



Project: BC-22178

HB LAND

VEGETATION MANAGEMENT PLAN

79-99 COURTNEY DRIVE, UPPER COOMERA

Revision: A
13 JUNE 2023

**PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL**

Application No: OPW/2023/675

Dated: 7 July 2023

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



SCHEDULE OF DRAWINGS

Drawing No.	Drawing Title
VMP-01	Tree location plan
VMP-02	Tree clearing plan - south
VMP-03	Tree clearing plan - north
VMP-04	Tree details - page 1
VMP-05	Tree details - page 2
VMP-06	Vegetation management notes
VMP-07	Compliance

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LEGEND

- All trees_TPZ
- Conservation Area



NOTE: The location of all trees within the development area were not surveyed. Surveyed trees were restricted to habitat trees and trees at the interface of the development and the conservation areas.

DATE:
13.06.2023

PROJECT No.:
BC-22178

DRAWING No.:
VMP-01

REVISION No.:
A

PROJECT:
VEGETATION MANAGEMENT PLAN

DRAWING TITLE:
TREE LOCATION PLAN

CLIENT:
HB LAND

ADDRESS:
79-99 COURTNEY DRIVE, UPPER COOMERA

DRAFTED BY:
NL

DESIGNED BY:
NL

CHECKED BY:
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PAPER SIZE:
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1:2250

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ORIGINAL SCALE BEFORE REDUCTION

0 50 100 m
1:2250 (AT A3) (meters)



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LEGEND

- Trees to be removed
- Trees to be retained
- Vegetation Clearing Area



NOTE: All assessable vegetation within the Vegetation Clearing Area is to be removed - not just those trees identified on this plan

DATE:
13.06.2023

PROJECT No.:
BC-22178

DRAWING No.:
VMP-02

REVISION No.:
A

PROJECT: VEGETATION MANAGEMENT PLAN
DRAWING TITLE: TREE CLEARING PLAN - SOUTH
CLIENT: HB LAND
ADDRESS: 79-99 COURTNEY DRIVE, UPPER COOMERA

DRAFTED BY: NL DESIGNED BY: NL CHECKED BY: BC PAPER SIZE: A3 SCALE: 1:1300

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ORIGINAL SCALE BEFORE REDUCTION

0 20 40 60 m
1:1300 (AT A3) (meters)



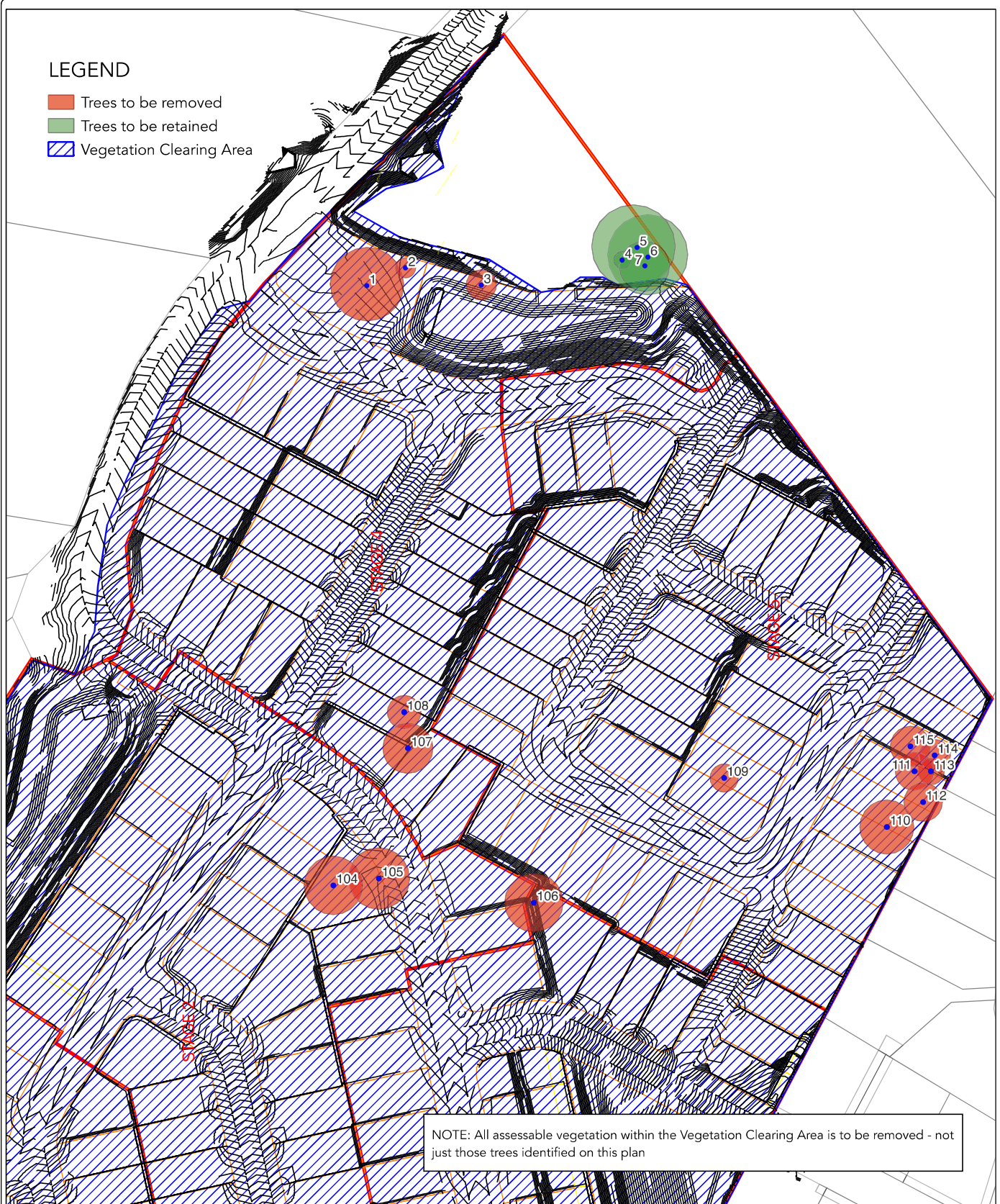
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LEGEND

- Trees to be removed
- Trees to be retained
- Vegetation Clearing Area



NOTE: All assessable vegetation within the Vegetation Clearing Area is to be removed - not just those trees identified on this plan

DATE:
13.06.2023

PROJECT No.:
BC-22178

DRAWING No.:
VMP-03

REVISION No.:
A

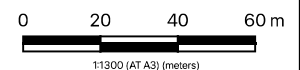
PROJECT: VEGETATION MANAGEMENT PLAN
DRAWING TITLE: TREE CLEARING PLAN - NORTH
CLIENT: HB LAND
ADDRESS: 79-99 COURTNEY DRIVE, UPPER COOMERA

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ORIGINAL SCALE BEFORE REDUCTION



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No.	Scientific Name	Common Name	Height (m)	DBH (cm)	TPZ	SRZ	Comment	Action
1	<i>Corymbia intermedia</i>	Pink Bloodwood	25	95	11.4	3.24	Potential hollows	Remove
2	<i>Acacia disparrima</i>	Hickory Wattle	15	30	3.6	2.00		Remove
3	<i>Acacia disparrima</i>	Hickory Wattle	15	45	5.4	2.37		Remove
4	<i>Eucalyptus microcorys</i>	Tallowwood	17	25	3	1.85		RETAIN
5	<i>Eucalyptus microcorys</i>	Tallowwood	17	100	12	3.31	Large hollows	RETAIN
6	<i>Eucalyptus microcorys</i>	Tallowwood	20	95	11.4	3.24	Large hollows	RETAIN
7	<i>Corymbia intermedia</i>	Pink Bloodwood	15	80	9.6	3.01	Hollows	RETAIN
8	<i>Eucalyptus tereticornis</i>	Forest Red Gum	25	70	8.4	2.85		Remove
9	<i>Eucalyptus tereticornis</i>	Forest Red Gum	23	62	7.44	2.71		Remove
10	<i>Corymbia tessellaris</i>	Moreton Bay Ash	20	20	2.4	1.68		Remove
11	<i>Corymbia intermedia</i>	Pink Bloodwood	10	12	1.44	1.36		Remove
12	<i>Eucalyptus tereticornis</i>	Forest Red Gum	15	33	3.96	2.08		Remove
13	<i>Eucalyptus tereticornis</i>	Forest Red Gum	15	30	3.6	2.00		Remove
14	<i>Eucalyptus tereticornis</i>	Forest Red Gum	10	20	2.4	1.68		Remove
15	<i>Corymbia intermedia</i>	Pink Bloodwood	12	30	3.6	2.00		Remove
16	<i>Acacia disparrima</i>	Hickory Wattle	8	25	3	1.85		Remove
17	<i>Eucalyptus tereticornis</i>	Forest Red Gum	12	22	2.64	1.75		Remove
18	<i>Eucalyptus siderophloia</i>	Grey Ironbark	15	20	2.4	1.68		Remove
19	<i>Lophostemon suaveolens</i>	Swamp Box	8	12	1.44	1.36		Remove
20	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	20	45	5.4	2.37		RETAIN
21	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	20	35	4.2	2.13		RETAIN
22	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	20	42	5.04	2.30		RETAIN
23	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	22	48	5.76	2.43		RETAIN
24	<i>Acacia disparrima</i>	Hickory Wattle	18	40	4.8	2.25		RETAIN
25	<i>Acacia disparrima</i>	Hickory Wattle	8	12	1.44	1.36		RETAIN
26	<i>Eucalyptus tereticornis</i>	Forest Red Gum	9	23	2.76	1.79		RETAIN
27	<i>Corymbia intermedia</i>	Pink Bloodwood	20	65	7.8	2.76		RETAIN
28	<i>Corymbia intermedia</i>	Pink Bloodwood	15	30	3.6	2.00		Remove
29	<i>Acacia disparrima</i>	Hickory Wattle	10	30	3.6	2.00		Remove
30	<i>Corymbia intermedia</i>	Pink Bloodwood	8	18	2.16	1.61		Remove
31	<i>Eucalyptus tereticornis</i>	Forest Red Gum	22	46	5.52	2.39		Remove
32	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	18	28	3.36	1.94		Remove
33	<i>Eucalyptus tereticornis</i>	Forest Red Gum	22	62	7.44	2.71		Remove
34	<i>Corymbia intermedia</i>	Pink Bloodwood	12	18	2.16	1.61		Remove
35	<i>Corymbia intermedia</i>	Pink Bloodwood	10	12	1.44	1.36		Remove
36	<i>Eucalyptus tereticornis</i>	Forest Red Gum	25	57	6.84	2.61		Remove
37	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	20	43	5.16	2.32	Hollows	Remove
38	<i>Eucalyptus acmenoides</i>	White Stringybark	12	30	3.6	2.00		RETAIN
39	<i>Acacia disparrima</i>	Hickory Wattle	10	32	3.84	2.05		RETAIN
40	<i>Lophostemon confertus</i>	Brush Box	12	27	3.24	1.91		RETAIN
41	<i>Eucalyptus acmenoides</i>	White Stringybark	15	30	3.6	2.00		RETAIN
42	<i>Corymbia citriodora</i>	Spotted Gum	8	12	1.44	1.36		RETAIN
43	<i>Lophostemon confertus</i>	Brush Box	8	30	3.6	2.00		Remove
44	<i>Eucalyptus acmenoides</i>	White Stringybark	14	32	3.84	2.05		RETAIN
45	<i>Corymbia intermedia</i>	Pink Bloodwood	8	22	2.64	1.75		RETAIN
46	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	15	38	4.56	2.20		RETAIN
47	<i>Acacia disparrima</i>	Hickory Wattle	8	20	2.4	1.68		RETAIN
48	<i>Acacia disparrima</i>	Hickory Wattle	8	18	2.16	1.61		Remove
49	<i>Acacia disparrima</i>	Hickory Wattle	12	40	4.8	2.25		Remove
50	<i>Eucalyptus tereticornis</i>	Forest Red Gum	15	15	1.8	1.49		Remove

DATE:
13.06.2023

PROJECT No.:
BC-22178

DRAWING No.:
VMP-04

REVISION No.:
A

PROJECT:

VEGETATION MANAGEMENT PLAN

DRAWING TITLE:

TREE CLEARING DETAILS PAGE 1

CLIENT:

HB LAND

ADDRESS:

79-99 COURTNEY DRIVE, UPPER COOMERA

DRAFTED BY:
NL

DESIGNED BY:
BC

CHECKED BY:

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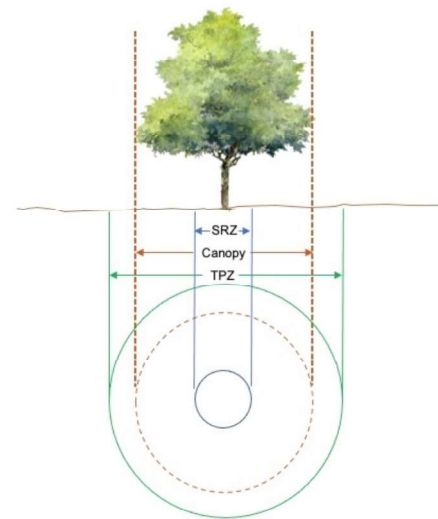
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ABN 86 166 087 476

No.	Scientific Name	Common Name	Height (m)	DBH (cm)	TPZ	SRZ	Comment	Action
51	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	20	32	3.84	2.05		Remove
52	<i>Lophostemon confertus</i>	Brush Box	8	21	2.52	1.72		Remove
53	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	22	23	2.76	1.79		RETAIN
54	<i>Acacia dispartima</i>	Hickory Wattle	11	13	1.56	1.40		Remove
55	<i>Lophostemon confertus</i>	Brush Box	15	15	1.8	1.49		Remove
56	<i>Eucalyptus tereticornis</i>	Forest Red Gum	18	32	3.84	2.05		Remove
57	<i>Lophostemon confertus</i>	Brush Box	18	18	2.16	1.61		Remove
58	<i>Lophostemon confertus</i>	Brush Box	12	14	1.68	1.45		Remove
59	<i>Eucalyptus tereticornis</i>	Forest Red Gum	18	23	2.76	1.79		Remove
60	<i>Lophostemon confertus</i>	Brush Box	15	12	1.44	1.36		Remove
61	<i>Lophostemon confertus</i>	Brush Box	15	12	1.44	1.36		Remove
62	<i>Eucalyptus tereticornis</i>	Forest Red Gum	13	26	3.12	1.88		Remove
63	<i>Lophostemon confertus</i>	Brush Box	15	30	3.6	2.00		Remove
64	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	18	32	3.84	2.05		Remove
98	<i>Corymbia intermedia</i>	Pink Bloodwood	20	55	6.6		Hollows	Remove
99	<i>Corymbia intermedia</i>	Pink Bloodwood	15	40	4.8		Potential hollows	Remove
100	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	20	74	8.88		Aboreal termitaria	Remove
101	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	20	63	7.56		Aboreal termitaria	Remove
102	<i>Corymbia intermedia</i>	Pink Bloodwood	18	82	9.84		Hollows	Remove
103	SDW		12	60	7.2		Hollows	Remove
104	<i>Eucalyptus microcorys</i>	Tallowwood	15	90	10.8		Hollows	Remove
105	<i>Eucalyptus microcorys</i>	Tallowwood	18	92	11.04		Hollows	Remove
106	<i>Corymbia intermedia</i>	Pink Bloodwood	18	85	10.2		Large hollow in trunk	Remove
107	<i>Corymbia intermedia</i>	Pink Bloodwood	15	75	9		Hollows and arboreal termitaria	Remove
108	SDW		15	50	6		Hollows	Remove
109	<i>Corymbia citriodora</i>	Spotted Gum	18	42	5.04		Hollows	Remove
110	<i>Corymbia citriodora</i>	Spotted Gum	20	80	9.6		Hollows	Remove
111	<i>Corymbia citriodora</i>	Spotted Gum	20	57	6.84		Hollows	Remove
112	<i>Corymbia citriodora</i>	Spotted Gum	22	58	6.96		Potential hollows	Remove
113	<i>Corymbia citriodora</i>	Spotted Gum	18	40	4.8		Potential hollows	Remove
114	<i>Corymbia citriodora</i>	Spotted Gum	15	47	5.64		Hollows	Remove
115	<i>Corymbia citriodora</i>	Spotted Gum	22	60	7.2		Large hollow in trunk	Remove

The TPZ (Tree Protection Zone) is a designated area around a tree that is to be protected when nearby works are being undertaken to preserve the soil and tree. The area has been calculated by multiplying the DBH (trunk diameter at a 1.3 m) by 12. As per the Australian Standards AS4970-2009 Protection of Trees on Development Sites, where more than 10% of the TPZ will be impacted, then impacts on the SRZ (Structural Root Zone) are required to be assessed.

The Structural Root Zone is an area (radius) around a tree trunk that must be protected to ensure stability of the tree in the ground. If larger roots within this area are damaged it is highly likely the tree's structure will be compromised, possibly causing whole tree failure. The SRZ primarily relates to structure as opposed to tree health.

Where there are impacts on the SRZ or more than 10% of the TPZ, trees have been nominated for removal.



DATE:
13.06.2023

PROJECT No.:
BC-22178

DRAWING No.:
VMP-05

REVISION No.:
A

PROJECT:

VEGETATION MANAGEMENT PLAN

DRAWING TITLE:

TREE DETAILS - PAGE 2

CLIENT:

HB LAND

ADDRESS:

79-99 COURTNEY DRIVE, UPPER COOMERA

DRAFTED BY:
NL

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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.

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VEGETATION MANAGEMENT PLAN

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MANAGEMENT NOTES

CLIENT:

HB LAND

ADDRESS:

79-99 COURTNEY DRIVE, UPPER COOMERA

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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 and Science (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.

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