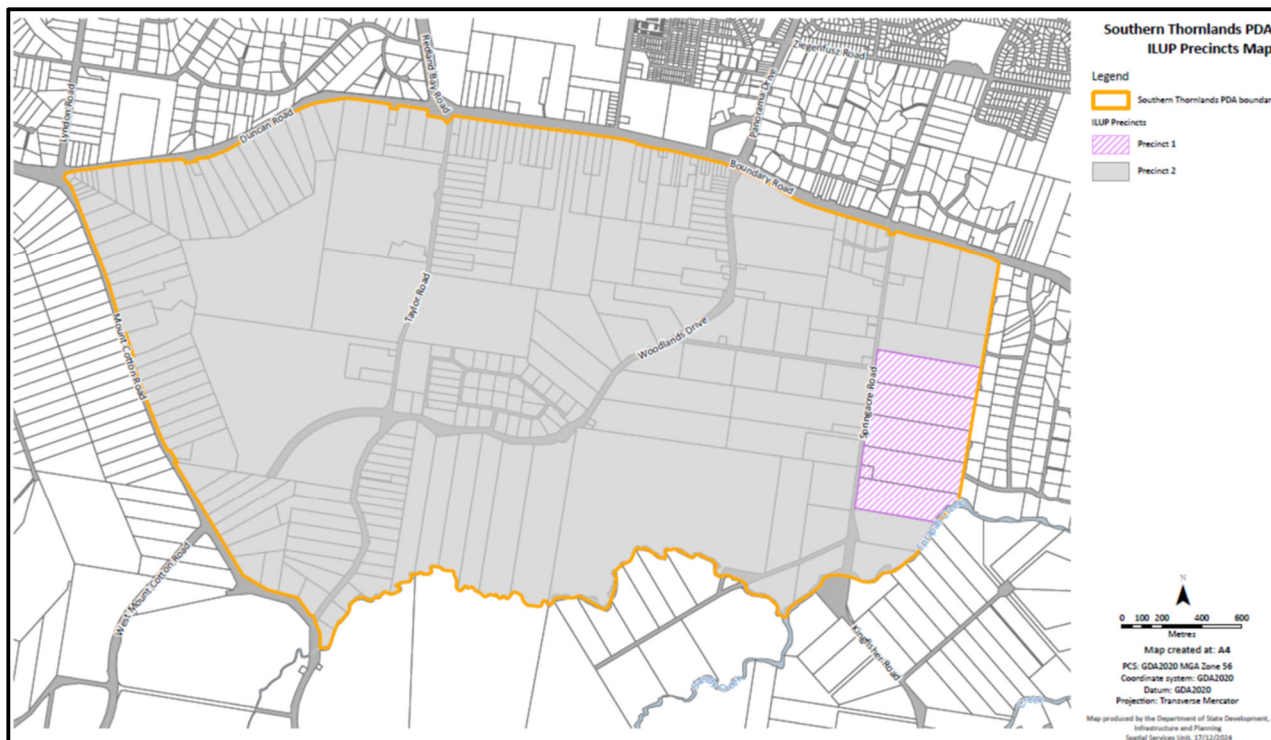
By: Nicole Tobias

Date: 19 April 2026





Snip 1: Showing the declared ST PDA and Precinct 1 (pink shade) and 2 (grey shade) boundaries.

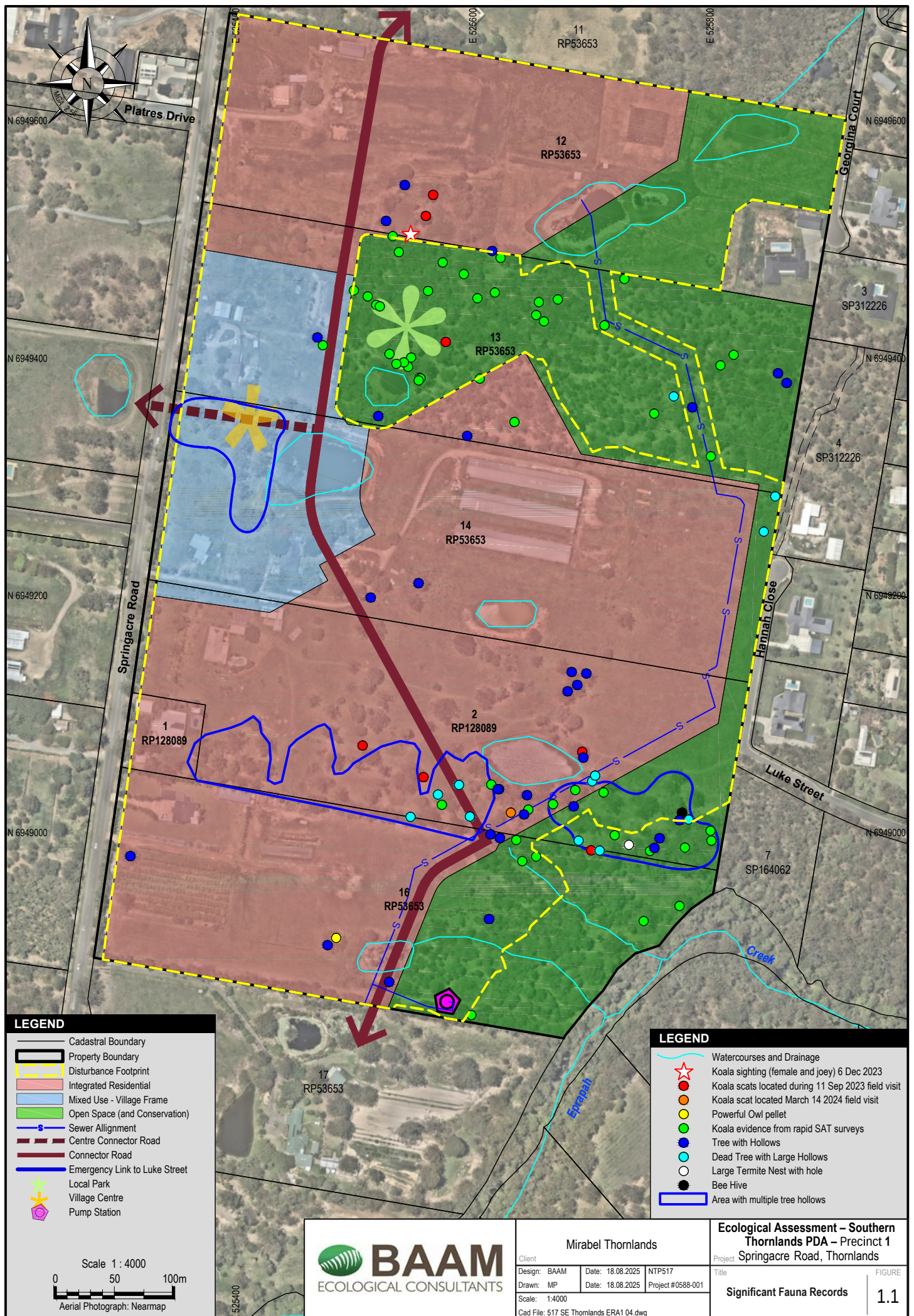


Snip 2: Showing Precinct 1 from the ST ILUP

2.0 Summary of Site Investigations

In April 2024, BAAM completed an ecological assessment and reporting for the Southern Thornlands Priority Development Area Early Release Area 1 (BAAM File No. 0588-001 V0). The assessment identified the extant flora, fauna, and habitats (**Figure 1.1**) and outlined their regional and local significance under relevant legislation and highlighted ecological constraints and opportunities to inform development planning.

The prior site assessments and ecological reporting identified that whilst the overall ecological value of the site has been reduced in most of the cleared agricultural areas, there are pockets of scattered Koala habitat trees, and habitats supporting a wide range of native fauna, including Koalas (listed as Endangered) and potentially other threatened species.



3.0 Fauna Management

Where vegetation is present regardless of location, it can provide valuable habitat for a wide range of species. The more forested areas contribute structural complexity, while paddock trees with hollows offer important breeding sites and refuge. Dominant tree species such as *Eucalyptus* and *Allocasuarina* flower and fruit at various times of the year, supplying seasonal food resources for resident fauna as well as mobile and migratory species. Wetland areas, including runoff zones, drainage lines, and dams, provide essential water sources and habitat for waterbirds, reptiles, and amphibians.

3.1 Key Fauna

Koala *Phascolarctos cinereus*, Endangered

- Confirmed as present through scat evidence and a direct sighting of a female with joey .
- Site lies entirely within a Koala Priority Area under the SEQ Koala Planning Framework .

Other Threatened Fauna with potential to occur

- South-eastern Glossy Black-Cockatoo *Calyptorhynchus lathami* Vulnerable - feeds on *Allocasuarina* species present in both the HIA and Eprapah Creek.
- Powerful Owl *Ninox strenua* Vulnerable - pellet evidence recorded; large hollows suitable for nesting present
- White-throated Needletail Vulnerable - migrator
- Tusked Frog *Adelotus brevis* Vulnerable - aquatic habitat supported by dams.
- Grey Headed Flying Foxes (GHFF) *Pteropus poliocephalus* Vulnerable - feeds on eucalypt species and other Flying fox species that co roost with GHFF

Locally Significant Fauna with potential to occur

- Grey Goshawk *Accipiter novaehollandiae*
- Black-necked Stork *Ephippiorhynchus asiaticus*
- Short Beaked Echidna *Tachyglossus aculeatus*

Other Native Fauna (observed)

- Arboreal mammals: Brushtail and Ringtail Possums, Sugar and Squirrel Gliders.
- Flying-foxes
- Birds: Fairy-wrens, Honeyeaters, Parrots, waterbirds (Ducks, Egrets), raptors (Mopokes).
- Reptiles: Skinks, Lace Monitor, Red-bellied Black Snake.
- Macropods: Red-necked and Swamp Wallabies.

Non-native Feral Fauna

- Cane Toad,
- Mosquito Fish (dams),
- European Brown Hare,
- Feral Cats and
- Foxes

Key Fauna Habitats

- Hollow-bearing trees, dams, riparian vegetation, scattered paddock trees, and remnant patches provide important fauna refuge, breeding and foraging habitat.

3.2 Potential Impact to Resident Fauna

Potential impacts to resident fauna during clearing works include:

- Direct injury or mortality during clearing works (i.e. crushed during tree felling, run over by machinery, etc).
- Subsequent injury or mortality due to loss of habitat and inability to successfully self-relocate to suitable replacement habitat (i.e. due to distance, exposure to elements and/or predation, movement barriers, etc).
- Loss or abandonment of young.

Animals particularly susceptible to such impacts include Koalas, hollow-dependant fauna such as Gliders, Common Brushtail Possums, Common Ringtail Possums nesting birds including Glossy Black Cockatoo and other Parrots and birds of prey such as Powerful Owl and Mopokes. Microbats roost in Eucalypt bark. Other susceptible species include Short-beaked Echidnas and reptiles.

While no Grey-headed Flying-fox roosts have been recorded on or proximate to the site, there is potential for onsite works to impact upon the breeding cycle of GHFF should a roost establish within the adjacent Eprapah Creek.

3.3 Management Impacts to Resident Fauna

3.3.1 Prior to Disturbance

Prior to clearing and disturbance, consideration should be given to the avoidance of clearing during active breeding seasons for native species (generally spring/summer) where practical.

Approximately one week (14 day maximum) prior to the commencement of each area of vegetation being cleared, the nominated Fauna Spotter Catcher (FSC) is to undertake an initial pre-clear inspection to confirm if any active animal breeding places are present. Where active animal breeding places are identified within any proposed clearing (including any and all vegetation removal) footprint, an appropriate Species Management Program (SMP) must first be submitted and approved by the Queensland Department of Tourism, Environment, Science and Innovation (DETSI), before these features can be removed.

There are native trees that are situated within the build footprint (refer: BAAM File 0588-002A Vegetation Management Plan) and additional trees that are currently in the civil works buffer zone that may or may not be impacted. A total of 779 NJKH trees will be removed within the development footprint and up to an additional 100 may be removed subject to detailed civil works design and arborist consultation. Operational works stages will confirm the exact tree removal. All these trees will require inspection by the FSC.

In consultation with the FSC and clearing operators, it must also be ensured the correct equipment and machinery is available on site for use by these parties to minimise impacts to resident fauna during clearing. The FSC must also confirm the location and direction of clearing for each stage as well identification of fauna release locations.

In the unlikely event that flying-foxes are found to be roosting on site, future works must comply with the State's Code of Practice: Low Impact Activities Affecting Flying-Fox Roosts. If compliance is uncertain, particularly where roost trees may be removed or disturbance is likely, advice should be sought from DETSI.

If any conservation-significant birds (e.g., Glossy Black Cockatoo, Powerful Owl) are found in proposed cleared areas containing suitable sized hollow-bearing trees or preferred food species, it must first be determined if works can proceed without disturbing the species if breeding is identified. Targeted surveys for nesting evidence should be carried out by the FSC on all hollow bearing trees to be removed and those proximate to the works. If active nests are present during the nesting period development works must avoid disturbance, unless are conducted under a DETSI approved Species Management Programme. Where uncertainty exists, advice should be sought from DETSI to confirm management requirements.

3.3.2 During Disturbance

All approved vegetation clearing must be conducted under the supervision of a FSC holding a valid Wildlife Rehabilitation Permit issued by DETSI. Clearing works are to work from the more open paddock areas and western side of property with clearing progressing towards retained habits, allowing for fauna to move into undisturbed areas of their own volition.

The FSC is to perform a pre-clear inspection of the clearing area each morning immediately prior to the commencement of works to check for resident fauna. Particular attention should be given to:

- Nesting birds
- Hollow-dependent species
- Potential presence of Koalas and Possums resting within tree foliage
- Large reptiles (e.g., Monitors, Snakes, Dragons) basking in exposed areas or sheltering under debris or coarse woody debris and/or refuge areas.

Any reptiles encountered should be herded away from the work area into adjacent habitat to be retained or cleared later. Trees found to contain, or suspected of containing, Koalas, Possums, Gliders, nests, or other wildlife are to be flagged for further attention during clearing.

Following the inspection, the FSC and clearing contractor are to discuss clearing operations, methods, and direction to ensure resident fauna have the opportunity to move safely away from disturbance areas.

The FSC is responsible for:

- Relocating or assisting the self-relocation of uninjured wildlife encountered during clearing works
- Arranging appropriate treatment for any injured or orphaned wildlife
- Final approval for vegetation to be cleared

The FSC should communicate any potential risks to native wildlife with machinery operators and the Site Manager. Communication methods, to be determined prior to works, are recommended via two-way radio, hand signals, and direct verbal communication.

Vegetation clearing must proceed sequentially to allow animals to move to adjoining habitat of their own volition. Where operational requirements necessitate clearing in a different direction, temporary exclusion fencing should be considered to prevent wildlife from entering offsite roadways, developed areas, or areas under construction.

Immediately before clearing each area:

- Undergrowth should be beaten to flush out wildlife

- Logs and debris on the ground should be rolled to check for hidden animals

Machine operators should clear all undergrowth and smaller shrubs before felling trees. Large, hollow-bearing trees or trees known or suspected to contain arboreal mammals (possums, gliders) should, where practical, be left overnight after understorey removal to allow self-relocation. An elevated work platform (EWP) should be used to inspect hollows and capture animals prior to tree felling. Drones may be used as an alternative where EWP access is impractical, provided they offer sufficient visual access.

3.3.3 During Disturbance

All approved vegetation clearing must be conducted under the supervision of the FSC who holds a valid Wildlife Rehabilitation Permit (Fauna Spotter) issued by DETSI. Clearing works are to work from the open paddock areas and western side of property and clearing conducted towards retained habits allowing for fauna movement to undisturbed areas of their own volition.

The FSC is to perform a pre-clear inspection of the clearing area each morning immediately prior to the commencement of works to check for resident fauna. Particular attention should be given to:

- Nesting birds
- Hollow-dependent species
- Potential presence of Koalas and Possums resting within tree foliage
- Large reptiles (e.g., Monitors, Snakes, Dragons) basking in exposed areas or sheltering under debris or coarse woody debris (CWD)

Any reptiles encountered should be herded away from the work area into adjacent habitat to be retained or cleared later. Trees found to contain, or suspected of containing, Koalas, Possums, Gliders, nests, or other wildlife are to be flagged for further attention during clearing.

Following the preclearance inspection, the FSC and clearing contractor are to discuss clearing operations, methods, and direction to ensure resident fauna have the opportunity to move safely away from disturbance areas.

The FSC is responsible for:

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Immediately before clearing each area:

- Undergrowth should be beaten to flush out wildlife

- Logs and debris on the ground should be rolled to check for hidden animals

Machine operators should clear all undergrowth and smaller shrubs before felling large trees. Large, hollow-bearing trees or trees known or suspected to contain arboreal mammals (possums, gliders) should, where practical, be left overnight after understorey removal to allow self-relocation. An elevated work platform (EWP) should be used to inspect hollows and capture animals prior to tree felling. Drones may be used as an alternative where EWP access is impractical, provided they offer sufficient visual access.

If an arboreal mammal self-relocates during clearing activities, all work in that area must pause until the animal has moved away.

Trees should be lowered as smoothly and gently as possible to reduce the risk of crushing injuries to fauna. Trees felled in vegetated (forested) areas should be directed into cleared areas to allow the FSC to search cleared vegetation more easily.

Where active nests or hollows are located, all efforts should be made to access them (e.g., using an EWP) prior to tree felling to prevent damage and facilitate relocation.

Cleared vegetation stockpiled for more than three days must be assumed to be occupied by wildlife and inspected by the FSC before removal, disposal, or disturbance.

Nocturnal wildlife captured during works should be held in appropriate holding equipment away from the active area until dusk and then released into nearby suitable habitat.

Relevant contact details for injured fauna requiring treatment during clearing or quarry operations are provided in **Table 3.3** below. These contacts must be checked and confirmed prior to commencement of works.

Table 3.3. Relevant contacts for injured fauna

Contact person/body	Details
RAWA Redlands After Hours Wildlife Ambulance Redlands 24 hr Wildlife Rescue Service	07 3833 4031
Wildcare Australia	07 5527 2444
Currumbin Wildlife Hospital	07 5534 0813
Wildlife Rescue Logan	07 3290 4628 0418 792 598

3.4 Management of Potential Impacts to Koala

Should any trees on site be found to contain a Koala (during the pre-clear inspection or otherwise during onsite activities), the following steps must be taken:

- Clearing works in the vicinity of the tree are to be ceased immediately.
- A well-marked exclusion zone of 25 metres is to be established around the tree.
- All personnel on site must be advised of the presence of the Koala and any adjoining trees must be clearly flagged.
- Neither the tree containing the Koala nor any tree with adjoining canopy can be disturbed, and no works are to be conducted within 25 metres of the tree containing the Koala until after the animal has vacated the tree of its own volition.

- The tree containing the Koala must not be isolated, so as to ensure a safe passage for the Koala from the work site.
- The FSC must monitor the Koala at hourly intervals to check it is not overly stressed or about to move across the work site.
- If the Koala has not left the tree by the end of the day, the FSC must confirm the presence or absence of the animal before clearing commences the following day.
- Under no circumstances is a Koala to be physically removed, other than via prior authorisation from DETSI.
- Injured Koalas should immediately be transported into care, using the contacts given in **Table 3.3 Section 3.3.2**

3.5 Habitat Enhancement

Where hollow-bearing trees are required to be removed, including paddock trees, the loss of habitat features should be mitigated by installing a range of nest boxes (small, medium, and large) in surrounding retained bushland. The number and size of nest boxes should correspond proportionally to the hollows lost from the clearing area. A nest Box location plan should be developed for the operational works application. It is recommended Nest boxes are deployed prior to the clearing commencing.

Where possible, large tree trunks and boles should be retained and incorporated as CWD to enhance habitat values where practical. These can be strategically placed within rehabilitation and retained vegetation areas to provide shelter, foraging opportunities, and structural complexity for native fauna.

3.6 Fencing

Internal and protective fencing of Rehabilitation Areas, including any creek line cadastral fencing, is to be fauna-friendly fencing to allow fauna movement from the Rehabilitation Areas to wildlife corridors adjacent to the site. Land for Wildlife Fencing and Netting Note G4 suggest that, to allow wildlife to pass easily:

- Use plain wire for the top two strands of the fence.
- Keep a 50 cm gap between ground level and the first rail or strand.
- Keep 30 cm gaps between the rails or remaining strands.
- Use box wire mesh (with squares of no less than 15 cm). Leave a 30-50 cm gap between the ground level and fence bottom, and ensure the fence is not more than 1.2 metres high. A capping rail along the top also allows for easy movement.
- Consider planting vegetation into, or adjacent to, your fence.

3.7 Dam Dewatering

A number of reptiles, waterfowl, and amphibians have been recorded within the wetland areas and on-site dams during field surveys (refer BAAM File No. 0588-001 V0). It can reasonably be assumed that these dams also support eels, fish, and larger aquatic invertebrates such as freshwater crayfish and shellfish.

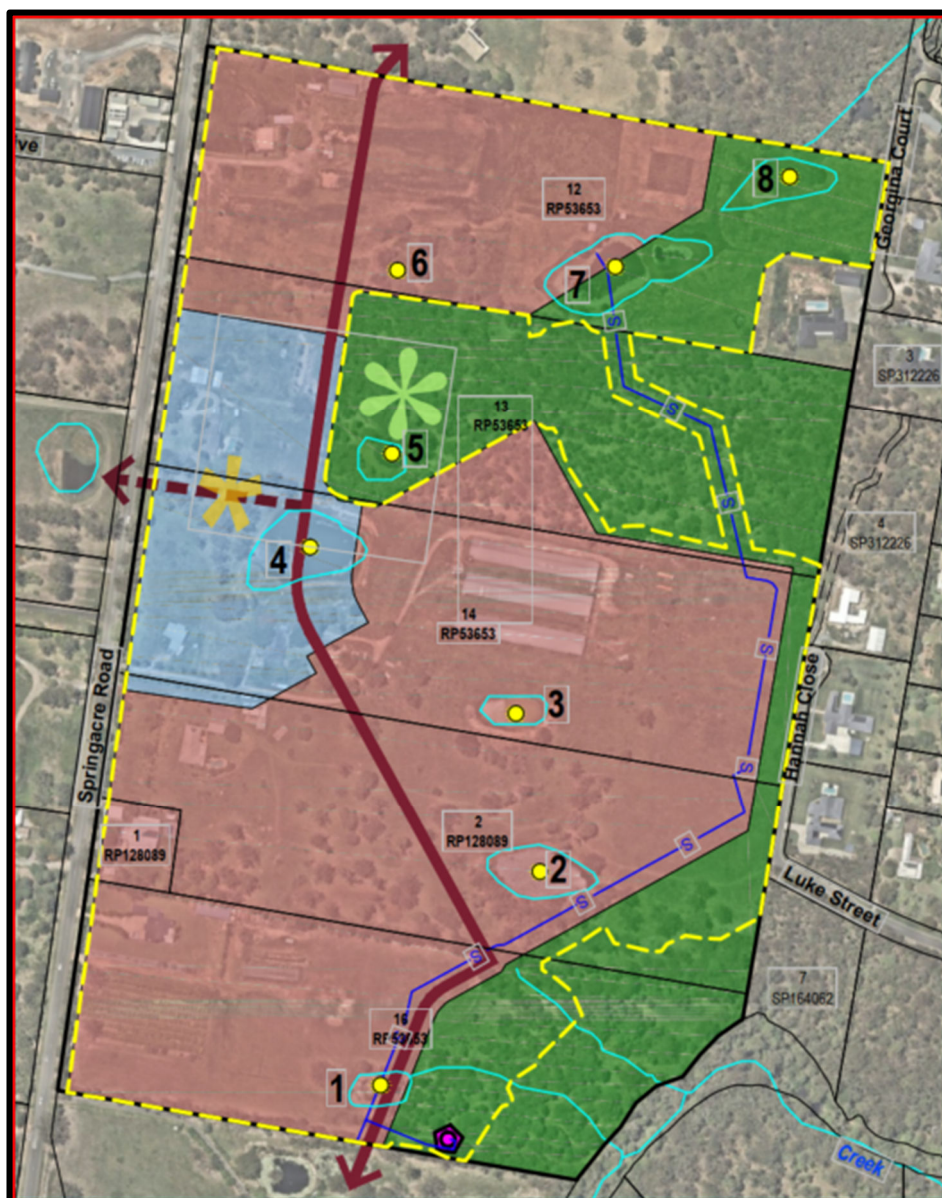
Under the Queensland *Nature Conservation Act 1992* (NC Act), a Species Management Program (SMP) is required where an animal breeding place will be disturbed to facilitate proposed works. This applies

to both obvious and cryptic breeding habitats, including aquatic and amphibian environments and waterfowl nesting areas. It is therefore recommended that an SMP be obtained to cover 'least concern' fauna species that may be affected by the proposed dewatering activities. No threatened species are expected to be associated with dewatering activities. Dams may also be dewatered through the use of Pumps to utilise water for dust suppression during civil works.

Dewatering and associated works must be undertaken in a manner that minimises detrimental impacts to aquatic fauna and receiving environments. It is proposed that water movement/removal occur progressively in coordination with civil works, with each dam subject to a detailed fauna salvage plan prior to dewatering. General gravitational flow pathways are expected as follows:

- Dam 4 → Dam 5 via land overflow
- Dam 5 → Dam 7 via land overflow
- Dam 3 → Dam 2 via land overflow
- Dam 2 → Eprapah Creek via land overflow
- Dam 1 → Eprapah Creek via land overflow (if required at this stage)

Snip 3 provides the location of nominated dams and associated numbers.



Snip 3: Dam Locations and Allocated numbers

3.7.1 Water Quality Testing

Immediately prior to dewatering, water quality must be tested by a suitably qualified professional and confirmed as suitable for the intended release. The receiving dam(s) must also be tested pre- and post-release to ensure no deterioration in water quality occurs.

Water quality should be assessed against the *ANZECC (2000) Guidelines for Fresh and Marine Water Quality*. Results should be presented in a summary table consistent with the ANZECC units, with exceedances clearly highlighted. Parameters to be measured include:

- Turbidity;
- Dissolved Oxygen;
- pH;
- Salinity;
- Nutrients (Total Nitrogen and Phosphorous);
- Presence of Heavy Metals.

3.7.2 Site Preparation

Prior to dewatering, as much fringing terrestrial and aquatic vegetation as practicable should be mechanically removed to assist in dewatering and fauna retrieval. Aquatic weeds are to be disposed of appropriately and not permitted to enter external waterbodies.

To minimise inappropriate levels of runoff, dewatering should occur gradually over several days, considering existing water levels, rainfall, and inflow rates.

During dewatering:

- Pumps must be fitted with fauna-exclusion devices at inlets.
- Outlets must use a diffuse discharge system to reduce velocity and prevent erosion or scouring.
- Outflow areas should be regularly monitored; if waterlogging or scouring occurs, discharge points must be relocated to unsaturated areas.
- Discharge must be contained on-site and not cause waterlogging or runoff to adjoining properties.
- Dewatering must cease immediately if excessive runoff is observed and must not recommence until suitable conditions are restored.

3.7.3 Fauna Retrieval

When water depth reaches approximately < 0.5 m, further dewatering must proceed only under the supervision of a qualified fauna spotter-catcher.

A temporary sump pit should be excavated to allow continued pumping while the spotter undertakes active fauna retrieval using nets, barriers, and other approved methods. Depth and sediment should be checked prior to entry to ensure safety.

Procedures include:

- Moving through retained vegetation to flush amphibians; sterile gloves must be used when handling frogs.
- Using dip nets to capture fish and tadpoles, which will be sorted and identified by a second qualified fauna spotter.

- Releasing all native fauna into retained dams (Dams 7 and 8).
- Transporting fish and tadpoles in separate containers containing at least 10 L of pond water, kept out of direct sunlight and released within two hours.
- Capturing eels and turtles using nets or wire baskets and releasing them immediately to retained dams on or offsite.
- Exotic fish or tadpoles are to be humanely euthanised using clove oil and disposed of in sealed containers via direct delivery to Redland Bay Landfill.

All dewatering and associated works must cease immediately if the fauna spotter determines there is a potential risk to native fauna. Works may only recommence once appropriate mitigation measures have been implemented to the satisfaction of the fauna spotter.

Where present, exotic fish must not be released into the wild.

4.0 Maintenance, Monitoring and Reporting

The FSC is to prepare a report following the completion of all clearing and dewatering activities. The FSC reporting must detail the number, type, and fate of each species requiring active management and confirm site works have been conducted in accordance with this Fauna Management Plan (FMP) and their permit.

5.0 Roles and Responsibilities

This FMP must remain accessible on-site at all times during all vegetation clearing, dam dewatering and associated works. It applies to all relevant personnel, including the Principal, Site Manager, FSC, contractors, machinery operators, and other site staff.

Each role has specific responsibilities to ensure fauna are managed in accordance with the FMP, legislative requirements, and best-practice environmental standards. The key roles and responsibilities are outlined in **Table 5.1** below.

Table 5.1 Fauna Management Roles and responsibilities

Role	Key responsibilities	Reporting and communication	Compliance and monitoring
Principal Mirabel	Oversee overall compliance and governance for fauna management. Engage qualified Fauna Spotter-Catcher (FSC) and Ecologist as required. Ensure any required Species Management Program (SMP) for identified breeding and habitat including for dewatering, is prepared and approved prior to works commencing.	Receive reports from Site Manager, FSC, and Ecologist. Liaise with regulatory authorities as required.	Ensure FMP and associated SMP are implemented in accordance with contractual and statutory requirements. Oversee corrective actions and maintain compliance documentation.
Site Manager	Implement FMP on-site, coordinate day-to-day site activities. Ensure large and hollow-bearing trees are inspected by FSC prior to clearing. Supervise fauna-related clearing activities and coordinate dewatering in consultation with FSC/Ecologist. Ensure fauna salvage and discharge controls are implemented. Investigate and respond to environmental complaints or incidents	Report daily environmental issues and site activities to Principal. Coordinate with FSC, and contractors during clearing and dewatering operations	Monitor adherence to FMP during clearing, dewatering, and construction. Maintain inspection records, incident logs, and corrective actions.
Fauna Spotter Catcher (FSC)	Conduct pre-clearance habitat inspections. Supervise clearing for fauna safety, including inspect dams prior to dewatering. Lead fauna salvage and relocation capture and relocate fauna in accordance with permits. Direct cessation of activities where fauna risk is identified.	Submit daily fauna management and attendance reports to Site Manager and Principal. Notify regulatory authorities (DETSI) as required.	Ensure fauna management complies with FMP, SMP, Wildlife Rehabilitation Permit, and regulatory requirements. Monitor fauna impacts during and after clearing and dewatering. Maintain records of all fauna relocations.
Other Onsite Contractors	Follow FMP requirements relevant to their work. Implement environmental protection and soil stabilisation. Ensure fauna-exclusion devices are functional. Avoid disturbance to fauna habitats. Report wildlife encounters immediately.	Report daily work activities, incidents, and compliance issues to Site Manager. Communicate with Site Manager and FSC as needed.	Comply with FMP, and site-specific procedures. Follow instructions from FSC/Site Manager to prevent adverse impacts to fauna. Support ongoing monitoring and corrective actions.

6.0 References

Biodiversity Assessment and Management (BAAM)(2024), Ecological Assessment Southern Thornlands Priority Development Area - Early Release Area 1, Springacre Road, Thornlands File No. 0588-001 V0).

Department of State Development, Infrastructure, Local Government and Planning. (n.d.). Application #DEV2025/1656 [Webpage]. EDQ DAD. Retrieved October 2025, from https://edqdad.dsdip.qld.gov.au/developmentAssessments/view/front/1675/?utm_source=chatgpt.com

Land for Wildlife Qld (2011), *Note G4 Wildlife friendly fencing and netting*
<http://www.seqcatchments.com.au/LFW.html>.

Refer to Approved Plans

AMENDED IN RED

By: Nicole Tobias

Date: 19 April 2026



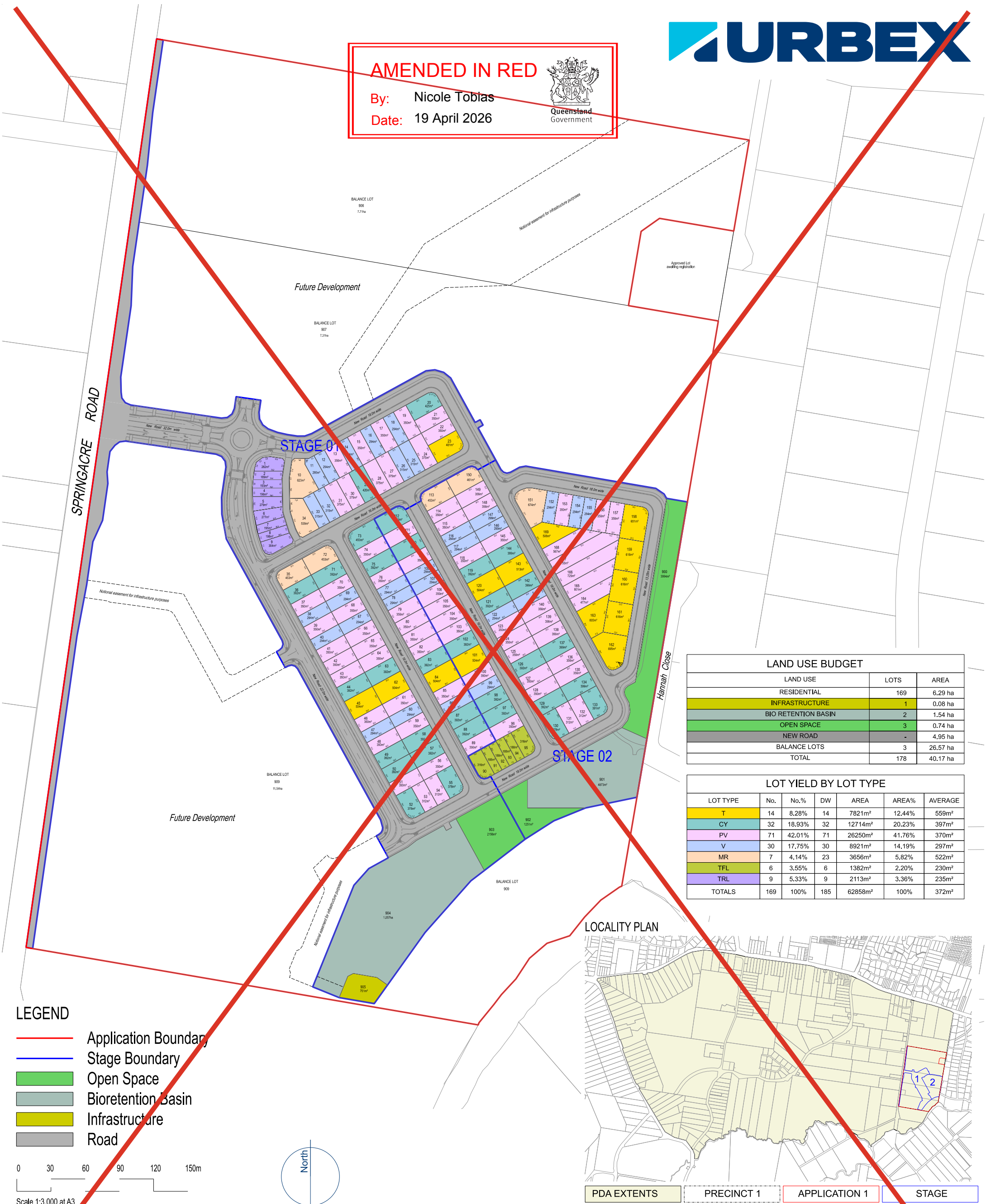
Queensland
Government

APPENDIX 1

Proposed Development

AMENDED IN RED

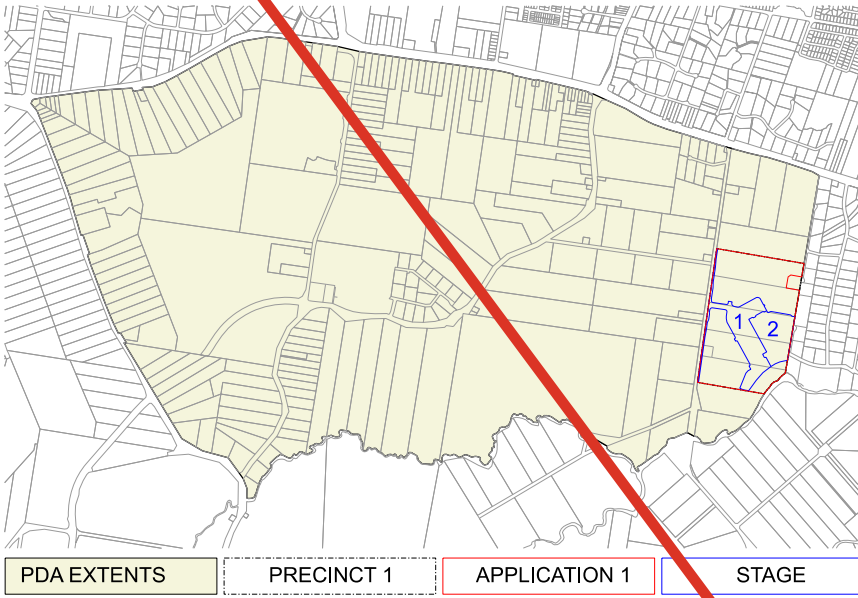
By: Nicole Toblas
Date: 19 April 2026



LAND USE BUDGET		
LAND USE	LOTS	AREA
RESIDENTIAL	169	6.29 ha
INFRASTRUCTURE	1	0.08 ha
BIO RETENTION BASIN	2	1.54 ha
OPEN SPACE	3	0.74 ha
NEW ROAD	-	4.95 ha
BALANCE LOTS	3	26.57 ha
TOTAL	178	40.17 ha

LOT YIELD BY LOT TYPE						
LOT TYPE	No.	No.%	DW	AREA	AREA%	AVERAGE
T	14	8.28%	14	7821m ²	12.44%	559m ²
CY	32	18.93%	32	12714m ²	20.23%	397m ²
PV	71	42.01%	71	26250m ²	41.76%	370m ²
V	30	17.75%	30	8921m ²	14.19%	297m ²
MR	7	4.14%	23	3656m ²	5.82%	522m ²
TFL	6	3.55%	6	1382m ²	2.20%	230m ²
TRL	9	5.33%	9	2113m ²	3.36%	235m ²
TOTALS	169	100%	185	62858m ²	100%	372m ²

LOCALITY PLAN



LEGEND

- Application Boundary
- Stage Boundary
- Open Space
- Bioretention Basin
- Infrastructure
- Road

0 30 60 90 120 150m
Scale 1:3,000 at A3

Southern Thornlands Precinct 1
Reconfiguration of a Lot - Application 1

DRAWING NO STP01-RaL1 (Sht 1 of 3)
DATE 12.12.2025
FILE REF STP01

Prepared by Place Plan for Urbex Pty Ltd
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