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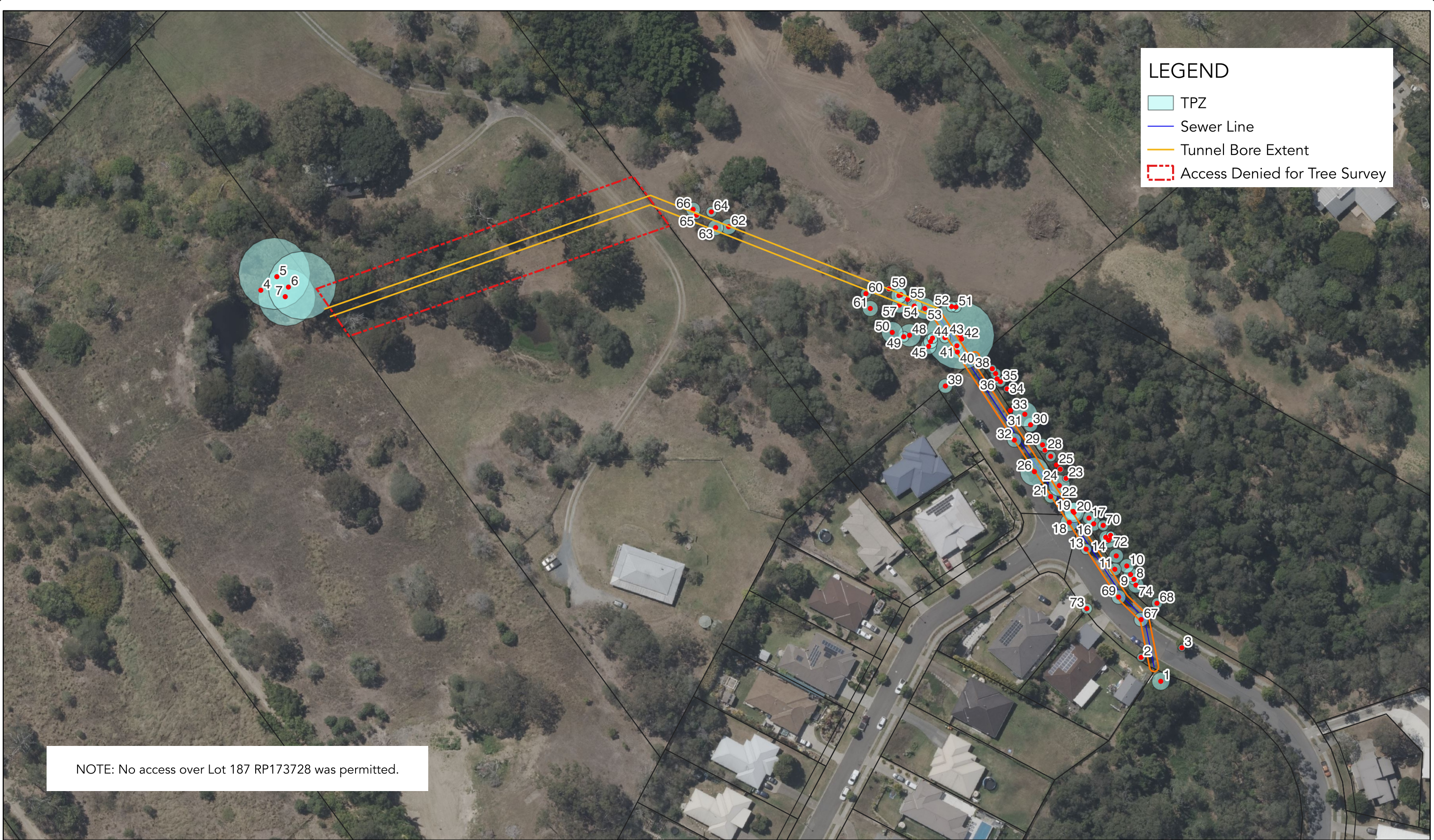


Project: BC-22178

HB LAND



SCHEDULE OF DRAWINGS	
Drawing No.	Drawing Title
VMP-01	Tree location plan
VMP-02	Tree clearing plan
VMP-03	Tree details - page 1
VMP-04	Tree details - page 2
VMP-05	Vegetation management notes
VMP-06	Compliance management
VMP-07	Medium Priority Vegetation Impacts



LEGEND

TPZ

Sewer Line

Tunnel Bore Extent

Access Denied for Tree Survey

NOTE: No access over Lot 187 RP173728 was permitted.

DATE:
05.09.2024

PROJECT No.:
BC-22178

DRAWING No.:
VMP-01

REVISION No.:
A

PROJECT:
DRAWING TITLE:
VEGETATION MANAGEMENT PLAN
TREE LOCATION PLAN

CLIENT:
HB LAND

ADDRESS:
COURTNEY DRIVE TRUNK SEWER ALIGNMENT

DRAFTED BY:
NL

DESIGNED BY:
NL

CHECKED BY:
BC

PAPER SIZE:
A3

SCALE:
1:1200

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ACN 166 087 476

REV.	DESCRIPTION	APPR.	DATE
A	ORIGINAL ISSUE		

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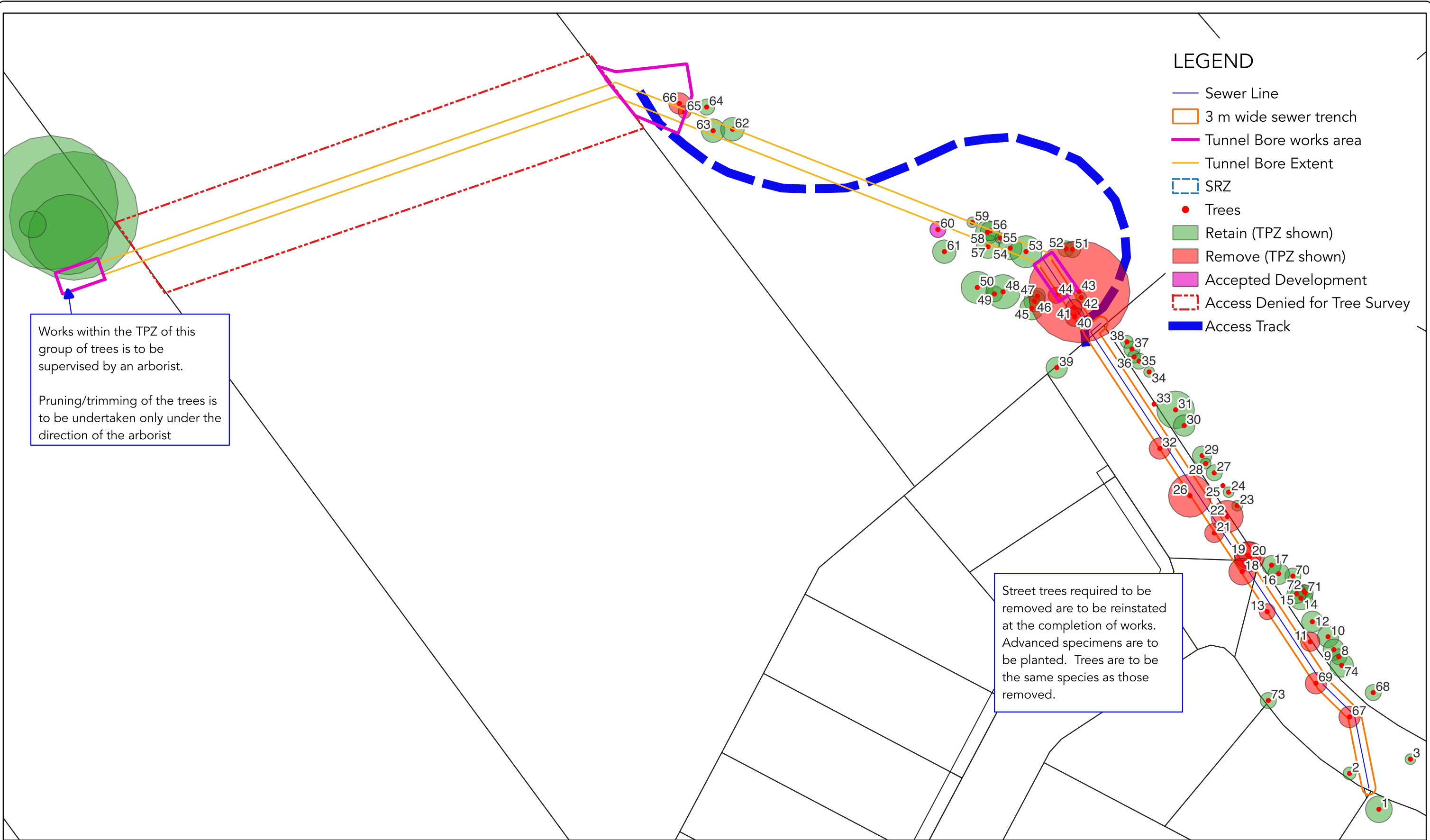
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ORIGINAL SCALE BEFORE REDUCTION

0204060 m

1:1200 (AT A3) (meters)





DATE:
05.09.2024

PROJECT No.:
BC-22178

DRAWING No.:
VMP-02

REVISION No.:
A

PROJECT:
VEGETATION MANAGEMENT PLAN

DRAWING TITLE:
TREE CLEARING PLAN

CLIENT:
HB LAND

ADDRESS:
COURTNEY DRIVE TRUNK SEWER ALIGNMENT

REV.	DESCRIPTION	APPR.	DATE
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ORIGINAL SCALE BEFORE REDUCTION

0 20 40 m

1:800 (AT A3) (meters)

No.	Scientific Name	Common Name	Ht (m)	DBH (cm)	TPZ	SRZ	Action
1	Melaleuca quinquenervia	Broad-leaved Paperbark	13	25	3	1.85	Retain
2	Buckinghamia celsissima	Ivory Curl Flower	7	12	1.44	1.36	Retain
3	Buckinghamia celsissima	Ivory Curl Flower	6	10	1.2	1.26	Retain
4	Eucalyptus microcorys	Tallowwood	17	25	3	1.85	Retain
5	Corymbia intermedia	Pink Bloodwood	15	80	9.6	3.01	Retain
6	Eucalyptus microcorys	Tallowwood	17	100	12	3.31	Retain
7	Eucalyptus microcorys	Tallowwood	20	95	11.4	3.24	Retain
8	Glochidion ferdinandi var. ferdinandi	Cheese Tree	8	15	1.8	1.49	Retain
9	Melaleuca quinquenervia	Broad-leaved Paperbark	10	20	2.4	1.68	Retain
10	Brachychiton acerifolius	Flame Tree	9	20	2.4	1.68	Retain
11	Allocasuarina littoralis	Black She-oak	8	18	2.16	1.61	Remove
12	SDW	Standing Dead Wood	5	20	2.4	1.68	Retain
13	Grevillia edelfeldtii	White Oak	8	15	1.8	1.49	Remove
14	Alphitonia excelsa	Red Ash	12	22	2.64	1.75	Retain
15	Melaleuca quinquenervia	Broad-leaved Paperbark	12	18	2.16	1.61	Retain
16	Eucalyptus siderophloia	Grey Ironbark	16	20	2.4	1.68	Retain
17	Eucalyptus siderophloia	Grey Ironbark	16	18	2.16	1.61	Retain
18	Grevillia edelfeldtii	White Oak	9	25	3	1.85	Remove
19	Eucalyptus siderophloia	Grey Ironbark	20	25	3	1.85	Remove
20	Eucalyptus siderophloia	Grey Ironbark	20	28	3.36	1.94	Remove
21	Melaleuca quinquenervia	Broad-leaved Paperbark	10	18	2.16	1.61	Remove
22	SDW	Standing Dead Wood	11	30	3.6	2	Remove
23	Melaleuca quinquenervia	Broad-leaved Paperbark	10	10	1.2	1.26	Retain
24	Melaleuca quinquenervia	Broad-leaved Paperbark	10	10	1.2	1.26	Retain
25	SDW	Standing Dead Wood			0	0	Retain
26	Ficus hillii	Banyan Fig	11	40	4.8	2.25	Remove
27	Melaleuca quinquenervia	Broad-leaved Paperbark	8	15	1.8	1.49	Retain
28	Waterhousea floribunda	Weeping Lily Pilly	6	10	1.2	1.26	Retain
29	Melaleuca quinquenervia	Broad-leaved Paperbark	10	18	2.16	1.61	Retain
30	Melaleuca quinquenervia	Broad-leaved Paperbark	10	20	2.4	1.68	Retain
31	Corymbia citriodora	Spotted Gum	18	35	4.2	2.13	Retain
32	Grevillia edelfeldtii	White Oak	8	20	2.4	1.68	Remove
33	SDW	Standing Dead Wood			0	0	Retain
34	Melaleuca quinquenervia	Broad-leaved Paperbark	7	10	1.2	1.26	Retain
35	Grevillia edelfeldtii	White Oak	9	15	1.8	1.49	Retain
36	Glochidion ferdinandi var. ferdinandi	Cheese Tree	10	12	1.44	1.36	Retain
37	Melaleuca quinquenervia	Broad-leaved Paperbark	8	15	1.8	1.49	Retain
38	Melaleuca quinquenervia	Broad-leaved Paperbark	8	12	1.44	1.36	Retain
39	Acacia disparrima	Hickory Wattle	8	20	2.4	1.68	Retain
40	SDW	Standing Dead Wood	9	18	2.16	1.61	Remove
41	SDW	Standing Dead Wood	10	15	1.8	1.49	Remove

DATE :
05.09.2024
PROJECT No.:
BC-22178
DRAWING No.:
VMP-03
REVISION No.:
A

PROJECT :
DRAWING TITLE :
CLIENT :
ADDRESS :
VEGETATION MANAGEMENT PLAN
TREE DETAILS - PAGE 1
HB LAND
COURTNEY DRIVE TRUNK SEWER ALIGNMENT

DRAFTED BY : NL	DESIGNED BY : NL	CHECKED BY : BC	PAPER SIZE : A3	SCALE :
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No.	Scientific Name	Common Name	Ht (m)	DBH (cm)	TPZ	SRZ	Action
42	SDW	Standing Dead Wood	5	10	1.2	1.26	Remove
43	Corymbia citriodora	Spotted Gum	30	95	11.4	3.24	Remove
44	Acacia disparrima	Hickory Wattle	12	15	1.8	1.49	Remove
45	Acacia disparrima	Hickory Wattle	12	22	2.64	1.75	Retain
46	Acacia disparrima	Hickory Wattle	11	20	2.4	1.68	Retain
47	Acacia disparrima	Hickory Wattle	7	15	1.8	1.49	Retain
48	Corymbia citriodora	Spotted Gum	15	32	3.84	2.05	Retain
49	SDW	Standing Dead Wood	10	15	1.8	1.49	Retain
50	Corymbia citriodora	Spotted Gum	11	30	3.6	2	Retain
51	Acacia disparrima	Hickory Wattle	9	15	1.8	1.49	Retain
52	Acacia disparrima	Hickory Wattle	9	15	1.8	1.49	Retain
53	Acacia disparrima	Hickory Wattle	9	30	3.6	2	Retain
54	Acacia disparrima	Hickory Wattle	10	22	2.64	1.75	Retain
55	Acacia disparrima	Hickory Wattle	9	10	1.2	1.26	Retain
56	Acacia disparrima	Hickory Wattle	12	18	2.16	1.61	Retain
57	Acacia disparrima	Hickory Wattle	12	22	2.64	1.75	Retain
58	Acacia disparrima	Hickory Wattle	11	22	2.64	1.75	Retain
59	Acacia disparrima	Hickory Wattle	9	10	1.2	1.26	Retain
60	Corymbia torelliana	Cadaghi	10	15	1.8	1.49	Remove - Accepted Development
61	Corymbia intermedia	Pink Bloodwood	13	22	2.64	1.75	Retain
62	Acacia maidenii	Maiden's Wattle	9	22	2.64	1.75	Retain
63	Acacia maidenii	Maiden's Wattle	11	22	2.64	1.75	Retain
64	Acacia maidenii	Maiden's Wattle	10	15	1.8	1.49	Retain
65	SDW	Standing Dead Wood	10	12	1.44	1.36	Retain
66	Acacia maidenii	Maiden's Wattle	10	20	2.4	1.68	Retain
67	Acacia leiocalyx subsp. leiocalyx	Early Flowering Black Wattle	8	15	1.8	1.49	Retain
68	Grevillia edelfeldtii	White Oak	7	20	2.4	1.68	Remove
69	Melaleuca quinquenervia	Broad-leaved Paperbark	13	22	2.64	1.75	Retain
70	Melaleuca quinquenervia	Broad-leaved Paperbark	10	15	1.8	1.49	Retain
71	Melaleuca quinquenervia	Broad-leaved Paperbark	9	15	1.8	1.49	Retain
72	Alphitonia excelsa	Red Ash	13	12	1.44	1.36	Retain
73	Stenocarpus sinuatus	Wheel Of Fire	7	15	1.8	1.49	Retain
74	Grevillia edelfeldtii	White Oak	7	20	2.4	1.68	Remove

DATE :
05.09.2024
PROJECT No.:
BC-22178
DRAWING No.:
VMP-04
REVISION No.:
A

PROJECT :
VEGETATION MANAGEMENT PLAN
DRAWING TITLE :
TREE DETAILS - PAGE 2
CLIENT :
HB LAND
ADDRESS :
COURTNEY DRIVE TRUNK SEWER ALIGNMENT

DRAFTED BY : NL	DESIGNED BY : NL	CHECKED BY : BC	PAPER SIZE : A3	SCALE :
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VEGETATION MANAGEMENT NOTES

All work in areas adjacent to retained vegetation must be carried out without causing damage to the vegetation.

Where works are required within the tree protection zone and/or trunk could be damaged by the proposed earthworks, a qualified arborist should be contracted to:

- Provide advice regarding the protection of the tree/s;
- Treat any roots that may be exposed during construction; and
- Treat any damage that may occur during construction.

ARBORIST QUALIFICATIONS

The supervising project arborist is to have a minimum AQF Level 5 in Arboriculture with a minimum of five years' experience in arboricultural principles and practices, including tree risk hazard assessment.

GENERAL MANAGEMENT NOTES

Any road surface treatment within the drip zone of retained vegetation must employ cold pour techniques to minimise any damage to the trees.

Root pruning with a high-pressure needle point water jet is to be undertaken prior to the installation of any root barriers.

Pruning of protected trees is to occur only where determined necessary by a qualified arborist and any such work on the trunk, foliage, or root system of the tree must adhere to the Australian Standard AS 4373-2007: Pruning of amenity trees.

TREE PROTECTION FENCING

Tree protection fencing is to be installed in accordance with Australian Standard AS4970-2009: Protection of trees on development sites.

Tree protection fencing is to be erected at the limits of the drip zone (edge of canopy) of all retained vegetation to clearly delineate the extent of clearing. Where this is not possible, fencing is to be installed at the interface of earthworks and an arborist must be present to guide installation and during works to conduct any necessary remedial action.

Where clearing is to occur over stages, tree protection fencing is to be erected at the interface of each stage.

Where boundary fences between the site and adjoining lots is existing, it may be used to delineate the limit of works.

Fencing is to be installed before any machinery or materials are brought onto site and prior to a any pre-start meetings with relevant Council officers. Fencing is to remain in place for the duration of operational works.

Signage is to be displayed on the tree protection fence clearly identifying the area as a Tree Protection Zone and indicating that no entry is permitted. Signs must be made in accordance with AS1319-1994; Safety signs for the occupational environment. Signage is to remain in place for the duration of the operational works.

EXCLUDED ACTIVITIES IN TREE PROTECTION ZONE

Activities excluded within the TPZ include, but are not limited to:

- Construction of unapproved pathways/trails;
- Earthworks;
- Storage of machinery and/or vehicles;
- Dumping of site waste;
- Liquid disposal;
- Stockpiling of mulch/chipped material/soil;
- Refuelling of machinery;
- Wash down and cleaning of equipment;
- Lighting of fires;
- Unauthorised application of pesticides, herbicides or chemicals;
- Preparation of chemicals, including cement products; and
- Physical damage to the tree.

IDENTIFICATION OF VEGETATION TO BE RETAINED

Before the commencement of vegetation clearing operations, the covenant and rehabilitation areas will be surveyed and pegged. Tree protection fencing will be installed at the limits of the drip zone of the vegetation within these areas. All native vegetation within the covenant and rehabilitation areas will be retained.

Exotic species within the covenant and rehabilitation areas requiring mechanical removal will be identified by the project arborist. Exotic species will be removed without causing harm to retained vegetation.

DISPOSAL OF CLEARED VEGETATION

All felled timber must be recycled (milled, chipped or mulched). Where possible, chipped and mulched material is to be incorporated into the landscape features, batter stabilisation techniques or other approved site works.

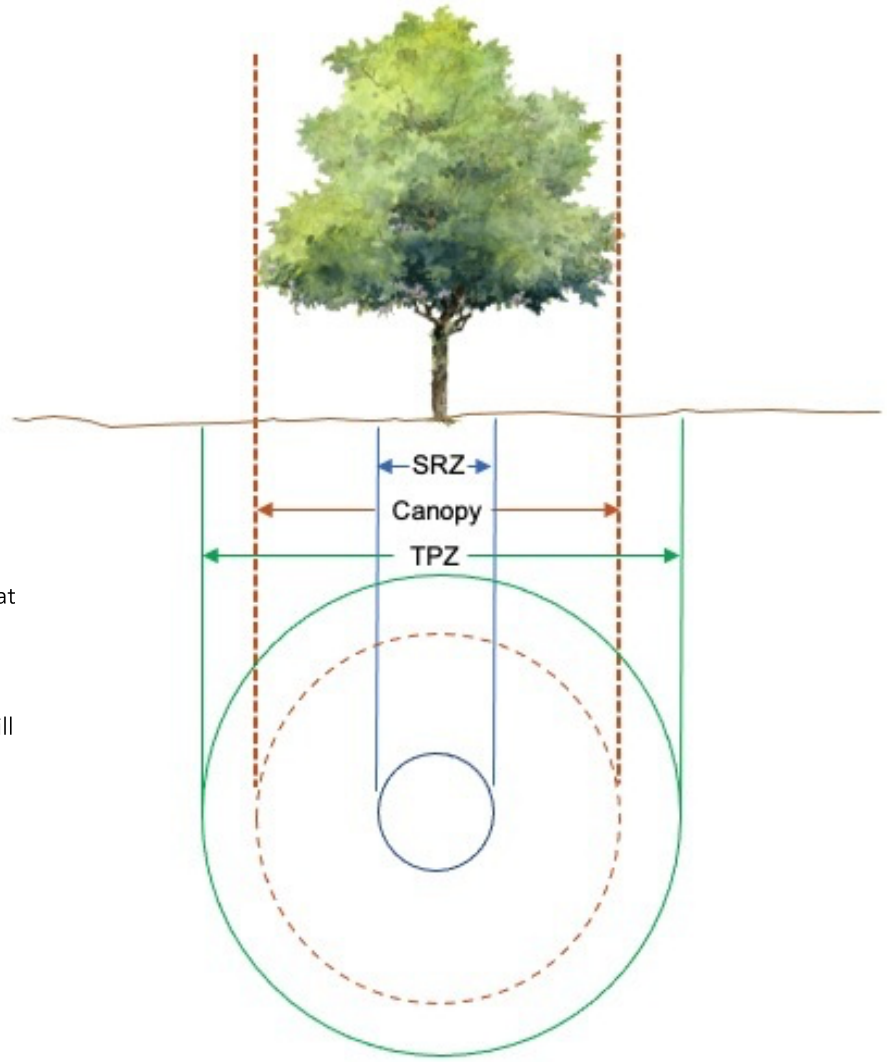
Non-recyclable debris is to be transported from the site and disposed of at an approved green waste facility.

Pit burning or any other method of combustion of vegetation is prohibited.

Any invasive weeds removed from the site are to be disposed of at an approved green waste facility.

STORAGE OF MULCH

Mulch to be reused on site is to be stockpiled in a location where it will not hinder the ability of fauna to access areas of retained vegetation, either within or external to the site.



INSTALLATION OF UNDERGROUND SERVICES

The installation of underground services is to be supervised by the project arborist.

Entry and exit pits are to be excluded from the Tree Protection Zones of retained vegetation.

As per AS 4970-2009: Protection of Trees on Development Sites, the directional bore should be a minimum of 600 mm deep. Under large Eucalypts, bore depth should be determined by the arborist.

DATE : 05.09.2024 PROJECT No.: BC-22178 DRAWING No.: VMP-05 REVISION No.: A	PROJECT : VEGETATION MANAGEMENT PLAN DRAWING TITLE : VEGETATION MANAGEMENT NOTES CLIENT : HB LAND ADDRESS : COURTNEY DRIVE TRUNK SEWER ALIGNMENT <table><tr><td>DRAFTED BY :</td><td>DESIGNED BY :</td><td>CHECKED BY :</td><td>PAPER SIZE :</td><td>SCALE :</td></tr><tr><td>NL</td><td>NL</td><td>BC</td><td>A3</td><td></td></tr></table>	DRAFTED BY :	DESIGNED BY :	CHECKED BY :	PAPER SIZE :	SCALE :	NL	NL	BC	A3		APPROVED FOR AND ON BEHALF OF BIOME CONSULTING PTY LTD ACN 166 087 476 <table><tr><td>REV.</td><td>DESCRIPTION</td><td>APPR.</td><td>DATE</td></tr><tr><td>A</td><td>ORIGINAL ISSUE</td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	REV.	DESCRIPTION	APPR.	DATE	A	ORIGINAL ISSUE																															COPYRIGHT Designs and information presented on these drawings are copyright and the property of BIOME Consulting Pty Ltd and are not to be reproduced or used without permission from BIOME Consulting Pty Ltd. Drawings are only to be used for the purpose of which they were intended and BIOME Consulting will not accept liability for any unauthorised use or for any purpose by a third party for which they were not intended. Unless the checked section of the document are signed and approved the drawings are uncontrolled and issued for information purposes only. Drawings have been prepared for assessment purposes only and are not for construction purposes.	 BIOME Consulting Pty Ltd PO Box 3469, Australia Fair, Southport M 0415 935 222 E brad@BIOMEconsulting.com.au ABN 86 166 087 476	
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COMPLIANCE MANAGEMENT

APPROVALS AND CONDITIONS

Contractors undertaking approved works, including vegetation clearing, must be provided with a copy of all relevant conditions of approval. All site personnel must be made aware of their responsibilities regarding vegetation and fauna management.

A copy of the approved plans and conditions of approval must always be displayed on-site during vegetation clearing.

PRE-START MEETING

The pre-start meeting is to be held prior to the commencement of any vegetation clearing works.

The nominated supervising arborist is to be present during the pre-start meeting to identify all vegetation management requirements.

A licenced fauna spotter catcher is to be present during the pre-start meeting to identify habitat values and management requirements.

All tree protection fencing is to be installed prior to the on-site pre-start meeting with relevant Council officers.

ROLES AND RESPONSIBILITIES

The site supervisor is responsible for:

- Ensuring all site-personnel are aware of their responsibilities regarding vegetation and fauna management;
- Ensuring an arborist and fauna spotter catcher are engaged and on-site when necessary;
- Ensuring the vegetation clearing operations are conducted in compliance with that specified in any approved documents;
- Ensuring relevant conditions of approval are adhered to; and
- Ensuring any permanent or temporary fencing is not damaged and is replaced as necessary.

The supervising arborist is responsible for:

- Ensuring all tree protection fencing and signage has been installed in appropriate locations;
- Approving the removal of tree protection fencing upon completion of clearing operations;
- Identifying site-specific vegetation management requirements; and
- Supervising clearing works where impacts to retained vegetation are possible.

The fauna spotter catcher is responsible for:

- Management of fauna on-site during the vegetation clearing operations; and
- Determining the appropriate direction of clearing (generally, away from roads and residential areas and towards areas of retained vegetation).

TRAINING

All personnel, including employees, contractors and sub-contractors, are required to complete a site induction before they are authorised to work on the project.

Flora and fauna specific information to be covered in the project induction will include:

- Obligations under the project conditions of approval including vegetation clearing practices to minimise impacts;
- Project limitations for vegetation clearance and habitat removal;
- Response procedures in the event of an unexpected threatened species find; and
- Incident response procedures.

TREE REMOVAL AND MANAGEMENT

Tree removal is to be strictly limited to nominated vegetation within the approved vegetation clearing plan.

FAUNA MANAGEMENT

All fauna management procedures shall be undertaken by a qualified wildlife specialist who holds a Rescue and Rehabilitation Permit issued by the Queensland Department of Environment, Science and Innovation (fauna spotter-catcher).

The only person on the site authorised to handle wildlife is the spotter-catcher.

REPORTING REQUIREMENTS

On completion of vegetation clearing works, a post-clearing fauna report is to be prepared by the fauna spotter catcher and submitted to Council.

The supervising arborist will need to provide certification that all vegetation clearing works have been undertaken in accordance with this document. Certification is to include:

- Inspection log of works;
- Photographic records of works and monitoring activities;
- Details of any non-conformances and any remediation measures that were implemented;
- Details of any vegetation pruning undertaken on retained trees.

FIRE ANT MOVEMENT CONTROLS

To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants. This includes soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining, or quarry products.

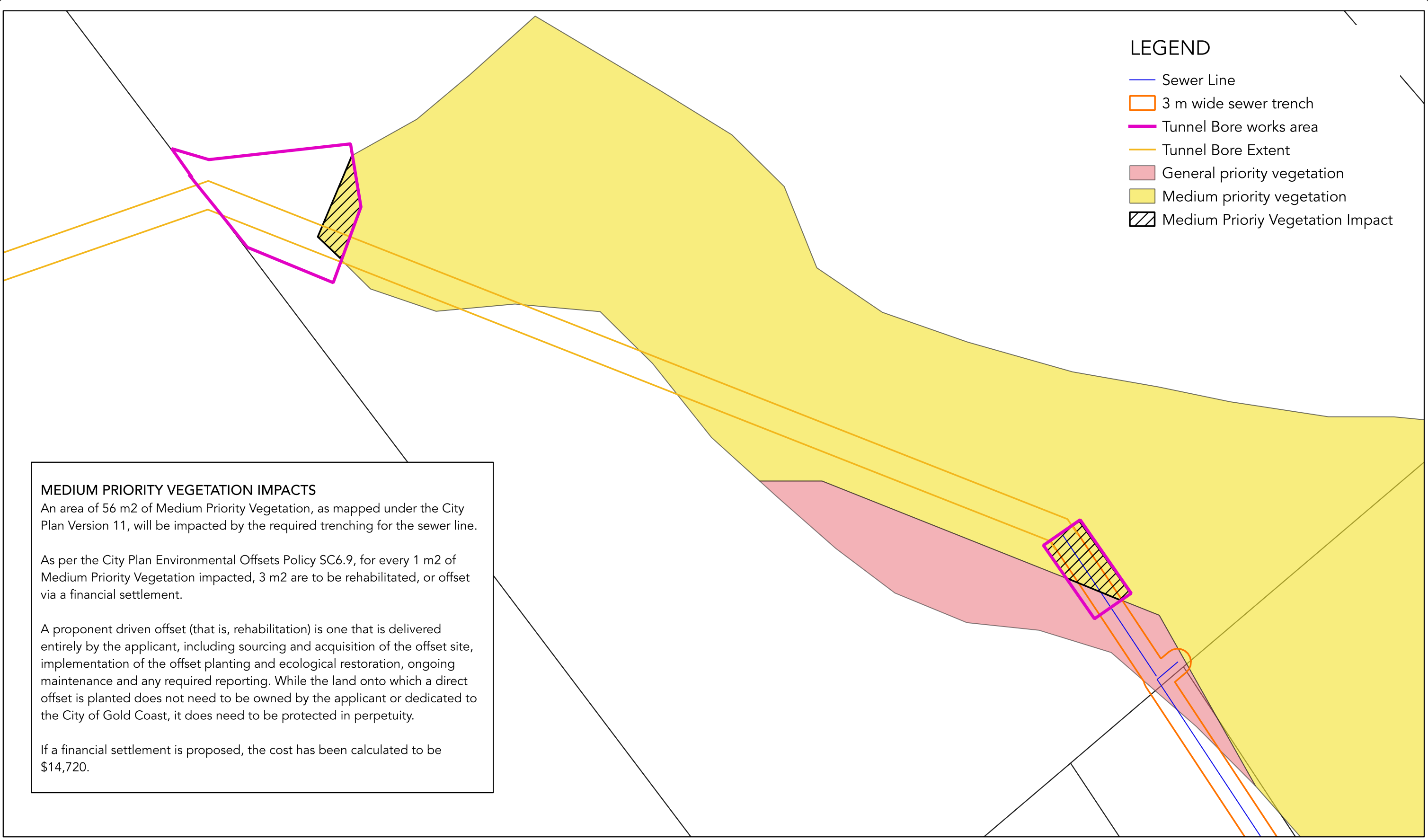
Fire-ant safe practices (movement controls) have been developed to prevent the spread of fire ants and must be adhered to before moving any organic materials such as those listed above onto or off the site. Movement controls can be accessed from www.fireants.org.au and are outlined in the Biosecurity Regulation 2016.

Penalties apply for non-compliance with the movement controls.

NEIGHBOURING PROPERTY CONSENT

Any removal of trees on adjoining lots or in common ownership will require the written permission of the adjoining landowner. Under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011, the owners of trees are responsible for ensuring that trees do not create unreasonable interference with a person’s use of their land (Chapter 3, Part 3, Section 52). Under this Act, overhanging branches or intruding roots may be removed under the common law right of abatement.

DATE : 05.09.2024 PROJECT No.: BC-22178 DRAWING No.: VMP-06 REVISION No.: A	PROJECT : VEGETATION MANAGEMENT PLAN DRAWING TITLE : COMPLIANCE MANAGEMENT CLIENT : HB LAND ADDRESS : COURTNEY DRIVE TRUNK SEWER ALIGNMENT <table><tr><td>DRAFTED BY : NL</td><td>DESIGNED BY : NL</td><td>CHECKED BY : BC</td><td>PAPER SIZE : A3</td><td>SCALE :</td></tr></table>	DRAFTED BY : NL	DESIGNED BY : NL	CHECKED BY : BC	PAPER SIZE : A3	SCALE :	APPROVED FOR AND ON BEHALF OF BIOME CONSULTING PTY LTD ACN 166 087 476 <table><tr><th>REV.</th><th>DESCRIPTION</th><th>APPR.</th><th>DATE</th></tr><tr><td>A</td><td>ORIGINAL ISSUE</td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	REV.	DESCRIPTION	APPR.	DATE	A	ORIGINAL ISSUE																															COPYRIGHT Designs and information presented on these drawings are copyright and the property of BIOME Consulting Pty Ltd and are not to be reproduced or used without permission from BIOME Consulting Pty Ltd. Drawings are only to be used for the purpose of which they were intended and BIOME Consulting will not accept liability for any unauthorised use or for any purpose by a third party for which they were not intended. Unless the checked section of the document are signed and approved the drawings are uncontrolled and issued for information purposes only. Drawings have been prepared for assessment purposes only and are not for construction purposes.	 BIOME Consulting Pty Ltd PO Box 3469, Australia Fair, Southport M 0415 935 222 E brad@BIOMEconsulting.com.au ABN 86 166 087 476	
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- LEGEND
- Sewer Line
 - 3 m wide sewer trench
 - Tunnel Bore works area
 - Tunnel Bore Extent
 - General priority vegetation
 - Medium priority vegetation
 - Medium Priority Vegetation Impact

MEDIUM PRIORITY VEGETATION IMPACTS
An area of 56 m2 of Medium Priority Vegetation, as mapped under the City Plan Version 11, will be impacted by the required trenching for the sewer line.

As per the City Plan Environmental Offsets Policy SC6.9, for every 1 m2 of Medium Priority Vegetation impacted, 3 m2 are to be rehabilitated, or offset via a financial settlement.

A proponent driven offset (that is, rehabilitation) is one that is delivered entirely by the applicant, including sourcing and acquisition of the offset site, implementation of the offset planting and ecological restoration, ongoing maintenance and any required reporting. While the land onto which a direct offset is planted does not need to be owned by the applicant or dedicated to the City of Gold Coast, it does need to be protected in perpetuity.

If a financial settlement is proposed, the cost has been calculated to be \$14,720.

DATE :
05.09.2024

PROJECT No.:
BC-22178

DRAWING No.:
VMP-07

REVISION No.:
A

PROJECT :
VEGETATION MANAGEMENT PLAN

DRAWING TITLE :
MEDIUM PRIORITY VEGETATION IMPACTS

CLIENT :
HB LAND

ADDRESS :
COURTNEY DRIVE TRUNK SEWER ALIGNMENT

DRAFTED BY : NL	DESIGNED BY : NL	CHECKED BY : BC	PAPER SIZE : A3	SCALE : 1:200
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A	ORIGINAL ISSUE		

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WATER AND ENVIRONMENTAL CONSULTING

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ORIGINAL SCALE BEFORE REDUCTION

0 10 20 m

1:200 (AT A3) (meters)

N