

Our Ref: BC-22178
Your Ref: OPW/2023/1426



12 April 2024

City of Gold Coast
ATTN: Amelia Cook
PO Box 5042
Gold Coast Mail Centre Qld 9729

Dear Amelia,

**RE: OPERATIONAL WORKS APPLICATION OPW/2023/1426
INFORMATION REQUEST RESPONSE
COURTNEY DRIVE, UPPER COOMERA**

Please find below the relevant response to the Information Request item 1 raised by the City on 18 December 2023.

An amended Vegetation Management Plan has been included in this response material to provide supporting information.

Please contact the undersigned if you would like clarification of any of the information included in this Information Request response.

Yours faithfully

A handwritten signature in black ink, appearing to read "Nadya Lees".

NADYA LEES
Senior Ecologist
BSc (Hons)

Attachment A – Vegetation Management Plan Version B



INFORMATION REQUEST RESPONSE

OPERATIONAL WORKS APPLICATION OPW/2023/1426 79 COURTNEY DRIVE, UPPER COOMERA

Request Item 1

The proposed vegetation clearing works are to facilitate civil works. Council records show that the application to approve these civil works (OPW/2023/1202) is still being assessed.

Environmental assessment does not support damage to assessable vegetation without a current approval. The applicant is requested to provide the operational works civil approval which justifies the removal of assessable vegetation proposed as part of this application.

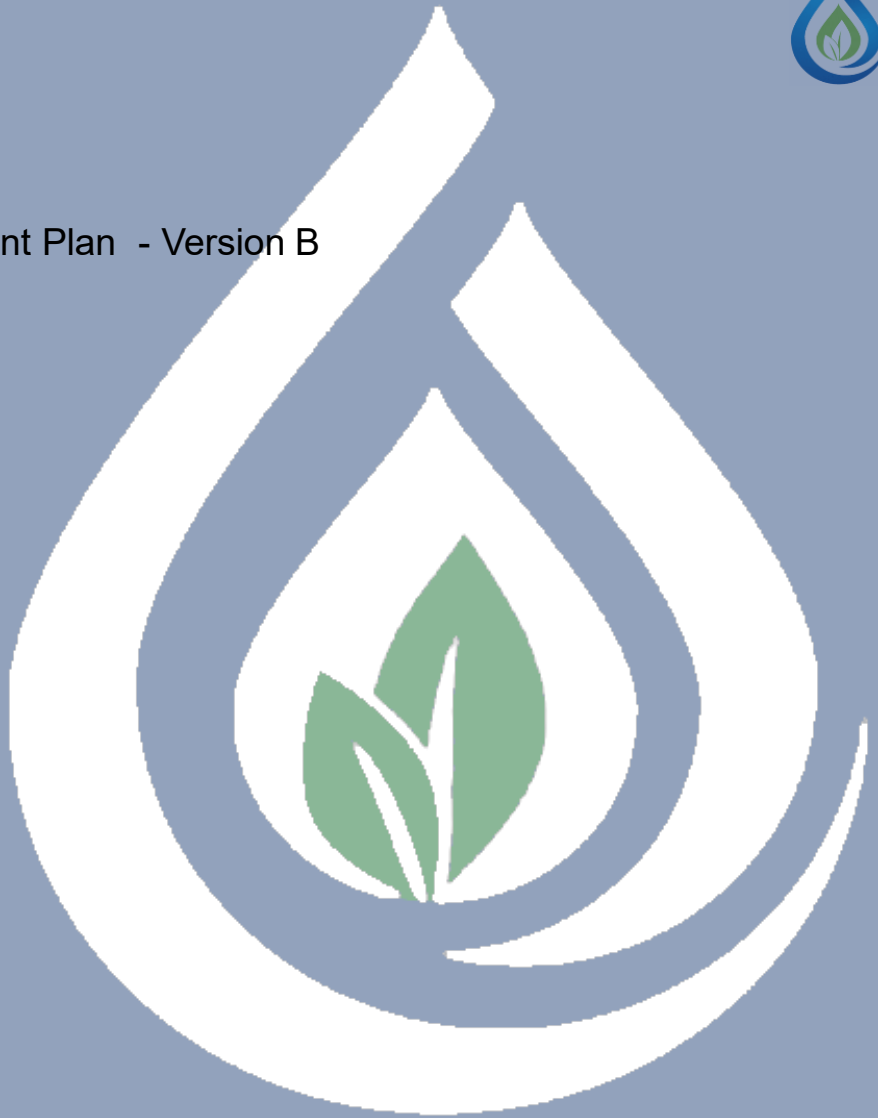
Response

Operational Works approval for OPW/2023/1202 has been obtained (dated 4 April 2024). As a result of the changes made to the earthworks extents along Courtney Drive, the Vegetation Management Plan has been amended and is attached to this response.



Attachment A

Vegetation Management Plan - Version B





Project: BC-22178

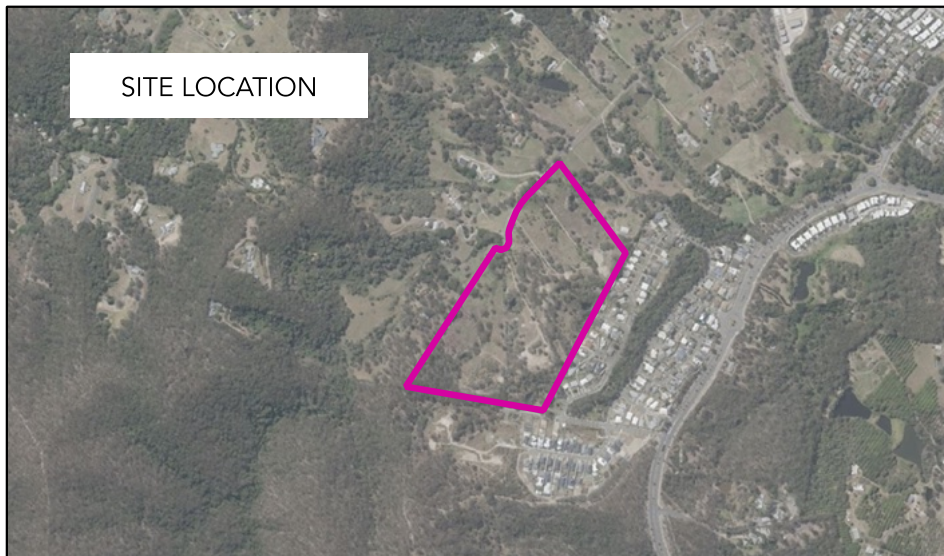
HB LAND

VEGETATION MANAGEMENT PLAN

79-99 COURTNEY DRIVE, UPPER COOMERA

Revision: B
12 APRIL 2024

SITE LOCATION



SCHEDULE OF DRAWINGS

Drawing No.	Drawing Title
VMP-01	Road Reserve Impact Plan
VMP-02	Tree clearing plan (north)
VMP-03	Tree clearing plan (south)
VMP-04	Tree details
VMP-05	Vegetation management notes
VMP-06	Compliance

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DATE:
12.04.2024

PROJECT No.:
BC-22178

DRAWING No.:
VMP-01

REVISION No.:
B

PROJECT:
VEGETATION MANAGEMENT PLAN

DRAWING TITLE:
COURTNEY DRIVE ROAD RESERVE IMPACT AREA

CLIENT:
HB LAND

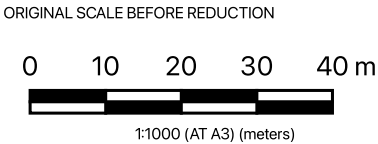
ADDRESS:
79-99 COURTNEY DRIVE,UPPER COOMERA

DRAFTED BY: NL	DESIGNED BY: NL	CHECKED BY: BC	PAPER SIZE: A3	SCALE: 1:1000
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REV.	DESCRIPTION	APPR.	DATE
A	ORIGINAL ISSUE		30.11.23
B	AMENDED PLANS		12.04.24



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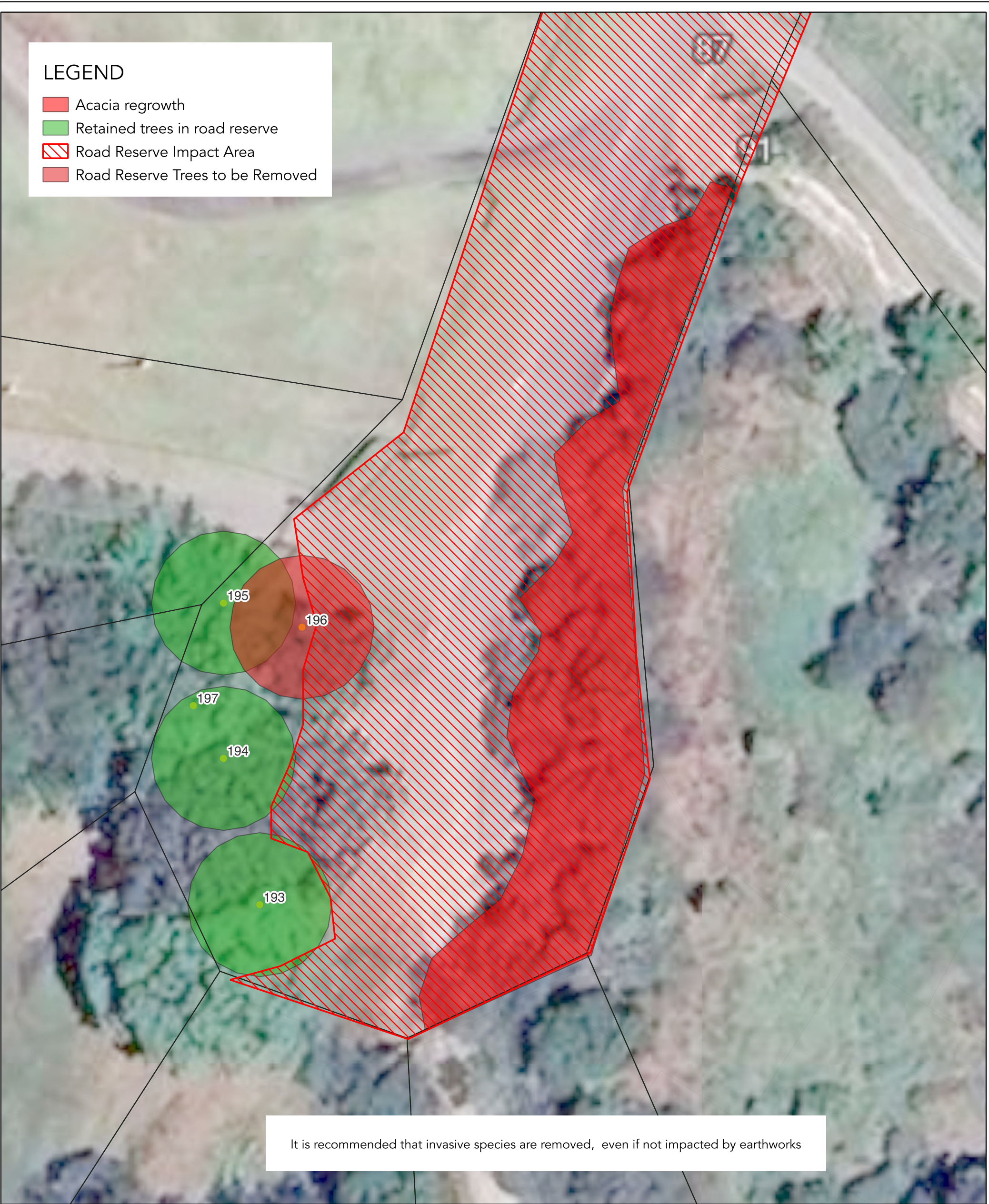




DATE: 12.04.2024 PROJECT No.: BC-22178 DRAWING No.: VMP-02 REVISION No.: B	PROJECT: VEGETATION MANAGEMENT PLAN DRAWING TITLE: TREE CLEARING PLAN - COURTNEY DRIVE (NORTH) CLIENT: HB LAND ADDRESS: 79-99 COURTNEY DRIVE,UPPER COOMERA DRAFTED BY: NL DESIGNED BY: NL CHECKED BY: BC PAPER SIZE: A3 SCALE: 1:600	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>30.11.23</td></tr><tr><td>B</td><td>AMENDED PLANS</td><td></td><td>12.04.24</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> N	REV.	DESCRIPTION	APPR.	DATE	A	ORIGINAL ISSUE		30.11.23	B	AMENDED PLANS		12.04.24																	ORIGINAL SCALE BEFORE REDUCTION 01020 m 1:600 (AT A3) (meters) BIOME WATER AND ENVIRONMENTAL CONSULTING 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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DATE:
12.04.2024

PROJECT No.:
BC-22178

DRAWING No.:
VMP-03

REVISION No.:
B

PROJECT:
VEGETATION MANAGEMENT PLAN

DRAWING TITLE:
TREE CLEARING PLAN - COURTNEY DRIVE (SOUTH)

CLIENT:
HB LAND

ADDRESS:
79-99 COURTNEY DRIVE,UPPER COOMERA

DRAFTED BY:
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A	ORIGINAL ISSUE		30.11.23
B	AMENDED PLANS		12.04.24

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ORIGINAL SCALE BEFORE REDUCTION
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1:300 (AT A3) (meters)

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No.	Scientific Name	Common Name	DBH (cm)	TPZ	SRZ	Action	Notes
158	<i>Corymbia intermedia</i>	Pink Bloodwood	40	4.8	2.25	Remove	
159	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	47	5.64	2.41	Remove	
160	<i>Acacia disparrima</i>	Hickory Wattle	18	2.16	1.61	Remove	
161	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	18	2.16	1.61	Remove	
162	<i>Acacia disparrima</i>	Hickory Wattle	37	4.44	2.18	Remove	
163	<i>Corymbia intermedia</i>	Pink Bloodwood	11	1.32	1.31	Remove	
164	<i>Acacia disparrima</i>	Hickory Wattle	25	3	1.85	Remove	
165	<i>Eucalyptus tereticornis</i>	Forest Red Gum	16	1.92	1.53	Remove	
166	<i>Acacia disparrima</i>	Hickory Wattle	42	5.04	2.30	Remove	
168	<i>Corymbia torelliana</i>	Cadagi	20	2.4	1.68	Remove	Exotic
169	<i>Acacia disparrima</i>	Hickory Wattle	22	2.64	1.75	Remove	
170	<i>Acacia disparrima</i>	Hickory Wattle	40	4.8	2.25	Remove	
171	<i>Corymbia torelliana</i>	Cadagi	55	6.6	2.57	Remove	Exotic
172	<i>Corymbia torelliana</i>	Cadagi	32	3.84	2.05	Remove	Exotic
173	<i>Corymbia tessellaris</i>	Moreton Bay Ash	13	1.56	1.40	Remove	
174	<i>Corymbia torelliana</i>	Cadagi	48	5.76	2.43	Remove	Exotic
175	<i>Corymbia torelliana</i>	Cadagi	30	3.6	2.00	Remove	Exotic
176	<i>Cinnamomum camphora</i>	Camphor laurel	10	1.2	1.26	Remove	Exotic
177	<i>Ficus benjamina</i>	Weeping Fig	16	1.92	1.53	Remove	Exotic
178	<i>Ficus benjamina</i>	Weeping Fig	10	1.2	1.26	Remove	Exotic
179	<i>Corymbia intermedia</i>	Pink Bloodwood	10	1.2	1.26	Remove	
180	<i>Ficus benjamina</i>	Weeping Fig	18	2.16	1.61	Remove	Exotic
181	<i>Eucalyptus pilularis</i>	Blackbutt	55	6.6	2.57	Remove	
182	<i>Ficus benjamina</i>	Weeping Fig	30	3.6	2.00	Remove	Exotic
183	<i>Ficus benjamina</i>	Weeping Fig	35	4.2	2.13	Remove	Exotic
184	<i>Ficus benjamina</i>	Weeping Fig	12	1.44	1.36	Remove	Exotic
185	<i>Syzygium australe</i>	Bush Cherry	18	2.16	1.61	Remove	
186	<i>Tipuana tipu</i>	Tipuana	50	6	2.47	Remove	Exotic
187	<i>Syzygium australe</i>	Bush Cherry	12	1.44	1.36	Remove	
188	<i>Corymbia torelliana</i>	Cadagi	22	2.64	1.75	Remove	Exotic
189	<i>Duranta erecta</i>	Duranta	20	2.4	1.68	Remove	Exotic
190	<i>Eucalyptus microcorys</i>	Tallowwood	40	4.8	2.25	Remove	
191	<i>Corymbia intermedia</i>	Pink Bloodwood	20	2.4	1.68	Remove	
192	<i>Syagrus romanzoffiana</i>	Cocos Palm	18	2.16	1.61	Remove	Exotic
193	<i>Corymbia torelliana</i>	Cadagi	42	5.04	2.30	Retain	Exotic
194	<i>Corymbia torelliana</i>	Cadagi	38	4.56	2.20	Retain	Exotic
195	<i>Corymbia torelliana</i>	Cadagi	35	4.2	2.13	Retain	Exotic
196	<i>Corymbia torelliana</i>	Cadagi	30	3.6	2.00	Remove	Exotic
197	<i>Corymbia torelliana</i>	Cadagi	22	2.64	1.75	Retain	Exotic
198	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	30	3.6	2.00	Remove	
199	<i>Acacia disparrima</i>	Hickory Wattle	20	2.4	1.68	Remove	
200	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	30	3.6	2.00	Remove	
201	<i>Corymbia intermedia</i>	Pink Bloodwood	20	2.4	1.68	Remove	
202	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	30	3.6	2.00	Remove	
203	<i>Lophostemon confertus</i>	Brush Box	20	2.4	1.68	Remove	
204	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	30	3.6	2.00	Remove	
205	<i>Eucalyptus microcorys</i>	Tallowwood	30	3.6	2.00	Remove	
206	<i>Corymbia intermedia</i>	Pink Bloodwood	30	3.6	2.00	Remove	

Exotic species include species introduced to Australia and those that are not endemic to the local area or vegetation unit being assessed.

NOTE 1: While trees 193-195 and 197 are not impacted by earthworks, these trees are listed as an invasive species under the Biosecurity Act. As such, it is recommended they be removed and replaced with native species.

NOTE 2: All vegetation within the earthworks area in the Courtney Drive road reserve will need to be removed and is not restricted to the select specimens shown in this VMP.

DATE :
12.04.2024

PROJECT No.:
BC-22178

DRAWING No.:
VMP-04

REVISION No.:
B

PROJECT :
VEGETATION MANAGEMENT PLAN

DRAWING TITLE :
TREE DETAILS - COURTNEY DRIVE

CLIENT :
HB LAND

ADDRESS :
79-99 COURTNEY DRIVE,UPPER COOMERA

DRAFTED BY : NL	DESIGNED BY : NL	CHECKED BY : BC	PAPER SIZE : A3	SCALE :
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A	ORIGINAL ISSUE		30.11.23
B	AMENDED PLANS		12.04.24



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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.

DATE :
12.04.2024

PROJECT No.:
BC-22178

DRAWING No.:
VMP-05

REVISION No.:
B

PROJECT :
VEGETATION MANAGEMENT PLAN

DRAWING TITLE :
MANAGEMENT NOTES

CLIENT :
HB LAND

ADDRESS :
79-99 COURTNEY DRIVE,UPPER COOMERA

DRAFTED BY : NL	DESIGNED BY : NL	CHECKED BY : BC	PAPER SIZE : A3	SCALE :
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A	ORIGINAL ISSUE		30.11.23
B	AMENDED PLANS		12.04.24



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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.

DATE :
12.04.2024

PROJECT No.:
BC-22178

DRAWING No.:
VMP-06

REVISION No.:
B

PROJECT :

VEGETATION MANAGEMENT PLAN

DRAWING TITLE :

COMPLIANCE

CLIENT :

HB LAND

ADDRESS :

79-99 COURTNEY DRIVE,UPPER COOMERA

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