PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/92

Dated: 21 August 2026

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

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2 Karingal Drive, Pimpama
Vegetation and Fauna Management Plan

Client:	Bosform Pty Ltd
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Executive Summary

This Vegetation and Fauna Management Plan has been prepared to support a proposed residential community title development at 2 Karingal Drive, Pimpama (Lot 19 on RP152380). Clearing is required to facilitate the construction of the proposed development.

A desktop review determined mapped values within the project area under State and Council regulatory provisions including the Qld *Vegetation Management Act 1999*, Qld *Nature Conservation Act 1992* and the Gold Coast City Plan.

Field surveys were undertaken in February and March 2026 to assess all protected trees (as defined in the Gold Coast City Plan) within the proposed works impact area. The impact area includes the proposed earthworks footprint and a five (5) metre construction access buffer. Trees surveyed are predominantly native canopy trees. No conservation significant species were encountered.

A total of 282 trees were surveyed within the project area as being potentially impacted by the works with 263 identified to be removed. All trees require removal to facilitate the proposed works due to either poor structural form, earthworks impacts on the Structural Root Zone (SRZ) and/or moderate/major impacts on the Notional Root Zone (NRZ), or to facilitate construction access.

To ensure potential impacts on native wildlife and breeding places are avoided, a licensed spotter-catcher is to undertake a pre-clearing survey no more than two (2) weeks prior to the clearing to identify any nests, habitat features or fauna breeding places that may be impacted, to determine actions required prior, during and following clearing works. The Project Arborist should supervise all works to ensure that retained, protected vegetation is not impacted by the works.

All vegetation clearing works are to be undertaken in accordance with the provisions of this Vegetation and Fauna Management Plan and conditions of approval.

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Appendix A – Proposed Development Design
Appendix B –Vegetation Clearing Plan and Tree Schedule
Appendix C – Local Veterinarian Clinics and Wildlife Hospitals

1. Introduction

This Vegetation and Fauna Management Plan (VFMP) has been prepared for a proposed residential community title development at 2 Karingal Drive, Pimpama (Lot 19 on RP152380), within the City of Gold Coast local government area.

This plan has been prepared in accordance with the *SC6.8 City Plan Policy – Environmental Management Plans* and outlines all measures to be undertaken during the construction phase to avoid and minimise harm to native fauna and flora within and adjacent to the project area.

1.1 Scope and Objectives

The scope and objectives of this VFMP are to:

- Undertake a desktop assessment for the project area;
- Summarise the results of surveys of the site's vegetation and provide a description of vegetation and habitat features impacted by proposed clearing;
- Determine the level of fauna management required based on site observations; and
- Outline management strategies and actions to be implemented to mitigate the risk of harm to native fauna and retained vegetation.

1.2 Site Description

The project area is located within the road reserve of Beattie Rd at Coomera (Figure 1.1 and Figure 1.2).

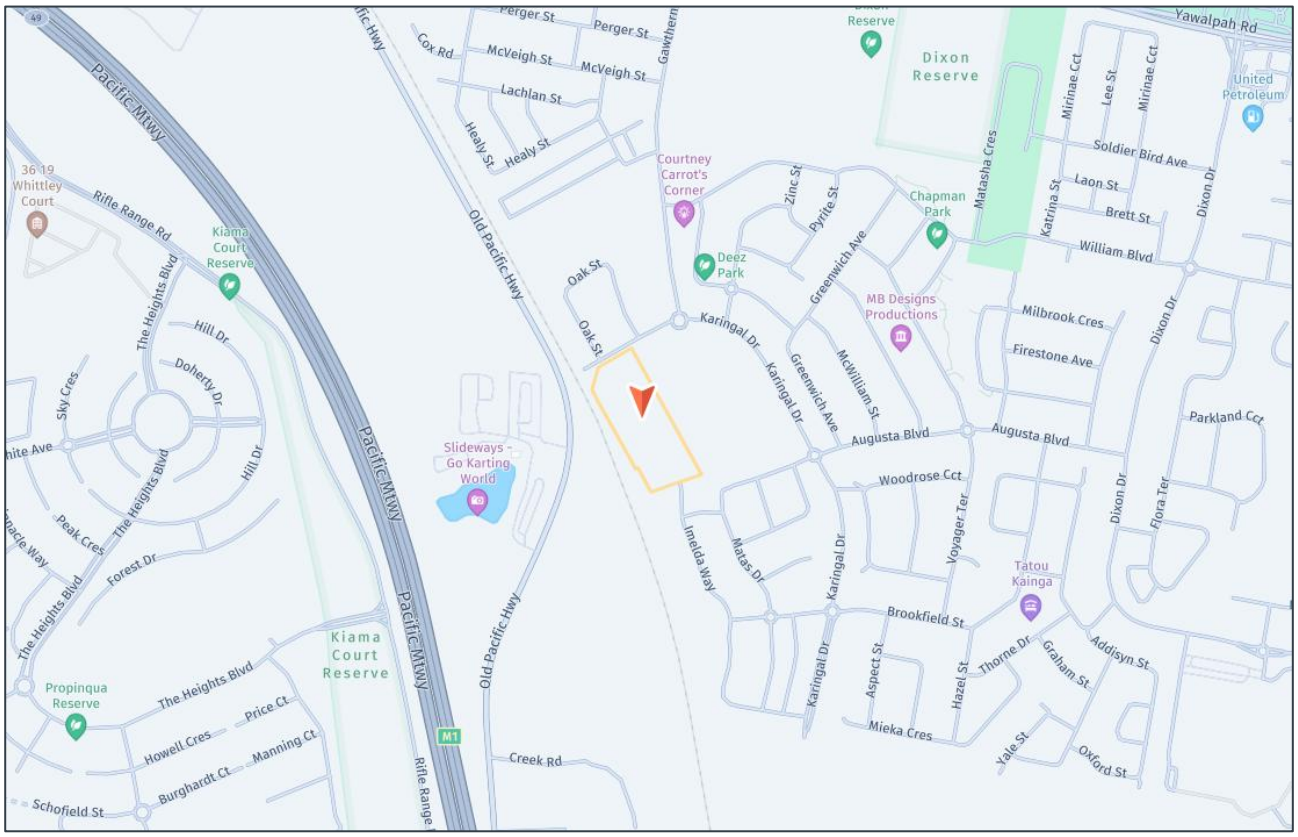


Figure 1.1 Project Area location (Google maps, 2026)

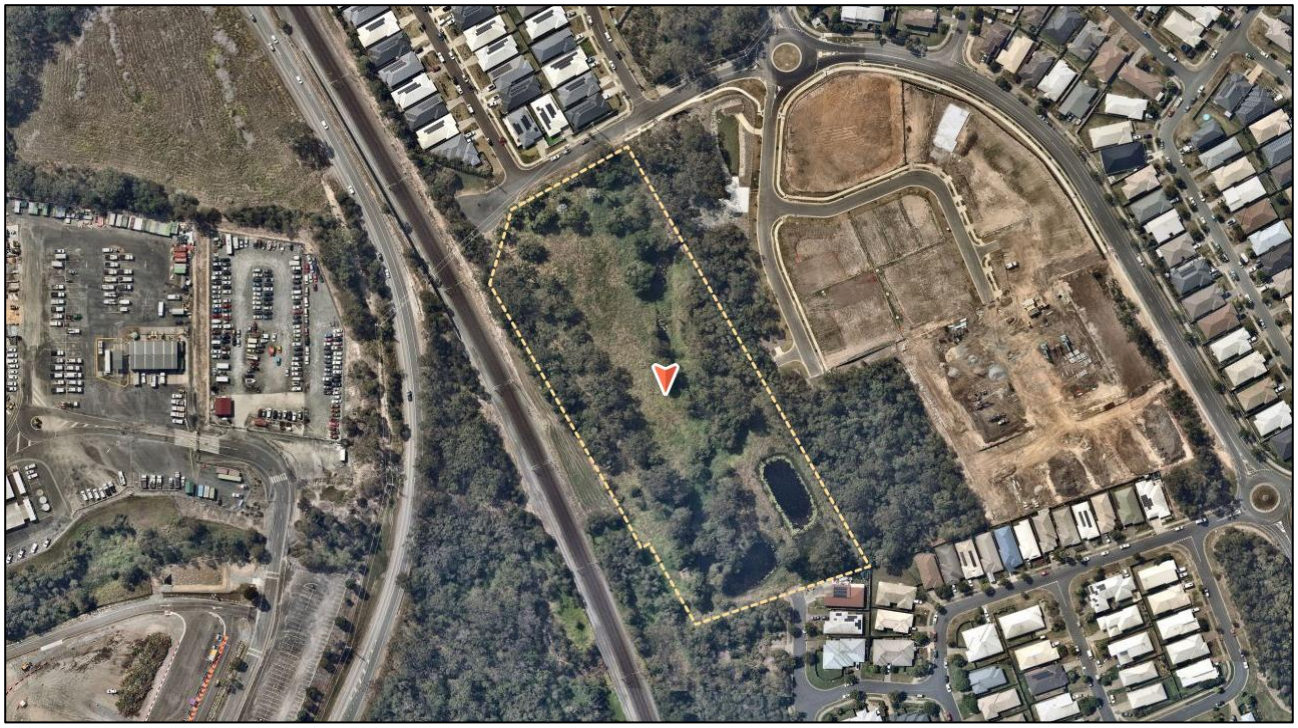


Figure 1.2 Recent aerial photo of Project Area (Qld Globe, 2026)



Figure 1.3 Site zoning (*Gold Coast City Plan Version 13*)

1.3 Proposed Development

A Development Approval is sought for a Material Change of Use, Reconfiguration of a Lot and Operational Works (change to ground level and vegetation clearing). Specifically, the proposal involves a new townhouse development which comprises a complex of 16 townhouses with access from Imelda Way; and 41 townhouses with access from Karingal Drive and internal private roads. The development includes creation of management lots for the townhouse components and a park lot to be dedicated to Council for the drainage reserve traversing the site.

For further details, please refer to design drawings prepared by MPS Architects attached in Appendix A of this report. Figure 1.4 below provides an excerpt taken from the development's site plan (MPS Architects, 2026) and Figure 1.5 provides an extract of the proposed earthworks design (Burchills, 2026).

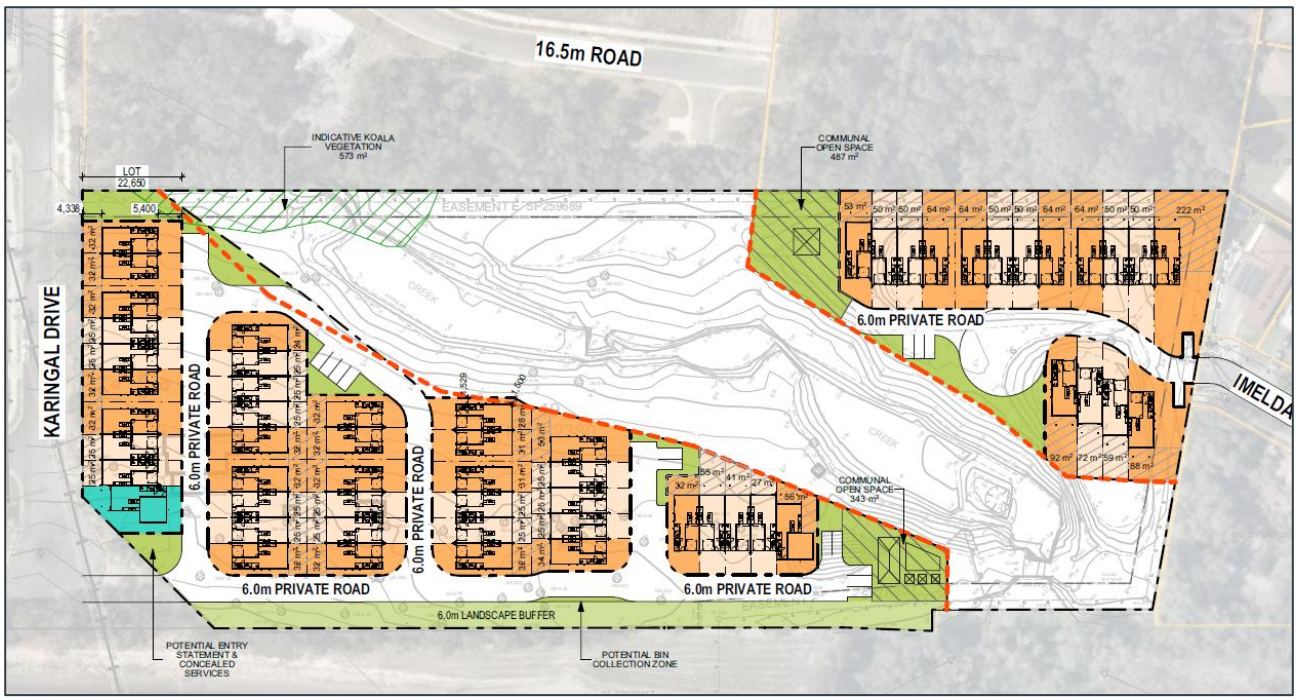


Figure 1.4 Proposed plan of development (MPS Architects, 2026)

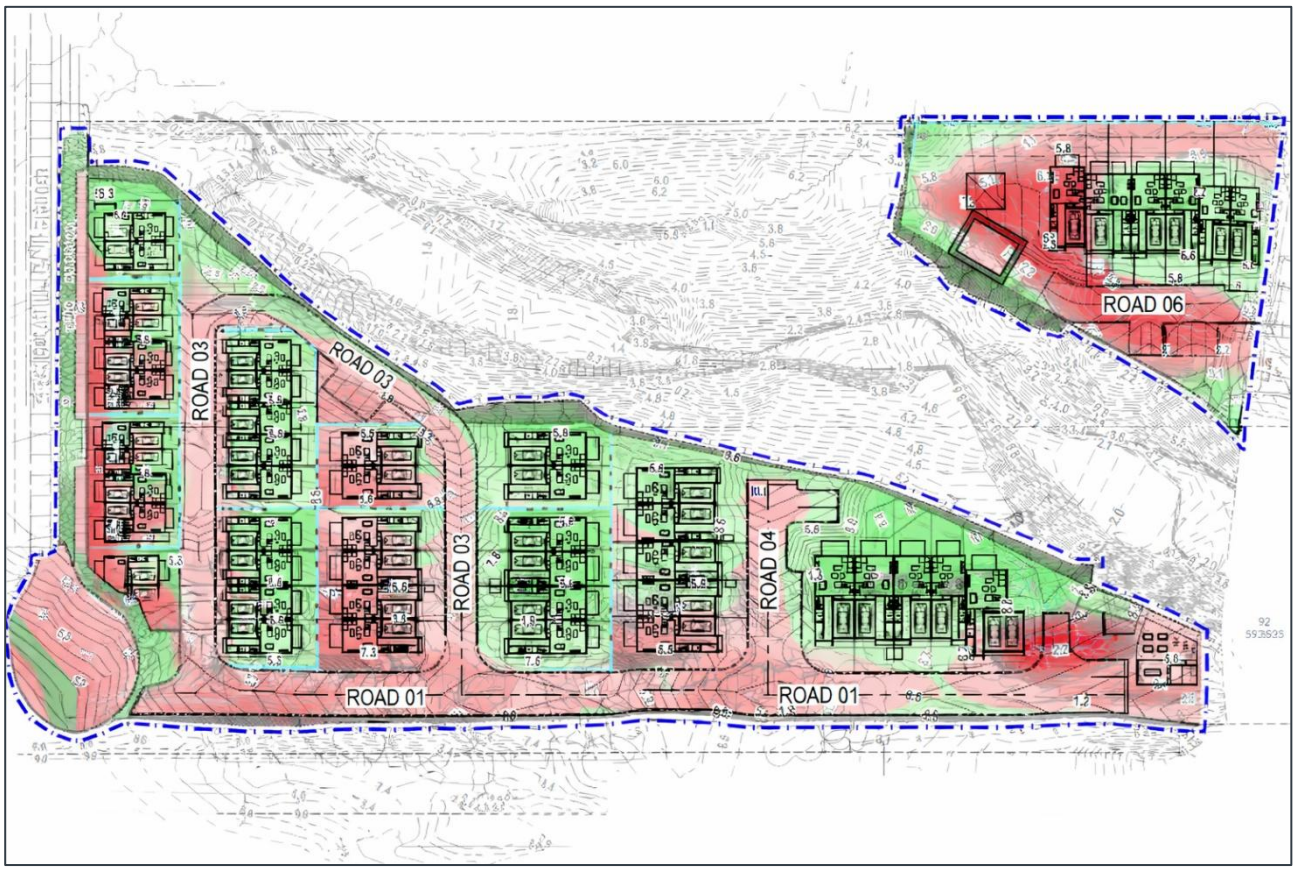


Figure 1.5 Proposed earthworks (Burchills, 2026)

2. Desktop Review – Environmental Site Constraints

A desktop review was undertaken to verify current environmental overlay constraints at a State and local level that may apply to the proposed works as summarised below in Table 2.1.

Table 2.1 Environmental Overlay Constraints for Subject Site

Constraint	Present	Absent	Comments
Regulated Vegetation (VMA)	x		The site contains regulated vegetation under the *Vegetation Management Act 1999,* including approximately 0.06 ha of Category B – Of Concern remnant vegetation (RE 12.3.11) and a minor area of RE 12.11.24 (Least Concern). [1]
Koala Habitat SEQ	x		The site is not within a Koala Priority Area but does contain 0.41 ha (4,095m^2) of Core Koala Habitat Area.
NCA Essential Habitat	x		Mapping under the *Nature Conservation Act 1992 (NCA)* shows a small portion of the south-eastern corner of the site is mapped as Essential Habitat [1.]
NCA Protected Plants	x		The Protected Plants Flora Survey Trigger Map identifies no high-risk areas within the subject site. [1]
NCA Threatened Species - Observed		x	No threatened species were observed on site during the site assessments.
Fisheries Act Waterway Barrier Works	x		Mapping under the *Fisheries Act 1994* indicates that low-order and moderate risk waterways traverse portions of the subject site. [1]
Water Act 2000 Waterways	x		Mapping under the Water Act 2000 indicates a drainage feature that traverses the subject site. [1]
City Plan Acid Sulfate Soils	x		The site is mapped as containing potential acid sulfate soils (Land at or below 5mAHD).[2]
City Plan Biodiversity		x	The site is not in the City Plan Biodiversity overlay. [2]
City Plan Bushfire Risk	x		The site is partially mapped as containing medium potential bushfire hazard.[2]
City Plan Flood	x		The site is partially mapped as being subject to flooding during the design flood event, with a small area affected in the north-eastern portion of the subject site.[2]
City Plan Landslide Hazard		x	The site is not mapped within a Landslide Hazard area. [2]
City Plan Vegetation	x		The Vegetation Management Overlay indicates areas of mapped vegetation within the subject site, including general and medium priority vegetation. [2]
City Plan Waterways and Wetlands	x		The Waterways and Wetlands Overlay indicates a mapped waterway runs through the subject site, with the associated buffer extending across the site. [2]

Notes:
[1] as identified on Queensland Globe (2026)
[2] as identified by the *Gold Coast City Plan Version 13* Interactive Mapping (2026)



Figure 2.1 Acid Sulfate Soils overlay (Gold Coast City Plan V13, 2026)



Figure 2.2 Minor Waterway and Buffer Mapped on Site (Gold Coast City Plan V13, 2026)

3. Summary of Site Investigations

A site inspection of the area proposed to be restored was undertaken by the authors of this report in February and March 2026 and was focused upon the mapped minor waterway/drainage feature that is to be protected in environmental reserve and subject to rehabilitation. It is noted that this area has been highly disturbed through historic clearing, weed incursion and significant modification of the upstream and downstream catchment. This modification includes channelisation, damming, construction of stormwater infrastructure (e.g. swales, detention basins) and piping. The development protects the waterway in the proposed reserve and all site stormwater will be treated for quality and quantity before discharging into the downstream environment. The width of the waterway reserve varies from 24m at its narrowest point to 116m at its widest.

A total of 142 species of flora were detected during the surveys including 72 non-native species, eight (8) of which are Restricted Invasive Plants under the '*Biosecurity Act 2016*'. The sites vegetation can be classed as

- Vegetation Association A – Urban Woodland and Anthropogenic Grassland; and
- Vegetation Association B – Disturbed Riparian Woodland.

These associations are highly modified and degraded by historical clearing, abandoned horticultural infrastructure and significant weed incursion. In particular, *Setaria sphacelata* (South African pigeon grass) is present throughout this association, and is present as dense stands across much of the site.

The canopy layer where present in both associations comprised patches and copses with irregular height and cover. Common species include *Eucalyptus tereticornis* (forest red gum), *Eucalyptus siderephloia* (grey ironbark), *Corymbia intermedia* (pink bloodwood), *Lophostemon confertus* (brush box), *Lophostemon suaveolens* (swamp box), *Elaeocarpus grandis* (blue quandong), **Syagrus romanzoffiana* (cocos palm) and **Roystonea regia* (Cuban royal palm). Exotic vine species were found to be smothering trees and, in some instances, causing tree failure within the waterway corridor.

The shrub layer across the site was also unevenly distributed with species including *Archontophoenix alexandrae* (Alexander palm), *Acacia concurrens* (late-flowering hickory), *Acacia disparrima* (hickory wattle), *Glochidion ferdinandi var. ferdinandi* (cheese tree), *Lantana camara* (lantana), *Senna pendula var. glabrata* (Easter cassia), *Delonix regia* (poinciana), *Schefflera actinophylla* (umbrella tree), *Solanum torvum* (devil's fig) and *Tipuana tipu* (Tipuana) and *Melaleuca quinquenervia* (broad-leaved paperbark).

The ground layer, as per all other strata is highly variable in terms of composition, height and structure and is dominated by weedy/pasture grasses – predominantly *Setaria sphacelata* (South African pigeon grass), Melinis *minutiflora* (molasses grass), *Megathyrsus maximus* (Guinea grass), and other environmental weeds including *Asparagus aethiopicus cv. Sprengeri* (asparagus fern).

No part of the site meets remnant benchmark criteria as presented in the Qld Herbarium Benchmarks (2019) - including the small area adjacent to the north-east boundary that is mapped as remnant (Category B) of concern Regional Ecosystem 12.3.11 *Eucalyptus tereticornis* +/- *Eucalyptus siderephloia, Corymbia intermedia* open forest on alluvial plains. Additionally, the composition of the vegetation was not found to reflect the preclearing Regional Ecosystems 12.3.11 (associated with the waterway) and 12.11.24 (the remaining parts of the site). No flora species of conservation significance (EVNT) at a national, state or local level was detected on-site.

Images of site vegetation are presented in the subsequent pages.



Figure 3.1 Vegetation Association A – General Composition



Figure 3.2 Vegetation Association A – General Composition



Figure 3.3 Vegetation Association B – General Composition



Figure 3.4 Vegetation Association B – General Composition

4. Vegetation Clearing

A total of 282 trees were surveyed within the project area as being potentially impacted by the works with 263 identified to be removed (refer Figure 4.1). The Project Arborist will supervise the works and identify where trees may be retained subject to micro-siting of earthworks and/or other strategies to protect trees.

4.1 Justification for Clearing Works

The tree clearing is required to facilitate proposed works and construction access as detailed in Section 1.3. The proposed operational works design is provided in Appendix A and the Construction Access Plan in Appendix B. Vegetation Clearing Plans and the tree schedule are provided in Appendix C.

4.2 Management of Vegetation Impacts

To ensure the ongoing viability of protected vegetation within the project area and adjoining areas during site works, impacts will be avoided and minimised through the following measures:

- All contractors will be made aware of the provisions of this **Vegetation and Fauna Management Plan (VFMP)** and relevant approval conditions during site induction.
- Tree protection fencing will be installed around vegetation to be retained and inspected daily throughout the works, and following any significant rainfall events. Any damage or signs of failure must be promptly repaired or replaced.
- No storage of materials, fill, construction machinery or vehicles is permitted within designated **tree protection zones**.

4.3 Vegetation Protection and Site Responsibilities

Prior to the commencement of clearing operations, the limits of all vegetation to be retained must be clearly delineated on site. The Site Supervisor, in consultation with the Project Arborist, will be responsible for:

- Overseeing implementation of this VFMP;
- Ensuring tree protection measures are installed and maintained;
- Provision of advice regarding tender and contract documentation where relevant;
- Supervising tree-related works;
- Providing guidance to contractors regarding vegetation protection; and
- Ensuring contractors clearly understand the approved clearing limits and vegetation management requirements.

The Site Supervisor must also ensure the area of approved vegetation clearing is clearly identified to the clearing contractor and that all contractors and sub-contractors comply with vegetation protection requirements during site works.

4.4 Erosion and Sediment Control

An **Erosion and Sediment Control Plan (ESCP)** will be prepared for the works by a **Certified Professional in Erosion and Sediment Control (CPESC)**.

The ESCP will be prepared in accordance with the *Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites* (The Institution of Engineers, Australia Queensland Division, June 1996) and industry best practice.

All ESCP controls should be installed and checked by the Site Supervisor prior to the prestart for clearing works.

4.5 Compensatory Replanting

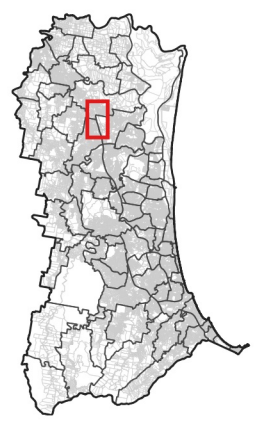
A total of 282 trees were surveyed within the project area as being potentially impacted by the works with 263 identified to be removed. To ensure no net loss of native tree cover as a result of the proposed works, each native tree removed will be replaced as specified in the proposed Rehabilitation Management Plan prepared by Burchills (2026).

This includes planting of endemic canopy trees, shrubs and groundcovers from the Pre-clearing Regional Ecosystems.

2 Karingal Dve Pimpama

Figure 4.1 Vegetation Impacts

Project: BE200223	Date: 07-07-2026
Scale: 1:900 at A3	Projection: GDA 2020/MGA Zone 56
Data Sources: Nearmap February 2026	



Location of site within Gold Coast LGA

Legend

- Subject Lot
- Cadastre
- Disturbance footprint
- Surveyed Tree Trunk [282]
- Habitat trees (NRZ*)
- * Notional Root Zone measured and calculated per AS4590:2025

Actions - Retain/Remove [282]

- Retain [19]
- Remove [263]

Vegetation Associations Impacts

- A – Urban Woodland and Anthropogenic Grassland
- B – Disturbed Riparian Woodland
- Watercourse centreline
- Constructed dams

Note: All works within the vicinity of trees nominated for protection are to be micro-sited on site, where practicable, to avoid impacts to those trees, under the supervision of an AQF Level 5 Arborist.

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4.5.1 Site Inductions

A responsibility of the Site Supervisor will include provision of site inductions for all staff who will be working on site. The purpose of the site induction is to instruct all contractors and sub-contractors on their responsibilities regarding the protection of vegetation. All site workers must attend an induction; a record will be kept of all persons attending inductions and cards will be issued to site workers upon completion. This procedure will enable Council Officers to ensure that all site workers have been made fully aware of their responsibilities associated with vegetation management.

4.5.2 Tree Protection Fencing

The appointed Project Arborist (minimum AQF Level 5) will be responsible for ensuring the ongoing viability of trees to be retained. As required by the Project Arborist, any tree protection fencing is to be installed in accordance with *AS4590-2025: Protection of Trees on Development Sites* (Figure 4.2). The fencing will ensure that no earthworks or prohibited activities occur within areas that could adversely impact upon trees to be retained. The fencing will also protect and redirect fauna away from the works area depending on the fencing type required – fauna friendly or fauna exclusion.

Tree Protection Fencing is to be fauna exclusion around any potential threats to displaced fauna (e.g. roads, areas of active clearing works). This will be determined by the Project Spotter Catcher. Areas that will provide refuge for displaced fauna (e.g. areas of retained vegetation) are to be fenced with fauna friendly Tree Protection Fencing.

Tree protection fencing must comply with the following:

- In accordance with *AS4590-2025 Protection of trees on development sites*, fencing is to be installed before any machinery or materials are brought onto the site;
- Fencing is to be installed prior to any pre-start meetings with Council Officers;
- Fencing is to remain in place for the duration of operational works (as determined by the Site Supervisor);
- Signage is to be displayed on the exterior of the tree protection fence that displays contact details for the civil contractor;
- Signs must be made in accordance with *Australian Standard AS 1319-1994; Safety signs for the occupational environment*; and
- Signage is to remain in place for the duration of the operational works.

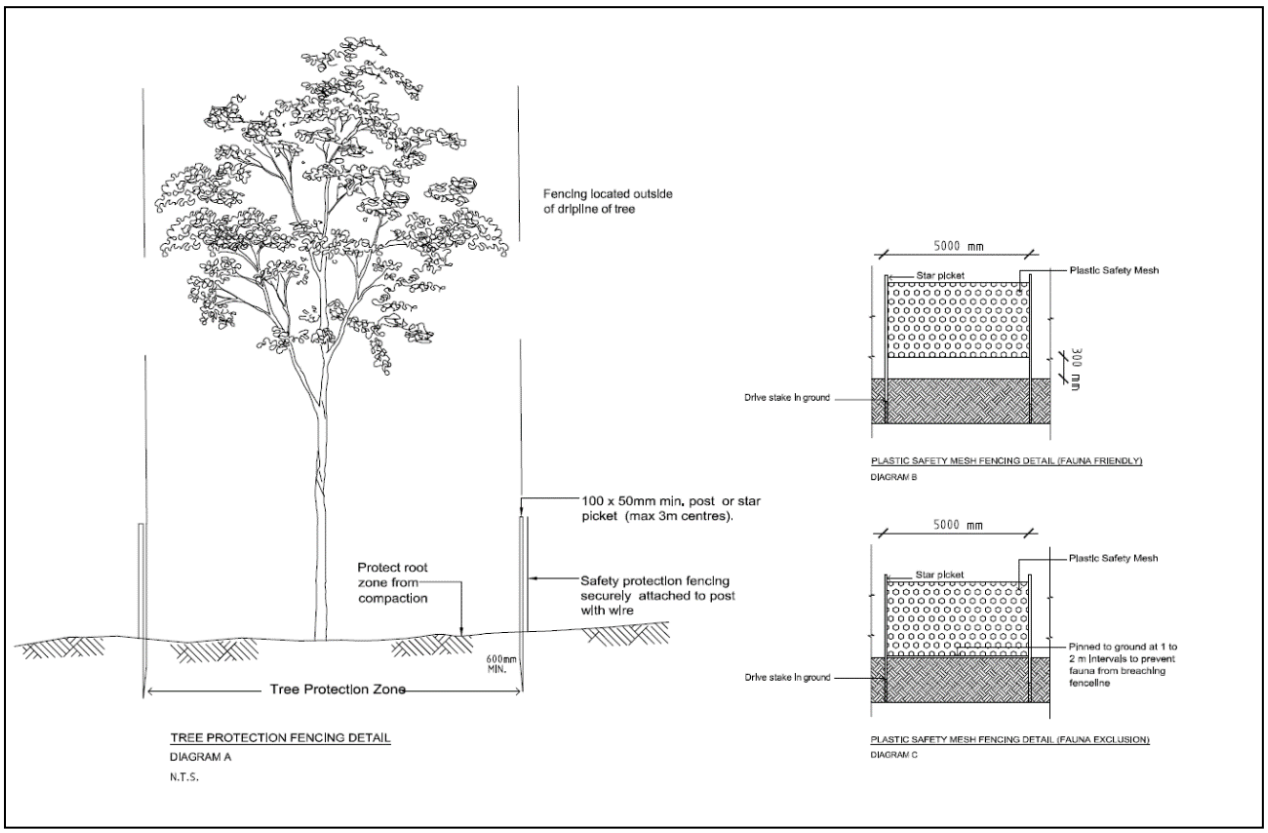


Figure 4.2 Tree Protection Fencing Detail – Fauna Exclusion and Fauna Friendly

Non-essential works are to be excluded from the Tree Protection Zones and all construction related activities are to be in accordance with approved plans. If temporary or permanent vehicle access is required through Tree Protection Zones, compaction bridging is to be installed and maintained in accordance with AS4970-2025.

Within the NRZ/TPZ, the following activities are not permitted:

- Storage and mixing of materials;
- Construction of unapproved pathways / trails;
- Vehicle parking;
- Earthworks;
- Construction of site office or shed;
- Storage of machinery and / or vehicles;
- Dumping of site waste;
- Liquid disposal;
- Stockpiling of mulch / chipped material / soil, rubble or debris;
- Refuelling of machinery;
- Wash down and clearing of equipment;
- Lighting of fires;
- Unauthorised application of pesticide, herbicides or chemicals;
- Erosion resulting from site works;
- Unauthorised vegetation removal; and
- Introduction of non-native species.

4.6 Methods of Vegetation Removal and Disposal

To minimise waste from the site, all felled timber will be recycled. Tree species suitable for milling will be removed from the site and transported to a timber milling establishment. Remaining timber is to be chipped and mulched on-site. Where possible, chipped and mulched material is to be used on site and incorporated into restoration areas, landscape features, batter stabilisation techniques or other approved site works. This material will be stockpiled for a minimum of six (6) weeks prior to use on-site to prevent nitrogen drawdown.

Non-recyclable debris is to be transported from the site and disposed of at an approved Council waste facility. Pit burning or any other method of combustion of vegetation is prohibited, both on or off-site. Any declared and / or environmental weeds removed from the site are to be disposed of at an approved Council green waste facility.

4.7 General Management of Trees to be Retained

Vegetation on adjoining properties will be protected during the clearing and operational stages of the development. The following general protective measures apply to this vegetation:

- Tree Protection Fencing to be installed as required by the Project Arborist and construction activities are to be confined to the approved development footprint;
- Stem wraps or other protective devices are to be implemented where deemed necessary by the Site Supervisor to protect trunks and branches from damage during specific demolition and construction activities;
- Where a protected tree's root zone and / or trunk could be damaged by the proposed earthworks, the Project Arborist will:
    - Provide advice regarding the protection of the subject tree(s);
    - Treat any roots that may be exposed during the construction; and
    - Treat any damage that may occur during construction.
- No materials, substances (e.g. herbicides, fuel, concrete, etc.) or machinery are to be stored within NRZ/TPZ. Any potentially hazardous substances are to be safely stored within a secure area away from vegetation to be retained;
- Sufficient training is to be provided to all site staff in relation to vegetation protection measures;
- Pruning of protected trees is to occur as only where determined necessary by the Project Arborist (e.g. crown thinning, removal of dead wood or damaged or overhanging limbs to promote sound tree form and health) – 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;*
- No protected tree is to be 'topped' and 'spur' or 'spike' climbing of any protected tree is to be avoided;
- If root pruning of a protected tree is required, it is to be undertaken using a high pressure, needle point water jet; and
- Regular assessment of trees is to occur to ensure ongoing health during operational works.

Any damage to protected trees, or surrounding soil, is to be remedied as soon as is practicable.

4.8 Control of Invasive and Environmental Weeds

For the purposes of this report, a weed has been defined as a species that is not native to the Gold Coast and is recognised as an environmental weed by DETSI in the Wildnet database.

Weed species are not to be introduced to the site during construction activities; this includes introduction in topsoil and / or mulch. Invasive and environmental weeds are to be controlled using appropriate methods. It is expected weeds within the development footprint will be removed as part of the earthworks however

suggested methods for weed control for are provided in Table 4.1 Weed Control Methods for the purposes of ongoing management during the construction stage.

Herbicide application is to be undertaken in accordance with the South East Queensland Restoration Framework (Chenoweth EPLA and Bushland Restoration Services, 2012). Treatment is to target introduced species only and be carried out in a manner that minimises disturbance to native plants. When undertaking herbicide application for weed control, care will be taken to ensure that no off-target damage occurs to native vegetation. To prevent any unnecessary and excessive use of herbicides during weed control activities, a vegetable-based dye will be mixed with all herbicides to be used for spray application.

All weed control on-site must be undertaken in a manner that does not promote erosion or instability of soil, particularly within drainage lines.

Note: Where Glyphosate is indicated for use in chemical treatments, Glyphosate Biactive or an equivalent 'Frog Friendly' herbicide is recommended.

Table 4.1 Weed Control Methods

Method	Application	Procedure
Cut-scrape-paint	All woody shrubs and trees Some vines	Prepare herbicide with 1-part of Glyphosate[1] to 1.5-parts water; Cut plant low to ground at an angle and apply herbicide with a paintbrush; Scrape sides lightly to reveal green tissue and apply the herbicide to the scraped area; Ensure that the brush is not contaminated with soil; and All species with seeds that have high viability or longevity (e.g. *Senna spp*., some members of the Fabaceae family, or plants with high invasive potential such as *Heptapleurem actinophyllum*) must be removed from the parent and either composted on-site or removed from the site.
Stem injection	All woody trees and shrubs with a diameter of 6-10cm or greater	Prepare herbicide with 1-part of Glyphosate[1] to 1.5-parts water; With a tomahawk or saw, make a slightly angled cut approximately 1.5cm wide and 1.5cm deep into the trunk and apply herbicide immediately into the cut using a tree-injecting device; Repeat this process in a brickwork pattern around the circumference of the tree, as close to the ground as possible; and Two (2) rows of cuts will be sufficient for trees with trunks of 6-10cm; larger trunk diameters will require more rows.
Spraying	Dense infestations of shrubs and groundcover with no native species interspersed.	Using a 15L spray backpack with a nozzle providing a solid spray pattern, spray herbicide on the infestation[2]; and If Glyphosate[1] is to be utilised as the herbicide, dilution rates are to be in accordance with the manufacturer's recommendations.
Overspray	Plants with large, dense infestations (such as Lantana camara) Where dead plants should be intact to prevent erosion and over-exposure of large areas, protect native seedlings from predators and avoid trampling of the area by humans	Prepare a solution of 1-part Glyphosate[1] to 100-parts water; Spray over the top of the infestation[2]; Leave the sprayed plants intact so that native seedlings can establish under the shelter provided; and Weeds can be cut and flattened with bush-hooks or loppers and the subsequent regrowth sprayed with Glyphosate

Method	Application	Procedure
Crowning	Weeds which have their growing points beneath the surface in the form of corms, bulbs, rhizomes, clumped or fibrous root systems or similar structures (e.g. *Asparagus aethiopicus, Chlorophytum comosum* and Poaceae species)	Grasp the leaves or stems and hold them tightly so that the base of the plant is visible. Plants with sharp leaves or stems should be cut back first; Insert a knife close to the base of the plant at a slight angle with the tip well under the system; Cut through the roots close to the base. Depending on the size of the plant, two (2) or more cuts may be needed to sever the roots; and Remove the plant and make sure that the base of the plant where the roots begin is completely removed

Notes:

[1] –Dilution rates should always be in line with the manufacturer's recommendations and any variation requires a permit from the National Registration Authority.

[2] - To prevent any unnecessary and excessive use of herbicides during weed control activities, a vegetable-based dye should be mixed with all herbicides to be used for spraying and over spraying

5. Fauna Management

The actions outlined in the following sections are to be adhered to during the operational works on the subject site. They have been adapted or directly taken from the Queensland Code of Practice for the Welfare of Wild Animals Affected by Land-Clearing and other Habitat Impacts and Wildlife Spotter/Catchers (Hanger and Nottidge, 2009).

The principal management strategies are to:

- Identify wildlife and habitat features;
- Avoid impacting wildlife and habitat features where possible; and
- Mitigate and minimise these impacts.

Habitat features such as hollows were located during site assessment. Wildlife is often unpredictable and highly mobile. Mitigating impacts is necessary in the overall management of fauna as it recognised that fauna may colonise trees in the project footprint in the time from when this report was prepared and the clearing works commence post-approval. Where wildlife is present, vegetation clearing should not commence until fauna have relocated or appropriate mitigation and management measures have been implemented.

5.1 Pre-operational Works Actions

All fauna management procedures shall be undertaken by a qualified wildlife specialist who holds a valid DETSI issued spotter-catcher licence. The spotter-catcher must undertake a pre-clearing clearing inspection of the site to identify and mark (i.e. using flagging tape) all potential habitat values (e.g. tree hollows, nests, fissures, dreys, arboreal termitaria, ground resources) that require specific management during clearing operations. A pre-clearing assessment must be undertaken by the spotter-catcher no earlier than two (2) weeks of the commencement of clearing and the pre-clearing inspection report provided to Council one (1) week prior to the pre-start meeting.

The spotter-catcher Pre-Clearing report should identify the location of habitat features and specific operational works actions required prior to / during and after clearing.

The Pre-Clearing Report will include at a minimum:

- Breeding places and habitat features identified and / or marked on site (hollow-bearing trees, nests, water bodies etc.);
- Fauna species observed during the assessment and expected to be encountered during works;
- Available nearby refugial habitat suitable for release of fauna expected to be encountered; and
- Protection measures to be implemented including emergency contact information for nearest vet clinic and / or wildlife carer.

The spotter-catcher will be engaged to assess the level of use of native fauna and management of fauna during construction activities. The number of wildlife specialists contracted during works shall be determined by the number of machinery pieces in operation used for clearing. Typically, one (1) spotter-catcher will be required per machine.

A summary of the pre-clearing fauna mitigation strategies is presented in Table 5.1.

Vehicle exclusions and vegetation protection fencing measures must be in place prior to the pre-start meeting. All site staff are to be made aware of the no-go zones on site and the management measures adopted to minimize impacts to both fauna and flora.



Table 5.1 Pre-clearing Fauna Mitigation Strategy

Activity	Management Measure	Responsibility
Engage a registered fauna spotter-catcher	A registered spotter-catcher will need to be present on site for the duration of vegetation clearing activities. One spotter-catcher is required per machine. The spotter-catcher is the only person permitted to handle wildlife. The spotter-catcher is to be present at the pre-start meeting.	Site Supervisor
Awareness of roles and responsibilities	At the pre-start meeting, all site personnel will be made aware of their roles and responsibilities in relation to the welfare of wildlife.	Site Supervisor
Mark all habitat features such as hollows, wood stockpiles and nest sites	Nest and hollows should be clearly marked prior to clearing if present. Machinery operators made aware of these markings. Active nests should be avoided where possible. Marked trees / habitat features to be removed in the presence of the spotter-catcher.	Spotter-catcher
Mark 'no-go' zones around vegetation to be retained	Tree protection fencing should be erected around vegetation that is to be retained. Spotter Catcher to advise of any amendments required to fencing. All site personnel made aware of the no-go zones on site.	Site Supervisor
Relocate habitat features	Immediately prior to the commencement of clearing works ground hollows are to be relocated to the Environmental Corridor Park.	Spotter-catcher
Fauna flushed or hand caught prior to clearing	Immediately prior to the commencement of clearing works each day, the spotter-catcher is to examine the canopy and area to be cleared (including any stockpiles) and flush fauna / remove nests or habitat features as required. Mobile species should be flushed towards retained vegetation on site or in adjacent areas. Species that are not highly mobile (e.g. skinks, snakes, small mammals), should be hand caught and relocated to suitable vegetation. Any dams or waterbodies to be filled are to be netted and fauna relocated in accordance with the conditions of the Spotter Catcher's license.	Spotter-catcher

5.2 Operational Works Actions

A licensed spotter-catcher must be present during all clearing activities. The site should be inspected by a spotter-catcher prior to clearing and trees with hollows, termitaria and / or active nests clearly marked. The spotter-catcher will be in constant radio communication with machinery operators and on-ground clearing crews.

Prior to the commencement of works for clearing each day, the spotter-catcher is to examine the canopy and area to be cleared for arboreal mammals, nests and terrestrial habitat features, and remove and relocate fauna, nests or habitat features as required. All terrestrial fauna should be flushed from the vegetation immediately prior to clearing.

A cherry-picker is unlikely to be required as no nests or hollow bearing trees were identified. However, this will only be undertaken where access and stable foundations for the cherry picker are available and where the operation of the cherry picker will achieve compliance with Interim Australian Standard AS1418.10 [Int-2004]:



Cranes, hoists and winches. Part 10: Elevating work platforms and any other applicable Occupational Health and Safety requirements. The wildlife specialist will determine the requirement for use of the cherry picker on a case-by-case basis, considering the associated access and safety considerations. The instances in which the cherry picker will be used during clearing activities will be at the sole discretion of the wildlife specialist.

In instances where a cherry-picker cannot safely be used, an alternative is to leave hollow-bearing trees and remove surrounding vegetation. Hollow-bearing trees should be left standing at least overnight to allow for hollow-dwelling species, such as possums and gliders, to move from the site. Any hollow-bearing trees or those with arboreal termitaria are to be felled under the supervision of the spotter-catcher.

It is the responsibility of the spotter-catcher to identify significant wildlife safety risks both for wildlife retained on-site, as well as wildlife in adjacent areas or widely ranging wildlife that may use, or move through, the site during operational works.

Under-scrubbing of shrub and understorey vegetation is to take place prior to the clearing of mature and over-mature trees.

Clearing is to be directed towards retained vegetation to flush wildlife towards protected habitat. Clearing must be completed by 6 p.m. and not commence before 6 a.m.

For this site, relocation of fauna to retained vegetation is suitable within the northern sections and within the adjacent bushland to the south of site of site. However, the final relocation site will be determined at the discretion of the spotter-catcher.

Euthanasia should not be undertaken unless the animal is severely injured, or a listed pest species under local, State or Commonwealth legislation. In order of preference, outcomes for removed wildlife are as follows:

- Translocation to suitable retained vegetation on-site within the nominated area;
- Translocation to distant suitable habitat;
- Placement in an institution for rehabilitation and release, or where this is not possible for educational, conservation or research purposes; or
- Euthanasia.

Note: Euthanasia of animals must be carried out in accordance with the provisions of the Queensland *Animal Care and Protection Act 2001*. This will generally involve euthanasia being performed by a registered veterinarian following anaesthesia of the animal. Contact details of veterinarians located within the vicinity of the site are provided in Appendix D.

Where project timelines allow for flexibility in the scheduling of operational works, clearing should be timed to not take place in the main breeding period of Spring-Summer.

Dogs are not allowed into the work site. Any resident dogs on the premise are to be restrained appropriately and not allowed to move freely within the site to avoid harm to native wildlife. All site personnel will be made aware of this requirement during site induction.

A summary of the vegetation clearing fauna mitigation strategy is presented in Table 5.2.

Table 5.2 Vegetation Clearing General Fauna Management Measures

Activity	Management Measure	Responsibility
Communication	The spotter-catcher is required to be in communication with machinery operators during the clearing operations, either by hand signals or two-way radio.	Spotter-catcher Machinery operator(s)
Check fencing	Prior to commencement of works, daily check of all fencing to ensure it is in place in accordance with this plan (including conditions of approval) and/or Spotter Catcher recommendations.	Spotter-catcher Site Supervisor
Direction of clearing	Clearing is to be directed towards retained vegetation west of the site. Flushing of wildlife towards the road corridor is to be avoided. Machine operators are to be made aware of the direction of clearing at the site pre-start meeting.	Site Supervisor
Clearing hollow-bearing trees or those with termitaria	Hollow-bearing trees should be left standing for at least 24 hours after surrounding vegetation has been cleared. This will allow any resident fauna a chance to move on their own volition. Trees with hollows should first be 'shaken' using the blades of the machinery where possible. This is to allow any resident arboreal fauna to escape prior to the tree being felled. Where possible, trees should be felled with the hollows / termitaria receiving minimal contact on impact. This can often be achieved through strategic excavation of select root structure and the weight of the machine incorporated to assist in the laying down of the tree on the ground. Adjacent felled trees may also be used to absorb the impact. Trees are to be inspected post felling. If an animal remains within the hollow / termitaria, the spotter-catcher will decide to either remove the animal or remove the section of tree containing the animal. This will then be relocated to a nearby protected area. Empty hollows are to be relocated to the corridor as ground hollows.	Spotter-catcher Machine operator(s)
Restraining fauna	Terrestrial species captured during clearing shall be restrained using appropriate bags or traps and released into habitat at the discretion of the spotter-catcher. Any nocturnal species will be kept in a bag in a dark, well ventilated, quiet area and released within 1km of the subject site at dusk in suitable habitat.	Spotter-catcher
Injured wildlife	Any injured animal will be taken directly to a veterinary clinic for treatment. Treatment costs will be the responsibility of the site developers. Displaced young will be taken to a registered Wildlife Carer. Locations of nearby vet clinics are provided in Appendix D.	Spotter-catcher
Removing trees with nests	Where project timelines allow, vegetation clearing be conducted outside of the main breeding season of many wildlife species (spring and early summer). Trees with active nests should be retained where possible. A crane platform or cherry picker should be used to remove the nest and / or eggs or chicks prior to felling. However, this will only be undertaken where access and stable foundations for the cherry picker are available and where the operation of the cherry picker will achieve compliance with *Interim Australian Standard AS1418.10 [Int-2004]: Cranes, hoists and winches. Part 10: Elevating work platforms* and any other Occupational Health and Safety requirements. The spotter-catcher will determine the requirement for use of the cherry picker on a case-by-case basis, considering the associated access and safety considerations.	Spotter-catcher

Activity	Management Measure	Responsibility
Removing habitat features	A spotter-catcher needs to be present when potential habitat such as log piles, mulch heaps or rock piles are removed to check for any sheltering wildlife. All potential habitat features are to be relocated to the Environmental Corridor Park at the discretion of the Spotter Catcher.	Spotter-catcher
Stockpiles	Cleared vegetation and construction equipment should not be stockpiled where it will impede fauna movement into adjacent habitat.	Site Supervisor
Reporting	All wildlife that is hand-caught and moved to adjacent habitat will be recorded and details reported to QPWS.	Spotter-catcher

5.2.1 Habitat Features

Piles of rubble, felled timber or any other material, proposed to be chipped, are not to be left to serve as a refuge for displaced or roaming wildlife unless they are in a protected area. Old piles of felled vegetation or other material must be treated in the same way as any other potential wildlife habitat, and must be assumed to be inhabited by wildlife, unless proven otherwise. Appropriate risk mitigation measures include immediate destruction or removal of such materials, or erection of wildlife-proof barriers to prevent wildlife use.

Any hollow bearing limbs or branches identified during clearing operations must be utilised as ground hollows within the reserve – refer to Appendix B which includes the tree table with identified habitat trees and location. Locations for ground hollows are to be determined on-site by either a Council Environmental Assessment Officer or a DETSI-approved spotter-catcher.

5.2.2 Terrestrial Species

Terrestrial species captured during clearing shall be restrained using appropriate bags or traps and released into habitat at the discretion of the spotter-catcher. Retained vegetation within the site, or other retained vegetation in the immediate area is considered a suitable option for the relocation of most terrestrial species. Nocturnal species shall be released after dusk. Until they can be released, these animals should be placed in a soft bag in a cool, quiet place.

5.2.3 Native Bees

Any native bee hives identified during clearing operations are to be preserved without damage, whether the hives are in limbs or tree trunks. Native bee hives are to be relocated by a DETSI-approved spotter-catcher from areas to be cleared, prior to any works commencing on the site, to those areas where vegetation is to be retained and / or rehabilitated.

The new location of the native bee hive is to be submitted to Council (with GPS coordinates) and included within the post clearing fauna summary, prior to the release of the vegetation performance bond.

5.2.4 Injured Wildlife

In some cases, a native animal captures by the spotter-catcher may require hand-rearing (in the case of dependent young) or rehabilitation because of injury or illness. In such cases, the animal shall be placed in the care of a suitable qualified wildlife carer or wildlife hospital, preferably in the vicinity of the subject site. Any costs associated with the care of displaced or injured wildlife will be the responsibility of the proponent. Appendix D provides a list of local vet clinics and wildlife hospitals.

5.2.5 Reporting

A post-clearing spotter-catcher report must be submitted to Council within five (5) business days of vegetation clearing being completed. The post-clearing report is to be undertaken by the DETSI-approved spotter-catcher present on site during the clearing works and must include the following as a minimum:

- Fauna species identified during clearing;
- Fauna species captured, including any native bees captured and relocated;
- Release sites for any fauna relocated with GPS coordinates to be provided for native bee hives; and
- Details of any fauna injuries or incidents.

6. Project Management

The site supervisor is responsible for all site works including overseeing vegetation clearing, health and safety of fauna and adhering to the development Conditions, Council guidelines and Australian Standards including AS4970-2025: Protection of trees on development sites.

The Project Arborist is responsible for ensuring appropriate arboricultural measures are undertaken to ensure the long-term health of the surrounding environment. This includes the supervision of all works within and adjacent to the NRZ as well as other measures required such as soil decompaction / aeration, mulching, crown reduction etc. as determined by the Project Arborist.

Roles and Responsibilities are summarised in Table 6.1. The Contractor is the enter contact details prior to commencement of works. Additional measures required for fauna management are detailed in section 5 of this VFMP.

Table 6.1 Roles and Responsibilities

Requirement	Responsibility	Contact
Engage Project Arborist	Site Supervisor	TBC
Engage a registered fauna spotter-catcher	Site Supervisor	TBC
Undertake arboricultural impact assessment of trees to be retained – complete	Project Arborist	TBC
Undertake Preclearing Fauna Assessment	Spotter Catcher	TBC
Awareness of roles and responsibilities	Site Supervisor	TBC
Supervise works within/near TPZs	Project Arborist	TBC
Mark all habitat features such as hollows, wood stockpiles and nest sites	Spotter-catcher	TBC
Mark 'no-go' zones around vegetation to be retained	Site Supervisor	TBC
Relocate habitat features	Spotter-catcher	TBC
Fauna flushed or hand caught prior to clearing	Spotter-catcher	TBC

7. Conclusions

This Vegetation and Fauna Management Plan has been prepared to support an operational works vegetation clearing application for proposed residential community title development at 2 Karingal Drive, Pimpama (Lot 19 on RP152380). Clearing is required to facilitate the construction of the proposed development.

A site inspection of the area proposed to be restored was undertaken by the authors of this report in February and March 2026 and was focused upon the mapped minor waterway/drainage feature that is to be protected in environmental reserve and subject to rehabilitation. It is noted that this area has been highly disturbed through historic clearing, weed incursion and significant modification of the upstream and downstream catchment. This modification includes channelisation, damming, construction of stormwater infrastructure (e.g. swales, detention basins) and piping.

A total A total of 142 species of flora were detected during the surveys including 72 non-native species, eight (8) of which are Restricted Invasive Plants under the '*Biosecurity Act 2016'*. No conservation significant flora species were identified during the survey. The sites vegetation can be classed as one association – anthropogenic grassland with irregular patches/copses of native canopy and landscaped trees. This association is highly modified and degraded by historical clearing, abandoned horticultural infrastructure and significant weed incursion. In particular, *Setaria sphacelata* (South African pigeon grass) is present throughout this association, and is present as dense stands across much of the site.

A total of 282 trees were surveyed within the project area as being potentially impacted by the works with 263 identified to be removed. All trees require removal to facilitate the proposed works due to either poor structural form, earthworks impacts on the Structural Root Zone (SRZ) and/or moderate/major impacts on the Notional Root Zone (NRZ), or to facilitate construction access.

To ensure potential impacts on native wildlife and breeding places are avoided, a licensed spotter-catcher is to undertake a pre-clearing survey no more than two (2) weeks prior to the clearing to identify any nests, habitat features or fauna breeding places that may be impacted, to determine actions required prior, during and following clearing works. The Project Arborist should supervise all works to ensure that retained, protected vegetation is not impacted by the works.

All vegetation clearing works are to be undertaken in accordance with the provisions of this Vegetation and Fauna Management Plan and conditions of approval.

8. References

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