



General Notes

This Fauna Management Plan (FMP) is to be read in conjunction with the Detailed Ecological Assessment and Vegetation Retention Plan, prepared by S5 Environmental. This FMP is to be kept on the site for reference during all clearing and operational works for the duration of the construction phase.

This plan details fauna management protocols and the management and mitigation measures to be followed prior to and during clearing of vegetation within 189-195 Teviot Road, Greenbank, herein referred to as the ‘subject site’. The subject site is located on Lot 17 on RP210430 and comprises an area of 20,050 m² (2 ha).

Roles and Responsibilities

See Table 1 below for the roles and responsibilities for clearing works associated with the development.

Table 1 Roles and Responsibilities

Roles and Responsibilities		
Roles	Responsibility	Activities
All Personnel	Notifying 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 FMP 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 FMP; - Implement monitoring programs; - Undertake and record corrective actions; and - Report to regulatory authorities if required.
Civil Contractor	Construction	- Implement the requirements from the Construction Environmental Management Plan (CEMP), which is to be sub mitted to the State Development, Infrastructure, Local Government and Planning (DSDMIP) prior to commencing works; - Understand the requirements within this FMP.

Roles and Responsibilities (cont.)

Roles and Responsibilities		
Roles	Responsibility	Activities
Ecologist/Fauna Spotter Catcher	Preclearance survey	- 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 Environment, Tourism, Science, and Innovation (DETSI) a Species Management Plan (SMP) should a proposed activity impact on a breeding place/s of protected fauna.
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	Overseeing clearing activities	- Supervise all clearing activities and is always present on site; - 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.

Development Works

A detailed ecological assessment and tree survey were conducted which included the identification of vegetated areas proposed for removal, guidance on directional clearing and presence of State and Local vegetation mapping, as well as fauna management procedures. S5 Environmental understands that the proposed development requires an inspection of vegetation proposed to be removed prior to clearing for all of the approved works. The works associated with the proposed development are detailed and assessed in Table 2 (below) and shown on FMP001.

Table 2 Desktop Assessment of Proposed Development Works

Stage.	Works	Vegetation Removal	Area (m²)	Clearing Direction	Protected Vegetation Mapping
1	Clearing for Proposed Development	Yes	20,050	Clearing must be undertaken in a northeast to southwest direction, towards adjacent vegetated lots. Refer to FMP001. Further, it is recommended that the understorey is cleared first in communities/patches with higher structural complexity, to ensure animals disturbed in canopy/shrub layer do not retreat back into the understorey.	- Category C (high-value regrowth) vegetation; and - Koala Habitat Areas (core).

	2/265 Sandgate Road Albion, 4010 Ph 35053053 www.s5consulting.com.au ABN 82440704793		Issue	Description	Date	Client	Project Name	Project No.
			B	For Issue	1/06/2026	Mr Chin-Yuan Chang C/- Urbicus	189-195 Teviot Road, Greenbank	S525221
			Drawing Name	FAUNA MANAGEMENT PLAN				FMP002

Fauna Management Plan

Objectives

- Protect fauna throughout the development project.
- Implement fauna management measures required.
- Ensure any fauna emergencies are appropriately handled.

Performance Criteria

- Sensitive clearing techniques are to be employed;
- Relocation of cleared habitat where possible into adjacent areas of retained vegetation;
- Successful relocation into appropriate habitat of any fauna located within the clearing area; and
- No injuries or fatalities to fauna.

Responsibility

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

Preclearance Tree Survey

- A suitably qualified Fauna Spotter/Catcher must undertake a preclearance inspection of trees, wet areas and other vegetation (for fauna, hollows and nests) prior to clearing works commencing;
- A suitably qualified Fauna spotter/catcher must provide a preclearance report based on the site inspection that identifies any potential impacts to fauna and their habitats resulting from development works and recommends minimisation and mitigation measures for those impacts; and
- Prepare and submit to DETSI a SMP should a proposed activity impact on a breeding place/s of protected fauna.

Fauna Spotter Catcher

- A qualified Fauna Spotter/Catcher and Koala Spotter in possession of a valid Rehabilitation Permit (issued by DETSI) and with appropriate experience in surveying, monitoring and rescuing fauna species is required to supervise clearing works for the period of vegetation clearing;
- The Spotter-Catcher is to inspect trees to be cleared and/or trees that may have a canopy that overlaps with other vegetation to be cleared for the presence of fauna and significant fauna habitat features (tree hollows, nests, dreys and hollow logs) no more than 48 hours prior to clearing works commencing. It should be noted that all mature koala habitat trees (i.e., *Eucalyptus*, *Lophostemon*, *Corymbia*, *Melaleuca* and *Angophora* spp.) could potentially be used by koalas and as such should be searched extensively before and during clearing procedures; and
- Inspection is to occur at least once each clearing day prior to clearing commencement, and the Fauna Spotter-Catcher is to remain on-site during any clearing works. All trees identified as significant fauna habitat are to be clearly flagged and cleared under the guidance of the Fauna Spotter-Catcher.

Fauna Sensitive General Specifications

- Clearing should occur sequentially as specified in Table 2. The aim of directional clearing of the site is to allow fauna to move safely to habitat adjacent to the development area;
- The Fauna Spotter Catcher/Koala Spotter will follow and direct clearing works at all times to maximise detection of fauna;
- If any animals are identified in trees to be removed during clearing operations, work shall cease immediately on that tree. The Fauna Spotter Catcher must implement any required fauna management measures prior to clearing operations recommencing;
- Where possible, hollow bearing trees and trees containing dreys should be felled as close to sunset as practical to minimize the time nocturnal fauna spend out of shelter;
- Felled hollow bearing limbs, timber stockpiles, debris piles, and habitat areas such as dense sections of undergrowth should be inspected for wildlife by the fauna spotter catcher. Felled trees are to be inspected for fauna and any felled timber left more than 24 hours be re-inspected before moving or mulching; and
- Any catch or release of possums, snakes, koala, or other species should take place in areas in proximity to the site at a safe distance outside of the roadways into the most suitable tree/habitat found as determined by the fauna spotter catcher.

Breeding Places Specifications, Fauna Relocation and Injured Wildlife

- If any injured fauna is identified on the site, the Spotter-Catcher is to be contacted immediately to attend the site and assess the animal. The Spotter-Catcher is to direct a course of action to ensure the animal is taken to a veterinarian or euthanized where required in accordance with the Code of Practice for the Care of Sick, Injured, or Orphaned Protected Animals in Queensland, 2013 (NCA 1992);
- Any injured or orphaned wildlife should be taken to Animal Emergency Centre Gold Coast- 24/7 Emergency Vets – 4/492 Scottsdale Drive, Varsity Lakes, QLD, 4227, Ph. (07) 5593 4544, or RSPCA Ambulance: 1300 ANIMAL (1300 264 625);
- No interference with or relocation of fauna unless undertaken by the fauna spotter catcher; and
- All hollow dependent fauna should be relocated with species specific denning boxes.

Fauna Recorded on Site

A site inspection was completed by S5 Environmental Ecologists on 16th of January 2026, in which fauna observations and evidence of fauna were recorded. Fauna observed on-site generally consisted of highly mobile avi-fauna considered common across the local area and are typically found in modified, urban environments, however detailed fauna surveys were not conducted. Fauna recorded on the site are shown in Table 3.

Table 3 Fauna Recorded on Site

Common name	Species name
MAMMALS	
Eastern grey kangaroo	<i>Macropus giganteus</i>
BIRDS	

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	Drawing Name	FAUNA MANAGEMENT PLAN				FMP003

Common name	Species name
Grey butcherbird	<i>Cracticus torquatus</i>
Noisy friarbird	<i>Philemon corniculatus</i>
Noisy miner	<i>Manorina melanocephala</i>
Rainbow lorikeet	<i>Trichoglossus moluccanus</i>
Sulphur crested cockatoo	<i>Cacatua galerita</i>
Torresian crow	<i>Corvus orru</i>

Listed Fauna Likely to Occur on Site

Aa part of a Detailed Ecological Assessment, S5 Environmental undertook a likelihood of occurrence assessment for EPBC Act and NC Act listed species, to determine which species are ‘likely’ to occur within the development area and adjacent areas. This assessment determined that it is possible for the following species to occur within the site, based on habitat features present:

- Koala (*Phascolarctos cinereus*);
- Grey-headed flying fox (*Pteropus poliocephalus*);
- Powerful owl (*Ninox strenua*); and
- White-throated needletail (*Hirundapus caudacutus*).

Species Conditions and Management Actions

- Refer to Table 4 below for a summary of the recommended Management Actions for listed species ‘likely’ to occur within the development and adjacent areas;
- Refer to Table 5 below for a summary of the recommended Management Actions for generalist species groups that are common within Greenbank;
- Refer to Table 6 below for technical specifications and images; and
- Refer to the scaled drawing on FMP001 for recommended fencing and clearing direction.

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

Common Name	Species name	Typical Habitat	Management Action
Koala	<i>Phascolarctos cinereus</i>	Koala habitat includes gum trees (<i>Eucalyptus</i> , <i>Corymbia</i> , <i>Angophora</i> , and <i>Melaleuca</i>) forests in eastern QLD, NSW and VIC.	• A licenced Fauna Spotter Catcher is to undertake a pre-clearance survey no more that 48 hours prior to the commencement of clearing works and to be present at all times during clearing works. Should a koala be identified during the pre-clearance survey, works must immediately cease and a 50 m buffer be created around the tree identified as containing a koala. No koala habitat tree with crown overlapping the tree in which the koala is present can be cleared and no works

Common Name	Species name	Typical Habitat	Management Action
			should be undertaken within this exclusion area until the koala has moved outside the subject site of its own volition. • During the construction period, noise levels should be limited to acceptable levels. The use of temporary noise barrier fencing is recommended during Koala breeding season (August to February) to ensure impacts to breeding are minimised.
Grey-headed flying fox	<i>Pteropus poliocephalus</i>	Foraging sites typically include rainforests, open forests, closed and open woodlands, Melaleuca swamps and Banksia woodlands. Roosting sites are generally located near water, such as lakes, rivers or the coast, and the roosting vegetation varies and can include rainforest patches, stands of Melaleuca, mangroves, or riparian vegetation.	• A licenced Fauna Spotter Catcher is to undertake a pre-clearance survey no more than 48 hours prior to the commencement of clearing works and is to be present at all times during clearing works.
Powerful owl	<i>Ninox strenua</i>	Found in woodland and open sclerophyll forest to tall open wet forest and rainforest.	• A licenced Fauna Spotter Catcher is to undertake a pre-clearance survey no more than 48 hours prior to the commencement of clearing works and is to be present at all times during clearing works. Should a powerful owl nest be identified on site or within 100 m of the site during breeding season, works must cease until any chicks have fledged.
White-throated needletail	<i>Hirundapus caudacutus</i>	Almost exclusively aerial but known to roost among dense foliage of forest and woodland area. Common migrant Oct-Apr, mainly in eastern Australia and Tasmania.	• A licenced Fauna Spotter Catcher is to undertake a pre-clearance survey no more than 48 hours prior to the commencement of clearing works and is to be present at all times during clearing works.

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Table 5 Management Actions for Generalist Species Common within Greenbank		
Species Group	Species name	Management Action
Reptiles	Terrestrial/Arboreal/ Fossorial/Riparian	- A licensed 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; and - Installation of Local Traffic Management (signage).
Small ground dwelling mammals and macropods	Terrestrial/ Fossorial	- A licensed 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; and - Installation of Local Traffic Management (signage) and Fauna Exclusion Fencing.
Arboreal mammals	Arboreal	- A licensed 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; and - Installation of Local Traffic Management (signage) and Fauna Exclusion Fencing.

Koala Values, Habitat and Movement Across the Site

Koala movement before, during and after construction works will be safe and supported throughout the subject site. Safe koala movement during construction will be ensured by using fauna signage, noise-barrier fencing, fauna-exclusion fencing and local traffic management. The proposed development footprint does not significantly fragment koala habitat within the site, or in the broader landscape. The highest quality koala habitat was observed within the southwestern extent of the subject site, which contains the highest density of koala habitat trees. This area is relatively small and provides only limited connectivity with adjoining vegetated lots, as canopy cover is relatively low across the balance of the site.

Table 6 Management Actions for the Koala

Activities that may cause injury or death of koalas	Management Action
Vehicle strike	Local Traffic Management (signage) and Fauna Exclusion Fencing are to be installed.
Koalas falling in excavated pits and or trenches for pier construction and becoming trapped or injured.	- Temporary fauna exclusion / dust control fencing is to be installed prior to construction works to prevent animals entering the site. Permanent fauna exclusion fencing to be installed around the perimeter of the site once the development is complete. - 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

Activities that may cause injury or death of koalas	Management Action
	Contact DETSI licensed koala spotter/catcher in possession of a valid Rehabilitation Permit to rescue koala, construction personnel are not to attempt to handle animal.
Koalas taking refuge in machinery at night and being injured when the machinery starts.	- Temporary fauna exclusion / dust control fencing is to be installed prior to construction works to prevent animals entering the site. Permanent fauna exclusion fencing to be installed around the perimeter of the site once the development is complete. - Inspect machinery at the start of each day prior to use. Inspection to be entered into work log; and - If koala encountered contact DETSI licensed koala spotter/catcher in possession of a valid Rehabilitation Permit to move koala. Note: construction personnel are not to handle the animal.
Increased levels of construction related dust on adjacent koala habitat.	- Temporary dust control fencing is to be installed prior to works commencing. - Dust suppression techniques such as regular watering of exposed soil are to be implemented as advised by an Erosion and Sediment Control professional.
Injury or death during clearing and construction activities	- 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. - If a koala becomes trapped, injured or deceased as a result of construction activity, the following must occur: - Immediately cease construction activity in the vicinity; - Contact RSPCA Qld on 1300 ANIMAL (ph: 1300 264 625); - RSPCA representative or contractors licensed koala spotter/catcher in possession of a valid Rehabilitation Permit to free trapped koala and assess for injuries. If uninjured, allow koala to move on of its own volition. If injured, see below. - RSPCA representative or contractors licensed koala spotter/catcher in possession of a valid Rehabilitation Permit to take injured or deceased animal to nearest wildlife hospital located at RSPCA Wildlife Hospital- Wacol: 139 Wacol Station Rd, Wacol QLD 4076, Ph. 1300 264 625 (24 hours). - Construction personnel not to handle animal; - Construction activity to only resume after management measures have been carried out as per the above; and - Review all procedures as per the Koala Management Plan to ensure all Management Actions are being implemented.

Table 7 Fauna Movement Solutions; Comments, Technical Specifications and Images

Example Design	Specifications and Comments
auna Movement Signage	
	• Installation of koala crossing warning signs and where possible road treatments, such as speed reduction or minor deviations. • Deploy vehicle activated signs or variable message signs/SAM (speed awareness monitors) to display interactive messages, for example, a koala smiley face or cautionary message if vehicle speed is inappropriate for zone. Maintenance: • Regular mowing of grassy edges along roadside.
	

Figure 12 Vehicle activated signage (DES, 2020)

Example Design	Specifications and Comments
Fauna Exclusion Fencing	
	
	• The purpose of fauna exclusion fencing is it excludes wildlife from entering unsafe areas including roads and residential properties where domestic animals such as dogs) may be present. • Panelling sheets are required on the bushland facing side of the fence to prevent fauna from entering development area. Construction techniques previously utilised: • Fauna exclusion fencing should be a minimum of 1.5 metres in height. • Fencing must not have any gaps greater than 50 mm. • Use panelling, smooth metal or Perspex sheets of at least 600 mm in width or floppy top design.

Figure 13 Typical fauna exclusion fencing with smooth metal top (BCC, 2023)

Figure 14 Floppy top chain link fencing (BCC, 2023)