

Vegetation and Fauna Management Plan

400 Wyatt Road, Kagaru

CLIENT: 400 WYATT PTY LTD

PROJECT NO.	J002773
STATUS	FINAL
DATE	22/05/2026
VERSION	1

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Document Control

Version	Purpose	Lead Author	Reviewer	Approved by	Date
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1 Introduction

Range Environmental Consultants Pty Ltd (Range Environmental) was engaged by 400 Wyatt Pty Ltd (hereafter 'the client') to develop a detailed Vegetation and Fauna Management Plan (VFMP) for a proposed development at 400 Wyatt Road, Kagaru (hereafter referred to as 'the site'). The site is formally described as Lot 20 SP149887 (Figure 1).

The site is located entirely within Koala District A. Core koala habitat is present within the western portion of the site, however no NJKHTs¹ within the ground-truthed koala habitat area at the site is to be cleared as part of the proposed development. The site is not located within a Koala Priority Area

1.1 Purpose

This VFMP is intended for use by project managers, staff, and contractors on the proposed development. Project teams working on the project must develop and comply with appropriately planned, approved, and supervised clearing and fauna management procedures. This VFMP has been prepared to identify and consider key management principles for both fauna management and clearing activities.

This VFMP should be used as a guide by the project team during planning and preparation of all pre-clearing activities. Contractors must refer to this VFMP when preparing for work activities associated with vegetation clearing works at the site. Where additional guidance on fauna and vegetation management measures is required, appropriately qualified ecologists and arborists should be consulted for advice.

All clearing works shall be carried out in accordance with this VFMP.

1.2 The Site

The site occurs on approximately 40 hectares (ha) of land located within the Greater Flagstone Priority Development Area (PDA) (Figure 1). The site currently contains a dwelling and associated infrastructure in the western extent, with the majority of the site comprising open grassland with scattered trees used for grazing. A denser patch of vegetation is located in the north-western extent of the site.

The majority of the site is classified as Category X (non-remnant) vegetation with patches of Category B (remnant) vegetation occurring along the western boundary and in the north-eastern corner of the site.

The site is mapped within the following biodiversity overlays under the Logan Planning Scheme (LPS) 2015:

- Biodiversity area.
- Primary and secondary vegetation management areas.
- Matters of local environmental significance.
- Minor waterway and waterway corridor trigger.

¹ A non-juvenile Koala Habitat Tree is defined as:

- Any tree of the *Angophora*, *Blakella*, *Corymbia*, *Melaleuca*, *Lophostemon*, or *Eucalyptus* genera; and
- >10cm DSH or >4m in height.



Figure 1 Site Locality

Project: Vegetation
and Fauna
Management Plan

Client:
400 Wyatt Pty Ltd

Project No.: J002773

Compiled by: MJW Date: 27/02/2026
Approved by: WG Date: 27/02/2026

0 180 360 Metres

Legend

-  Site boundary
-  Priority Development Areas

The content of this document includes third party data. Range Environmental Consultants does not guarantee the accuracy of such data.

Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2026).



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1.3 Roles and Responsibilities

All personnel and vegetation clearing contractors are required to comply with the mitigation measures and procedures outlined in this VFMP. Project staff must not carry out any activities that cause, or are likely to cause, environmental harm unless the person takes all reasonably practicable measures to prevent or minimise the harm. Various parties who have active roles in the VFMP are outlined in Table 1.

Table 1 Roles and Responsibilities

Role	Responsibility
400 Wyatt Pty Ltd (the Proponent)	The proponent has the over-arching responsibility for environmental management on site. This includes ensuring all activities carried out are consistent with the requirements of conditions attached to this VFMP and relevant development permits and approvals.
Principal Contractor – Construction Manager	Responsibilities of the construction manager include the following: • Certify staff members are trained in their obligations under the VFMP. • Ensure implementation of environmental protection measures as described in the VFMP. • Provide copies of the VFMP to each sub-contractor with responsibilities. • Warrant the full and complete implementation of the VFMP by any sub-contractors. • Manage corrective actions arising from construction activities. • Review the VFMP implementation and effectiveness.
Spotter-catcher as authorised under the <i>Nature Conservation Act 1992</i> (NC Act)	The suitably qualified and experienced wildlife spotter/catcher is to be present on site during all native vegetation clearing activities. The wildlife spotter/catcher shall inspect vegetation and potential breeding places prior to and after felling for fauna. The spotter-catcher shall direct for clearing works to cease whilst koalas (if encountered) move from the clearing site, in accordance with the sequential clearing requirements prescribed in Section 10 of the Nature Conservation (Koala) Conservation Plan 2017 (NC Koala Plan).

2 Field Survey

2.1 Field Survey Methodology

A diurnal field assessment of the site was conducted by two (2) ecologists on 4 March 2026. The following data was collected during the survey:

- The floristic structure, composition, and condition of vegetation communities located within the site. Four (4) quaternary assessments were undertaken across the site to collect detailed information regarding each vegetation community.
- In-situ confirmation of relevant regulatory trigger mapped extents (including ground-truthing the boundary of the mapped koala habitat onsite) with methodologies undertaken in accordance with the relevant standards.
- Two (2) x 2ha, 20-minute bird surveys undertaken in accordance with BirdLife Australia and opportunistic observations of fauna encountered throughout the site.
- Ecological features, such as fauna habitat values, within the site and assessing the potential for threatened flora and fauna species to utilise habitats throughout the site. This included two (2) Balance Koala Scat Surveys (BKSS) undertaken within the mapped koala habitat area.
- The ecological function of the site and surrounds.

A combination of Trimble Catalyst and ArcGIS Field Maps on a tablet were used to delineate the extent of vegetation communities within the site and record flora and fauna species encountered. Captured data was validated, mapped, and assessed using a geographical information system, whereby the proposed development footprint and observed features and extents were overlaid on the relevant regulatory mapping (GDA2020).

2.2 Vegetation Communities

The site comprises predominantly mapped non-remnant vegetation, with areas of mapped remnant vegetation occurring along the western boundary and in the north-eastern corner of the site. The field survey identified three (3) dominant vegetation communities at the site (Figure 2), which are described as below:

- Vegetation Community 1 (VC1) – Remnant RE 12.9-10.2, comprising contained mature and regrowth *Corymbia* and *Eucalyptus* species with a predominately invasive groundcover layer.
- Vegetation Community 2 (VC2) – Modified (non-remnant) RE 12.9-10.2, comprising similar species to VC1, however was comprised of a more open canopy layer.
- Vegetation Community 3 (VC3) – Non-remnant vegetation and scattered canopy trees, comprising of unmaintained grassy groundcover with limited scattered canopy trees. This VC also includes the existing water storage dam and drainage feature along the eastern boundary of the site.

2.3 Fauna Habitat

Fauna species recorded during the field survey included species identified during the two (2) x 2ha, 20-minute bird surveys undertaken in accordance with BirdLife Australia and few incidental fauna observations recorded within the site when undertaking other aspects of the field survey. Species recorded were generalist, least concern species typical of a woodland environment. One (1) restricted invasive fauna species under the *Biosecurity Act 2014* was also recorded onsite (European rabbit – *Oryctolagus cuniculus*).

Mature canopy trees present across the site contained numerous flowering/fruiting tree species and are likely to provide foraging resources for nectivorous mammals and birds as well as decortivating bark for small reptiles.

Fauna habitat identified within the site included:

- Arboreal and terrestrial termitaria.
- Hollows.
- Bird nests.
- Stags.
- Decortivating bark, which provide potential habitat for microchiropteran bats and arboreal reptiles.
- Flowering trees and shrubs that provide a source of nectar for birds and flying foxes.

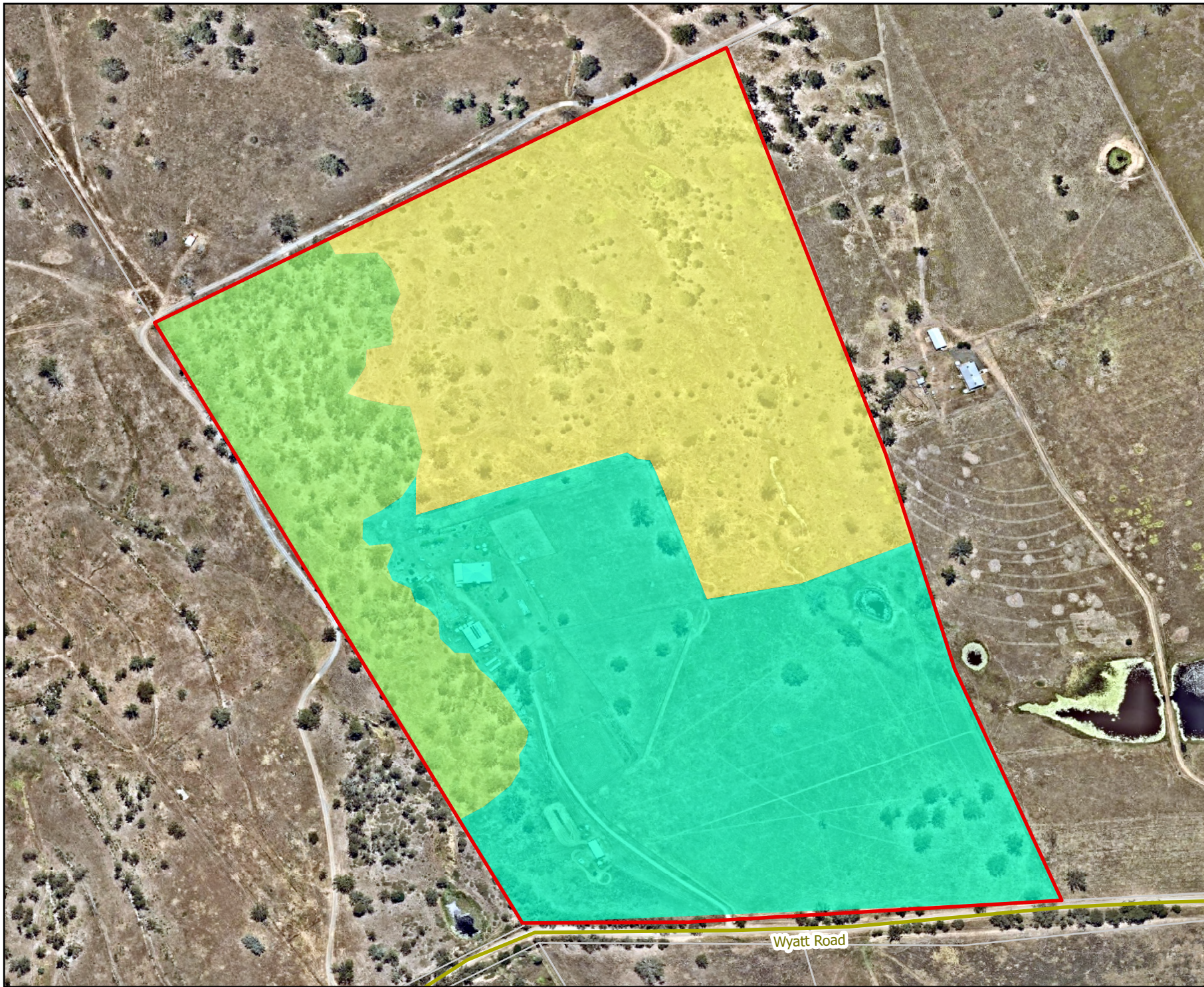


Figure 2 Vegetation Communities

Project: Vegetation
and Fauna
Management Plan

Client:
400 Wyatt Pty Ltd

Project No.: J002773

Compiled by: MJW Date: 12/03/2026
Approved by: WG Date: 12/03/2026

0 64 128 Metres

Legend

- Cadastre
- Roads
- Site boundary
- VC1
- VC2
- VC3

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Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2026).

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3 Pre-clearing Works

3.1 Breeding Place Inspection

Two (2) weeks prior to any clearing works being undertaken at the site, a pre-clearing inspection for fauna, hollows, and nests must be conducted by a suitably qualified ecologist to mark any habitat trees or nest trees within the clearing footprint. Habitat trees are to be flagged with green tape and spray marked with a large circle like that shown in Photograph 1.



Photograph 1 Habitat tree which has been marked with green tape and a spray paint mark

4 Planning of Works – Staging

Clearing works shall be undertaken in stages to minimise the direct impact on fauna by providing them with an opportunity to vacate habitat (e.g., hollows) and relocate naturally. The staged clearing process shall be conducted in the following stages to allow respite between the initial disturbance of clearing and the final removal of habitat:

- Clearing of non-habitat trees.
- Intermittent 'wait' period. Allow a minimum of 24 hours to enable fauna to self-relocate.
- Clearing of habitat trees (i.e., marked trees).

Clearing works shall be conducted in a way that ensures that the appropriate habitat links identified during the pre-clearing inspection are maintained within the clearing site and between the site and its adjacent area, to allow fauna to move out of the clearing site without human intervention. A clearing sequence plan is to be agreed by the clearing contractor and fauna spotter/project ecologist.

4.1 Clearing Limits and Restrictions – Nature Conservation (Koala) Conservation Plan 2017

Under the NC Koala Plan the following daily limits and restrictions apply to clearing actions at the site:

- Clearing of koala habitat trees is carried out in a way that ensures koalas in the area being cleared have enough time to move out of the clearing site without human intervention, through:
 - Carrying out the clearing in stages.
 - Clearing of a maximum of 3ha per day.
 - Ensuring that between each stage and the next there is at least one (1) period of 12 hours starting at 6:00 pm on a day and ending at 6:00 am on the following day during which no trees are cleared on the site.
 - Clearing of koala habitat trees is carried out in a way that ensures, while the clearing is carried out, appropriate habitat links are maintained within the clearing site and between the site and its adjacent area, to allow koalas living on the site to move out of the site.
 - No koala habitat tree in which a koala is present, and no koala habitat tree with a crown overlapping a tree in which a koala is present, is cleared.

If clearing is to be undertaken within a mapped koala habitat area, the clearing of koala habitat trees is required to be undertaken in the presence of a koala spotter (fauna spotter).

4.2 Vegetation Clearing Methodology

Choosing appropriate vegetation clearing methods and machinery can significantly reduce the risk of causing harm to, or death of, fauna during operational works.

Suitable vegetation clearing machinery includes excavators mounted with tree-grabs or grapples. These can be fixed or rotating grapples suitable for larger machines. Use of tree-grabs allows for vegetation to be 'peeled' away in layers from the standing vegetation, which significantly improves visibility for the spotter/catcher, and reduces the risk of non-detection of fauna.

The use of fixed or rotating grapples also facilitates the controlled felling of fauna containing or habitat trees and provides a means of demonstrating compliance with animal welfare and nature conservation regulatory obligations.

For larger habitat trees, both arborists' methods and the use of elevated work platforms to allow for the removal of fauna from such trees is the preferred method when this can be achieved safely and by suitably qualified personnel. A tree must not be felled by any means if a koala is known or reasonably suspected to be in the tree. The use of bulldozers, mobile mulching heads, and excavators with only a bucket or ripping hook does not facilitate the controlled fell of vegetation and are not recommended.

Measures that shall be taken during clearing works to protect fauna present include:

- The use of excavators with grabber attachments to remove any identified habitat trees, allowing for the controlled felling of site vegetation (refer to Photograph 2 below for example).
- Staging of clearing, encouraging self-relocation of fauna from the works footprint.
- A licenced and appropriately qualified fauna spotter/catcher is to be present at the time of clearing works where habitat features are identified, a koala habitat tree is to be cleared, or where clearing in accordance with a species management plan stipulates this as a requirement.
- Inspect habitat to confirm the presence/absence of fauna. No habitat tree in which an animal is present shall be cleared. Trees with fauna observable are to be left in situ and removed following movement of fauna.
- Habitat trees shall be felled with care to avoid possible injury to fauna remaining within hollows where possible (use of excavator or hand cutting).
- Habitat trees shall be felled away from habitat links.

Stage-specific requirements are to be confirmed by the pre-clearing ecologist in consideration of this VFMP and relevant legislative requirements under the NC Act.



Photograph 2 Tree removal with use of grab attachment (DES, 2023)

4.3 Fauna Recovery

A qualified wildlife officer or suitably qualified ecologist (e.g., a fauna spotter) must be present during all clearing operations at the site where habitat features are identified. This includes:

- Inspecting all habitat once it is removed (e.g., once a tree is felled) and capture, inspect, and relocate any fauna to suitable habitat.

- Following rescue and release procedures in the event of remaining fauna, especially injured, shocked, or juvenile fauna. Contact details for local vets and wildlife rehabilitation centres is provided in Table 2.

Table 2 Contact details for local vet and wildlife rescue coordinator

Name	Location	Contact details
VetLove Flagstone Veterinary Clinic	Shop 7, Corner of Hollows & Wild Mint Drive, Jimboomba QLD 4280	(07) 5546 0315
RSPCA	N/A	1300 264 625

A wildlife data record sheet is to be maintained for each stage of clearing works. This is to be retained and provided to wildlife.operations@des.qld.gov.au.

4.4 Tree Retention and Protection Measures

Vegetation which is to be retained is to be protected in accordance with AS 4970-2009 (Protection of Trees on Development Sites) with retained vegetation clearly isolated with exclusion bunting or construction fencing. Tree protection zones are to be signed with appropriate information to restrict access and activities from these areas (refer to Photograph 3 for example). Stockpiles, materials, plant and equipment, or wastes shall not be stored within the tree protection zone (TPZ) of retained vegetation.



Photograph 3 Tree protection zone example signage

Where additional significant encroachment (greater than 10%) of the TPZ is required to occur to facilitate the works and the tree is sought to be retained, a suitably qualified arborist is to be engaged to oversee works within this zone.

4.5 Fauna Protection During Civil and Construction Works

During site civil and construction works (i.e., following vegetation clearing works), the primary risks to fauna values are likely to be associated with death or injury from vehicle collision or crushing, and entrapment in pits or confined spaces.

4.5.1 Machinery Checks

As part of daily pre-start operations for the on-site civil fleet, machines shall be checked for any wildlife present. Where wildlife is present, these are to be shifted by a suitably qualified fauna spotter/catcher prior to use of the machinery.

4.5.2 Pits and Confined Spaces

Pits and confined spaces left unattended overnight shall be fitted with fencing to exclude fauna access or suitable fauna escape ramps/ropes shall be fixed to allow for fauna escape where entrapment occurs.

5 Summary

This Vegetation and Fauna Management Plan was prepared for 400 Wyatt Pty Ltd for the proposed development at 400 Wyatt Road, Kagaru. Clearing is to be conducted in accordance with the requirements of this plan.

5.1 Recommendations

Prior to the commencement of works on site

- Between 1-3 weeks prior to vegetation clearing operations commencing, a pre-clearing assessment shall be completed by a suitably qualified ecologist, with habitat trees being clearly marked.
- Vegetation to be retained is to be protected in accordance with AS 4970-2025 (Protection of Trees on Development Sites), including through the installation of works demarcation fencing.
- The vegetation clearing contractor is to make allowances for the use of machinery with grab attachments, particularly for felling of habitat trees, or the use of climbing arborists.
- Where identified as required by the pre-clearing assessment, an elevated work platform and suitably licenced operator is to be engaged to facilitate fauna removal (excluding koalas) from vegetation, where required.

During clearing works

- A licensed fauna spotter shall be present during clearing works which require impacts to identified habitat trees, koala habitat trees, or other fauna specific features, with trees inspected prior to clearing works, and hollows checked following felling.
- No tree which contains observable fauna is to be felled.

Following clearing works and during site civil and construction works

- Daily pre-start checks are to include checks for wildlife in and around machinery and plant.
- Pits and confined spaces are to be fitted with fencing to exclude fauna access or be fitted with suitable fauna escape ramps/ropes.



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