

## 4. Strategies

### 4.3 Natural Environment Site Strategies – Conservation Parkland and Development Land

Site strategies have been developed to manage environmental and development outcomes for all land included within this application area, excluding the Future Investigation Area which is subject to further assessment in future. It is intended that the NESS will be amended to include the Future Investigation Area in future (if required). The site strategies include 6 columns listed as Element, Overall Outcomes, Strategies / Actions, Design Standards / Resources, Timing (Indicative) and Achievement Criteria. Mirvac is responsible for the implementation, monitoring and reporting for all site strategies. For some elements (e.g. confirmed viable endangered remnant vegetation), strategy outcomes are identical for both land use areas. For other elements, strategies vary significantly.

For each element, the avoid, minimise, mitigate and restore or offset hierarchy has been adopted. It is noted that the Mirvac Greater Flagstone Project NESS is not preceded by a higher level approval and thus does not link each strategy back to an approval condition as per the majority of NESS operated in the PDA.

#### **Conservation Parkland**

The following Overall Outcomes and Design Standards apply to works within and adjoining the Conservation Parkland:

- Secure and dedicate/transfer to Council a robust and sustainable portion of the site retaining the highest quality ecological values for conservation parkland purposes.
- Consolidate the environmental area into Council's surrounding conservation assets.
- Undertake ecological restoration and waterway stability measures prior to dedication to Council.
- Allow for controlled passive nature based recreational uses as occurring and permissible within adjoining Council conservation parklands

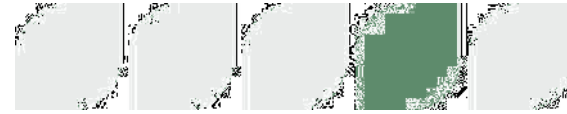
#### **Development Land**

The Development Land is defined as the balance site area which is not included in the Conservation Parkland or Future Investigation Area. The majority of this area will be developed to a minimum net residential density of 15dw/ha, however there may be opportunities to retain environmental values in open space subject to earthworks and servicing requirements. It is noted that development at this density is generally prohibitive of the retention of major or functional areas of environmental values. Note, this whole of site strategy seeks to retain the highest ecological values in Conservation Parkland and the Future Investigation Area. The latter does not form part of this NESS or application.

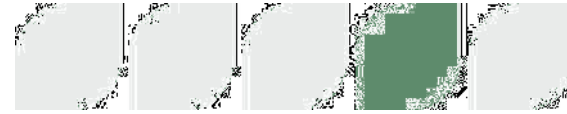
The following Overall Outcomes and Design Standards apply to the Development Land:

- Ensure systems and processes for assessment, reporting, protection and management are based on leading practice ecological guidelines and relevant legislative frameworks.
- Explore and detail specific opportunities to retain ecological features throughout the site by incorporating detailed environmental data into the site design process.
- Outlines the legislative requirements for all potential or actual threatened plants and animals as scheduled at the State Government and Commonwealth Government Level.

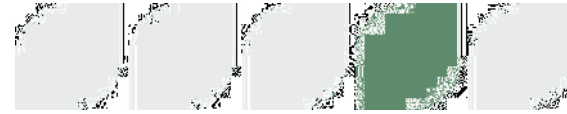
#### **Natural Environment Site Strategies**



Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
Survey, Identification & Reporting	1. Identify Significant Biodiversity Values within and adjoining the Development Land	<ul style="list-style-type: none"> <li>• Robust field surveys (appropriately timed and conducted for expected biodiversity).</li> <li>• Desktop assessments using local, state and commonwealth environment databases and mapping.</li> <li>• Use the information surveyed and identified in the Significant Biodiversity Values assessment to prioritise environmental features.</li> </ul>	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> <li>▪ Guideline 14</li> <li>▪ PDA Development Scheme</li> <li>▪ State and Commonwealth survey guidelines including: <ul style="list-style-type: none"> <li>○ EPBC Significant Impact Guidelines, including specific guidelines for expected species</li> <li>○ DSITIA Terrestrial Vertebrate Fauna Survey Guidelines</li> <li>○ NCA Protected Plants Flora Survey Guidelines</li> </ul> </li> <li>▪ Database and mapping references including: <ul style="list-style-type: none"> <li>○ EPBC PMST Database</li> <li>○ EHP Wildlife Online Database</li> <li>○ EHP NCA Protected Plants Mapping</li> <li>○ NRM Regulated Vegetation Management Mapping</li> <li>○ Koala SPRP Mapping</li> <li>○ SARA Mapping</li> <li>○ SPP Biodiversity Values Mapping</li> </ul> </li> </ul>	Context Plan or RoL application	Context Plan and RoL applications are accompanied by Significant Biodiversity Values Assessment Reports
Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems	1. Retain and protect Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems	<ul style="list-style-type: none"> <li>▪ Development and infrastructure avoids the clearing of Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems.</li> <li>▪ Development minimises impacts on Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems by providing buffers, ideally inclusive of road, between the Development Areas and any retained Confirmed Areas of Remnant Vegetation containing Endangered Regional Ecosystems.</li> <li>▪ Development enhances areas of Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems by providing for weed management and rehabilitation within the Conservation Parkland.</li> </ul>	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> <li>▪ Guideline 14</li> <li>▪ Guideline 17</li> <li>▪ SDAP Module 8</li> <li>▪ DSDIP Significant Residual Impact Guideline</li> <li>▪ Approved Site Property Map of Assessable Vegetation (PMAV)</li> <li>▪ EOP</li> <li>▪ EPBC Act permit</li> <li>▪ NRM Self Assessable Guidelines for land management and exemption checklist</li> <li>▪ <b>Plans 6 &amp; 7 (Appendix 1)</b> – indicative buffer/setback cross sections</li> </ul>	Site design and continuing through stages of approved construction.	Areas of Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems are retained or increased at the completion of the project.

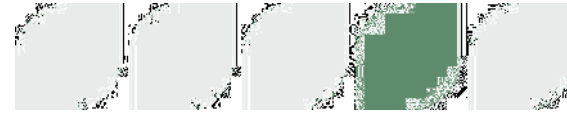


Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<p><b>Stretch Target:</b></p> <p>Use weed management and rehabilitation of cleared and modified areas to achieve a net increase in the area of Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems within the Conservation Parkland.</p>			
Other Vegetation	1. Development protects and minimises impacts on native vegetation within and supporting Significant Biodiversity Values.	<ul style="list-style-type: none"> <li>▪ Avoid (to the greatest extent possible) the clearing of non-endangered remnant, regrowth and other native vegetation, including non-juvenile koala habitat trees within the land designated Conservation Parkland.</li> <li>▪ Unavoidable clearing can only occur for essential community infrastructure within the Conservation Parkland, where this infrastructure cannot be reasonably located elsewhere.</li> <li>▪ Where unavoidable clearing for essential community infrastructure is required within the Conservation Parkland rehabilitate impacted areas in accordance with SEQ restoration guidelines.</li> <li>▪ Through site and earthworks, maximise the retention of non-endangered remnant vegetation, regrowth and healthy isolated native tree species within waterway corridors and future recreation / open space areas (where not in conflict with the purpose and use of the open space or other required infrastructure) within the development land.</li> <li>• Stage and minimise the clearing of trees for areas designated under the plan of development as schools, future park, drainage and buffer until preliminary concepts for these areas have been prepared and clearing extents identified.</li> </ul>	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> <li>▪ Guideline 14</li> <li>▪ Guideline 17</li> <li>▪ EPBC Act permit</li> <li>▪ DSDIP Significant Residual Impact Guideline</li> <li>▪ Approved Site Property Map of Assessable Vegetation (PMAV)</li> <li>▪ NRM Self Assessable Guidelines for land management and exemption checklist.</li> <li>▪ SDAP Module 8</li> <li>▪ Easement rights</li> <li>▪ Site Bushfire Management Plan.</li> <li>▪ <b>Plan 4 (Appendix 1)</b></li> <li>▪ Draft Code of Practice for the Welfare of Wild Animals affected by Land Clearing</li> <li>▪ SEQ Ecological Restoration Framework Code</li> <li>▪ SEQ Ecological Restoration Framework Guide</li> <li>▪ SEQ Ecological Restoration Framework Manual</li> </ul>	<p>Site design and continuing through stages of approved construction.</p> <p>Annual Report</p>	<p>An increase in the volume of vegetation to be included in the site's Significant Biodiversity Values at completion of the project.</p> <p>An increase in the Projective Foliage Cover (PFC) of canopy trees and quality condition of shrub and ground cover layers within the Conservation parkland by completion of the project (when measured against pre-commencement baseline surveys – reported on annually)</p>

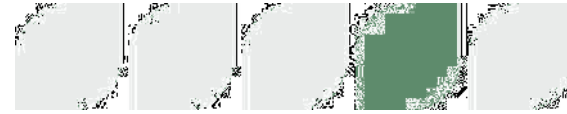


Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<ul style="list-style-type: none"> <li>Prepare Management Plans in accordance with the Reporting and Management Section of this NESS to stage and manage the impacts of clearing.</li> </ul>			
Koala	<ol style="list-style-type: none"> <li>Minimise clearing of Non-Juvenile Koala Habitat Trees (NJKHT) and provide obligations in accordance with IG17 to achieve a net gain in koala habitat for the region.</li> <li>Minimise threats to existing local koala populations by avoiding conflicts with roads and dogs.</li> </ol>	<ul style="list-style-type: none"> <li>Avoid (to the greatest extent possible) the removal of NJKHT within the Conservation Parkland. <i>Unavoidable clearing of NJKHT within the Conservation Parkland can only occur for essential community infrastructure, where this infrastructure cannot be reasonably located elsewhere.</i></li> <li>Where unavoidable clearing for essential community infrastructure is necessary within the Conservation Parkland, all works are managed in accordance with the Reporting and Management Section of this NESS.</li> <li>Ensure site design of open space and retained waterway areas within the Development Land minimises the clearing of NJKHT where they can be connected to the Conservation Parkland.</li> <li>Minimise impacts of the clearing of NJKHT through the Development Land by staging and sequencing works commencing in the western disturbed areas and flushing towards the eastern retained areas.</li> <li>Stage and manage the impacts of clearing NJKHT in accordance with the Reporting and Management Section of this NESS.</li> <li>Provide obligations in accordance with IG17 to achieve a net gain in koala habitat for the region for any removed NJKHT from the High and Medium Value – Suitable for Rehabilitation and all Bushland Habitat Mapping categories (or deliver any Approved Environmental Offsets conditioned by the Commonwealth Department of Environment under the EPBC Act)</li> <li>Ensure site design provides for safe koala linkage opportunities to surrounding off-site</li> </ul>	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> <li>EPBC Koala Referral Guidelines</li> <li>Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006-2016 (koala plan)</li> <li>EHP Koala Sensitive Design Guideline</li> <li>Main Roads Fauna Sensitive Design Manual Vol.2</li> <li>Draft Code of Practice for the Welfare of Wild Animals affected by Land Clearing</li> <li>EPBC Act permit</li> </ul>	<p>Site design and continuing through stages of approved construction.</p> <p>Annual Report</p>	<p>Increase in the volume of NJKHT within the Conservation Parkland (Measured at the 5 and 10 year interval)</p> <p>No temporary fragments or islands of koala NJKHT within clearing zones for the life of the project (reported annually)</p>

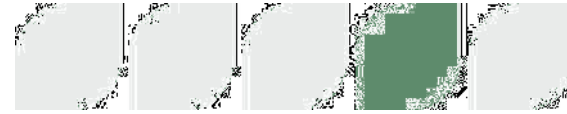




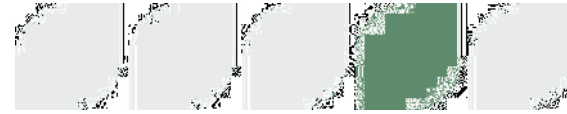
Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<p>habitat by discouraging Koala movement into built up areas through a range of Koala sensitive design measures (fencing, signage, road and landscape design).</p> <ul style="list-style-type: none"> <li>▪ Incorporate dog off-leash facilities in recreation parkland and on lead control measures through the Conservation Parkland.</li> </ul>			
EVNT Species	1. Identify and avoid (to the greatest extent possible) any impacts on EVNT species.	<ul style="list-style-type: none"> <li>• Avoid clearing of EVNT plant species.</li> <li>• Ensure appropriate pre-clearance checks and fauna spotter reporting provides a contemporary and more detailed review of EVNT Species or potential habitat within each stage of clearing.</li> </ul> <p><b>Stretch Target</b></p> <ul style="list-style-type: none"> <li>• Where suitable within and adjoining the Conservation Parkland, waterway corridors or open space areas incorporate areas of <i>Melaleuca irbyana</i> and or other habitat reinstatement for EVNT Species.</li> </ul>	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> <li>▪ NCA Protected Plants Exemption Process.</li> <li>▪ Fauna Spotter Pre-Clearance and Post Works Reporting</li> <li>▪ SEQ Ecological Restoration Framework Code</li> <li>▪ SEQ Ecological Restoration Framework Guide</li> <li>▪ SEQ Ecological Restoration Framework Manual</li> </ul>	<p>Site design and continuing through stages of approved construction.</p> <p>Annual reporting</p>	<p>Increase in volume of EVNT species within the Conservation Parkland at completion of the project.</p> <p>Increase in the availability of habitat and usage of the Conservation Parkland by fauna when compared with benchmark pre-commencement surveys.</p>
Native Fauna (non EVNT Species)	1. Minimise impacts on native fauna (not scheduled as Threatened)	<ul style="list-style-type: none"> <li>▪ Avoid negative impacts on native fauna species in areas designated Conservation Parkland.</li> <li>▪ Consolidate habitat for all native fauna into non development portions of the site (i.e. Conservation Parkland and supporting areas).</li> <li>▪ Minimise impacts of the clearing through the Development Land through staging and sequencing and Management Plans prepared in accordance with the Reporting and Management Section of this NESS to stage and manage the impacts of clearing.</li> <li>▪ Where specific habitat features (such as mature habitat trees retaining hollows) need to be removed, complete an audit of lost</li> </ul>	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> <li>▪ Fauna Management Plan prepared in accordance with the Draft Code of Practice for the Welfare of Wild Animals affected by Land Clearing</li> <li>▪ SEQ Ecological Restoration Framework Code</li> <li>▪ SEQ Ecological Restoration Framework Guide</li> <li>▪ SEQ Ecological Restoration Framework Manual</li> </ul>	<p>Site design and continuing through stages of approved construction.</p> <p>Summarised through Annual Reporting</p>	<p>Fauna Spotter / Catcher pre, during and post clearing reports completed for each stage of clearing works.</p> <p>Evidence within the NESS annual report of adaptive management procedural change within Fauna Spotter / Catcher Reports for each stage of the project.</p>



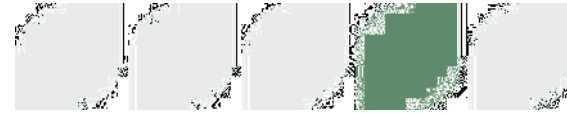
Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<p>habitat features. Use the audit to determine a strategy to harvest habitat features and/or design and implement a species specific nest box implementation plan as part of the FMP.</p> <ul style="list-style-type: none"> <li>▪ Engage a registered fauna spotter for a pre-clearance report and advice on clearing and sequencing methods within the Development Land. Stage and manage the impacts of clearing in accordance with the Reporting and Management Section of this NESS.</li> </ul>			
Waterways & drainage Features	1. Retain, protect and buffer site watercourses forming part of the projects Significant Biodiversity Values	<ul style="list-style-type: none"> <li>▪ Avoid (to the greatest extent possible) any clearing within mapped watercourses, drainage features, overland flow paths or other natural hydrological features within the Conservation Parkland Area.</li> <li>▪ Avoid (to the greatest extent possible) any clearing within identified waterways forming part of the site's Significant Biodiversity Values within or adjoining the Development Land. <b>(Plan 8)</b></li> <li>▪ Where unavoidable clearing (e.g. access where no other alternative exists, essential community infrastructure and/or approved waterway stability measures) is required within: <ul style="list-style-type: none"> <li>○ mapped watercourses, drainage features, overland flow paths or other natural hydrological features within the Conservation Parkland; or</li> <li>○ identified waterways forming part of the site's Significant Biodiversity Values within or adjoining the Development Land;</li> </ul> </li> </ul> <p>minimise the clearing footprint, mitigate impacts and compensate through ecological restoration measures.</p>	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> <li>▪ SDAP Module 8</li> <li>▪ DAF Mapping</li> <li>▪ DAF WWBW Self Assessable Codes</li> <li>▪ SEQ Ecological Restoration Framework Code</li> <li>▪ SEQ Ecological Restoration Framework Guide</li> <li>▪ SEQ Ecological Restoration Framework Manual</li> <li>▪ CPTED Guidelines for Queensland</li> </ul>	<p>Site design and continuing through stages of approved construction.</p> <p>Within each specific Management Plan (Vegetation, Fauna and Weed)</p>	<p>Watercourses identified as Significant Biodiversity Values are retained through site design.</p> <p>Bio-condition of site watercourses retained as part of Significant Biodiversity Values are increased at completion of the project.</p>



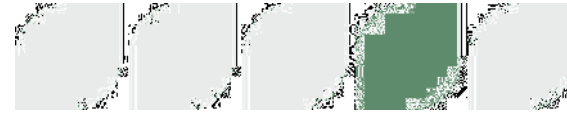
Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<ul style="list-style-type: none"> <li>▪ Where unavoidable clearing is necessary within:                             <ul style="list-style-type: none"> <li>○ mapped watercourses, drainage features, overland flow paths or other natural hydrological features within the Conservation Parkland; or</li> <li>○ identified waterways forming part of the site's Significant Biodiversity Values within or adjoining the Development Land;</li> </ul>                             ensure that all works are managed in accordance with the Reporting and Management Section of this NESS.                         </li> <li>▪ Minimise impacts on identified waterways forming part of the site's Significant Biodiversity Values (Plan 7) through appropriately designed and located buffers.</li> <li>▪ Explore infrastructure designed to incorporate existing vegetation with storm water solutions through modified drainage features throughout the development portions and recreational parklands.</li> </ul>			
Land Degradation	1. Avoid and manage land degradation impacts caused through works within areas of dispersive and sodic soils.	<ul style="list-style-type: none"> <li>▪ Avoid (to the greatest extent possible) any clearing within identified waterways forming part of the site's Significant Biodiversity Values within or adjoining the Development Land. <b>(Plan 8)</b></li> <li>▪ Avoid (to the greatest extent possible) clearing on steep terrain greater than 20%. Where clearing on steep terrain is unavoidable, employ machinery and clearing techniques which minimise disturbance to soils.</li> <li>▪ Minimise clearing of any natural drainage features within the Development Land where</li> </ul>	Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome: <ul style="list-style-type: none"> <li>▪ SDAP Module 8</li> <li>▪ DAF WWBW Self Assessable Codes</li> <li>▪ SEQ Ecological Restoration Framework Code</li> <li>▪ SEQ Ecological Restoration Framework Guide</li> <li>▪ SEQ Ecological Restoration Framework Manual</li> <li>▪ CPTED Guidelines for Queensland</li> <li>▪ Endorsed / approved site strategies and infrastructure master plans for:                             <ul style="list-style-type: none"> <li>○ Earthworks</li> <li>○ Stormwater</li> </ul> </li> </ul>	Site design and continuing through stages of approved construction.	No indirect impacts from soil deposition or erosion in the downstream Significant Biodiversity Values areas.



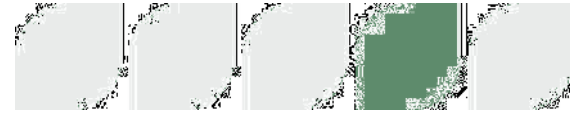
Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<p>included as part of open space, drainage channels, or the future school.</p> <ul style="list-style-type: none"> <li>▪ Mitigate the impacts of clearing of any drainage features, overland flow paths or other natural hydrological features through inclusion of detailed erosion and sediment control plan for each stage of self-certified operational works submissions.</li> <li>▪ Dispersive soil mitigation measures are to be implemented during detailed design if required (such as vegetation or protection of batters, minimising velocity of stormwater flows, flattening of grades, stormwater detention, stormwater discharge into erosion resistant areas, soil re-compaction, soil stabilisers (chemical polymers) and use of sandstone/barriers).</li> <li>▪ Carry out water testing of site watercourses (where there are flows at the time). Testing will be for turbidity and total suspension solids to monitor any sediment deposits in the waterways.</li> </ul>			
Rehabilitation / Restoration	1. Expand and improve the quality of Significant Biodiversity Values and other retained natural features.	<ul style="list-style-type: none"> <li>▪ Revegetate and restore to remnant status all cleared, degraded and modified areas within the Conservation Parkland, where not in conflict with bushfire management requirements or passive based nature recreation infrastructure.</li> <li>▪ Undertake rehabilitation (including planting of endemic species and weed management) within the bed and banks of retained or modified watercourses and drainage features. This rehabilitation may be utilised as part of the total site storm water management strategies, particularly with regard to stormwater quality and waterway stability.</li> </ul>	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> <li>▪ SEQ Ecological Restoration Framework Code</li> <li>▪ SEQ Ecological Restoration Framework Guide</li> <li>▪ SEQ Ecological Restoration Framework Manual</li> <li>▪ Endorsed / approved site strategies and infrastructure master plans for: <ul style="list-style-type: none"> <li>○ Open space</li> <li>○ Stormwater</li> </ul> </li> </ul>	Site design and continuing through stages of approved construction.	Increased quality in the condition of retained areas when measured against pre-commencement benchmarks.



Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<ul style="list-style-type: none"> <li>Reuse cleared native vegetation (e.g. as site mulch in future revegetation works in and adjoining the Conservation Parkland).</li> <li>Explore the harvesting of the A-horizon of healthy bushland areas within the development precinct for assisted natural regeneration within degraded land through and surrounding the Conservation Parkland.</li> </ul> <p><b>Stretch Target:</b></p> <ul style="list-style-type: none"> <li>Wherever practical, research and incorporate EVNT Species (plants) and TECs into site revegetation.</li> </ul>			
Weed and Pest Species	1. Decrease in the volume and diversity of site weed and pest species.	<ul style="list-style-type: none"> <li>Identify and map major infestations of environmental and declared weeds which will be targeted for removal through the Conservation Parkland.</li> <li>Prepare detailed weed management and rehabilitation plans for areas of Conservation Parkland (including re-vegetation using existing native species and pre-clear regional ecosystem communities) to strengthen the riparian vegetation cover and diversity through retained creek tributaries and gully lines.</li> <li>Manage weeds and pests in accordance with the requirements of the LPA.</li> <li>Prepare detailed weed management and rehabilitation plans for all portions of open space and waterways relative to the stage in which they are proposed to be created.</li> <li>Explore methods to minimise impacts of domestic animals on core environmental features surrounding the community (such as by implementing educational and control measures for areas of the project adjoining or</li> </ul>	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> <li>Guideline 14</li> <li>LPA declared weeds and pests</li> <li>SEQ Ecological Restoration Framework Code</li> <li>SEQ Ecological Restoration Framework Guide</li> <li>SEQ Ecological Restoration Framework Manual</li> </ul>	<p>Pre-Construction Certification and / or Self Certification.</p> <p>Reporting as per purpose specific management or rehabilitation plan.</p> <p>Summary reporting as part of annual report.</p>	Decrease in the extent and diversity of site weed species on-site (measured annually for the life of the project)



Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<p>with the potential to influence the Conservation Parkland).</p>			
<p>Monitoring, Management Plans &amp; Reporting</p>	<ul style="list-style-type: none"> <li>▪ Ensure monitoring, management and reporting collect adequate information to contribute towards the avoid, minimise, restore and offset principles of this NESS.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Monitoring/reporting to occur as per requirements of each VMP (e.g. photo monitoring, tree health, assessment post works).</li> <li>▪ Monitoring and reporting to occur as per the requirements of each specific weed management and rehabilitation plan (e.g. photo monitoring, quadrant and transect surveys etc.) showing reductions in site weed cover and expanded vegetation area.</li> <li>▪ Monitoring and reporting to occur as per the requirement of each specific FMP, incorporating the reporting requirements of the engaged fauna spotter.</li> <li>▪ Prepare Vegetation Management Plans (VMPs) for each phase of clearing works incorporating requirements of AS 4970-2009.</li> <li>▪ VMPs are to be approved by:               <ol style="list-style-type: none"> <li>1. self-certification where prepared in accordance with AS 4970 -2009 and external to Significant Biodiversity Values areas; or</li> <li>2. compliance assessment for unavoidable clearing within Significant Biodiversity Values areas.</li> </ol> </li> <li>▪ Prepare Fauna Management Plans (FMPs) for each stage of development involving vegetation clearing works. FMPs are to mandate the use of EHP registered fauna spotters.</li> <li>▪ FMPs are to be approved by self-certification where prepared in accordance with the Draft Code of Practice for the Welfare of Wild Animals affected by Land-Clearing.</li> </ul>	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> <li>▪ Guideline 14</li> <li>▪ Regulated Vegetation Management Mapping, PMAV and Pre-Clear Mapping</li> <li>▪ Management plan specific monitoring and reporting requirements.</li> <li>▪ Draft Code of Practice for the Welfare of Wild Animals affected by Land Clearing</li> <li>▪ Australian Standard (AS) 4970 -2009 Protection of trees on development sites.</li> <li>▪ DSDIP Significant Residual Impact Guideline</li> <li>▪ EOP</li> <li>▪ EPBC Act permit.</li> <li>▪ SEQ Ecological Restoration Framework Code</li> <li>▪ SEQ Ecological Restoration Framework Guide</li> <li>▪ SEQ Ecological Restoration Framework Manual</li> </ul>	<p>All stages – reported annually (until project completion)</p>	<p>Annual evidence monitoring, management and reporting measures have used findings to contribute to the adaptive management of all other NESS site procedures.</p>



Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<ul style="list-style-type: none"> <li>▪ Prepare and implement Weed Management and Rehabilitation Plans for retained vegetation areas, drainage tributaries and other existing or reinstated vegetation areas.</li>   <li>▪ Create a data repository of all environmental surveys, reports, management plans and monitoring data to inform future government and non-government decision making in the Greater Flagstone and broader areas.</li> </ul>			





## 5. Natural Environmental Features

5.1. At the whole of site scale, core natural environment features include:

- Confirmed Remnant Vegetation Containing Endangered Regional Ecosystems
- Low Order Remnant Vegetation
- Confirmed Waterway Areas
- Other Drainage Features and Watercourses
- Waterway buffer areas
- Site farm dams
- Areas of juvenile native vegetation

5.2. Each of these core features is detailed on **Plan 8 (Appendix 1)** and briefly described below.

- a) Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems

A certified Property Map of Vegetation (PMAV) has been provided from the **Queensland Department of Natural Resources and Mines (NRM)** which substantially alters the previous Remnant Regional Ecosystem Mapping for the site.

- b) Low Order Remnant Vegetation

As part of the PMAV process, areas of Of Concern and Least Concern (Non Endangered) Remnant Vegetation have been expanded on site. These areas primarily occur within the development zone with the exception of areas in the eastern third of the property. While not being protected specifically by Guideline 14 and Guideline 17 these vegetated areas escalate in importance when combined with other constraints (e.g. – on a Confirmed Waterway Area).

- c) Confirmed Waterway Areas

Confirmed Waterway Areas reflect drainage features on-site which recorded consistent features and values to be defined as a waterway under the *Fisheries Act 1994*. These areas displayed more evidence of conveying run-off and areas of greater diversity through mesic variants to the broader habitats in which they are contained.

- d) Waterway Buffer Area

A 25m nominal buffer has been applied to Confirmed Waterway Areas identified during site survey. **This is measured as 25m either side of the centreline of the Confirmed Waterway Area.**

- e) Site Farm Dams

Two large and a number of smaller farm dams have been constructed over the site. Generally, site dams occur in the western and more disturbed and active portions of the project site.

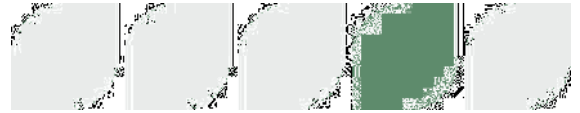


f) Areas of Juvenile Native Regeneration

A number of Category X areas retain dense immature native regrowth. These areas vary diversely in health and value.

## 6. Ongoing Monitoring and Reporting

- 6.1 Ongoing monitoring of achievement of the Natural Environment Site Strategies will occur in accordance with specific management plans (e.g. as specified in VMPs, FMPs, Rehabilitation Plans, etc.).
- 6.2 The Developer undertakes to complete monitoring and reporting in accordance with each approved management plan.
- 6.3 Further specific methods for monitoring and reporting will be developed where required in conjunction with Context Plans, Plans of Development, and Compliance Submissions.
- 6.4 This document has been prepared with consideration of adaptive management principles being adopted into each report and management plan prepared over the project. This NESS sets the overarching outcome and achievement metric for measurement in stage or works specific documents.



## 7. Koala Habitat Values Mapping

7.1 Koala Habitat Values Mapping can be amended through the use of the following methods which are generally consistent with the Koala SPRP and the accompanying Koala SPRP Guideline:

### Determination of koala habitat type for certain land

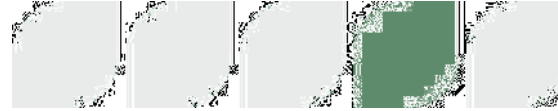
1. As part of or prior to the lodgement of a development application, an applicant may request the assessment manager to make a determination that land, which is part of that development application, is of a different koala habitat type than the koala habitat type shown for the land on the Map of Assessable Development Area Koala Habitat Values.
2. An applicant who makes a request must provide sufficient information, and (if requested) as part of the response to the information request, for the assessment manager to make the determination.
3. Sufficient information includes, but is not limited to, a report by a suitably-qualified and experienced professional in respect of the habitat located on, and in connection with, the land for which the determination is requested.
4. An assessment manager who receives a request may determine, as part of its decision, that any part of the land the subject of the request is:
  - a. of a koala habitat type different to that shown on a Map of Assessable Development Area Koala Habitat Values; or
  - b. an area where koalas are generally not present.
5. The assessment manager may only make the determination where it is reasonably satisfied that the koala habitat type associated with the relevant land is identified on the Map of Assessable Development Area Koala Habitat Values incorrectly.
6. A determination is determinative of the koala habitat type, which applies to the land the subject of the determination for the purpose of applying any rules, guidelines, offsets or other considerations relating to the koala species.
7. Further guidance on the technical information and considerations to be incorporated into an application for a redetermination of the koala habitat values maps can be drawn from the Koala SPRP Guideline.



## 8. Definitions / References / Acronyms

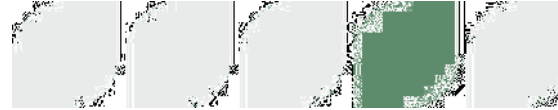
Term / Acronym		Definition	Date	Author / Organisation
Application Area	means	the land parcels identified in <b>Plan 1 (Appendix 1)</b>		
AS 4970-2009	means	<i>Australian Standard AS4970-2009 Protection of trees on development sites (incorporating Amendment No. 1)</i>	Mar 2010	Standards Australia
AS	means	Australian Standards		
ASRIS	means	Australian Soil Resource Information System		
Category B Vegetation	means	as defined by the <i>Vegetation Management Act 1999</i> , section 20A.		
Category X Vegetation	means	as defined by the <i>Vegetation Management Act 1999</i> , section 20A.		
Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems	means	Remnant Vegetation containing Endangered Regional Ecosystems mapped and as annotated on <b>Plan 8 (Appendix 1)</b> and as defined in Guideline 14 (Appendix 1) as areas of viable remnant vegetation containing endangered regional ecosystems as shown on the regional ecosystem map prepared under the <i>Vegetation Management Act 1999</i> and confirmed by on-site investigations using a methodology accepted by the MEDQ.		
Confirmed Waterway Areas	means	Confirmed Waterway Areas as shown on <b>Plan 8 (Appendix 1)</b>		
Conservation Parkland	means	land designated as Conservation Parkland on an endorsed / approved Context Plan for the Application Area		

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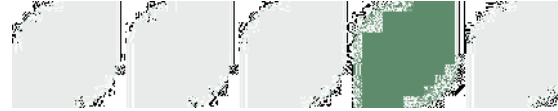
<b>Context Plan</b>	means	a context plan as contemplated under Section 3.2.8 of the PDA Development Scheme		
<b>CPTED</b>	means	Crime Prevention through Environmental Design		
<b>CPTED Guidelines for Queensland</b>	means	Crime Prevention through Environmental Design- Guidelines for Queensland - Part B: Implementation Guide	Oct 2007	State of Queensland
<b>DAF</b>	means	Department of Agriculture and Fisheries (Qld)		
<b>DAF Mapping</b>	means	<i>Fisheries Act 1994</i> Queensland waterways for waterway barrier works spatial layer (QSpatial)	15 Jan 2013	State of Queensland
<b>DAF WWBW Self Assessable Codes</b>	means	Self- assessable codes for waterway barrier works by DAF including: WWBW01-P1: Construction of minor dams and weirs, WWBW01-P2: Replacement of existing floodgates, WWBW01-P3: Construction and maintenance of culverts, WWBW01-P4: Construction and maintenance of bed level crossings, WWBW02: Temporary waterway barrier works, WWBW03: Regularly constructed temporary waterway barrier works		State of Queensland (Department of Agriculture and Fisheries)
<b>Defining Bank</b>	means	as defined in State Development Assessment Provisions Module 8: Native Vegetation Clearing (version 1.7) as meaning: the bank which confines seasonal flows by may be inundated by flooding from time to time. This can be either: 1. The bank of terrace that confines the water before the point of flooding, or 2. Where there is no bank the seasonal high water line which represents the point of flooding."		
<b>Development Land</b>	means	The part of the Application Area occupied by land uses other than Conservation Parkland and the <del>Potential Residential – Eco Lot precinct</del> <b>Future Investigation Area.</b>		

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<b>DILGP</b>	means	Department of Infrastructure, Local Government and Planning (Qld)		
<b>DoE</b>	means	Department of the Environment (Cth)		
<b>Draft Code of Practice for the Welfare of Wild Animals affected by Land-Clearing</b>	means	Queensland Code of Practice for the welfare of wild animals affected by land-clearing and other habitat impacts and wildlife spotter / catchers (Draft)	2009	Jon Hanger & Ben Nottidge - Australian Wildlife Hospital
<b>Drainage feature</b>	means	<p>as defined in State Development Assessment Provisions Module 8: Native Vegetation Clearing (version 1.7) as meaning:</p> <p>“is a natural landscape feature, including a gully, drain, drainage depression or other erosion feature that –</p> <p>9 Is formed by the concentration of, or operates to confine or concentrate, overland flow during water and immediately after rainfall events; and</p> <p>10 Flows for only a short duration after a rainfall event, regardless of the frequency of flow events; and</p> <p>11 Commonly does not have enough continuing flow to create a riverine environment, and</p> <p>12 Is shown on the vegetation management watercourse and drainage feature map</p> <p>12.1 At a scale of 1:25000 on the vegetation management watercourse and drainage feature map for the local government areas of Brisbane, Moreton Bay, Gold Coast, Sunshine Coast, Logan and Redlands, excluding applications to clear vegetation for extractive industries.”</p>		
<b>DSDIP</b>	means	Department of State Development Infrastructure and Planning (Qld) (now Department of Local Government, Infrastructure and Planning)		
<b>DSDIP Significant Residual Impact Guideline</b>	means	Significant Residual Impact Guideline - For matters of state environmental significance and prescribed activities assessable under the Sustainable Planning Act 2009 - Queensland Environmental Offsets Policy	Dec 2014	State of Queensland (Department of State Development,

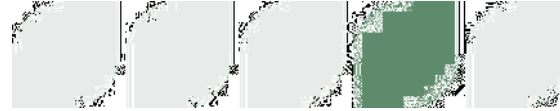
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				Infrastructure and Planning)
<b>DSITIA</b>	means	Department of Science, Information Technology, Innovation and the Arts (Qld)		
<b>DSITIA Terrestrial Vertebrate Fauna Survey Guidelines</b>	means	Terrestrial Vertebrate Fauna Survey Guidelines for Queensland (v 2.0)	Nov 2014	State of Queensland (Department of Science, Information Technology, Innovation and the Arts)
<b>EDQ</b>	means	the Minister for Economic Development Queensland established under the <i>Economic Development Act 2012</i> , which supersedes the <i>Urban Land Development Authority and repeals the Urban Land Development Authority Act 2007</i> (Qld)		
<b>EHP</b>	means	Department of Environment and Heritage Protection (Qld)		
<b>EHP Koala Sensitive Design Guideline</b>	means	Koala-sensitive Design Guideline- A guide to koala-sensitive design measures for planning and development activities	Nov 2012	State of Queensland (Department of Environment and Heritage Protection)
<b>EHP NCA Protected Plants Mapping</b>	means	<i>Nature Conservation Act 1992</i> protected plants flora survey trigger map spatial layer (QSpatial)		State of Queensland (Department of Environment and Heritage Protection)
<b>EHP Wildlife Online Database</b>	means	Queensland Government's WildNet data species profile search (version 1.0) database		State of Queensland (Department of Environment and Heritage Protection)
<b>Endangered Vegetation</b>	means	as mapped by Regulated Vegetation Management Mapping under the <i>Vegetation Management Act 1999</i> or by a certified Property Map of Assessable Vegetation.		

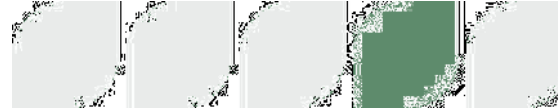


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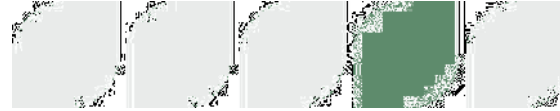
<b>EOA</b>	means	<i>Environmental Offsets Act 2014 (Qld)</i>	02 July 2015	State of Queensland
<b>Environmental Offsets Act 2014</b>	means	<i>Environmental Offsets Act 2014 (Qld)</i>	02 July 2015	State of Queensland
<b>Environmental Offsets Policy 2014</b>	means	<i>Queensland Environmental Offsets Policy (Version 1.1)</i>	December 2014	State of Queensland
<b>EOP</b>	means	<i>Queensland Environmental Offsets Policy (Version 1.1)</i>	December 2014	State of Queensland
<b>EPBC</b>	means	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>	01 July 2015	Commonwealth of Australia
<b>EPBC Act</b>	means	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>	01 July 2015	Commonwealth of Australia
<b>EPBC Koala Referral Guidelines</b>	means	EPBC Act referral guidelines for the vulnerable koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)	2014	Commonwealth of Australia
<b>EPBC PMST Database</b>	means	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i> Protected Matters Search Tool database interactive mapping	2015	Commonwealth of Australia
<b>EPBC Significant Impact Guidelines</b>	means	Matters of National Environmental Significance: Significant Impact Guidelines 1.1 <i>Environment Protection and Biodiversity Conservation Act 1999</i>	2013	Commonwealth of Australia
<b>ESCP</b>	means	Erosion and Sediment Control Plan		
<b>Essential Habitat</b>	means	as defined in the <i>Vegetation Management Act 1999</i> , section 20AC.		
<b>Essential Management</b>	means	as defined in the <i>Sustainable Planning Regulation 2000</i> , schedule 26.		

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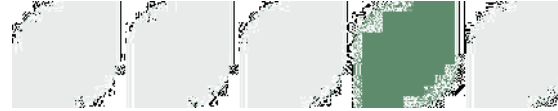
<b>EVNT Species</b>	means	Endangered, Vulnerable, Near Threatened and presumed Extinct species listed by name in schedules 1-5 of the <i>Nature Conservation Wildlife Regulation 2006</i> and least concern wildlife, not listed by name but identified as indigenous to Australia listed in Schedule 6.		
<b>FMP</b>	means	Fauna Management Plan		
<b>GFPDA</b>	means	Greater Flagstone Priority Development Area (formerly Greater Flagstone UDA)		
<b>Guideline 14</b>	means	PDA guideline no. 14 - Environmental values and sustainable resource use	May 2015	State of Queensland
<b>Guideline 17</b>	means	PDA guideline no. 17 - Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs	Aug 2014	State of Queensland (Department of State Development, Infrastructure and Planning)
<b>ICOP</b>	means	Infrastructure Charging Offset Plan - Greater Flagstone Priority Development Area	Jul 2013	State of Queensland
<b>Koala Habitat Areas</b>	means	as defined in Guideline 17, an area mapped on State Planning Policy 2/10: Koala Conservation in South East Queensland, SEQ Koala Protection Area Koala Habitat Values maps as: - bushland habitat - having high and medium value suitable for rehabilitation habitat types.		
<b>Koala Habitat Values Mapping</b>	means	the plan of Koala Habitat Areas enclosed at <b>Plan 4 (Appendix 1)</b> , or as amended in accordance with Section 7 of the NESS.		
<b>Koala SPRP</b>	means	South East Queensland Koala Conservation State Planning Regulatory Provisions	May 2010	State of Queensland
<b>Koala SPRP Guideline</b>	means	Guideline- South East Queensland Koala Conservation - State Planning Regulatory Provisions	Jul 2014	State of Queensland (Department of

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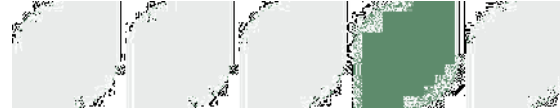


				Environment and Heritage Protection)
<b>Koala SPRP Mapping</b>	means	South East Queensland Koala Conservation State Planning Regulatory Provisions - Koala planning area version 1-2 spatial layer (QSpatial)	2 Jun 2010	State of Queensland
<b>LCC</b>	means	Logan City Council		
<b>LPA</b>	means	<i>Land Protection (Pest and Stock Route Management) Act 2002</i>	01 Oct2014	State of Queensland
<b>Main Roads Fauna Sensitive Design Manual Vol.2</b>	means	Fauna Sensitive Road Design Manual - Volume 2: Preferred Practices (Chapter 6 - Measures to achieve fauna sensitive roads, and Chapter 7 - Target Species Design Considerations)	Jun 2010	State of Queensland (Department of Transport and Main Roads)
<b>MNES</b>	means	Matters of National Environmental Significance		
<b>MSES</b>	means	Matters of State Environmental Significance		
<b>MLES</b>	means	Matters of Local Environmental Significance		
<b>Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006-2016 (koala plan)</b>	means	<i>Nature Conservation (Koala) Conservation Plan 2006</i>	27 Sep 2013	State of Queensland (Department of Environment and Heritage Protection)
<b>NCA</b>	means	<i>Nature Conservation Act 1992</i>	02 Jul 2015	State of Queensland (Department of Natural Resources and Mines)

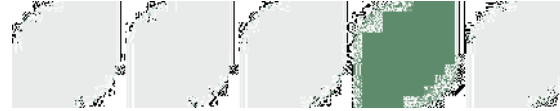
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<b>NCA Protected Plants Exemption Process</b>	means	where clearing is to be undertaken within a High Risk Area, as mapped by EHP Protected Plants Flora Survey Trigger Map, a flora survey will be undertaken in accordance with the Protected Plants Flora Survey Trigger Guidelines - Nature Conservation Act 1992 and where applicable, an Exempt Clearing Notification Form will be issued to EHP		State of Queensland (Department of Natural Resources and Mines)
<b>NCA Protected Plants Flora Survey Guidelines</b>	means	Flora Survey Guidelines - Protected Plants - Nature Conservation Act 1992	2014	State of Queensland (Department of Natural Resources and Mines)
<b>NCWR</b>	means	<i>Nature Conservation (Wildlife) Regulation 1994 (Reprint No. 2A)</i>	22 Dec 1999	State of Queensland (Department of Natural Resources and Mines)
<b>NESS</b>	means	Natural Environment Site Strategy		
<b>NJKHT</b>	means	Non-Juvenile Koala Habitat Trees		
<b>NRM</b>	means	Department of Natural Resources and Mines (Qld)		
<b>NRM Covenant Control measures and Guidelines</b>	means	as defined within the NRM Land Title Practice Manual (Qld), specifically Part 31 - Covenants, and NRM policy 'Covenants providing for non separate transfers PUX/952/066 version 4.05'	Apr 2009	State of Queensland (Department of Natural Resources and Mines)
<b>NRM Regulated Vegetation Management Mapping</b>	means	<i>Vegetation Management Act 1999</i> Regulated Vegetation Management Map - version 1.27 spatial layer (QSpatial)	7 Mar 2016	
<b>NRM Self Assessable Guidelines for land management and exemption checklist</b>	means	NRM self assessable clearing codes, specifically for Managing Encroachment, Managing Fodder Harvesting, Necessary Environmental Clearing, Property Infrastructure and Weed Control	02 Dec 2013	State of Queensland

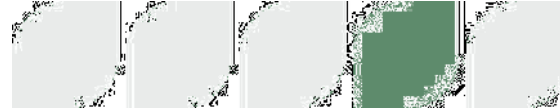


<b>OSS</b>	means	Overarching Site Strategy		
<b>PDA</b>	means	Priority Development Area (formerly UDA)		
<b>PDA Development Scheme</b>	means	the <i>Greater Flagstone Urban Development Area Development Scheme</i>	Oct 2011	State of Queensland
<b>PMAV</b>	means	Property Map of Assessable Vegetation		
<b>Future Investigation Area</b>	means	land designated as Future Investigation Area on an endorsed / approved Context Plan for the Application Area		
<b>Pre-clear Mapping</b>	means	Draft pre-clearing regional ecosystems mapping data spatial layer (QSpatial)	8 May 2015	State of Queensland
<b>Prescribed Matter</b>	means	as defined by the <i>Environmental Offsets Act 2014</i>		
<b>Property Map of Assessable Vegetation (PMAV)</b>	means	as defined by the <i>Vegetation Management Act 1999</i>		
<b>RE</b>	means	Regional Ecosystems		
<b>Regional Ecosystems</b>	means	as defined by the <i>Vegetation Management Act 1999</i> .		
<b>SARA</b>	means	State Assessment Referral Agency (Qld)		
<b>SARA Mapping</b>	means	QSpatial layers applicable under SARA DA mapping tool		
<b>SAT</b>	means	Spot Assessment Technique Survey		
<b>SDAP</b>	means	State Development Assessment Provisions		
<b>SDAP Module 8</b>	means	Module 8 of the State Development Assessment Provisions (version 1.7)	23 Nov 2015	State of Queensland



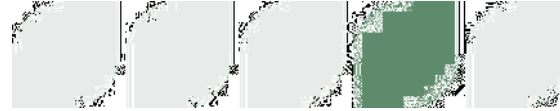
<b>SEQ Ecological Restoration Framework Code</b>	means	South East Queensland Ecological Restoration Framework: Code of Practice	2012	Chenoweth EPLA and Bushland Restoration Services. Prepared on behalf of SEQ Catchments and South East Queensland Local Governments, Brisbane.
<b>SEQ Ecological Restoration Framework Guide</b>	means	South East Queensland Ecological Restoration Framework: Guideline	2012	Chenoweth EPLA and Bushland Restoration Services. Prepared on behalf of SEQ Catchments and South East Queensland Local Governments, Brisbane.
<b>SEQ Ecological Restoration Framework Manual</b>	means	South East Queensland Ecological Restoration Framework: Manual	2012	Chenoweth EPLA and Bushland Restoration Services. Prepared on behalf of SEQ Catchments and South East Queensland Local Governments, Brisbane.
<b>SEQRP</b>	means	South East Queensland Regional Plan 2009-2031		
<b>WWTP</b>	means	wastewater treatment plant		

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<b>Significant Biodiversity Values</b>	means	Significant Biodiversity Values are as mapped and annotated on <b>Plan 8 (Appendix 1)</b> , or as otherwise defined as: <ul style="list-style-type: none"> <li>- Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems</li> <li>- Confirmed Waterway Areas</li> </ul>		
<b>Significant Residual Impact</b>	means	as defined by the Environmental Offsets Act 2014, as meaning: “an adverse impact, whether direct or indirect, of a prescribed activity on all or part of a prescribed environmental matter that – <ol style="list-style-type: none"> <li>1. Remains, or will or is likely to remain, (whether temporarily or permanently) despite onsite mitigation measures of the prescribed activity; and</li> <li>2. Is, or will or is likely to be, significant.</li> </ol>		
<b>SPA</b>	means	<i>Sustainable Planning Act 2009</i>	20 Nov 2015	State of Queensland
<b>SPP</b>	means	State Planning Policy		
<b>SPP Biodiversity Values Mapping</b>	means	<i>State Planning Policy 2014 Matters of State Environmental Significance spatial layer series, specifically for MSES Biodiversity</i>	17 Dec 2013	State of Queensland
<b>SPP 07/14</b>	means	<i>State Planning Policy July 2014</i>	July 2014	State of Queensland (Department of State Development, Infrastructure and Planning)
<b>SPRP</b>	means	State Regulatory Planning Provisions		
<b>SRI</b>	means	Significant Residual Impact		
<b>TEC</b>	means	Threatened Ecological Community		





<b>TMR</b>	means	Department of Transport and Main Roads (Qld)		
<b>UDA</b>	means	Urban Development Area (now known as PDA)		
<b>ULDA</b>	means	Urban Land Development Authority (now known as EDQ)		
<b>VMA</b>	means	<i>Vegetation Management Act 1999</i>	11 Sep 2015	Queensland Government
<b>VMP</b>	means	Vegetation Management Plan		
<b>Watercourse</b>	means	is a watercourse as defined under the <i>Water Act 2000</i> , as meaning: “a river, creek or other stream, including a stream in the form of an anabrach or tributary, in which water flows permanently or intermittently, regardless of the frequency of flow events – a. In a natural channel, whether artificially modified or not, or  b. In an artificial channel that has changed the course of the stream”.		
<b>Waterway</b>	means	as defined by DAF Mapping for WWBW and ground-truthed by field survey		
<b>Waterway Barrier Works (WWBW)</b>	means	as defined in the <i>Fisheries Act 1994</i>		
<b>WWBW</b>	means	Waterway Barrier Works		

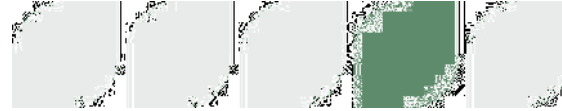


## Legislation and Guidelines referenced within this strategy

The following legislation (i.e. Acts, Guidelines and Polices) are referenced within this strategy and remain in effect for the purpose of this NESS:

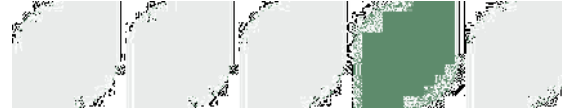
Act / Policy /Guideline	Date of Publication	Author/Organisation
<i>Australian Standard AS4970-2009 Protection of trees on development sites (incorporating Amendment No. 1)</i>	Mar 2010	Standards Australia
<i>Code for Self-assessable development, Minor Waterway Barrier Works, Part 1: Low Impact Dams and Weirs (WWBW01)</i>	Apr 2013	State of Queensland (Department of Agriculture and Fisheries)
<i>Code for Self-assessable development, Minor Waterway Barrier Works, Part 2: Replacement of Existing Floodgates (WWBW01)</i>	Oct 2011	State of Queensland (Department of Agriculture and Fisheries)
<i>Code for Self-assessable development, Minor Waterway Barrier Works, Part 3: Culvert Crossings (WWBW01)</i>	Apr 2013	State of Queensland (Department of Agriculture and Fisheries)
<i>Code for Self-assessable development, Minor Waterway Barrier Works, Part 4: Construction and Maintenance of Bed Level Crossings (WWBW01)</i>	Apr 2013	State of Queensland (Department of Agriculture and Fisheries)
<i>Code for Self-assessable development, Temporary Waterway Barrier Works (WWBW02)</i>	Apr 2013	State of Queensland (Department of Agriculture and Fisheries)
<i>Code for Self-assessable development, Regularly Constructed Waterway Barrier Works (WWBW03)</i>	Oct 2011	State of Queensland (Department of Agriculture and Fisheries)
<i>Crime Prevention through Environmental Design- Guidelines for Queensland - Part B: Implementation Guide</i>	Oct 2007	State of Queensland
<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>	Jul 2015	Commonwealth of Australia
<i>Environmental Offsets Act 2014</i>	Jul 2015	State of Queensland
<i>EPBC Act Administrative Guidelines on Significance – Supplement for the Grey-headed Flying-fox</i>	2003	Commonwealth of Australia

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<i>EPBC Act referral guidelines for the vulnerable koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)</i>	2014	Commonwealth of Australia
<i>Fauna Sensitive Road Design Manual - Volume 2: Preferred Practices</i>	Jun 2010	State of Queensland (Department of Transport and Main Roads)
<i>Flora Survey Guidelines - Protected Plants - Nature Conservation Act 1992</i>	2014	State of Queensland (Department of Environment and Heritage Protection)
<i>Greater Flagstone Urban Development Area Development Scheme</i>	Oct 2011	State of Queensland
<i>Guideline- South East Queensland Koala Conservation - State Planning Regulatory Provisions</i>	Jul 2014	State of Queensland (Department of Environment and Heritage Protection)
<i>Infrastructure Charging Offset Plan - Greater Flagstone Priority Development Area</i>	Jul 2013	State of Queensland
<i>Koala-sensitive Design Guideline- A guide to koala-sensitive design measures for planning and development activities</i>	Nov 2012	State of Queensland (Department of Environment and Heritage Protection)
<i>Land Protection (Pest and Stock Route Management) Act 2002</i>	01 Oct 2014	State of Queensland
<i>List of Vegetation Clearing Exemptions</i>	2013	State of Queensland (Department of Natural Resources and Mines)
<i>Matters of National Environmental Significance: Significant Impact Guidelines 1.1 Environment Protection and Biodiversity Conservation Act 1999</i>	2013	Commonwealth of Australia
<i>Nature Conservation (Koala) Conservation Plan 2006</i>	27 Sep 2013	State of Queensland (Department of Environment and Heritage Protection)
<i>Nature Conservation (Wildlife) Regulation 1994 (Reprint No. 2A)</i>	22 Dec 1999	State of Queensland
<i>Nature Conservation Act 1992</i>	02 Jul 2015	Queensland Government
<i>PDA guideline no. 14 - Environmental values and sustainable resource use</i>	May 2015	State of Queensland
<i>PDA guideline no. 17 - Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs</i>	Aug 2014	State of Queensland, Department of State Development, Infrastructure and Planning
<i>Queensland Code of Practice for the welfare of wild animals affected by land-clearing and other habitat impacts and wildlife spotter / catchers (Draft)</i>	2009	Jon Hanger & Ben Nottidge - Australian Wildlife Hospital

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<i>Queensland Environmental Offsets Policy (Version 1.1)</i>	Dec 2014	State of Queensland
<i>Significant Residual Impact Guideline - For matters of state environmental significance and prescribed activities assessable under the Sustainable Planning Act 2009 - Queensland Environmental Offsets Policy</i>	Dec 2014	State of Queensland, Department of State Development, Infrastructure and Planning
<i>South East Queensland Ecological Restoration Framework: Code of Practice</i>	2012	Chenoweth EPLA and Bushland Restoration Services. Prepared on behalf of SEQ Catchments and South East Queensland Local Governments, Brisbane.
<i>South East Queensland Ecological Restoration Framework: Guideline</i>	2012	Chenoweth EPLA and Bushland Restoration Services. Prepared on behalf of SEQ Catchments and South East Queensland Local Governments, Brisbane.
<i>South East Queensland Ecological Restoration Framework: Manual</i>	2012	Chenoweth EPLA and Bushland Restoration Services. Prepared on behalf of SEQ Catchments and South East Queensland Local Governments, Brisbane.
<i>South East Queensland Koala Conservation State Planning Regulatory Provisions</i>	May 2010	Queensland Government
<i>State Planning Policy July 2014</i>	Jul 2014	State of Queensland (Department of State Development, Infrastructure and Planning)
<i>Sustainable Planning Act 2009</i>	Nov 2015	State of Queensland
<i>Terrestrial Vertebrate Fauna Survey Guidelines for Queensland (v 2.0)</i>	Nov 2014	The State of Queensland (Department of Science, Information Technology, Innovation and the Arts)
<i>Vegetation Management Act 1999</i>	Sep 2015	State of Queensland
<i>Water Act 2000</i>	Oct 2015	State of Queensland

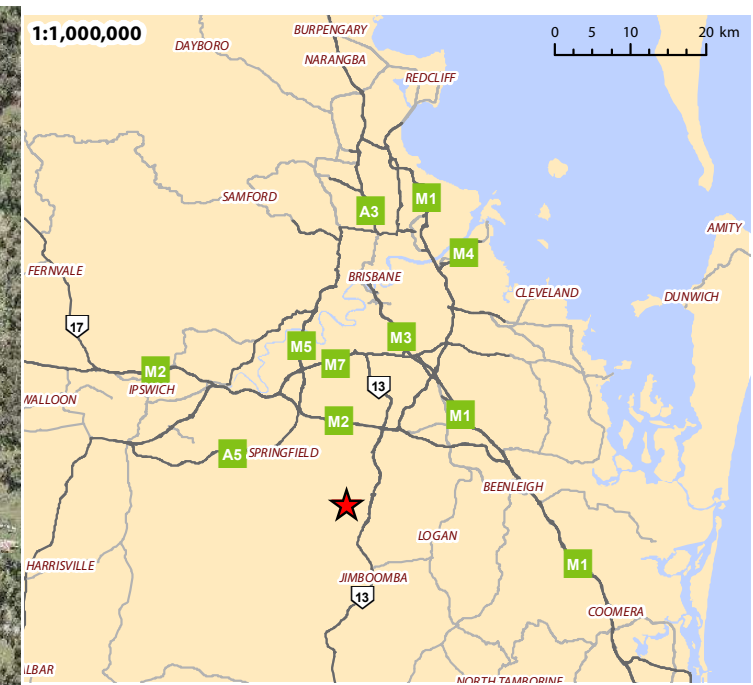
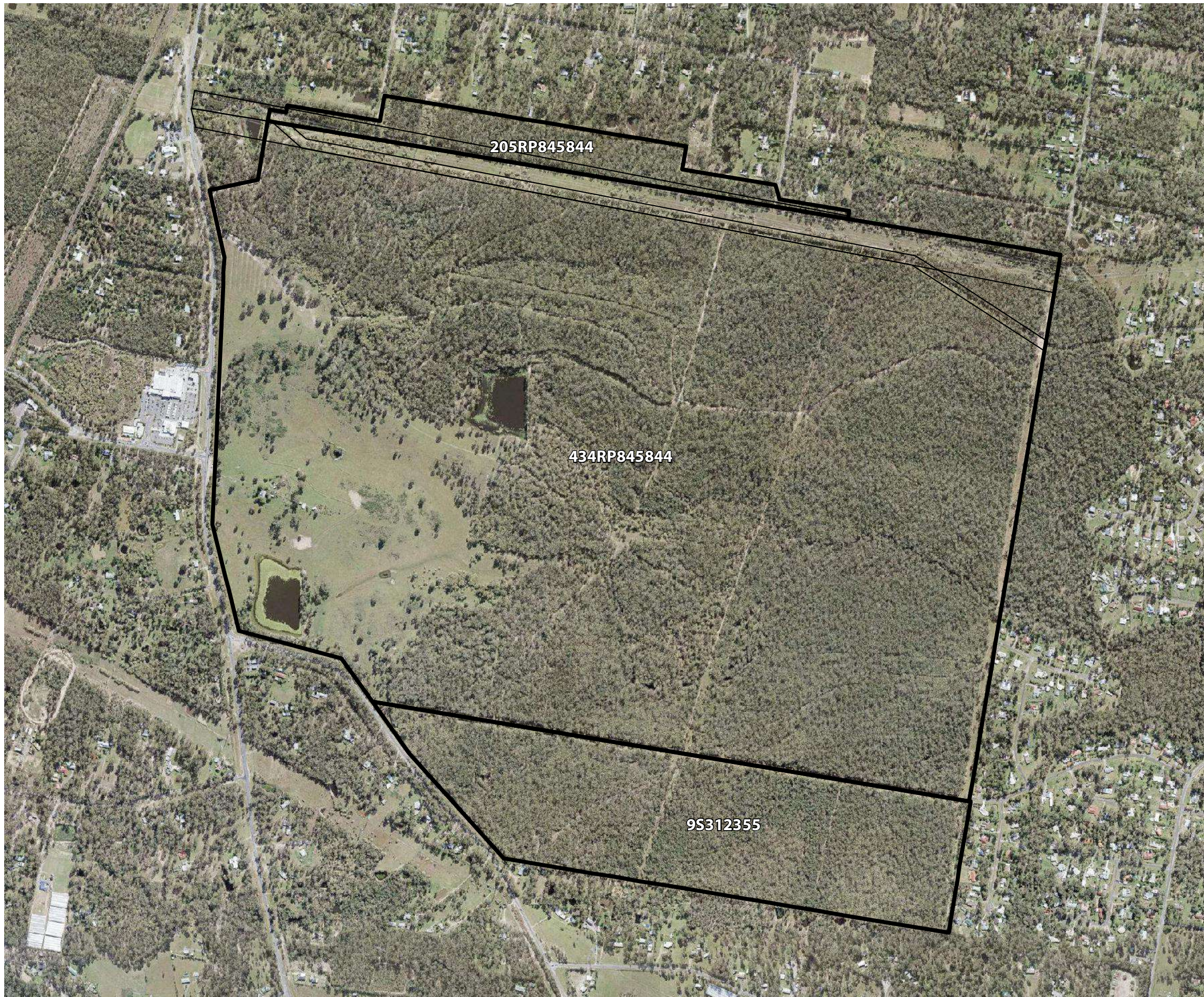


# Appendix I



## Plans

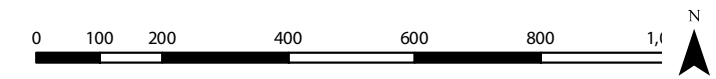
- Plan 1:** Site Aerial
- Plan 2:** Certified Property Map of Assessable Vegetation
- Plan 3:** Property Map of Assessable Vegetation Awaiting Certification
- Plan 4:** SEQ Koala Habitat Values Mapping
- Plan 5:** Fisheries – Waterways for Waterway Barrier Works
- Plan 6:** Indicative Development Interface to Retained Vegetation – Section AA
- Plan 7:** Indicative Development Interface to Retained Vegetation – Section BB
- Plan 8:** Natural Environment Site Strategy – Site Constraints Plan





**Legend**

-  Project site DCDB
-  Easement



# Greenbank Natural Environment Site Strategy

## Site Aerial

Date | 8/03/2016  
 Scale | 1:12,000 @ A3  
 Coordinate System | GDA 1994 MGA Zone 56  
 Projection | Transverse Mercator  
 Client | MIRVAC  
 Project | Greenbank  
 Address/RPD | Lot 434 on RP845844  
 Sources | QLD GIS Layers (QLD Gov. Info Services 2015),  
 Structure Plan (URBIS, 2015)

# Plan 1

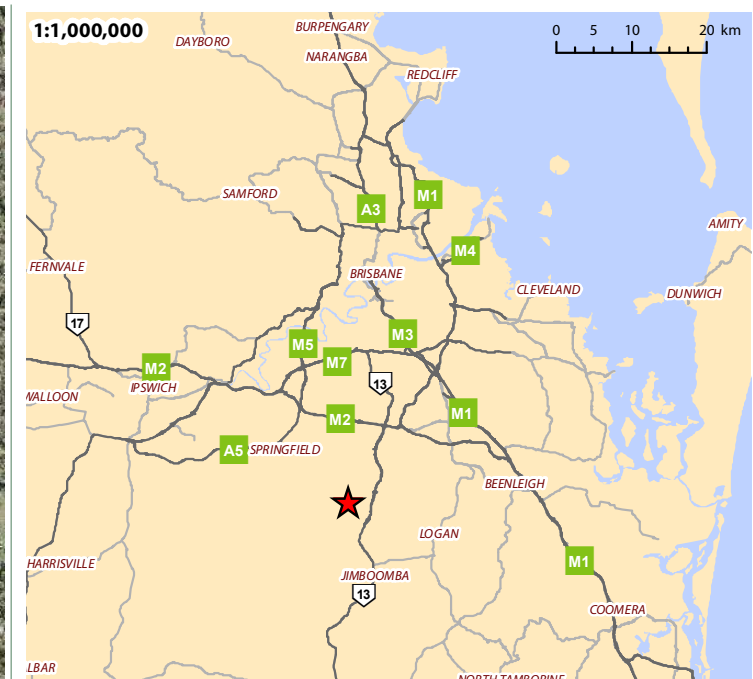
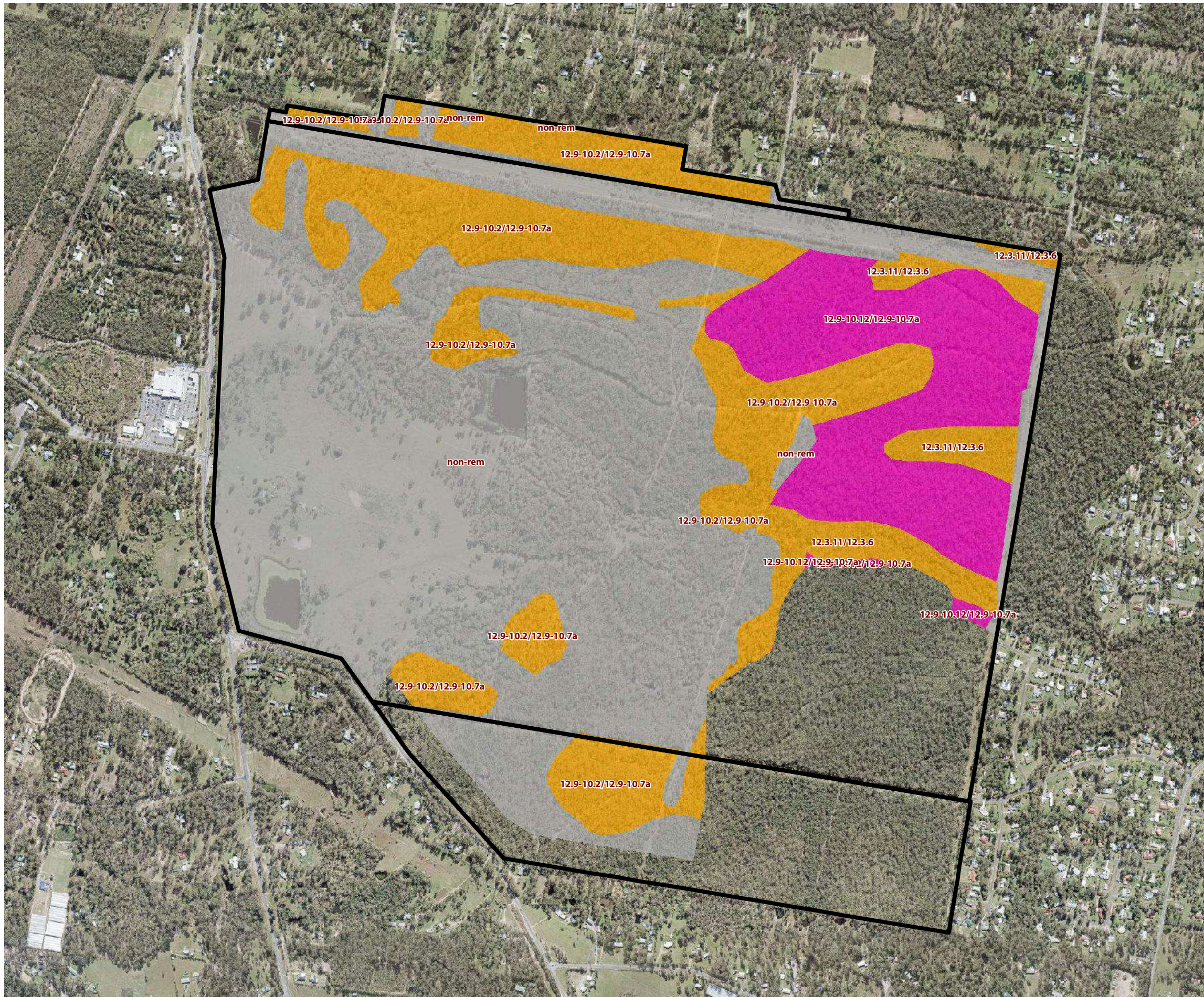
SHG File  
7598 E 01 Site Aerial A

ISSUES:

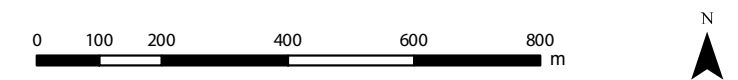
Issue	Date	Description	Drawn	Checked
A	8/03/2016	Prelim Draft	TC	MS

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT SAUNDERS HAVILL GROUP. SAUNDERS HAVILL GROUP CANNOT ACCEPT RESPONSIBILITY FOR ANY USE OF OR RELIANCE UPON THE CONTENTS OF THESE DRAWINGS BY ANY THIRD PARTY.  
 CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND DO NOT SCALE FROM THE DRAWINGS. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED. ANY DISCREPANCIES SHOULD BE CLARIFIED IN WRITING WITH SAUNDERS HAVILL GROUP PRIOR TO THE COMMENCEMENT OF WORK.  
 PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.





- Legend**
- Project site DCDB
  - Certified PMAV 2015/004538**
  - Category B - Containing Endangered REs
  - Category B - Containing Of Concern REs
  - Category X - Non-remnant



# Greenbank

## Natural Environment Site Strategy

### Certified Property Map of Assessable Vegetation

Date | 8/03/2016  
 Scale | 1:12,000 @ A3  
 Coordinate System | GDA 1994 MGA Zone 56  
 Projection | Transverse Mercator  
 Client | MIRVAC  
 Project | Greenbank  
 Address/RPD | Lot 434 on RP845844  
 Sources | QLD GIS Layers (QLD Gov. Info Services 2015),  
 Structure Plan (URBIS, 2015)

# Plan 2

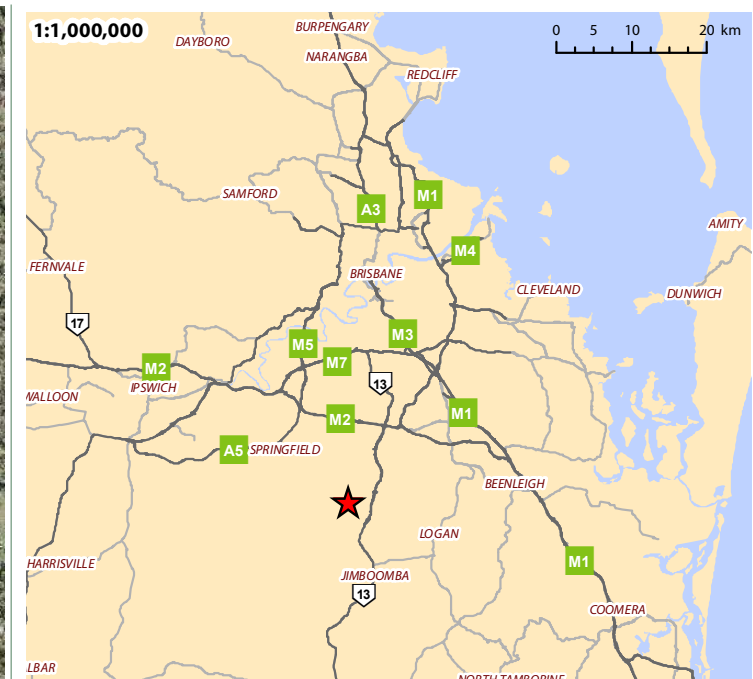
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7598 E 02 Certified PMAV A

ISSUES:

Issue	Date	Description	Drawn	Checked
A	8/03/2016	Prelim Draft	TC	MS

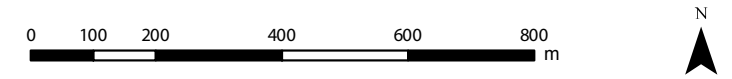
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**Legend**

- Project site DCDB
- Extent of PMAV area for lodgement
- PMAV area for Lodgement**
- Category B - Containing Endangered REs
- Category B - Containing Of Concern REs
- Category X - Non-remnant
- Certified PMAV 2015/004538**
- Category B - Containing Endangered REs
- Category B - Containing Of Concern REs
- Category X - Non-remnant



# Greenbank Natural Environment Site Strategy

## Property Map of Assessable Vegetation For Lodgement

Issue:	Date	Description	Drawn	Checked
A	18/03/2016	Prelim Draft	TC	MS

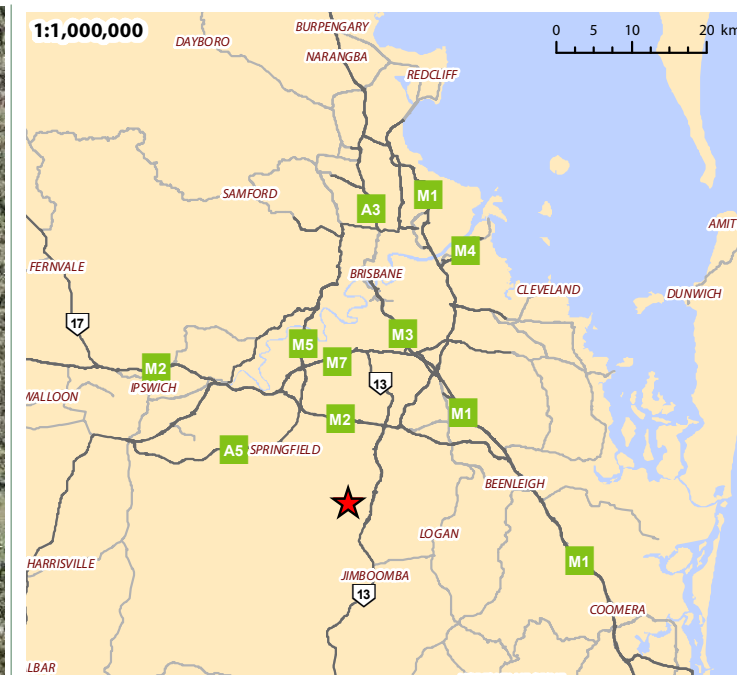
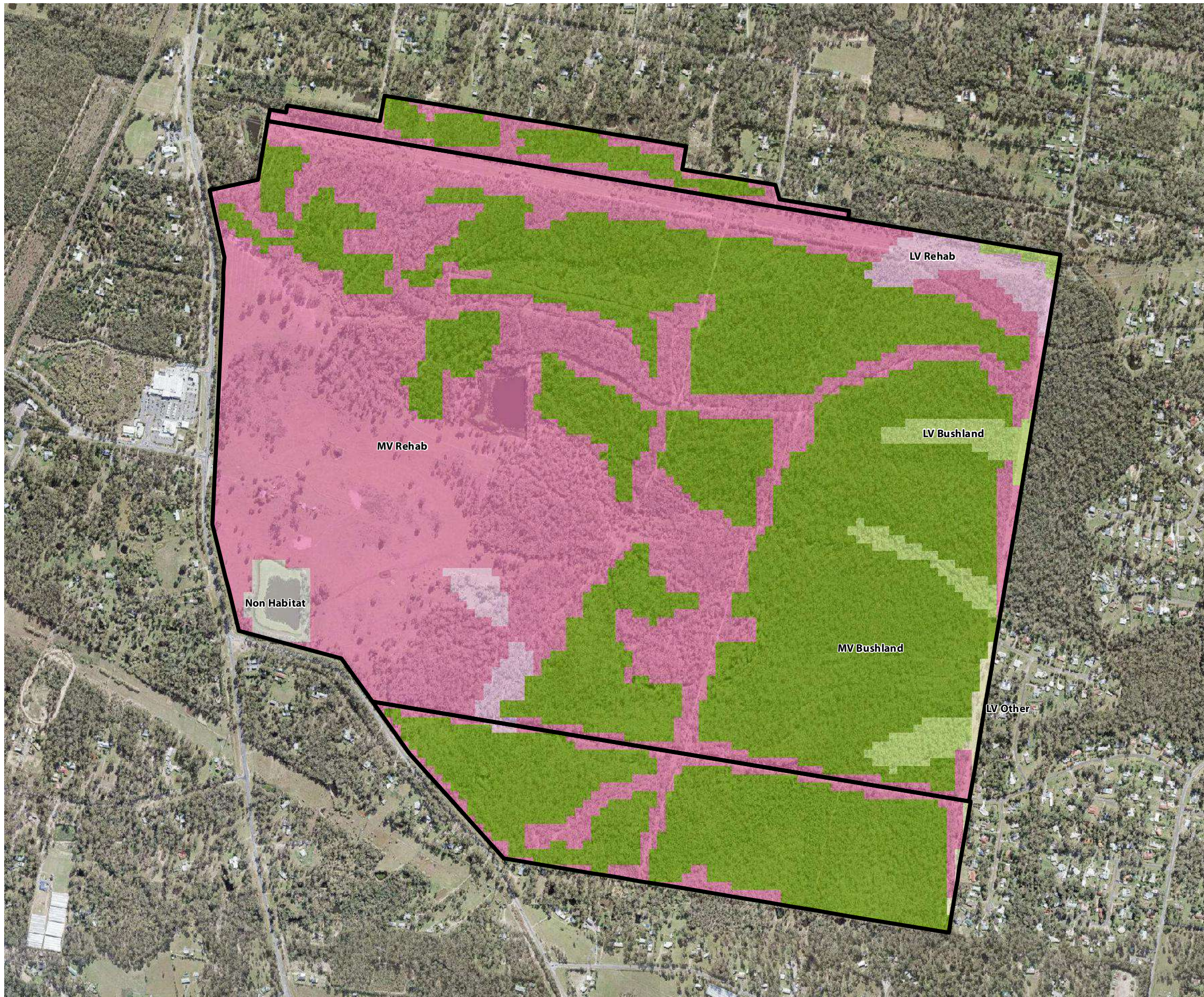
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Date | 18/03/2016  
 Scale | 1:12,000 @ A3  
 Coordinate System | GDA 1994 MGA Zone 56  
 Projection | Transverse Mercator  
 Client | MIRVAC  
 Project | Greenbank  
 Address/RPD | Lot 434 on RP845844  
 Sources | QLD GIS Layers (QLD Gov. Info Services 2015), Structure Plan (URBIS, 2015)

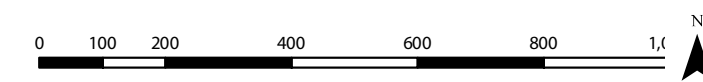
# Plan 3

SHG File  
7598 E 03 Lodgement PMAV A\_





- Legend**
- Project site DCDB
  - Koala Habitat Values Mapping**
  - Bushland Habitat*
  - High Value Bushland
  - Medium Value Bushland
  - Low Value Bushland
  - Suitable for Rehabilitation*
  - High Value Rehabilitation
  - Medium Value Rehabilitation
  - Low Value Rehabilitation
  - Other Areas of Value*
  - High Value Other
  - Medium Value Other
  - Low Value Other
  - Non-habitat
  - Water



# Greenbank Natural Environment Site Strategy

## SEQ Koala Habitat Values Mapping

Date | 18/03/2016  
 Scale | 1:1,200 @ A3  
 Coordinate System | GDA 1994 MGA Zone 56  
 Projection | Transverse Mercator  
 Client | MIRVAC  
 Project | Greenbank  
 Address/RPD | Lot 434 on RP845844  
 Sources | QLD GIS Layers (QLD Gov. Info Services 2015),  
 Structure Plan (URBIS, 2015)

# Plan 4

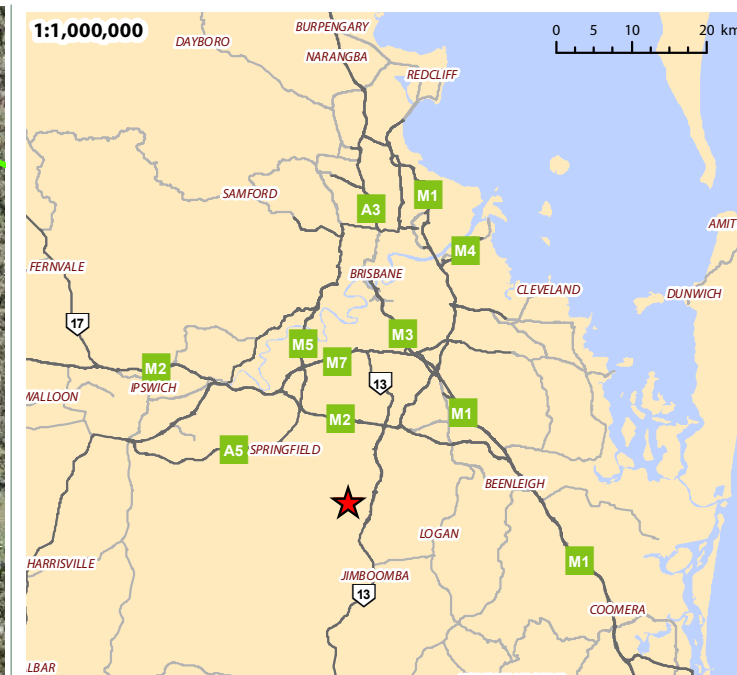
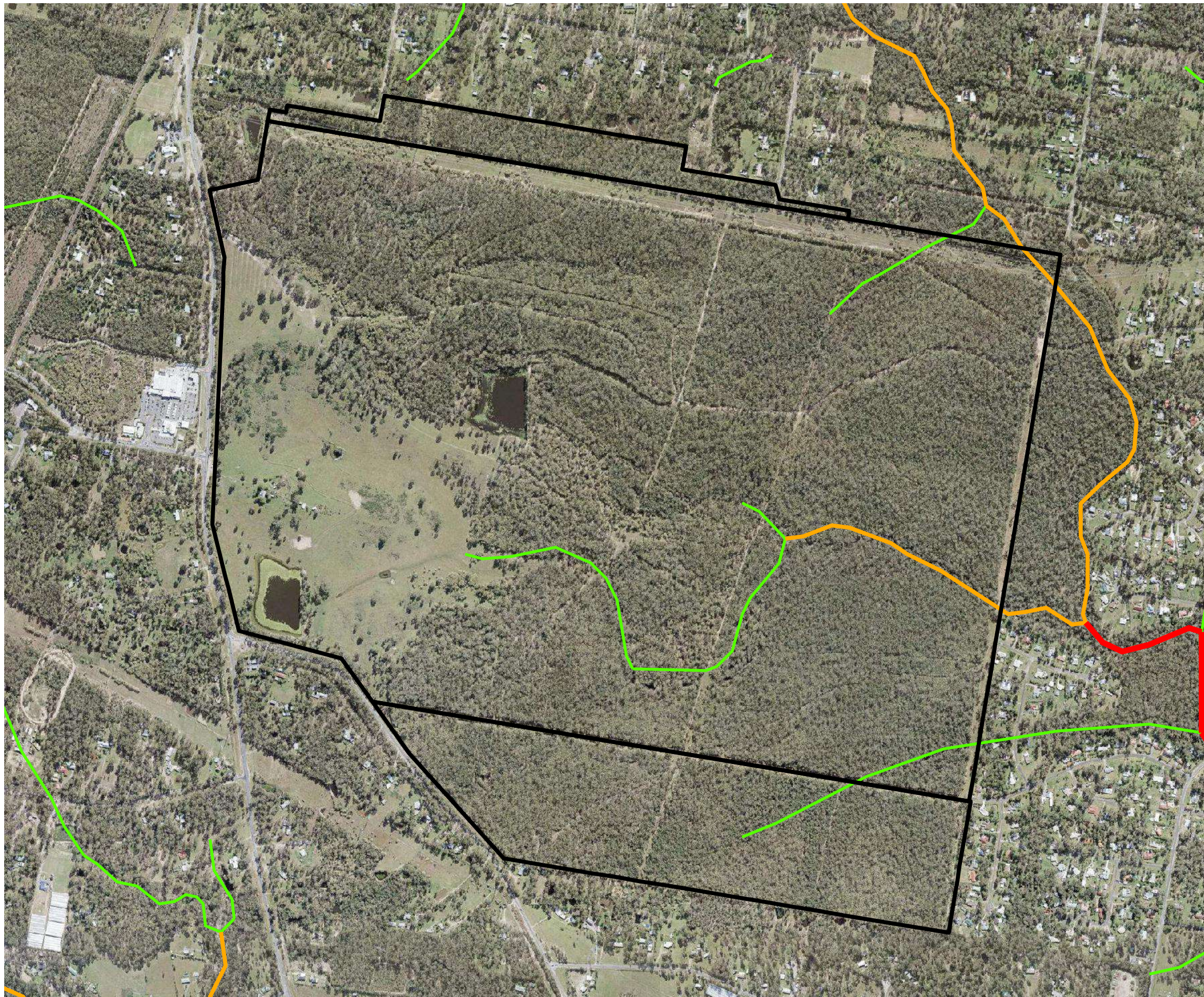
SHG File  
7598 E 04 Koala Habitat Values A

ISSUES:

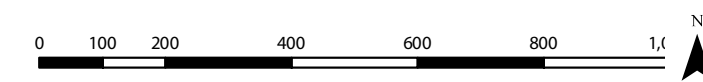
Issue	Date	Description	Drawn	Checked
A	18/03/2016	Prelim Draft	TC	MS

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- Legend**
- Project site DCDB
  - Waterways**
  - Risk of Impact*
  - 1 - Low
  - 2 - Moderate
  - 3 - High
  - 4 - Major



ISSUES:

Issue	Date	Description	Drawn	Checked
A	18/03/2016	Prelim Draft	TC	MS

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# Greenbank Natural Environment Site Strategy

## Fisheries - Waterways for Waterway Barrier Works

Date | 18/03/2016  
 Scale | 1:1,200 @ A3  
 Coordinate System | GDA 1994 MGA Zone 56  
 Projection | Transverse Mercator  
 Client | MIRVAC  
 Project | Greenbank  
 Address/RPD | Lot 434 on RP845844  
 Sources | QLD GIS Layers (QLD Gov. Info Services 2015),  
 Structure Plan (URBIS, 2015)

# Plan 5

SHG File  
7598 E 05 Fisheries A



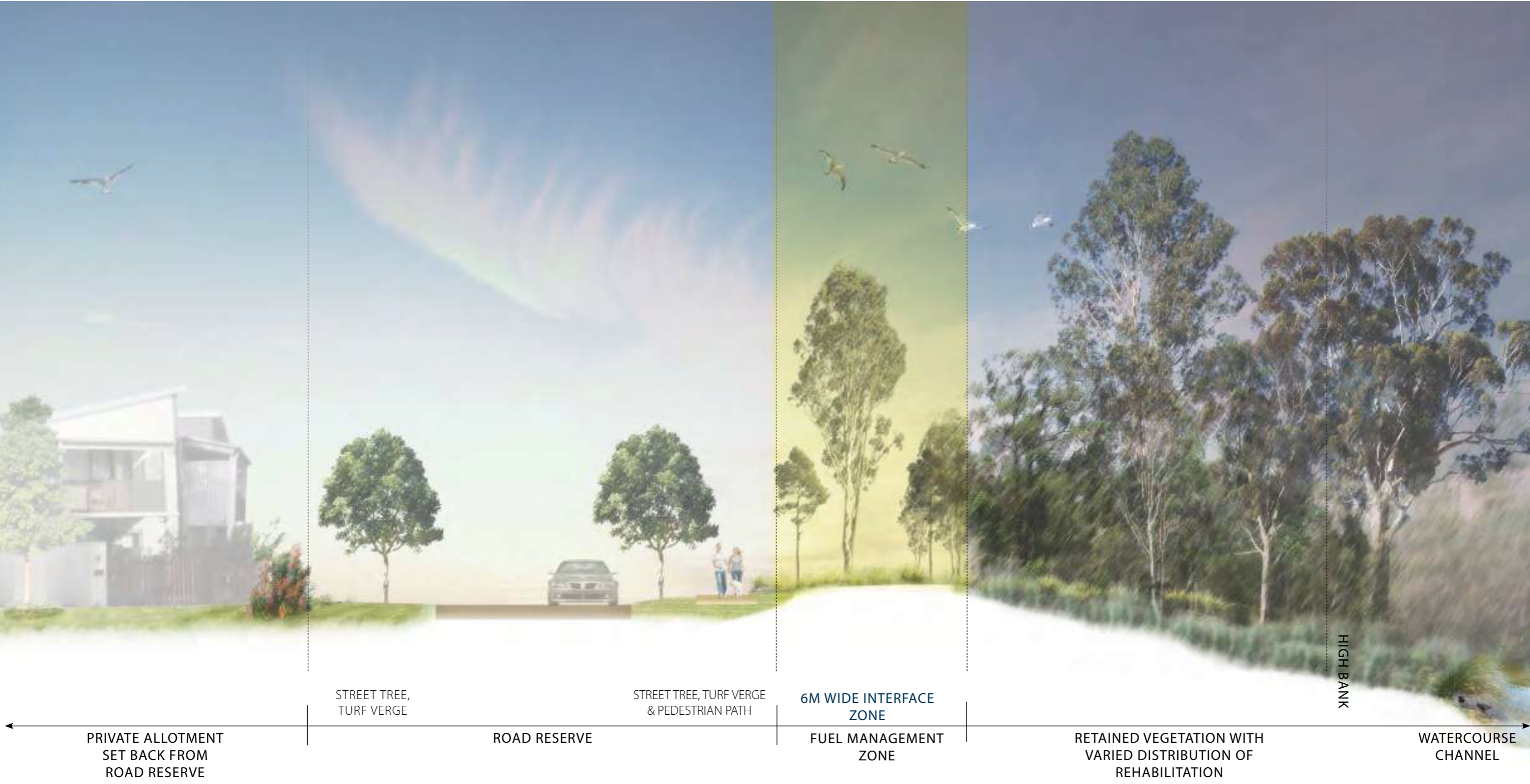
# GREENBANK ROAD - TECHNICAL ECOLOGICAL ASSESSMENT REPORT

## INDICATIVE DEVELOPMENT INTERFACE TO RETAINED VEGETATION - SECTION AA

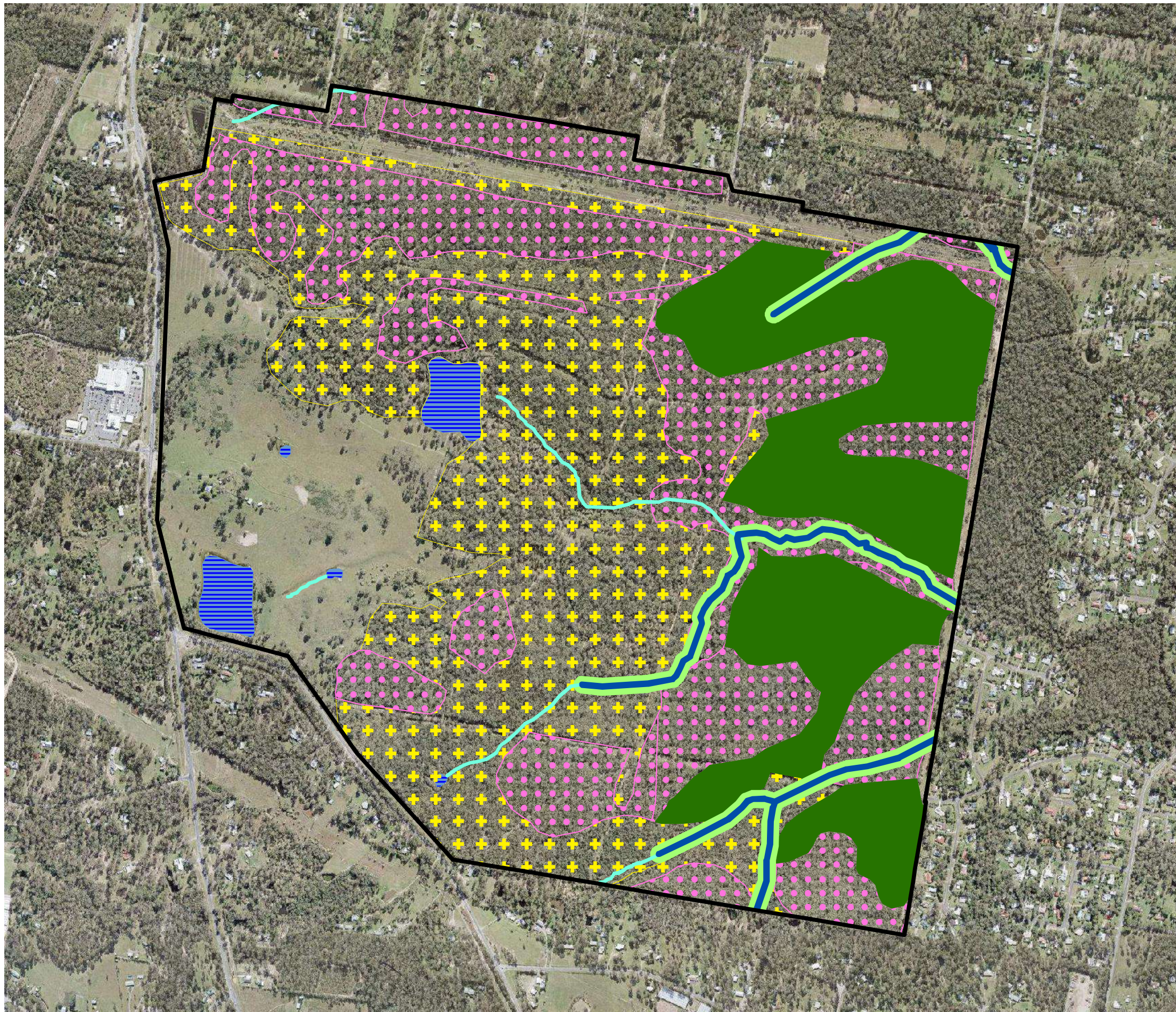




# GREENBANK ROAD - TECHNICAL ECOLOGICAL ASSESSMENT REPORT INDICATIVE DEVELOPMENT INTERFACE TO RETAINED VEGETATION - SECTION BB







**Legend**

Project site boundary

**Significant Biodiversity Values**

**Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems**

Areas proposed and confirmed through Property Map of Assessable Vegetation application as retaining remnant vegetation of an Endangered Regional Ecosystem type

**Confirmed Waterway Areas**

Areas confirmed through field survey. As retaining features consistent with a watercourse within the extent of the Project Site

**Other Biodiversity Values**

**Low Order Remnant Vegetation**

Of Concern and Least Concern Regional Ecosystem type areas

**Waterway Buffer Areas**

Areas of preferred buffer extent to Project Site watercourses

**Other Drainage Features & Watercourses**

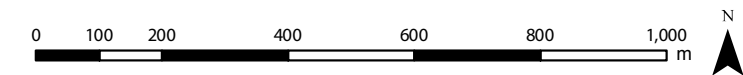
Areas within the site conveying current hydrology flow paths – *varying quality*.

**Project Site Farm Dams**

Locations of artificially created farm dams

**Areas of Juvenile Native Vegetation**

Areas of Project Site retaining varying degrees of native regeneration vegetation



# Greenbank Natural Environment Site Strategy

## Site Constraints Plan

ISSUES:

Issue	Date	Description	Drawn	Checked
A	18/03/2016	Prelim Draft	TC	MS
B	23/03/2016	Client Amendments	TC	KG
C	31/03/2016	Internal Amendments	TC	KG

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Date | 31/03/2016  
Scale | 1:12,000 @ A3  
Coordinate System | GDA 1994 MGA Zone 56  
Projection | Transverse Mercator  
Client | MIRVAC  
Project | Greenbank  
Address/RPD | Lot 434 on RP845844  
Sources | QLD GIS Layers (QLD Gov. Info Services 2015), Structure Plan (URBIS, 2015)

# Plan 8

SHG File  
7598 E 08 Site Constraints C

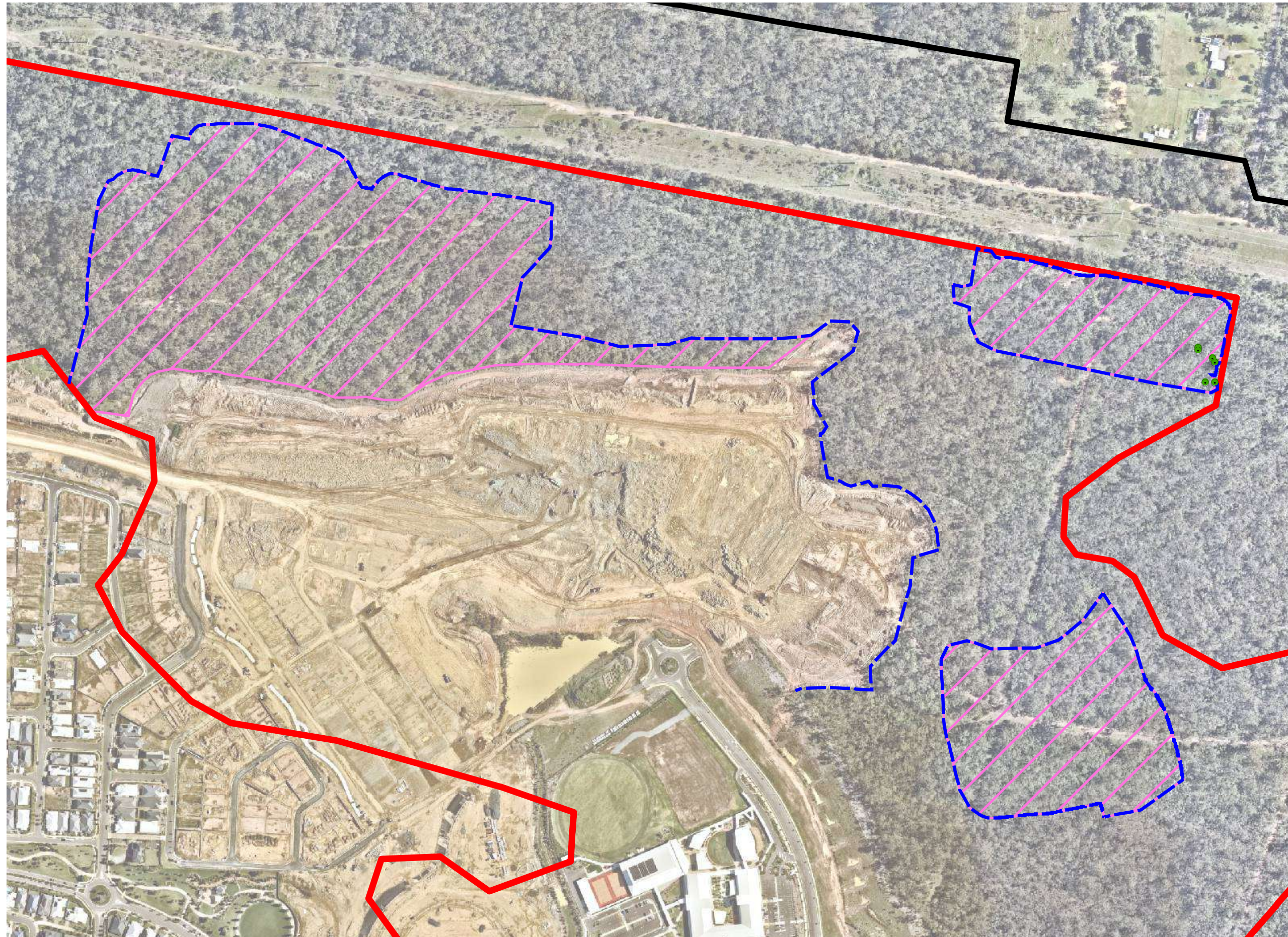


# Attachment I

Clearing Extent and Fencing Demarcation








# ATTACHMENT 1 - Precinct 8 & 10 Clearing Extent

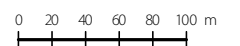


Notes:  
 This plan was prepared as a desktop assessment tool. The information on this plan is not suitable for any other purpose. Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land. Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.  
 Layer Sources  
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 © Nearmap, 2021  
 \* This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for

## Legend

-  Referral site
-  EPBC Impact area
-  Precinct 8 & 10 clearing area 1 (23.3 ha)
-  Precinct 8 & 10 fence location
-  *M. irbyana* area (to be cleared in accordance with Wildlife Authority Permit for clearing of protected plants WA0045420)

Issue	Date	Description	Drawn	Checked
A	30/01/2023	Preliminary	TC	LT



Transverse Mercator | GDA 1994 | Zone 56 | 1:4,500 @ A3





# Attachment 2

EPBC Approval (EPBC2016/7817) and Stages Plan



**APPROVAL**

**Mirvac Greater Flagstone Project, Greenbank, Queensland (EPBC 2016/7817)**

This decision is made under sections 130(1) and 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*. Note that section 134(1A) of the **EPBC Act** applies to this approval, which provides in general terms that if the approval holder authorises another person to undertake any part of the action, the approval holder must take all reasonable steps to ensure that the other person is informed of any conditions attached to this approval, and that the other person complies with any such condition.

**Details**

<b>Person to whom the approval is granted (approval holder)</b>	Mirvac Queensland Pty Limited
<b>ACN of approval holder</b>	060 411 207
<b>Action</b>	Development of a master planned residential community, on Lot 1 on SP297192 (formerly Lot 205 on RP845844, Lot 434 on RP845844 (part) and Lot 9 on S312355), within the Greater Flagstone Priority Development Area, Greenbank, Queensland.

**Approval decision**

My decision on whether or not to approve the taking of the action for the purposes of the controlling provision for the action is as follows.

**Controlling Provisions**

Listed Threatened Species and Communities	
Section 18	Approve
Section 18A	Approve

**Period for which the approval has effect**

This approval has effect until 31 July 2040.

**Decision-maker**

---

**Name and position** Nathan Hanna  
Acting Assistant Secretary, Assessments and Governance Branch  
Department of the Environment and Energy

**Signature**

**Date of decision**

11/10/2019

**Conditions of approval**

This approval is subject to the conditions under the EPBC Act as set out in ANNEXURE A.



---

## ANNEXURE A – CONDITIONS OF APPROVAL

---

### Part A – Conditions specific to the action

---

1. The approval holder must ensure that no **clearing of Koala or Grey-headed Flying-fox habitat** for **stage 1** occurs outside the **stage 1 site**.
2. The approval holder must ensure that no **clearing of Koala or Grey-headed Flying-fox habitat** for **stage 2** occurs outside the **stage 2 site**.
3. For the protection of the **Koala and Grey-headed Flying-fox habitat**, the approval holder must implement the **Natural Environment Site Strategy** to avoid **degradation** of the **on-site conservation area** as a result of the action, until such time that **Logan City Council** has accepted management of the **on-site conservation area** in writing, and the approval holder has provided evidence of this to the **Department**.
4. Within three (3) months of the **commencement** of **stage 1** of the action, the approval holder must submit, for approval by the **Minister**, an Offset Strategy to compensate for the loss of 230 ha of **Koala and Grey-headed Flying-fox habitat**. The approval holder must not **commence stage 2** of the action until the Offset Strategy has been approved by the **Minister** in writing. The approved Offset Strategy must be implemented. The approved Offset Strategy must:
  - a. be prepared by a **suitably qualified person**
  - b. be prepared in accordance with relevant approved **conservation advices, recovery plans and threat abatement plans**
  - c. demonstrate that the proposed offset area(s) meets the principles of the **EPBC Act Environmental Offsets Policy and Environmental Management Plan Guidelines**
  - d. include timelines and mechanisms for **legally securing** the offset area(s)
  - e. provide a written description and map that clearly defines the location and boundaries of the proposed offset area(s) for **Koala and Grey-headed Flying-fox habitat** (must be accompanied by the **offset attributes and shapefiles**)
  - f. demonstrate that there is a real potential for **Koala and Grey-headed Flying-fox** to utilise the offset area(s), including through (but not limited to):
    - i. **habitat suitability**
    - ii. connectivity with other **habitats** including **biodiversity corridors** that contain **Koala**
    - iii. proximity to known **Grey-headed Flying-fox** camps.
  - g. describe relevant baseline information regarding the offset area(s), based on surveys undertaken (prior to offset management commencing), including (but not limited to) quantification of the existing extent and quality of **habitat** for the **Koala and Grey-headed Flying-fox** present within the offset area(s) (the baseline condition)
  - h. include time bound commitments to ecological outcomes and offset performance and completion criteria (including milestones) for achieving ecological outcomes for the **Koala and Grey-headed Flying-fox**
  - i. detail the management actions and regeneration and revegetation strategies to be undertaken at the offset area(s) to achieve the ecological outcomes and offset performance and completion criteria, including:
    - i. the timing and frequency of these measures, and person(s) responsible
    - ii. a program to monitor and report on the effectiveness of these measures, including monitoring and reporting progress against the ecological outcomes and offset performance and completion criteria at an appropriate time and frequency



- iii. criteria for triggering adaptive management actions, contingency measures and corrective actions if the ecological outcomes and offset performance and completion criteria are not achieved, and the timing and frequency and person(s) responsible
  - iv. details of the potential risks to the successful implementation of the plan and measures that will be implemented to mitigate against these risks, and
  - v. the person(s) responsible for monitoring, reviewing and implementing the Offset Management Plan.
5. For the protection of the **Koala**, the approval holder must ensure that any offset area(s) will provide and/or establish a robust and diverse ecosystem that:
- a. contains **habitat** that provides both shelter and food resources relevant to the **Koala**, and
  - b. has a real potential to promote **Koala** breeding.
6. The approval holder must ensure that the revegetation of **Koala food trees** at the offset area(s) will utilise seeds collected from **Koala food trees** found within the offset area(s), or directly adjacent to the offset area(s), and preferably that also have evidence of **Koala** utilising them for feeding.

---

## Part B – Standard administrative conditions

---

### Notification of date of commencement of the action

7. The approval holder must notify the **Department** in writing of the date of commencement of **stage 1** and **stage 2** of the action, within **10 business days** after the date of commencement of **stage 1** and **stage 2** of the action.
8. If the commencement of **stage 1** or **stage 2** does not occur within two (2) years from the date of this approval, then the approval holder must not **commence the action** without the prior written agreement of the **Minister**.

### Compliance records

9. The approval holder must maintain accurate and complete **compliance records**.
10. If the **Department** makes a request in writing, the approval holder must provide electronic copies of **compliance records** to the **Department** within the timeframe specified in the request.

**Note:** **Compliance records** may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the **EPBC Act**, and or used to verify compliance with the conditions. Summaries of the result of an audit may be published on the **Department's** website or through the general media.

### Preparation and publication of plans

11. The approval holder must:
  - a. submit **plans** electronically to the **Department** for approval by the **Minister**;
  - b. publish each **plan** on the **website** within **20 business days** of the date the **plan** is approved by the **Minister** or of the date a revised action management plan is submitted to the **Minister** or the **Department**, unless otherwise agreed to in writing by the **Minister**;
  - c. exclude or redact **sensitive ecological data** from **plans** published on the **website** or provided to a member of the public; and
  - d. keep **plans** published on the **website** until the end date of this approval.
12. The approval holder must ensure that any **monitoring data** (including **sensitive ecological data**), surveys, maps, and other spatial and metadata required under a **plan**, is prepared in accordance with the **Department's Guidelines for biological survey and mapped data (2018)** and submitted electronically to the **Department** in accordance with the requirements of the **plan**.



### Annual compliance reporting

13. The approval holder must prepare a **compliance report** for each 12 month period following the date of **commencement of the action**, or otherwise in accordance with an annual date that has been agreed to in writing by the **Minister**. The approval holder must:
- publish each **compliance report** on the **website** within 60 **business days** following the relevant 12 month period;
  - notify the **Department** by email that a **compliance report** has been published on the **website** and provide the weblink for the **compliance report** within five **business days** of the date of publication;
  - keep all **compliance reports** publicly available on the **website** until this approval expires;
  - exclude or redact **sensitive ecological data** from **compliance reports** published on the **website**; and
  - where any **sensitive ecological data** has been excluded from the version published, submit the full **compliance report** to the **Department** within 5 **business days** of publication.

**Note:** Compliance reports may be published on the **Department's** website.

### Reporting non-compliance

14. The approval holder must notify the **Department** in writing of any: **incident**; non-compliance with the conditions; or non-compliance with the commitments made in **plans**. The notification must be given as soon as practicable, and no later than two **business days** after becoming aware of the **incident** or non-compliance. The notification must specify:
- any condition which is or may be in breach;
  - a short description of the **incident** and/or non-compliance; and
  - the location (including co-ordinates), date, and time of the **incident** and/or non-compliance. In the event the exact information cannot be provided, provide the best information available.
15. The approval holder must provide to the **Department** the details of any **incident** or non-compliance with the conditions or commitments made in **plans** as soon as practicable and no later than 10 **business days** after becoming aware of the **incident** or non-compliance, specifying:
- any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;
  - the potential impacts of the **incident** or non-compliance; and
  - the method and timing of any remedial action that will be undertaken by the approval holder.

### Independent audit

16. The approval holder must ensure that **independent audits** of compliance with the conditions are conducted every five (5) years following the date of the **commencement of the action**, or as otherwise requested in writing by the **Minister**.
17. For each **independent audit**, the approval holder must:
- provide the name and qualifications of the independent auditor and the draft audit criteria to the **Department**;
  - only commence the **independent audit** once the audit criteria have been approved in writing by the **Department**; and
  - submit an audit report to the **Department** within the timeframe specified in the approved audit criteria.



18. The approval holder must publish the audit report on the **website** within **10 business days** of receiving the **Department's** approval of the audit report and keep the audit report published on the **website** until the end date of this approval.

#### Completion of the action

19. Within 30 days after the **completion of the action**, the approval holder must notify the **Department** in writing and provide **completion data**.

---

### Part C - Definitions

---

In these conditions, except where contrary intention is expressed, the following definitions are used:

**Biodiversity corridor** means areas of vegetation that allow **protected matter(s)** to travel from one area of **habitat** to another.

**Business day** means a day that is not a Saturday, a Sunday or a public holiday in the state or territory of the action.

**Clear/Clearing/Clearance** means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of vegetation (but not including weeds – see the *Australian weeds strategy 2017 to 2027* for further guidance).

**Commencement/Commence/Commenced** means the first instance of any specified activity associated with **stage 1** of the action, including **clearing** of vegetation and **construction** of any infrastructure. **Commencement/Commence /Commenced** does not include minor physical disturbance necessary to:

- i. undertake pre-clearance surveys or monitoring programs;
- ii. install signage and /or temporary fencing to prevent unapproved use of the project area;
- iii. protect environmental and property assets from fire, weeds and pests; and
- iv. install temporary site facilities for persons undertaking pre-commencement activities so long as these are located where they have no impact on the **protected matters**.

**Completion data** means an environmental report and spatial data clearly detailing how the conditions of this approval have been met, including (but not limited to) information detailing the date, location, approved **impact site** (including **stage 1** and **stage 2**), actual total area of **habitat** (including type and quality) for **Koala** and **Grey-headed Flying-fox** that was **cleared** within the **impact site** (including within both **stage 1** and **stage 2**), and actual total area of **habitat** (including type and quality) for **Koala** and **Grey-headed Flying-fox** within the **offset area(s)**. The **Department's** preferred spatial data format is **shapefile**.

**Completion of the action** means all specified activities associated with the action have permanently ceased.

**Compliance records** means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval in the approval holder's possession or that are within the approval holder's power to obtain lawfully.

**Compliance reports** means written reports:

- i. providing accurate and complete details of compliance, **incidents**, and non-compliance with the conditions and the **plans**;
- ii. consistent with the **Department's Annual Compliance Report Guidelines (2014)**;
- iii. include a **shapefile** of any clearance of any **protected matters**, or their **habitat**, undertaken within the relevant 12 month period; and



- iv. annexing a schedule of all **plans** prepared and in existence in relation to the conditions during the relevant 12 month period.

**Conservation advices** means a conservation advice approved by the **Minister** under the **EPBC Act**.

**Construction** means the erection of a building or structure that is or is to be fixed to the ground and wholly or partially fabricated on-site; the alteration, maintenance, repair or demolition of any building or structure; preliminary site preparation work which involves breaking of the ground (including pile driving); the laying of pipes and other prefabricated materials in the ground, and any associated excavation work; but excluding the installation of temporary fences and signage.

**Degradation** means any deterioration of the extent or quality of **habitat**, including from (but not limited to): **clearing**, weed introduction or increase, dumping, domestic and feral animals, startling noises, vehicle entry, erosion, pollution and altered water flow.

**Department** means the Australian Government agency responsible for administering the **EPBC Act**.

**Environmental Management Plan Guidelines** means the Department's *Environmental Management Plan Guidelines (2014)*.

**EPBC Act** means the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*.

**EPBC Act Environmental Offsets Policy** means the *Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy (October 2012)*.

**Grey-headed Flying-fox** means the Grey-headed Flying-fox (*Pteropus poliocephalus*) listed as a threatened species under the **EPBC Act**.

**Habitat** means the natural environment in which the relevant **protected matter(s)** has been identified to occur or is suitable for the **protected matter** to occur in, based upon field surveys and guidance contained in the relevant species or ecological communities' *listing advice*, *conservation advice*, *recovery plan* or *SPRAT profile*.

**Impact site** means the area designated as 'Impact Site' bounded by the solid red line on the map at [Appendix A](#).

**Incident** means any event which has the potential to, or does, impact on one or more **protected matter(s)**.

**Independent audit** means an audit conducted by an independent and **suitably qualified person** as detailed in the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines (2015)*.

**Koala** means the Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) (*Phascolarctos cinereus* (combined populations of Qld, NSW and the ACT) listed as a threatened species under the **EPBC Act**.

**Koala food tree(s)** means a species of tree of genus *Angophora*, *Corymbia*, *Eucalyptus*, *Lophostemon* or *Melaleuca*, with a height of more than 4 metres or with a trunk circumference more than 31.5 centimetres at 1.3 metres above the ground, the leaves of which are known to be consumed by the **Koala**.

**Legally securing** means protect for conservation under a voluntary declaration under the *Vegetation Management Act 1999 (Qld)* or as a nature refuge under the *Nature Conservation Act 1992 (Qld)* or another enduring protection mechanism agreed to in writing by the **Department**.

**Logan City Council** means '*Logan City Council*', the local government authority for the city of Logan in Queensland, Australia.

**Monitoring data** means the data required to be recorded under the conditions of this approval.





**Minister** means the Australian Government Minister administering the **EPBC Act** including any delegate thereof.

**Natural Environment Site Strategy** means the document with the title *Mirvac Greater Flagstone Project: Natural Environment Site Strategy (18 April 2017)*, as approved by Economic Development Queensland on 2 June 2017.

**Offset attributes** means an '.xls' file capturing relevant attributes of the offset site, including the EPBC reference ID number, the physical address of the offset site, coordinates of the boundary points in decimal degrees, the **protected matters** that the offset compensates for, and any additional **protected matters** that are benefiting from the offset, and the size of the offset in hectares.

**On-site conservation area** means the area designated as 'On-site Conservation Area' and shaded dark green within the **referral site** on the map at [Appendix A](#).

**Plan(s)** means any of the documents required to be prepared, approved by the **Minister**, and/or implemented by the approval holder and published on the **website** in accordance with these conditions (includes action management plans and/or strategies).

**Protected matter(s)** means a matter protected under a controlling provision in Part 3 of the **EPBC Act** for which this approval has effect.

**Recovery plans** means a recovery plan made or adopted by the **Minister** under the **EPBC Act**.

**Referral site** means the area designated as 'Referral Site' and bounded by the solid black line on the map at [Appendix A](#).

**Sensitive ecological data** means data as defined in the Australian Government Department of the Environment (2016) *Sensitive Ecological Data – Access and Management Policy V1.0*.

**Shapefiles** means location and attribute information of the action provided in an Esri shapefile format. Shapefiles must contain '.shp', '.shx', '.dbf' files and a '.prj' file that specifies the projection/geographic coordinate system used. Shapefiles must also include an '.xml' metadata file that describes the shapefile for discovery and identification purposes.

**Stage 1** means any activity associated with the action that is approved to occur within the **stage 1 site**, specifically **construction** and **clearing** works required for the development of a new State Primary School.

**Stage 1 site** means the area designated as 'Stage 1 Site' within the yellow shading and bounded by the solid yellow line on the map at [Appendix A](#).

**Stage 2** means any activity associated with the action that is approved to occur within the **stage 2 site**, including **construction** and **clearing** works.

**Stage 2 site** means the area designated as 'Stage 2 Site' within the light green shading and bounded by the solid green line on the map at [Appendix A](#).

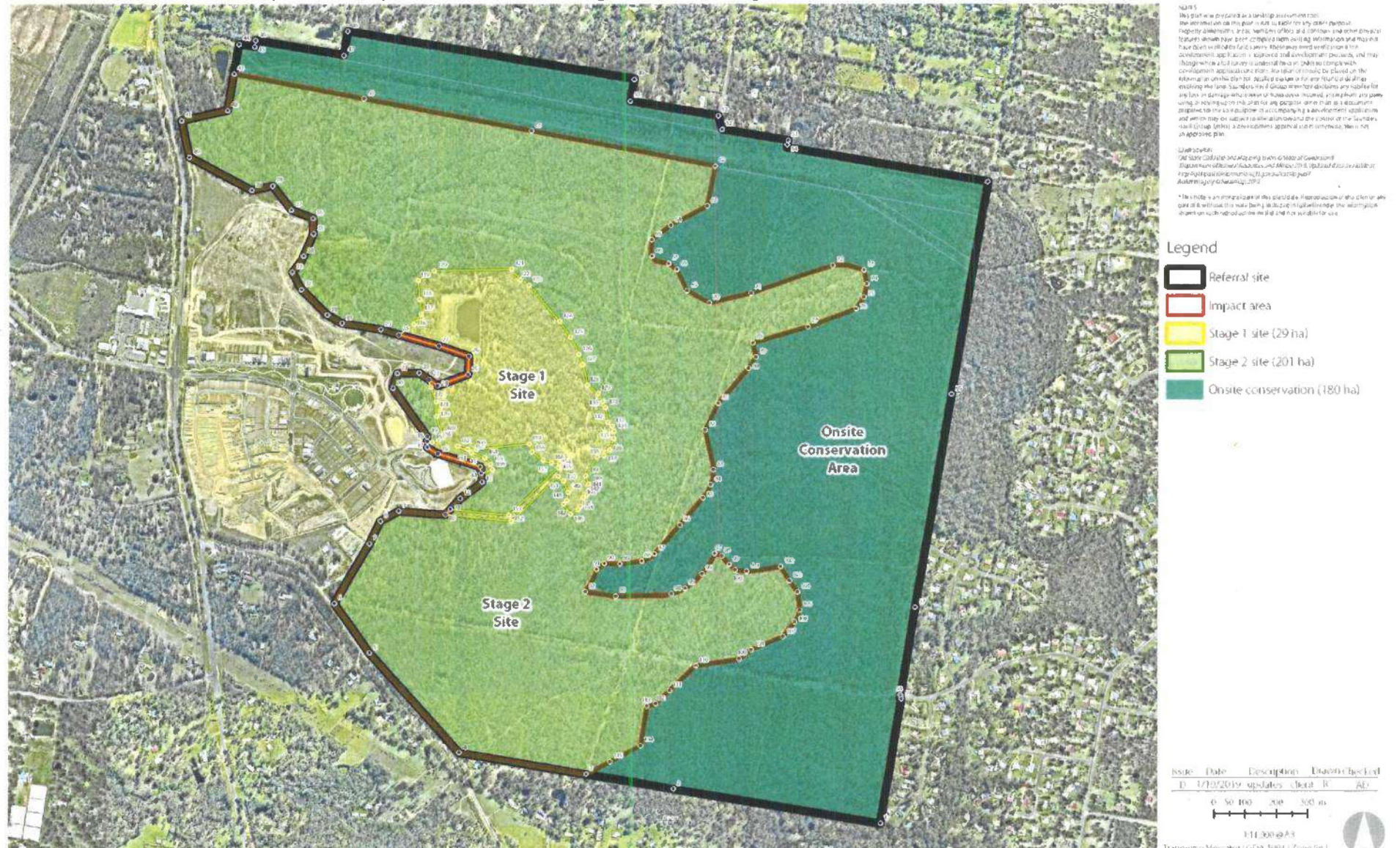
**Suitably qualified person** means a person who has professional qualifications, training, skills and/or experience related to the nominated subject matter and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature.

**Threat abatement plan** means a threat abatement plan made or adopted by the **Minister** under the **EPBC Act**.

**Website** means a set of related web pages located under a single domain name attributed to the approval holder and available to the public.



# APPENDIX A - Map of Impact Area, Stage 1 & Stage 2 of the Action

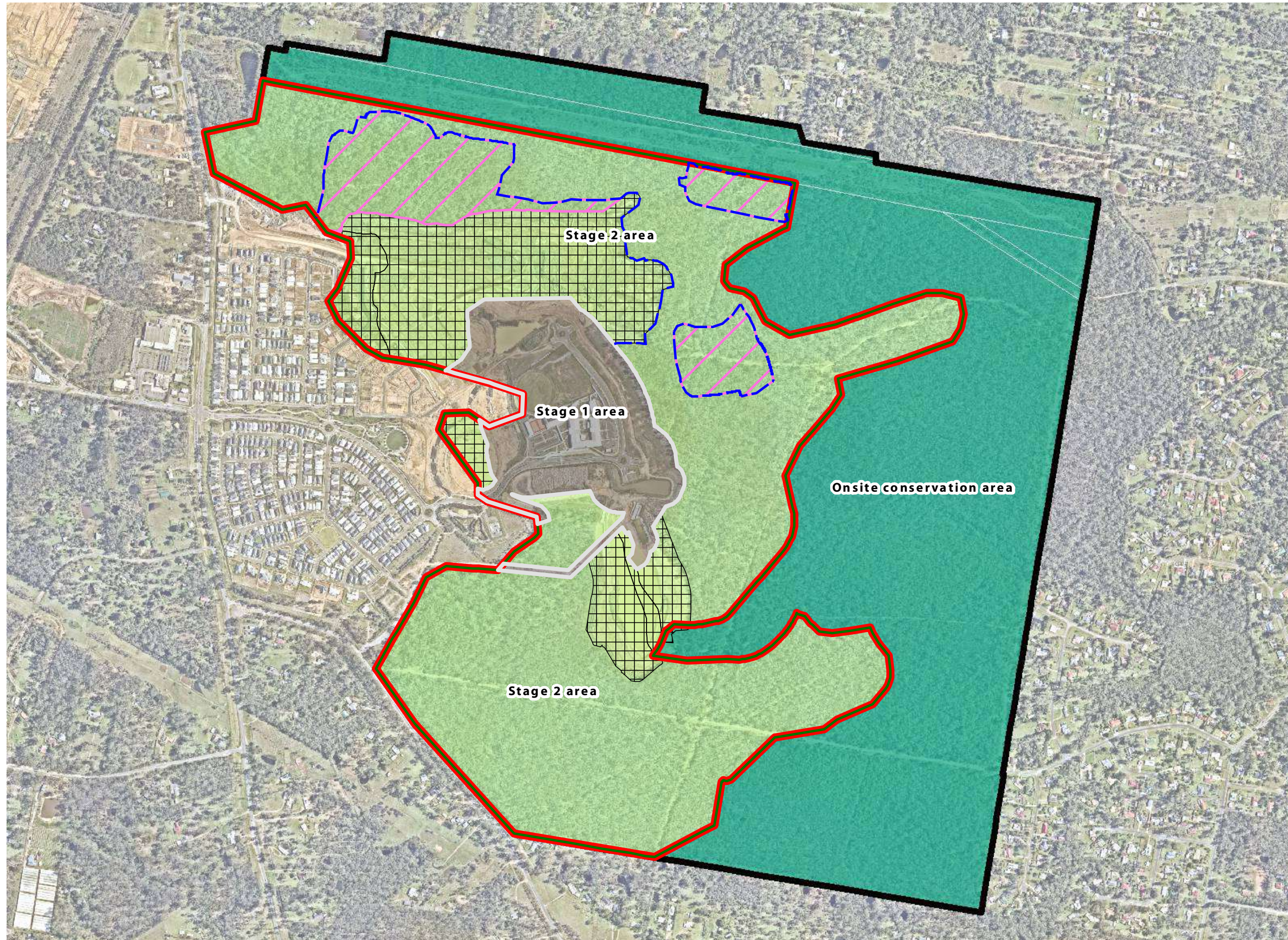


**Everleigh**

ADDRESS: Greenbank Road, Greenbank • 1/10/2019 • 7500 EOI Project Staging Summary D •



# ATTACHMENT 2 - EPBC Clearing Stages

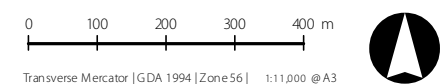


Notes:  
 This plan was prepared as a desktop assessment tool. The information on this plan is not suitable for any other purpose. Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land. Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.  
 Layer Sources  
 © State of Queensland 2021. Updated data available at <http://qldspatialinformation.qld.gov.au/catalogue/>  
 © Nearmap, 2021  
 \* This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for

## Legend

- Project site
- EPBC Impact area
- Stage 2 site (201 ha)
- Stage 1 site (29 ha)
- Onsite conservation (180 ha)
- Stage 2 cleared areas
- Precinct 8 & 10 clearing area 1 (23.3 ha)
- Precinct 8 & 10 area 1 fence location

Issue	Date	Description	Dawn	Checked
A	30/01/2023	Preliminary	TC	LT





# Attachment 3

Offset Strategy Approval Letter (Department of Agriculture, Water and the Environment)



Australian Government

Department of Agriculture, Water and the Environment

Mr Mark Clancy  
Development Manager  
Mirvac Queensland Pty Limited  
PO Box 10047  
BRISBANE QLD 4000

Dear Mr Clancy

**Mirvac Greater Flagstone Project, Greenbank, Queensland Offset Strategy (EPBC2016/7817)**

Thank you for submitting the *Offset Strategy - Mirvac Greater Flagstone Project, Greenbank, Queensland dated 23 September 2020* (Offset Strategy) for approval in accordance with conditions 4 - 6 of the EPBC 2016/7817 approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This is to advise you of my decision on the the Offset Strategy.

As a delegate of the Minister for the Environment, I have decided to approve the Offset Strategy, as it meets the requirements of approval conditions 4 to 6 of EPBC 2016/7817. The approved Offset Strategy must now be implemented.

Please note that Mirvac Queensland Pty Limited is required to keep accurate records substantiating all activities associated with the implementation of the Offset Strategy, and is to make those records available to the Department at the Minister's request.

If Mirvac Queensland Pty Limited wish to implement actions otherwise than in accordance with the approved Offset Strategy, Mirvac Queensland Pty Limited must submit a revised Offset Strategy for approval by the Minister.

Should you require any further information please contact Ben Edwards, by email to [ben.edwards@environment.gov.au](mailto:ben.edwards@environment.gov.au) or [postapproval@awe.gov.au](mailto:postapproval@awe.gov.au), and quote the EPBC reference number shown at the beginning of this letter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'RMiles'.

Richard Miles  
Acting Assitant Secretary  
Assessment Queensland and Sea Dumping Branch  
8 October 2020

# Attachment 4

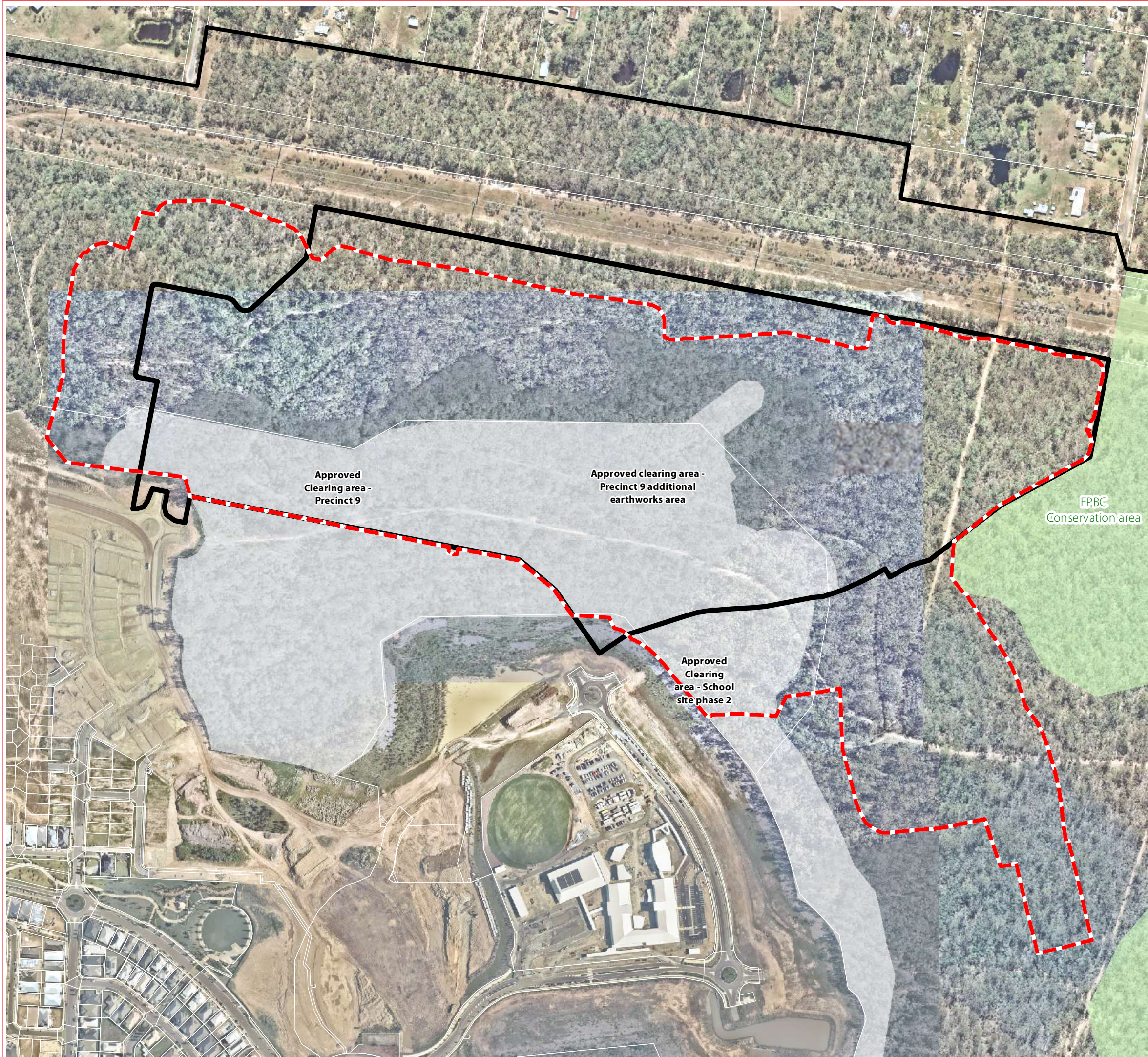
Vegetation Clearing and Fauna Management Plan



# Vegetation Clearing & Fauna Management Plan

*Economic Development Queensland (EDQ)*

Precinct 8 & 10



**CONTENTS**  
7598 E 02 PC8\_10 VCFMP A -- Vegetation Clearing Notes  
7598 E 03 PC8\_10 VCFMP B -- Fauna Notes  
7598 E 04 PC8\_10 VCFMP B -- Clearing Summary  
7598 E 05 PC8\_10 VCFMP B -- Detail Sheet Context  
7598 E 06 - 64 PC8\_10 VCFMP B -- Detail Sheets  
7598 E 65 PC8\_10 VCFMP B -- Clearing Direction  
Appendix A -- Tree Schedule



# Vegetation Clearing and Fauna Management Plan - Notes

## INTRODUCTION

The Environmental Management Division of the Saunders Havill Group (SHG) was engaged by **MIRVAC Queensland Ltd** to prepare a Vegetation Clearing & Fauna Management Plan (VCFMP) for Precinct 8 and 10 of the Everleigh Project.

The purpose of this plan is to manage the vegetation removal and fauna management processes within the vegetation clearing area. This VCFMP was compiled to support the Precinct 8 and 10 development application to Economic Development Queensland (EDQ) prior to clearing works commencing. The clearing works will follow general principles for vegetation clearing documented on this sheet and all EDQ specific requirements. This VCFMP has been produced by overlaying the following site datasets to determine impacts and disturbance on existing vegetation:

1. GPS/survey accurate tree data including specimen details & features (SHG, 2018-2022)
2. Site Inspection of Existing Habitat features (SHG, 2022)
3. Everleigh Master Plan (URBIS, 2022)
4. Precinct 8 & 10 civil design & earthwork plans (Premise, 2022)
5. Arborist inspection (TBC)

## PROJECT MANAGEMENT

Vegetation management and its processes are an integral part of the construction and operational works phases. The site supervisor is responsible for all onsite works including overseeing vegetation clearing, health and safety of fauna and adhering to EDQ's conditions and guidelines, as well as the Australian Standards - Protection of Trees on Development Sites AS4970-2009 and Pruning of Amenity Trees AS4373-1996.

The project arborist (with minimum AQF Level 5 in Arboriculture and minimum 5 years' experience) is responsible for: undertaking all appropriate arboricultural measures prior to the commencement of any earthworks on site to ensure the survival and long-term health of existing trees to be retained. These measures may include soil decompaction, soil aeration, fertilising, mulching, watering, root or crown reduction and hazard reduction or as otherwise determined by the arborist. The site arborist is also required to direct and supervise all works within TPZs of trees to be retained, and perform arboricultural care requirements where necessary.

The roles and responsibilities of the Fauna Spotter-catcher are provided on *Sheet 3*.

## SITE CONTACTS

Site and consulting contacts for queries relating to vegetation clearing include:

Client Contact:	Environmental Contact:
MIRVAC Ltd	Saunders Havill Group
Mr Jason Augustine	Laura Thorley
Ph (07) 3959 5960	Ph (07) 3251 9444

Site Contractor:	Site Arborist:
<i>To be advised</i>	<i>Site Contractor to advise</i>

Site Fauna spotter-catcher:	Site Bushfire Consultant:
<i>To be advised</i>	Robert Friend & Associates
(Refer to Fauna Management Plan)	Robert Friend
	(07) 3891 9131

## CLEARING PHASES AND PROCESS

PHASE 1 - Tree Protection Fencing to be installed

Fencing to be installed prior to the commencement of any clearing works on the site.  
Tree protection fencing to be located at or beyond 12 x diameter at breast height (DBH)

(AS4970-2009 Protection of trees on development sites)—unless approved by the appointed arborist.

PHASE 2 - Fauna Inspections and Management

Undertake necessary fauna management requirements prior to clearing works - as a minimum, this should include the specifications listed on sheet 3, and a pre-clearance report provided to the Environment Coordinator and Site Supervisor.

PHASE 3 - Pre-start Meeting

Fencing shall be in place at the time of the pre-start meeting for inspection and sign off by the Environment Coordinator and Site Supervisor. As per detail sheets of this VCFMP, protection fencing will be placed along the tree protection zones of trees within the EPBC conservation area. Proposed works within these areas will be reviewed by the project engineering and arborist to ensure safe retention of the tree/s.

PHASE 4 - Undertake Bulk Clearing

Undertake wholesale removal of vegetation once all necessary pre-works checks have been provided. Clearing will occur in the direction outlined in *sheet 31* of this VCFMP, and managed by the appointed fauna spotter-catcher to allow all fauna unimpeded movement east towards the currently retained vegetation over future stages.

Vegetation clearing techniques:

By utilising the most appropriate machinery and equipment during vegetation clearing, the probability of injury or death of wildlife during clearing can be significantly reduced or eliminated while still maintaining an efficient vegetation removal process.

Suggested techniques are as follows: (a) a vertical tree grab attachment on an excavator (30 tonne) can be used to pull entire trees in size up to 30-40cm diameter at a height measured at 1.3 metres above ground level and lay them down in a steady controlled fashion, allowing inspection by a fauna spotter-catcher (b) where large trees are too large for a vertical tree grab and have been identified, an elevated work platform or where practical, cherry picker should be used in conjunction with a chainsaw operator and fauna spotter-catcher. Alternatively, careful removal of hollow section from habitat tree and gentle lowering for inspection by fauna spotter-catcher (c) the use of bulldozers to clear vegetation is limited to vegetation that has been thoroughly inspected by a fauna spotter-catcher and is found to contain no fauna or potential habitat. Bulldozers are not to be used to push over large trees that contain hollows or other habitat features.

NOTE: Dogs are not permitted onsite at all times during construction. Construction works including clearing must occur between the hours of 6.30am and 6.30pm.

## EPBC CONSERVATION AREA BOUNDARY CLEARING PROTOCOL

Precinct 8 and 10 vegetation clearing adjoins the EPBC Conservation Area boundary (EPBC 2016/7817). Trees located within the EPBC conservation area must be retained. To ensure the avoidance and minimisation of impacts to the EPBC Conservation Area, the following is to be implemented:

- Tree protection fencing to be positioned around the TPZ of EPBC Conservation Area trees
- Tree protection fencing to be inspected by environmental supervisor prior to the commencement of clearing
- Arborist must be present for all clearing activities along the EPBC conservation area boundary
- Record, if any, trees located within the EPBC Conservation Area have been removed or significantly impacted by works.
- Report removal or impacts to trees to the Environmental Coordinator.

## ACCESS AND STOCKPILING

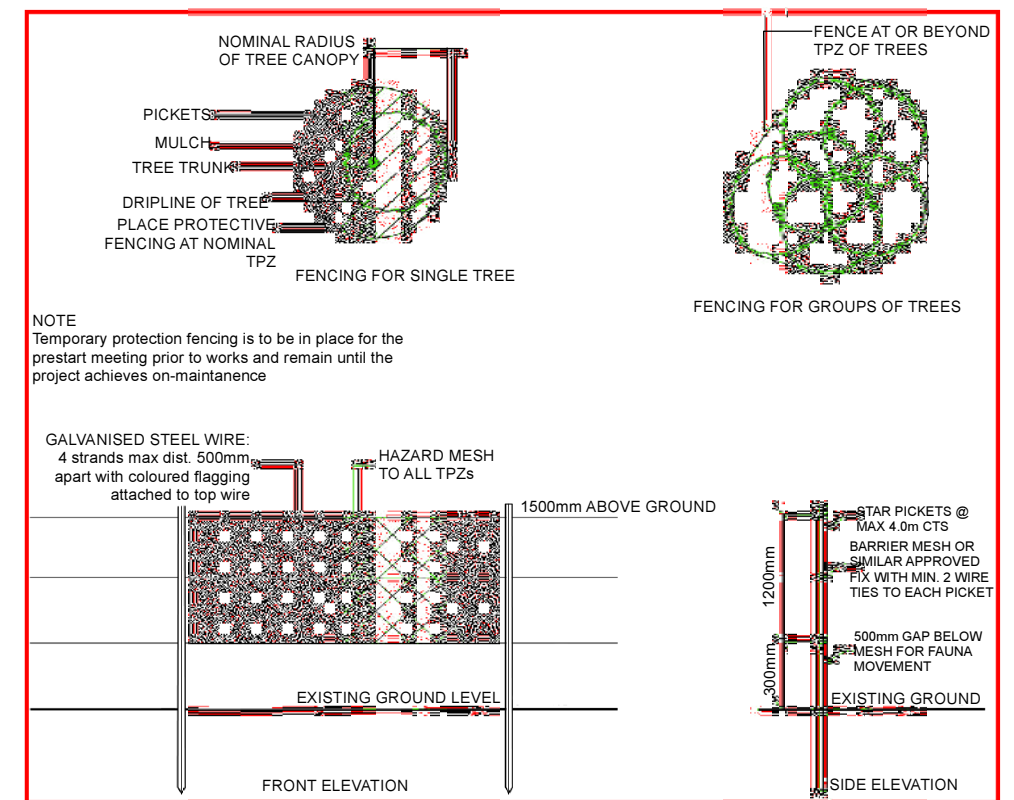
A vegetation stockpiling location is to be designated in an easily accessible area outside of TPZs. An indicative vegetation stockpiling location has been allocated adjacent to the waterway corridor, allowing for material to be easily utilised for future rehabilitation works. This location is subject to minor change according to cut/fill activities and intended location for reuse.

Cleared vegetation free of weeds is to be reused on or off the project site. Recycling techniques include mulching, tub-grinding, wood chipping and salvage (e.g. custom milling). Trees with identified hollows should have the hollow section preserved and should be suitably mounted on nearby or adjacent suitable trees.

## MAINTENANCE

After tree clearing works on site, an analysis of the vegetation's health and growth should be undertaken by the project arborist to determine specific maintenance needs. Follow up maintenance works should be carried out on retained vegetation where required.

## Tree Protection Fencing - Detail (not to scale)



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CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND DO NOT SCALE FROM THE DRAWINGS. ALL DIMENSIONS ARE IN MILLIMETRES. ANY DISCREPANCIES SHOULD BE CLARIFIED IN WRITING WITH SAUNDERS HAVILL GROUP PRIOR TO THE COMMENCEMENT OF WORK.  
PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR FURTHER UNDERSTANDING SERVICES AND/OR BIDDING/ORDER OF ALL SERVICES.

REFERENCES:  
AS4970-2009 Protection of trees on development sites  
Vegetation clearing techniques (Logan City Council, 2019)

Issue	Date	Description	Checked
8	13/04/2022	Balance EWs added	LT

PROJECT:  
PRECINCT 8 & 10



PLAN OF:  
Vegetation Clearing & Fauna Management Plan

DATE:	13/04/2022	CHECKED:	AD
CLIENT REF:	7598	DRAWN:	TC
DRAWING No.:	7598 E 02 PC8_10 VCFMP B		

# Vegetation Clearing and Fauna Management Plan - Fauna Management Notes

## INTRODUCTION

The Fauna Management specification on this VCFMP is designed to protect native animals and control/manage impacts during the vegetation clearing works. The vegetation clearing area occurs within the Precinct 8 and 10 works area. Common species associated with semi-urban/urban/bushland landscapes were spotted at the clearing area during the ecological survey. Koalas have been spotted in and around the Precinct 8 and 10 area in various ecological surveys. The fauna management specifications and principles incorporated in this VCFMP applies generically to all native animals and focuses on avoiding conflicts and incorporating measures to minimize disturbance. Compliance with this section of the VCFMP is compulsory and incorporates the use of expert consultants including a Fauna Spotter (holding a valid Wildlife Rehabilitation Permit issued by the **Department of Environment and Science**.)

## FAUNA IMPACTS

Clearing of vegetation provides an obvious source of impact to existing habitat and animal safety. More specifically the existing vegetation provides habitat, movement and protection opportunities for some fauna through both regrowth and canopy trees. These opportunities are to be altered during and post vegetation clearing works.

## CONSTRUCTION IMPACTS

- Direct removal of site vegetation
- Loss of habitat
- Noise, vibration and dust
- Erosion and sedimentation
- Threats associated with open cuts etc. and fauna entrapment
- Loss of food sources
- Excavation/compaction/changes in ground levels
- Altering hydrological flows
- Fragmentation of habitat

## OPERATIONAL IMPACTS

- Weed introduction (garden escapees)
- Increased hydrology with increased hardstand
- Altering of run-off chemical and nutrient components (quality)
- Barriers to fauna movement
- Vehicles and pedestrian movement and trespass
- Introduction of domestic and predatory species

## Fauna Management Schedule

1.0 PRE CLEARING				
Ref:	Management Item	Responsibility	Timing	Reporting
1.1	<b>TEMPORARY FENCING</b> Prior to the commencement of works and to be inspected by the site Environmental Coordinator—Delineate areas where vegetation is proposed to be retained with exclusion fencing to prevent accidental felling. Clearing is to be undertaken in accordance with AS 4970-2009 Protection of Trees on Development Sites. <ul style="list-style-type: none"> <li>▪ Fencing shall be fauna friendly</li> <li>▪ No clearing, stockpiling, site access, earthworks, storage, etc. is to occur within the temporary protection fencing.</li> <li>▪ Only approved weed management works to occur within the temporary protection fencing</li> <li>▪ Fencing to be reinstated immediately if damaged or knocked down, any damage to retained trees to be immediately reported to Project Arborist.</li> <li>▪ Fencing to remain until the completion of all site works.</li> </ul>	SITE SUPERVISOR	Prior to the commencement of clearing	Inspected by Environmental Coordinator
1.2	<b>CONTRACTOR EDUCATION &amp; AWARENESS</b> All site contractors and subcontractors will be made aware of their responsibilities to protect native fauna. The Fauna Management notes on this VCFMP are provided as a working document to assist on-site management and protection of native animals. This generally will form part of education and training for broader work place health and safety but as a minimum will include: <ul style="list-style-type: none"> <li>▪ Copy of VCFMP kept on-site (Site Office).</li> <li>▪ General education and awareness notification of contractors and sub-contractors involved in activities potentially impacting native animals as part of site induction – contractors must know the location of the VCFMP, key phone numbers and who to report to if they breach the VCFMP.</li> <li>▪ A list of relevant contact phone numbers as listed on these drawings is kept in a visible and accessible location in the site office.</li> </ul>	SITE SUPERVISOR / THE PROPONENT	Prior to the commencement of clearing and as part of the site induction for new staff and sub-contractors	SITE SUPERVISOR
2.0 VEGETATION CLEARING				
2.1	<b>SPOTTER / RELOCATOR</b> Immediately prior to the commencement of clearing of native vegetation a daily visual inspection of the area must be carried out by the fauna spotter-catcher. Furthermore, the fauna spotter-catcher is to be present on site during all clearing operations to supervise and direct clearing works, and to respond to any situations that may arise in relation to fauna. In the event of an animal being located, a suitable buffer area (as determined by the fauna spotter-catcher) should be established around the animal's location that excludes machinery until it has relocated at its own accord (usually overnight). If an animal requires relocating this must be undertaken by a suitable qualified fauna expert recognized by the <b>Department of Environment &amp; Science</b> . For some fauna, specific permit requirements may apply. If vegetation is left stockpiled for more than 24 hours or overnight, the fauna spotter-catcher must inspect the vegetation prior to chipping or removal from site. The Fauna Spotter-catcher will manage the care of any injured or orphaned wildlife (e.g. veterinary attention or delivery to a wildlife carer). Any native fauna listed as a threatened species under the Nature Conservation (Wildlife) Regulation 2006 that are injured or orphaned by the development process, must be reported to the <b>Department of Environment &amp; Science</b> (1300 130 372). Any other injured or orphaned fauna must be reported through the Rehabilitation Permit return process by the Fauna Spotter-catcher. The Site Supervisor is responsible for the safe management of site fauna and implementation of these specific fauna requirements.	SITE SUPERVISOR	Prior to the commencement, and during clearing	Inspected by the Fauna Spotter-catcher
2.2	<b>SPECIFIC KOALA MANAGEMENT NOTES</b> A Koala Spotter is a person who holds a tertiary qualification in Biology or Zoology, or who is demonstrably experienced in the identification and location of Koalas in their natural habitat. For example, a koala keeper employed by a licensed Wildlife exhibitor (i.e. a zoo) may be capable of demonstrating competence in locating Koala's. Prior to the commencement and during felling operations, it is the responsibility of the Koala spotter to be present at the site of felling operations identify any tree at the site within which a Koala is present, as well as any tree that has a crown which is intermeshed or overlapping with such a tree; and advise the person who is authorised to conduct the felling operation, or that persons' representative, of the precise location of each such tree Management Item.	SITE SUPERVISOR	Prior to the commencement, and during clearing	Inspected by the Fauna Spotter-catcher
2.3	<b>CLEARING PATTERN / FAUNA FLUSHING</b> Clearing occurs once the fauna spotter-catcher gives sign off the site is clear of all native species and all necessary permits are obtained. The intended clearing directions is out from existing cleared areas towards currently retained vegetation to the east/north of the proposed clearing. Clearing direction is subject to amendment by the fauna spotter-catcher. At the completion of operational works, the fauna spotter-catcher must provide certification to the environmental coordinator that all works were undertaken in accordance with these fauna management requirements.	SITE SUPERVISOR	Prior to the commencement, and during clearing	Inspected by the Fauna Spotter-catcher



CLIENT:



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REFERENCES:

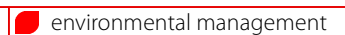
AS4970-2009 Protection of trees on development sites

AMENDMENTS:

Issue	Date	Description	Checked
8	13/04/2022	Balance EWs added	LT

PROJECT:

PRECINCT 8 and 10



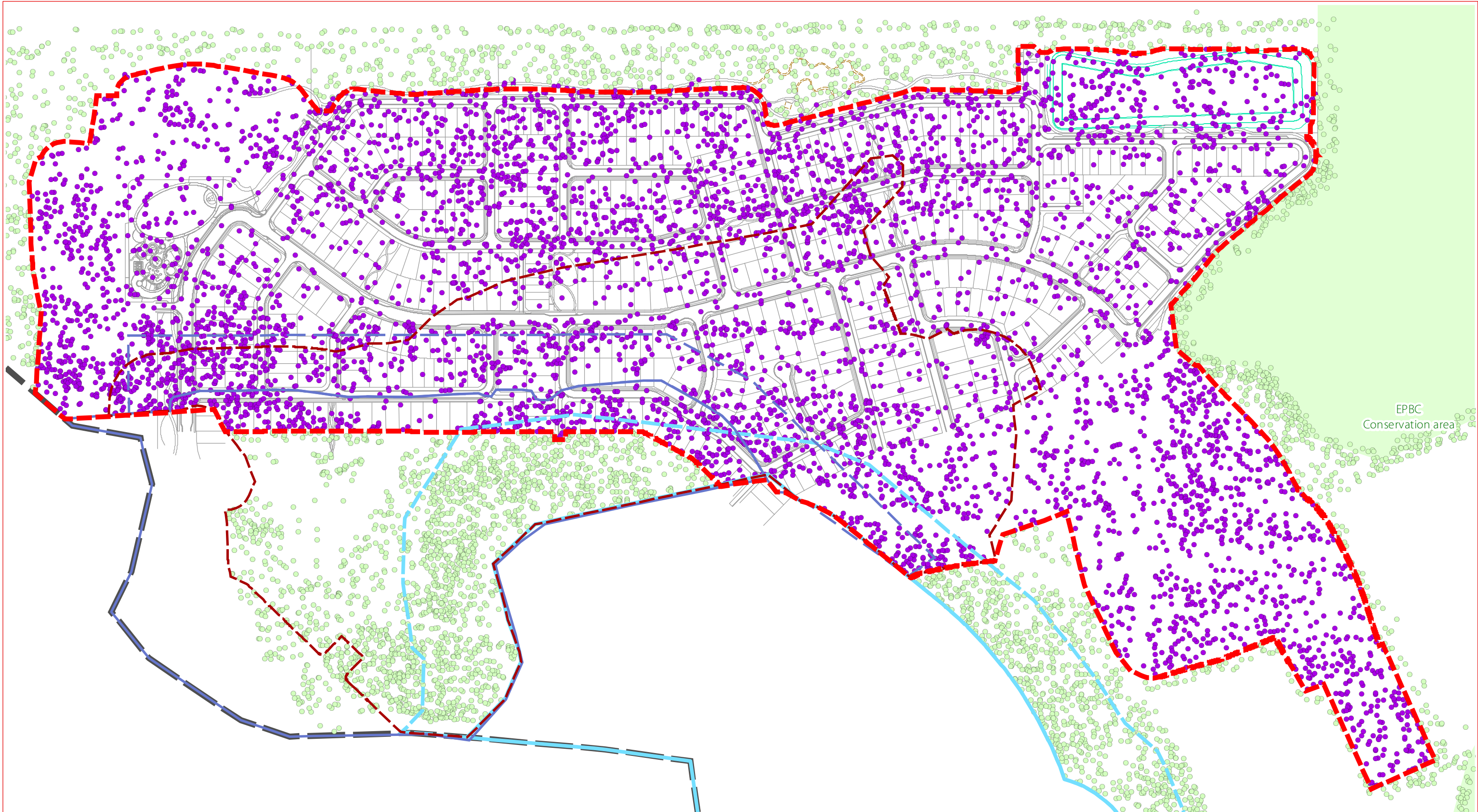
PLAN OF:  
Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022 CHECKED: AD

CLIENT REF: 7598 DRAWN: TC

DRAWING No.: 7598 E 03 PC8\_10 VCFMP B





EPBC Conservation area

- GPSTree plot
- Tree to remove in Precinct 8 & 10 vegetation clearing extent
  - Adjacent tree to retain during Precinct 8 & 10 vegetation clearing extent - Retention status subject to future or other current applications
- EPBC referral boundary
  - - - Precinct 8 & 10 vegetation clearing boundary
  - Precinct 8 and 10 layout & landscape design
  - - - Approved Precinct 9 balance earthworks boundary vegetation clearing area
  - Approved Precinct 9 civil works vegetation clearing area
  - - - Approved Precinct 9 bushfire management vegetation clearing area
  - Approved Phase 1 school site clearing
  - - - Approved Phase 2 school site clearing
  - Earthworks cut area
  - Earthworks fill area
  - Earthworks extent

## Vegetation Clearing & Fauna Management Plan - Clearing Summary



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REFERENCES:

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- Layout drawing (URBIS, 2022)

AMENDMENTS:

Issue	Date	Description	Checked
8	13/04/2022	balance EWs added	LT



1:3,750 @ A3

PROJECT:

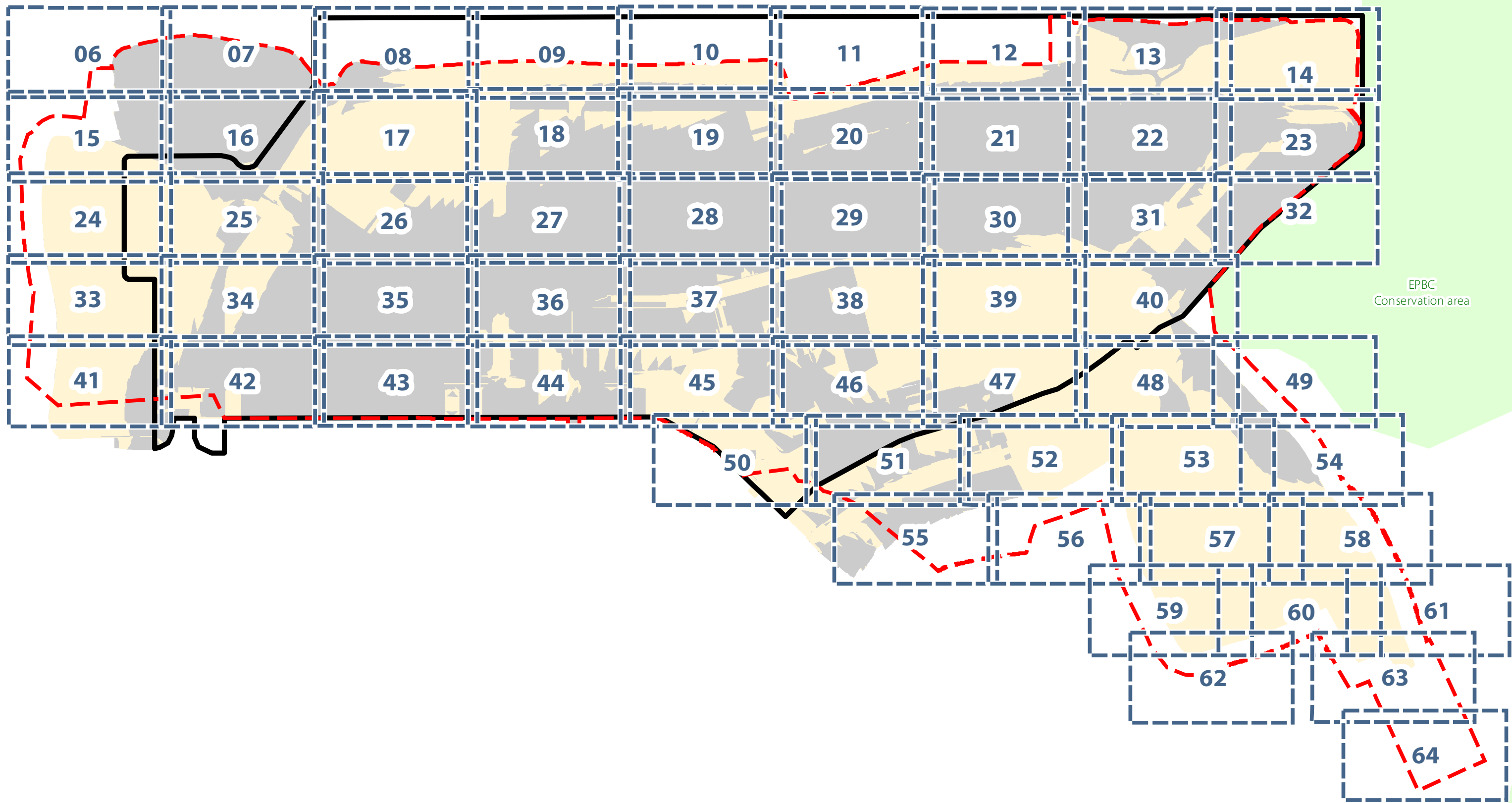
PRECINCT 8 & 10

environmental management

PLAN OF:

Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 04 PC8_10 VCFMP B	



- Precinct 8 and 10 ROL boundary
- Precinct 8 and 10 vegetation clearing area
- Earthworks cut area
- Earthworks fill area
- EPBC Conservation area

Vegetation Clearing &  
Fauna Management  
Plan - *Detail sheet context*



CLIENT:



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REFERENCES:

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- Layout drawing (URBIS, 2022)



AMENDMENTS:

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

PROJECT:

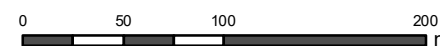
PRECINCT 8 & 10



environmental management

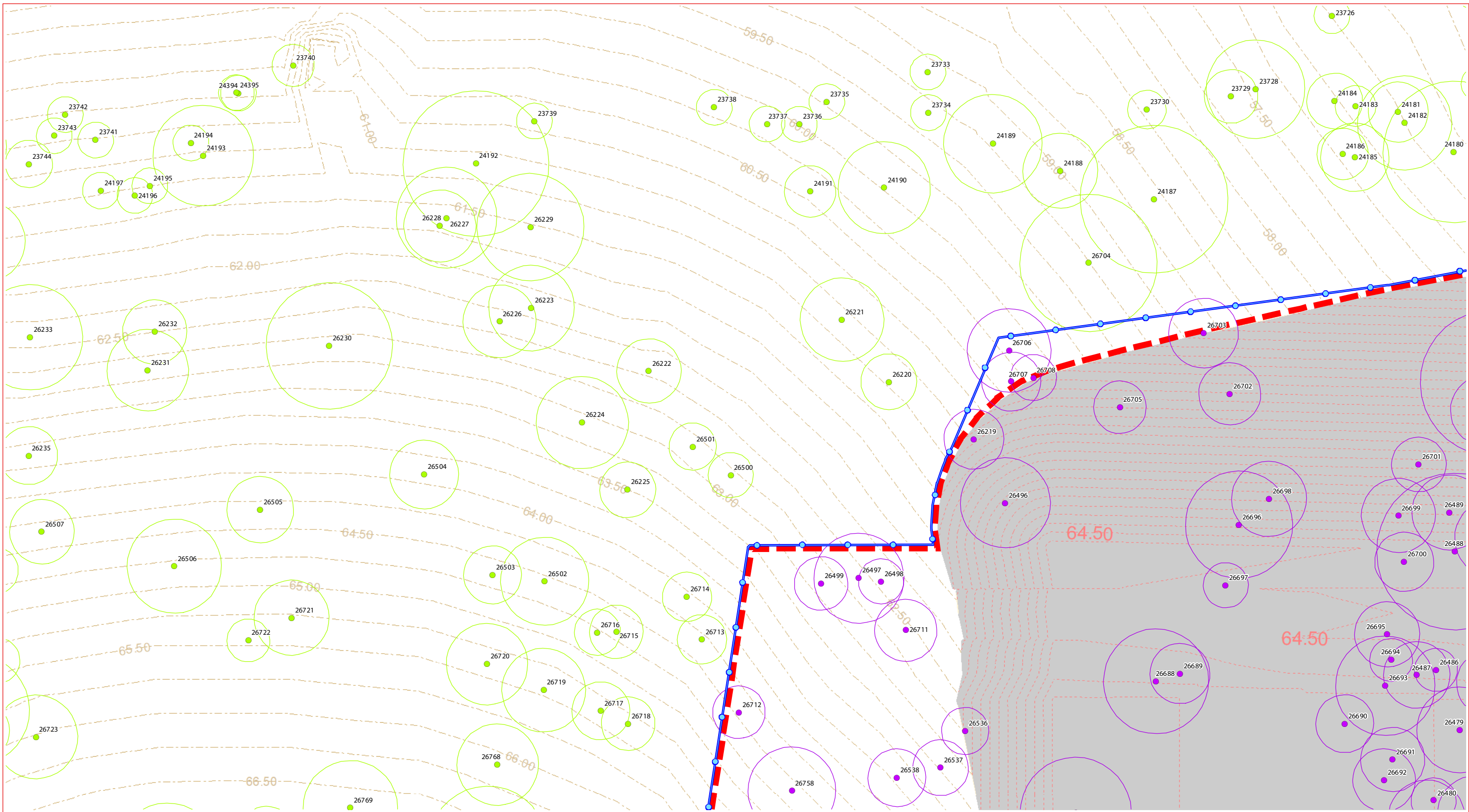
PLAN OF:  
Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 05 PC8_10 VCFMP B	



1:3,750 @ A3





**GPS Tree plot (w/TPZ)**

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

**Legend:**

- Precinct 8 & 10 ROL boundary
- Precinct 8 & 10 vegetation clearing extent
- Existing contours
- Proposed lots
- Stage boundaries
- Landscape design
- Proposed BMX track (indicative)
- Retaining walls
- Design contours
- Basin design
- Sewer design
- Stormwater design
- Water design
- Tree protection fencing
- Cut area
- Fill area
- EPBC Conservation area

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 06

CLIENT:

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REFERENCES:

- Engineering drawing (Premise, 2022)
- Layout drawing (URBIS, 2022)

0 10 20 m

AMENDMENTS:

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

PROJECT:

PRECINCT 8 & 10

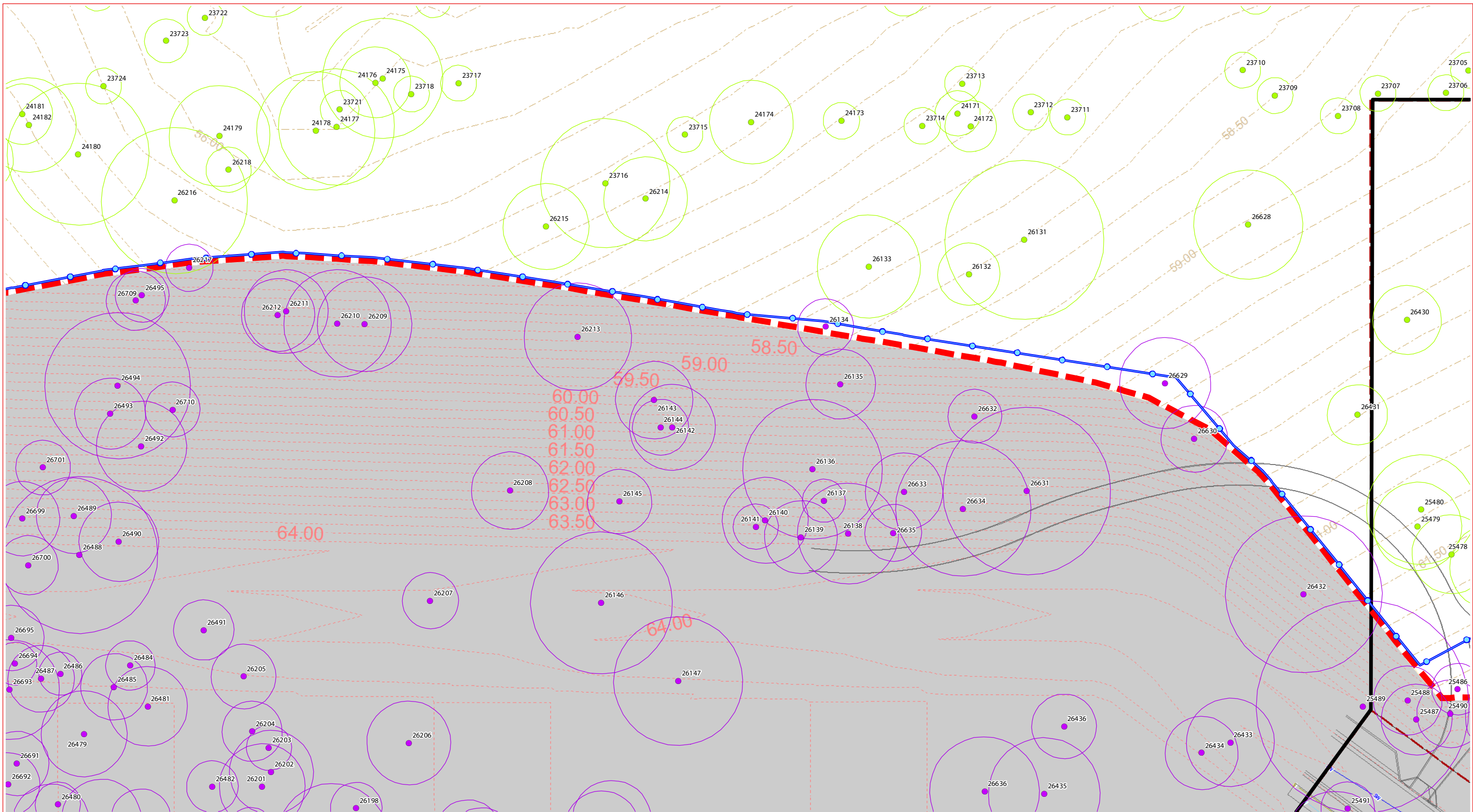
environmental management

PLAN OF:

Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 06 PC8_10 VCFMP B	

1:400 @ A3



GPS Tree plot (w/TPZ)

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

- Precinct 8 & 10 ROL boundary
- Precinct 8 & 10 vegetation clearing extent
- Existing contours
- Proposed lots

- Stage boundaries
- Landscape design
- Proposed BMX track (indicative)
- Retaining walls

- Design contours
- Basin design
- Sewer design
- Stormwater design
- Water design

- Tree protection fencing
- Cut area
- Fill area
- EPBC Conservation area

# Vegetation Clearing & Fauna Management Plan - Detail sheet - 07

**SH saunders havill group**

CLIENT: **mirvac**

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REFERENCES:

- Engineering drawing (Premise, 2022)
- Layout drawing (URBIS, 2022)

AMENDMENTS:

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

PROJECT: **PRECINCT 8 & 10**

**Everleigh**

**environmental management**

PLAN OF: **Vegetation Clearing & Fauna Management Plan**

DATE: 13/04/2022 CHECKED: LT

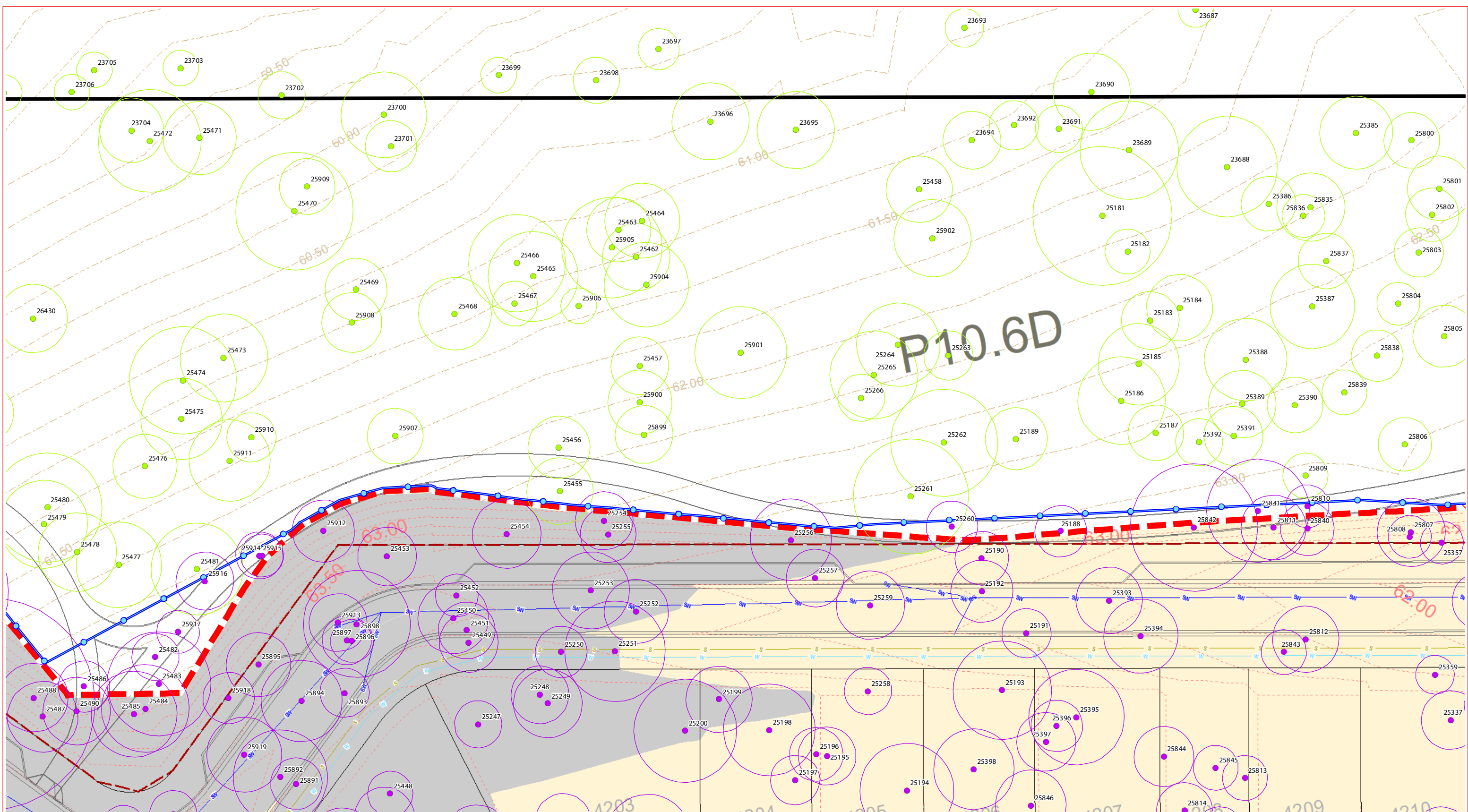
CLIENT REF: 7598 DRAWN: TC

DRAWING No.: 7598 E 07 PC8\_10 VCFMP B

0 10 20 m

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GPS Tree plot (w/TPZ)  
 ● Tree to remove in Precinct 8 & 10  
 ● Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

- Precinct 8 & 10 ROL boundary
- - - Stage boundaries
- - - Design contours
- Tree protection fencing
- - - Precinct 8 & 10 vegetation clearing extent
- Landscape design
- Basin design
- Cut area
- - - Existing contours
- - - Proposed BMX track (indicative)
- Sewer design
- Fill area
- Proposed lots
- Retaining walls
- Stormwater design
- EPBC Conservation area
- Water design

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 08



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**REFERENCES:**  
 Engineering drawing (Premise, 2022)  
 Layout drawing (URBIS, 2022)



**AMENDMENTS:**

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

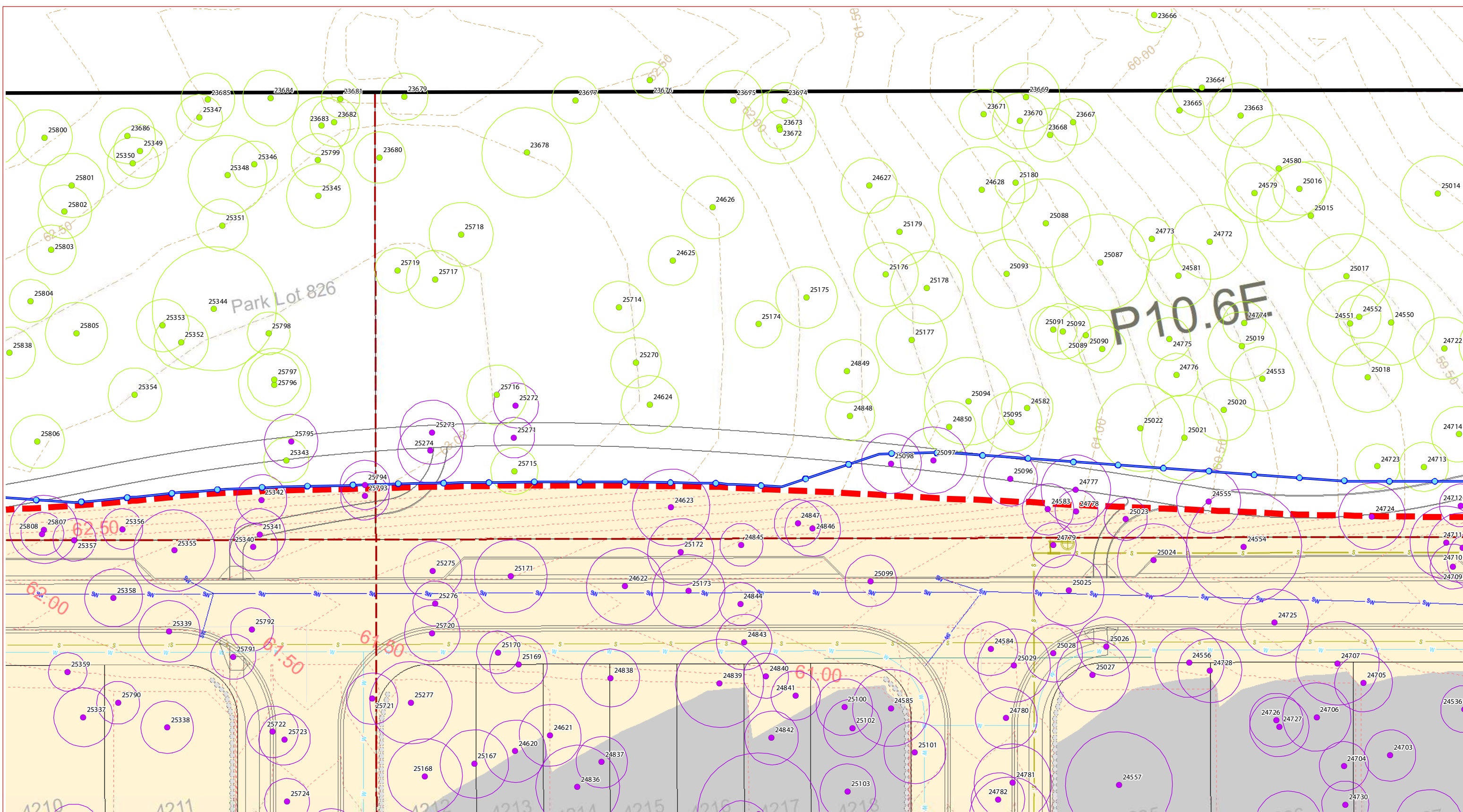
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PROJECT:  
**PRECINCT 8 & 10**  
**Everleigh**

■ environmental management

PLAN OF:  
 Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 08 PC8_10 VCFMP B	



GPS Tree plot (w/TPZ)

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

- Precinct 8 & 10 ROL boundary
- Stage boundaries
- Design contours
- Tree protection fencing
- Precinct 8 & 10 vegetation clearing extent
- Landscape design
- Basin design
- Cut area
- Existing contours
- Proposed BMX track (indicative)
- Sewer design
- Fill area
- Proposed lots
- Stormwater design
- EPBC Conservation area
- Retaining walls
- Water design

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 09



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**REFERENCES:**  
 Engineering drawing (Premise, 2022)  
 Layout drawing (URBIS, 2022)



**AMENDMENTS:**

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

**PROJECT:**  
 PRECINCT 8 & 10  
**Everleigh**

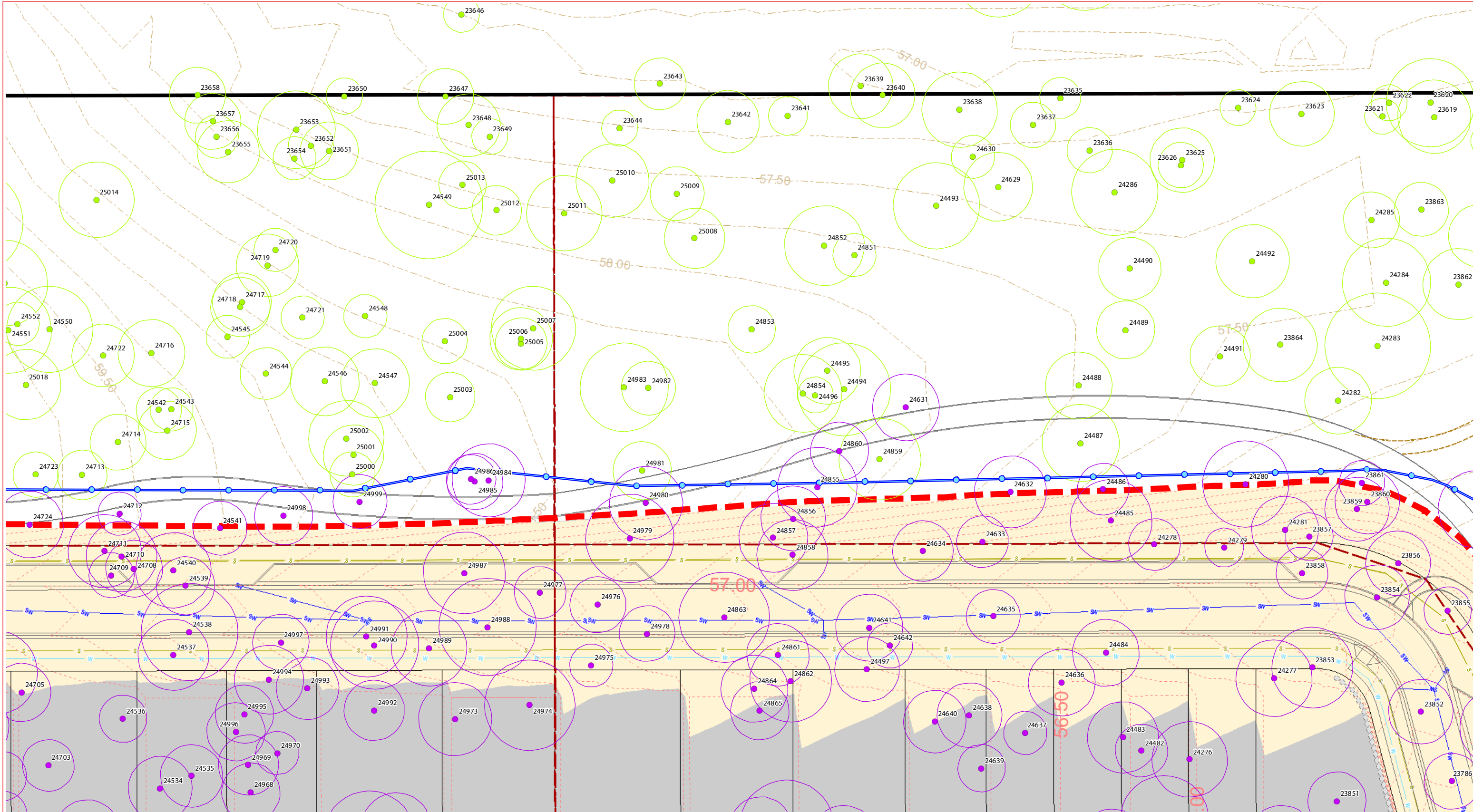
**environmental management**

PLAN OF:  
 Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 09 PCB_10 VCFMP B	

1:400 @ A3





**GPS Tree plot (w/TPZ)**

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

**Legend:**

- Precinct 8 & 10 ROL boundary
- Stage boundaries
- Design contours
- Tree protection fencing
- Landscape design
- Existing contours
- Proposed lots
- Retaining walls
- Basin design
- Cut area
- Sewer design
- Fill area
- Stormwater design
- EPBC Conservation area
- Water design
- Proposed BMX track (indicative)

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 10

CLIENT:

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AMENDMENTS:

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

PROJECT:

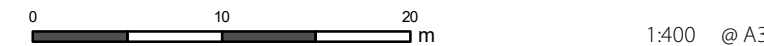
PRECINCT 8 & 10

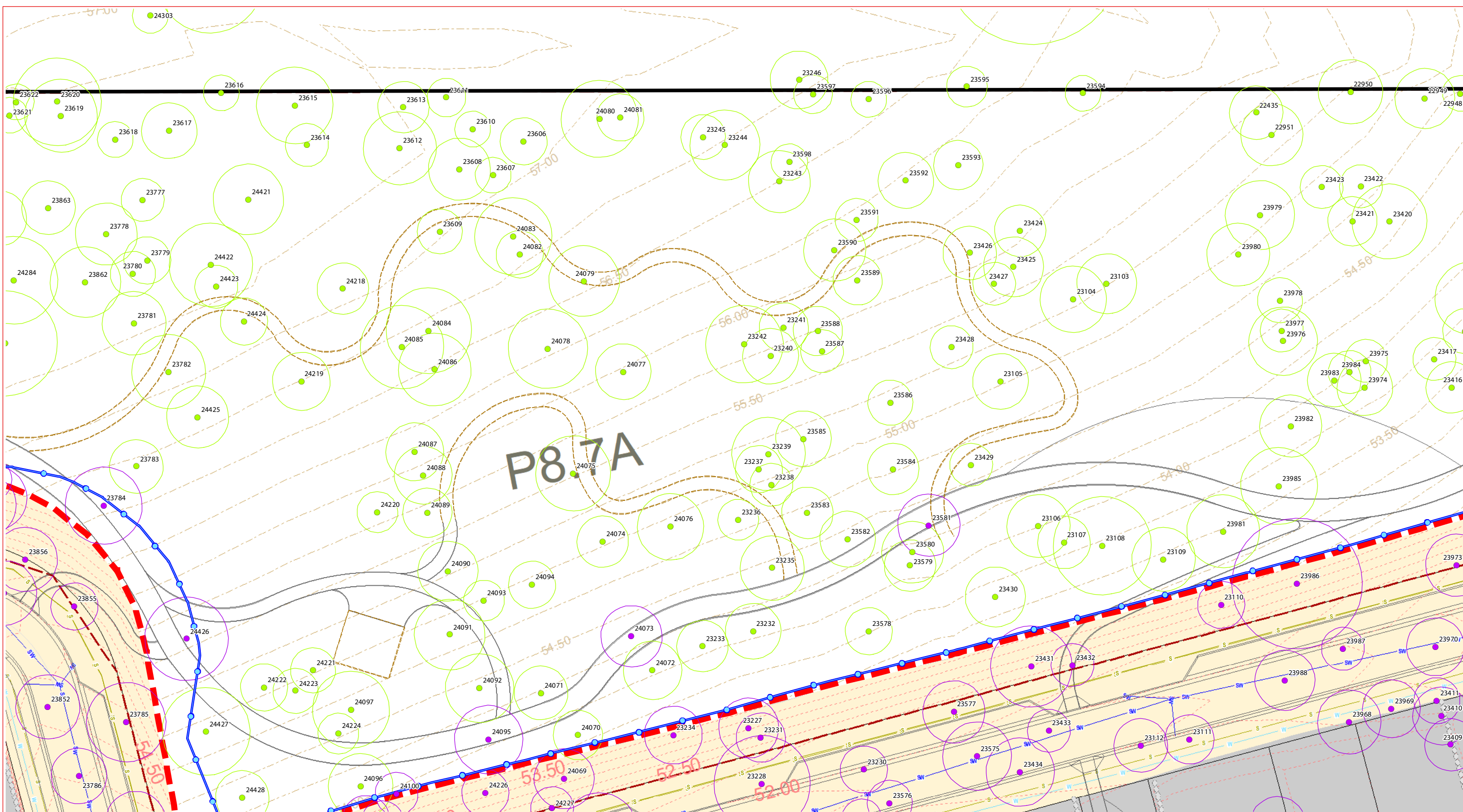
■ environmental management

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Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 10 PC8_10 VCFMP B	





GPS Tree plot (w/TPZ)

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

- Precinct 8 & 10 ROL boundary
- Precinct 8 & 10 vegetation clearing extent
- Existing contours
- Proposed lots
- Stage boundaries
- Landscape design
- Proposed BMX track (indicative)
- Retaining walls
- Design contours
- Basin design
- Sewer design
- Stormwater design
- Water design
- Tree protection fencing
- Cut area
- Fill area
- EPBC Conservation area

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 11



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**REFERENCES:**  
 Engineering drawing (Premise, 2022)  
 Layout drawing (URBIS, 2022)



**AMENDMENTS:**

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

**PROJECT:**  
 PRECINCT 8 & 10  
**Everleigh**

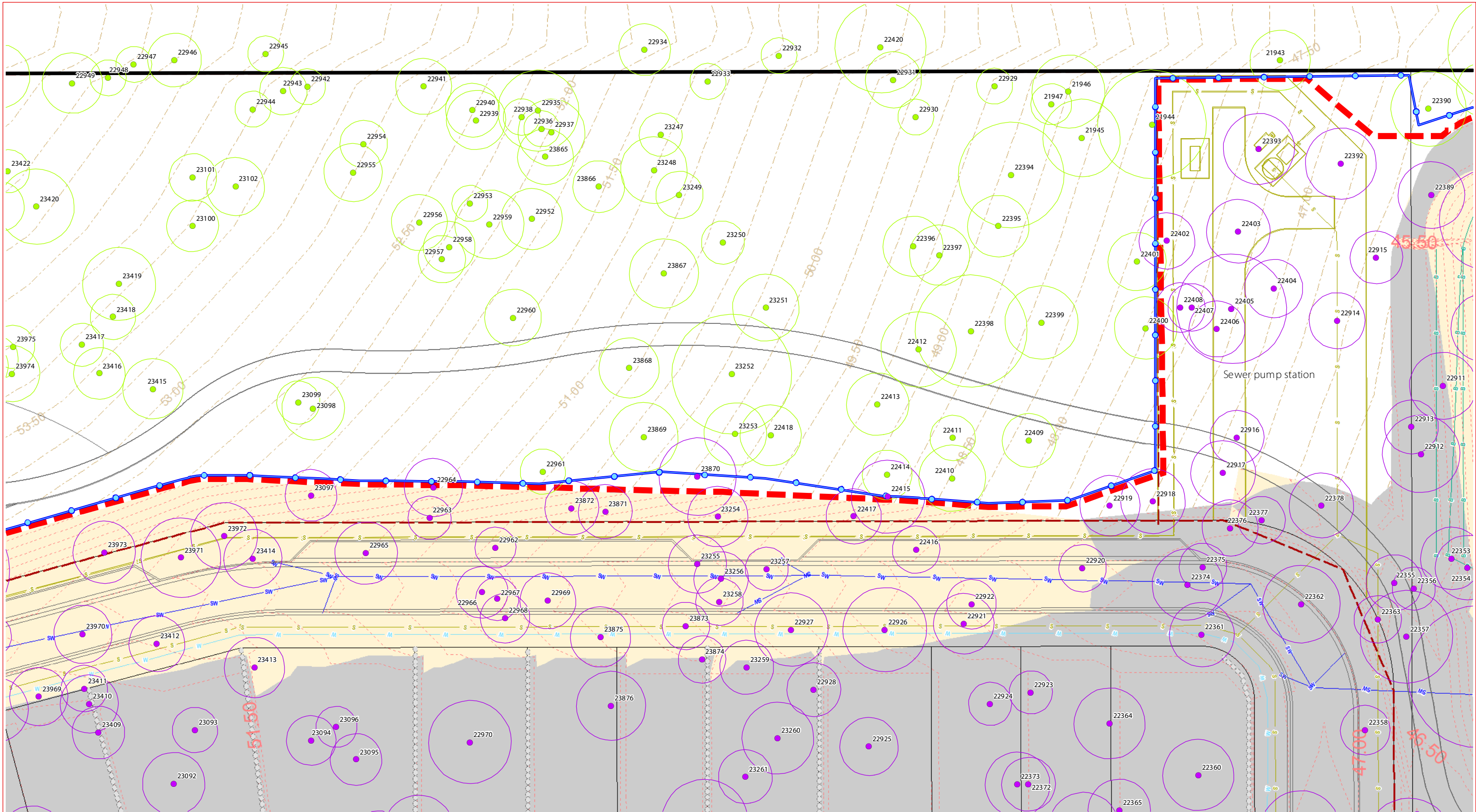
environmental management

PLAN OF:  
 Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 11 PC8_10 VCFMP B	

1:400 @ A3





**GPS Tree plot (w/TPZ)**

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

- Precinct 8 & 10 ROL boundary
- Precinct 8 & 10 vegetation clearing extent
- Existing contours
- Proposed lots

- Stage boundaries
- Landscape design
- Proposed BMX track (indicative)
- Retaining walls

- Design contours
- Basin design
- Sewer design
- Stormwater design
- Water design

- Tree protection fencing
- Cut area
- Fill area
- EPBC Conservation area

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 12

CLIENT:

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AMENDMENTS:

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

PROJECT:

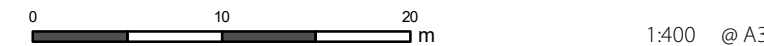
PRECINCT 8 & 10

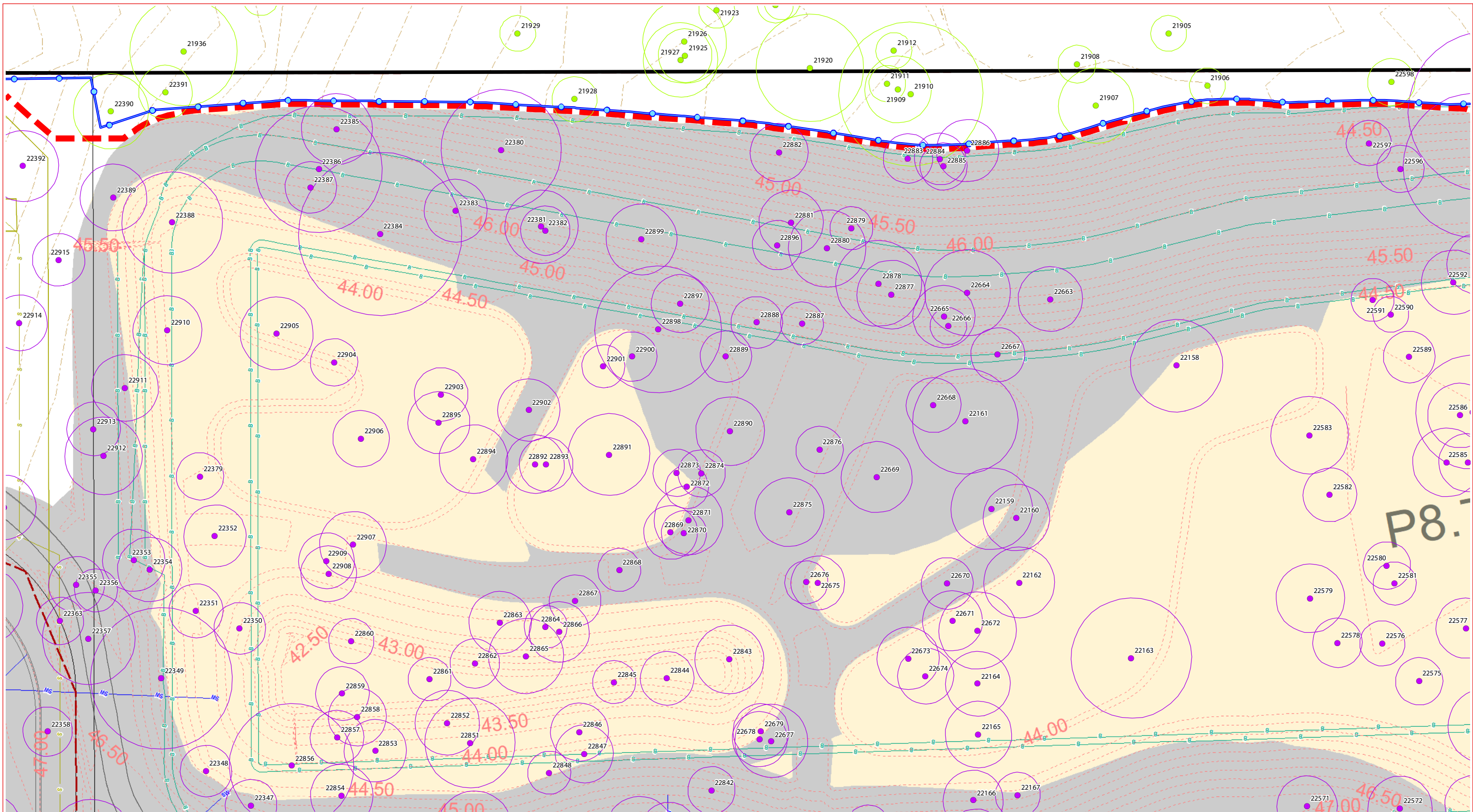
■ environmental management

PLAN OF:

Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 12 PC8_10 VCFMP B	





GPS Tree plot (w/TPZ)

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

- Precinct 8 & 10 ROL boundary
- Stage boundaries
- Design contours
- Tree protection fencing
- Precinct 8 & 10 vegetation clearing extent
- Landscape design
- Basin design
- Cut area
- Existing contours
- Proposed BMX track (indicative)
- Sewer design
- Fill area
- Proposed lots
- Retaining walls
- Stormwater design
- EPBC Conservation area
- Water design

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 13



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**AMENDMENTS:**

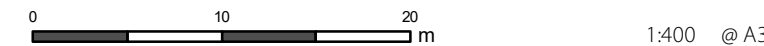
Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

**PROJECT:**  
 PRECINCT 8 & 10  
Everleigh

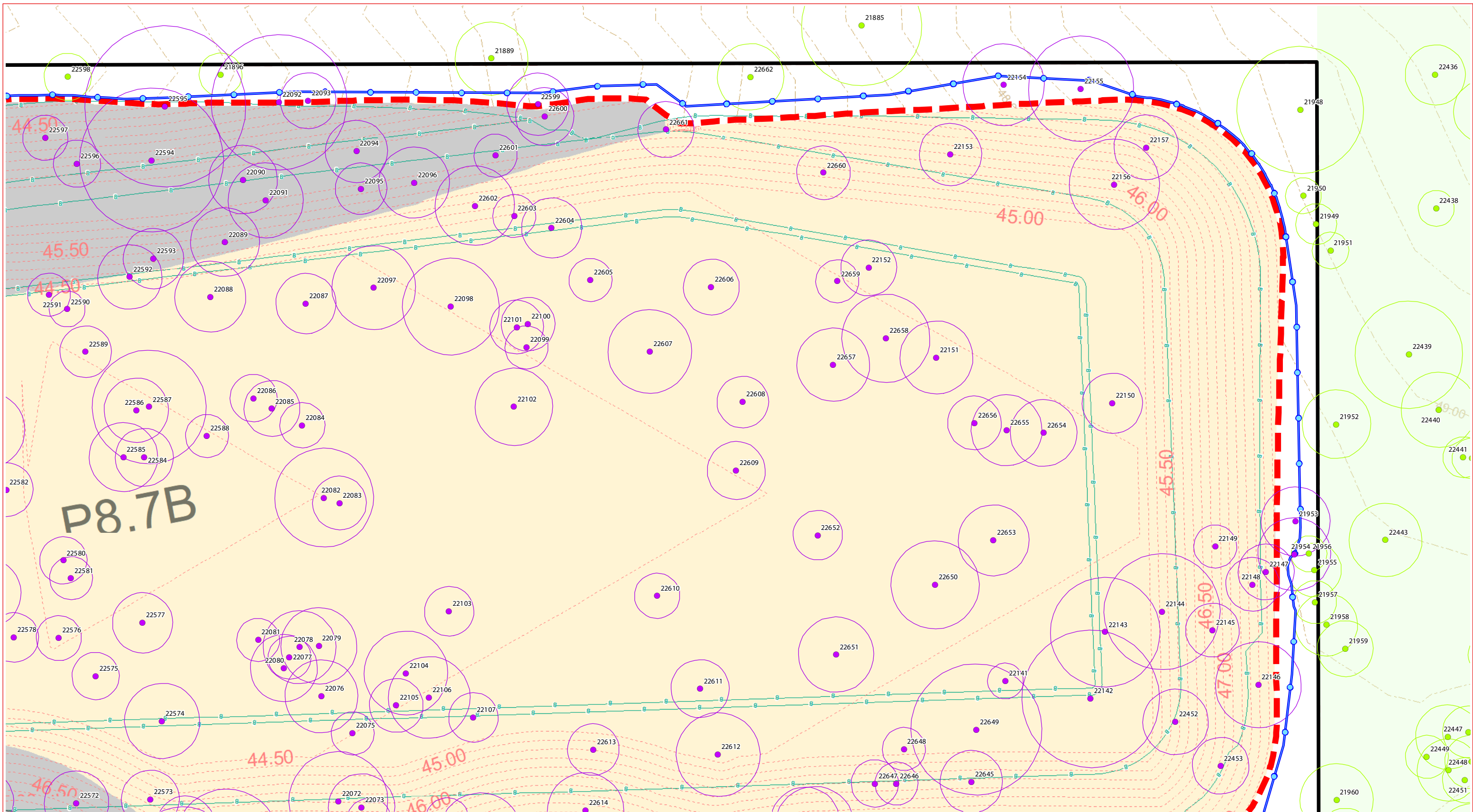
■ environmental management

PLAN OF:  
 Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 13 PC8_10 VCFMP B	







GPS Tree plot (w/TPZ)

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

- Precinct 8 & 10 ROL boundary
- Stage boundaries
- Design contours
- Tree protection fencing
- Precinct 8 & 10 vegetation clearing extent
- Landscape design
- Basin design
- Cut area
- Existing contours
- Proposed BMX track (indicative)
- Sewer design
- Fill area
- Proposed lots
- Retaining walls
- Stormwater design
- EPBC Conservation area
- Water design

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 14



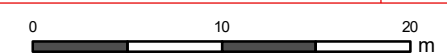
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**REFERENCES:**  
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 Layout drawing (URBIS, 2022)



**AMENDMENTS:**

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT



1:400 @ A3

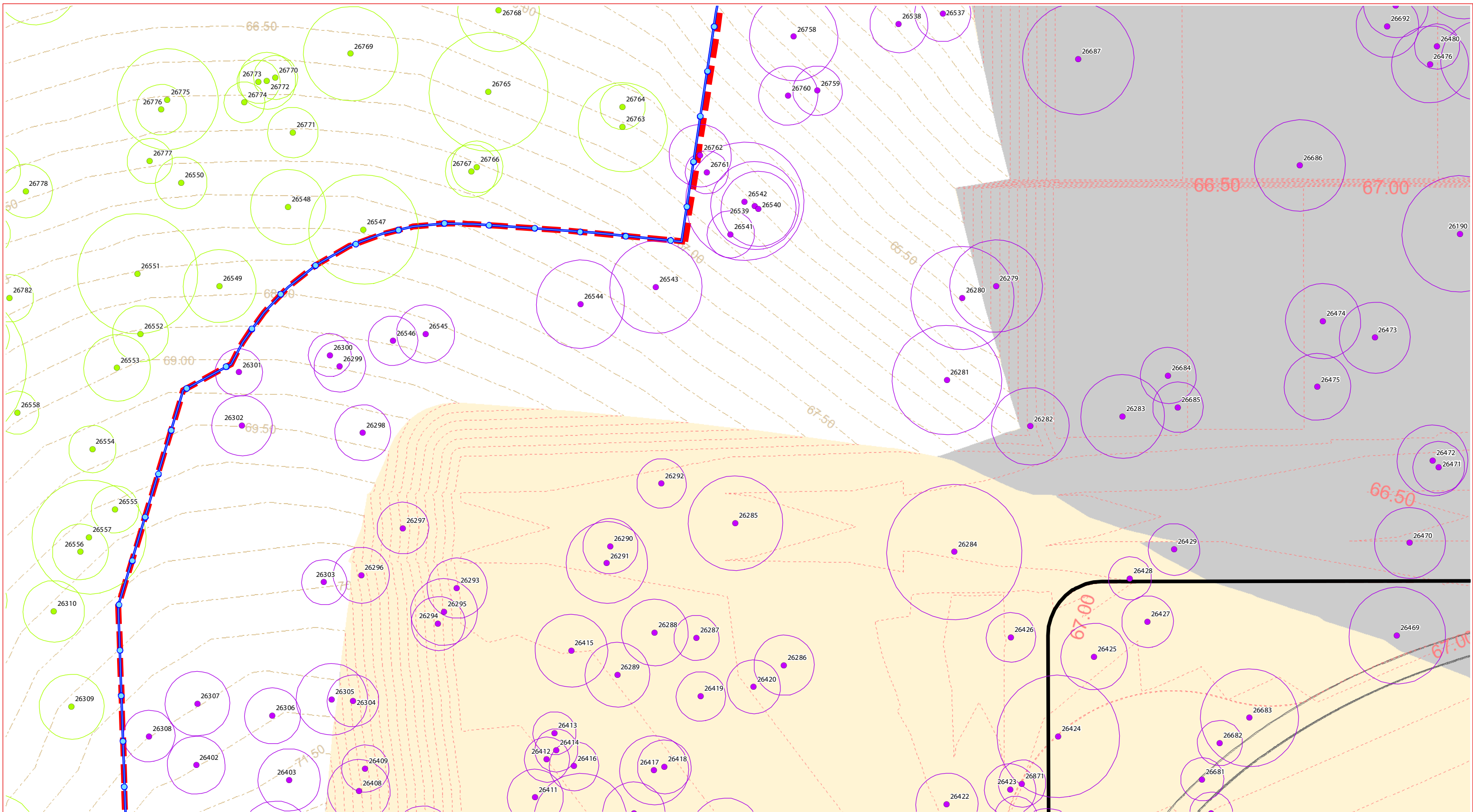
PROJECT:  
**PRECINCT 8 & 10**  
**Everleigh**

■ environmental management

PLAN OF:  
 Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No: 7598 E 14 PC8_10 VCFMP B	





GPS Tree plot (w/TPZ)

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications
- Precinct 8 & 10 ROL boundary
- Precinct 8 & 10 vegetation clearing extent
- Existing contours
- Proposed lots
- Stage boundaries
- Landscape design
- Proposed BMX track (indicative)
- Retaining walls
- Design contours
- Basin design
- Sewer design
- Stormwater design
- Water design
- Tree protection fencing
- Cut area
- Fill area
- EPBC Conservation area

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 15

CLIENT:

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REFERENCES:

- Engineering drawing (Premise, 2022)
- Layout drawing (URBIS, 2022)

AMENDMENTS:

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

PROJECT:

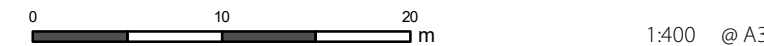
PRECINCT 8 & 10

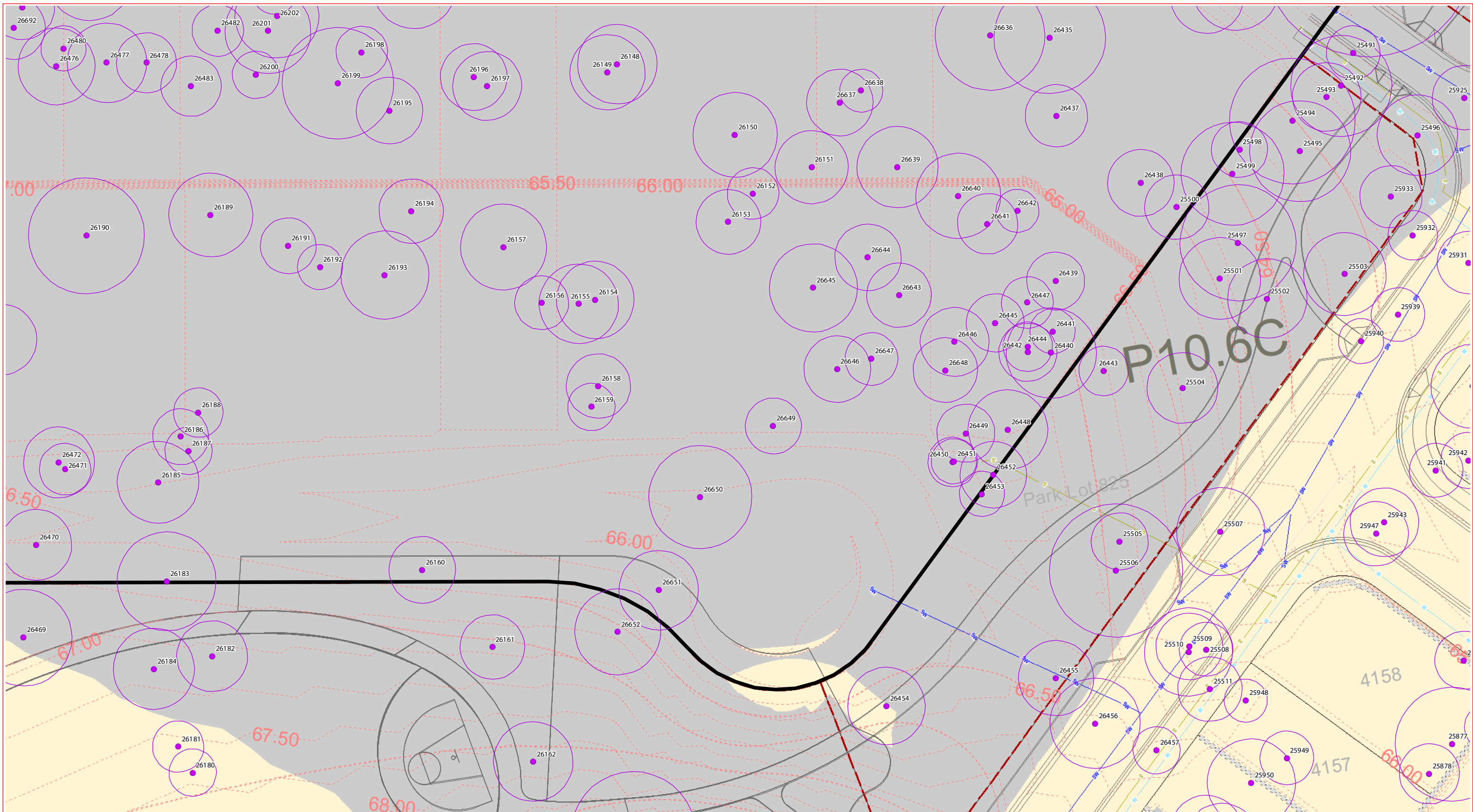
environmental management

PLAN OF:

Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 15 PC8_10 VCFMP B	





P10.6C

Park Lot 823

4158

4157

GPS Tree plot (w/TPZ)

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

- Precinct 8 & 10 ROL boundary
- Precinct 8 & 10 vegetation clearing extent
- Existing contours
- Proposed lots
- Stage boundaries
- Landscape design
- Proposed BMX track (indicative)
- Retaining walls
- Design contours
- Basin design
- Sewer design
- Stormwater design
- Water design
- Cut area
- Fill area
- EPBC Conservation area
- Tree protection fencing

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 16



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 Layout drawing (URBIS, 2022)



**AMENDMENTS:**

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

**PROJECT:**  
 PRECINCT 8 & 10  
**Everleigh**

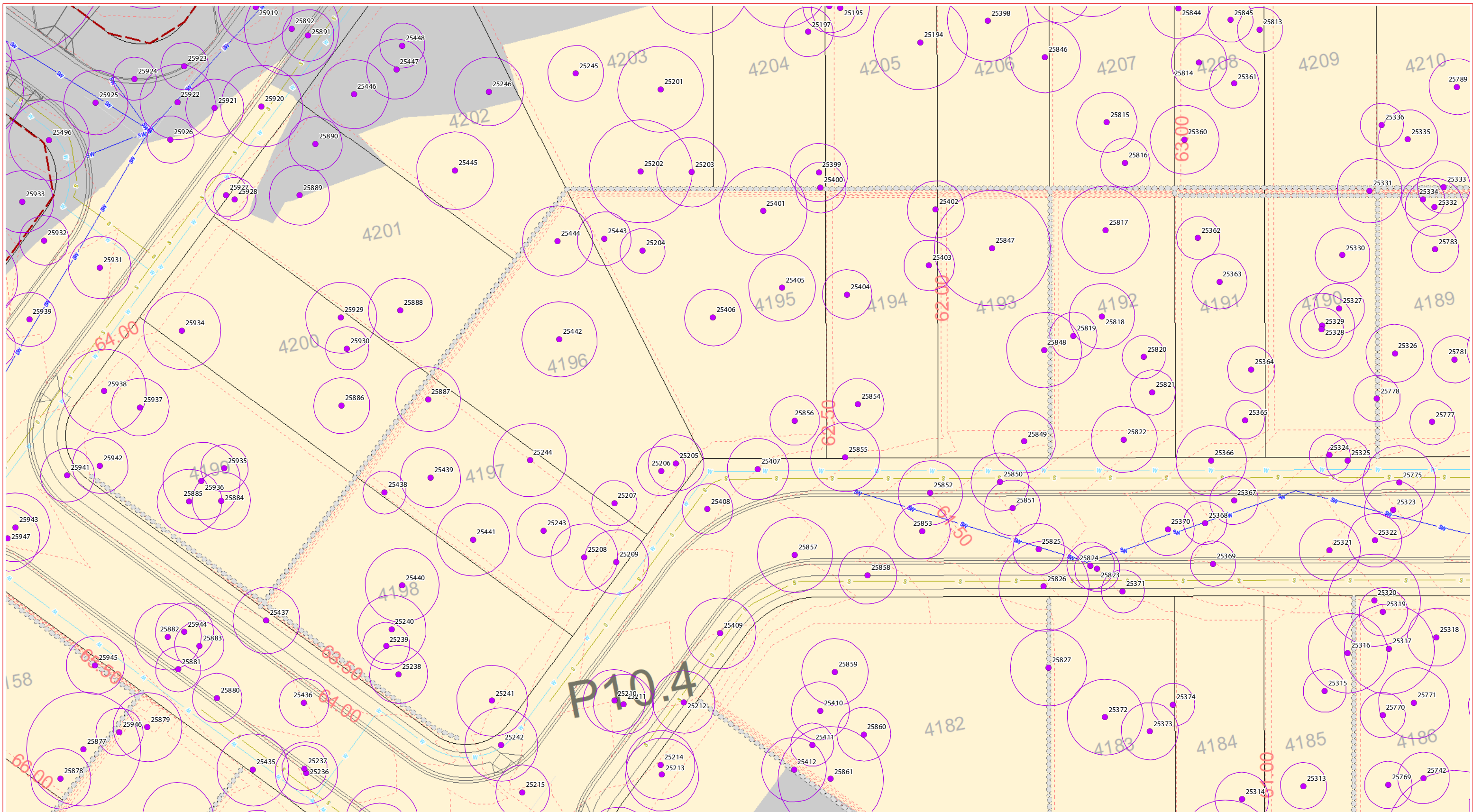
environmental management

PLAN OF:  
 Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 16 PCB_10 VCFMP B	

1:400 @ A3





GPS Tree plot (w/TPZ)

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

**—** Precinct 8 & 10 ROL boundary  
**—** Precinct 8 & 10 vegetation clearing extent  
**---** Existing contours  
**---** Proposed lots

**---** Stage boundaries  
**---** Landscape design  
**---** Proposed BMX track (indicative)  
**○** Retaining walls

**---** Design contours  
**B** Basin design  
**S** Sewer design  
**SW** Stormwater design  
**W** Water design

**—** Tree protection fencing  
**■** Cut area  
**■** Fill area  
**■** EPBC Conservation area

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 17

CLIENT:

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 Layout drawing (URBIS, 2022)

AMENDMENTS:

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

PROJECT:

PRECINCT 8 & 10

environmental management

PLAN OF:

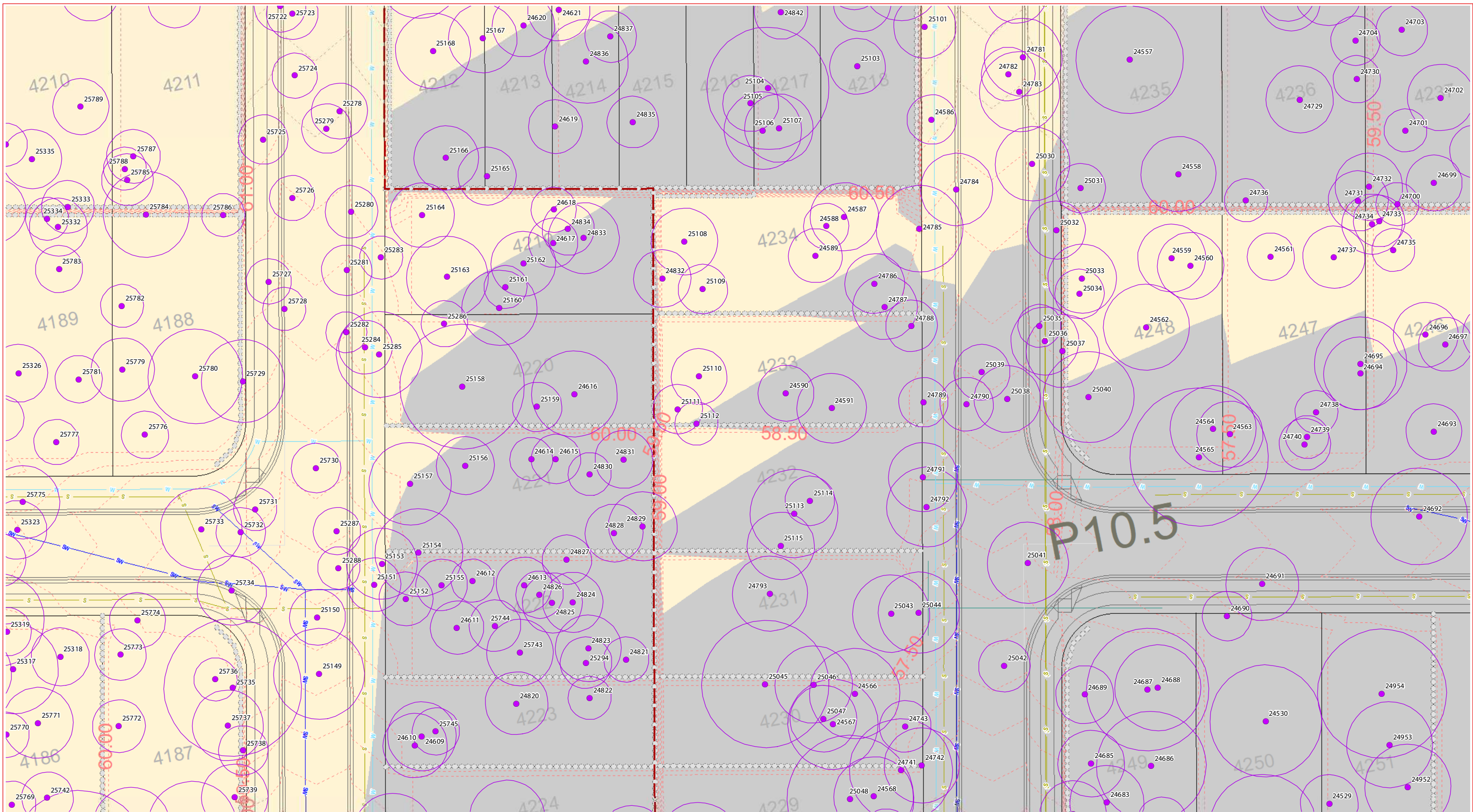
Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 17 PC8_10 VCFMP B	

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**GPS Tree plot (w/TPZ)**

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

**Legend:**

- Precinct 8 & 10 ROL boundary
- Precinct 8 & 10 vegetation clearing extent
- Existing contours
- Proposed lots
- Stage boundaries
- Landscape design
- Proposed BMX track (indicative)
- Retaining walls
- Design contours
- Basin design
- Sewer design
- Stormwater design
- Water design
- Tree protection fencing
- Cut area
- Fill area
- EPBC Conservation area

# Vegetation Clearing & Fauna Management Plan - Detail sheet - 18

CLIENT:

DISCLAIMER:

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- Layout drawing (URBIS, 2022)

AMENDMENTS:

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

PROJECT:

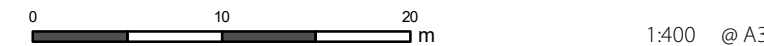
PRECINCT 8 & 10

environmental management

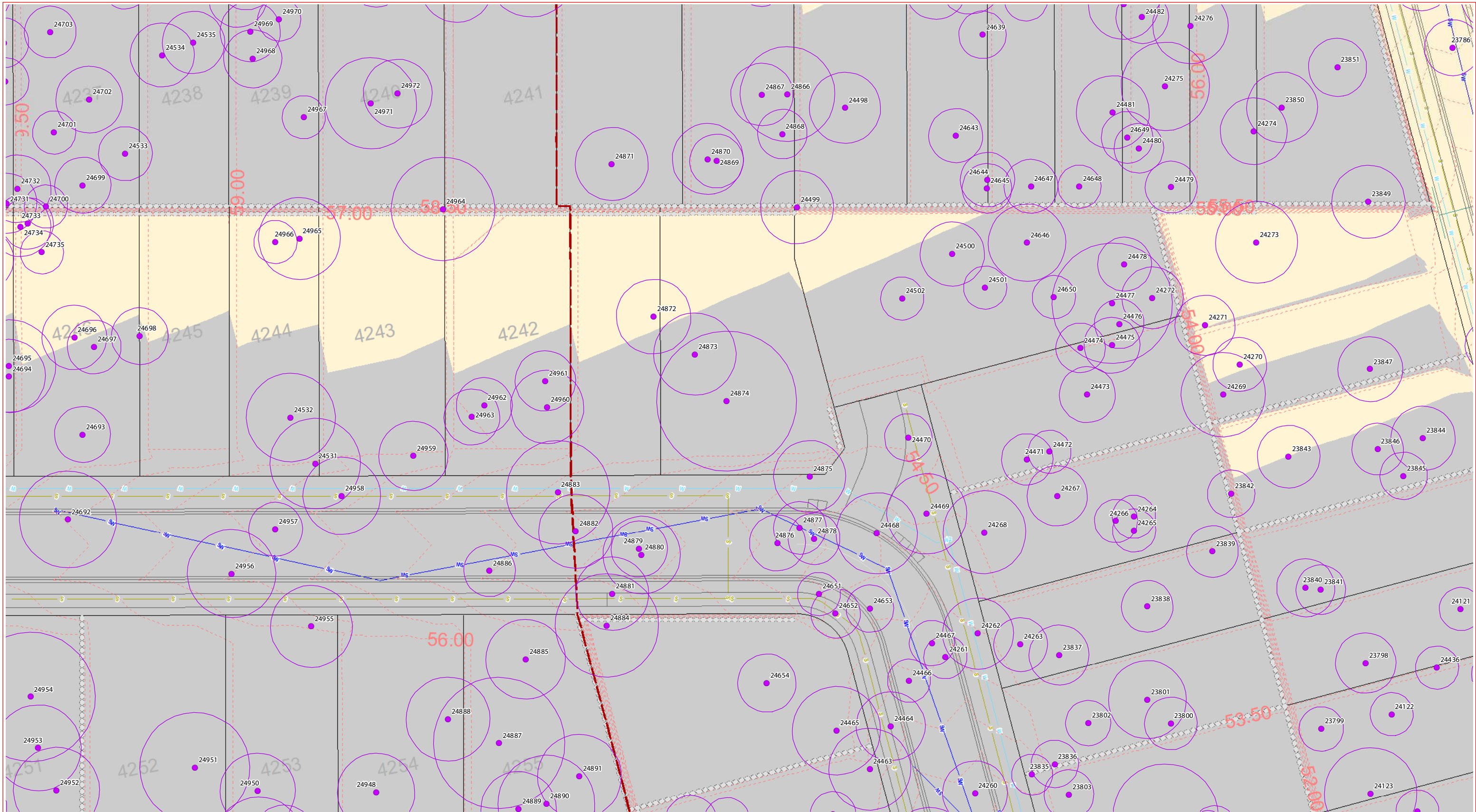
PLAN OF:

Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 18 PC8_10 VCFMP B	







GPS Tree plot (w/TPZ)

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

- Precinct 8 & 10 ROL boundary
- Precinct 8 & 10 vegetation clearing extent
- Existing contours
- Proposed lots
- Stage boundaries
- Landscape design
- Proposed BMX track (indicative)
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- Basin design
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- Fill area
- EPBC Conservation area

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 19



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Layout drawing (URBIS, 2022)

AMENDMENTS:

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

PROJECT:

PRECINCT 8 & 10

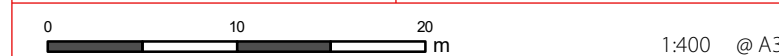
# Everleigh

■ environmental management

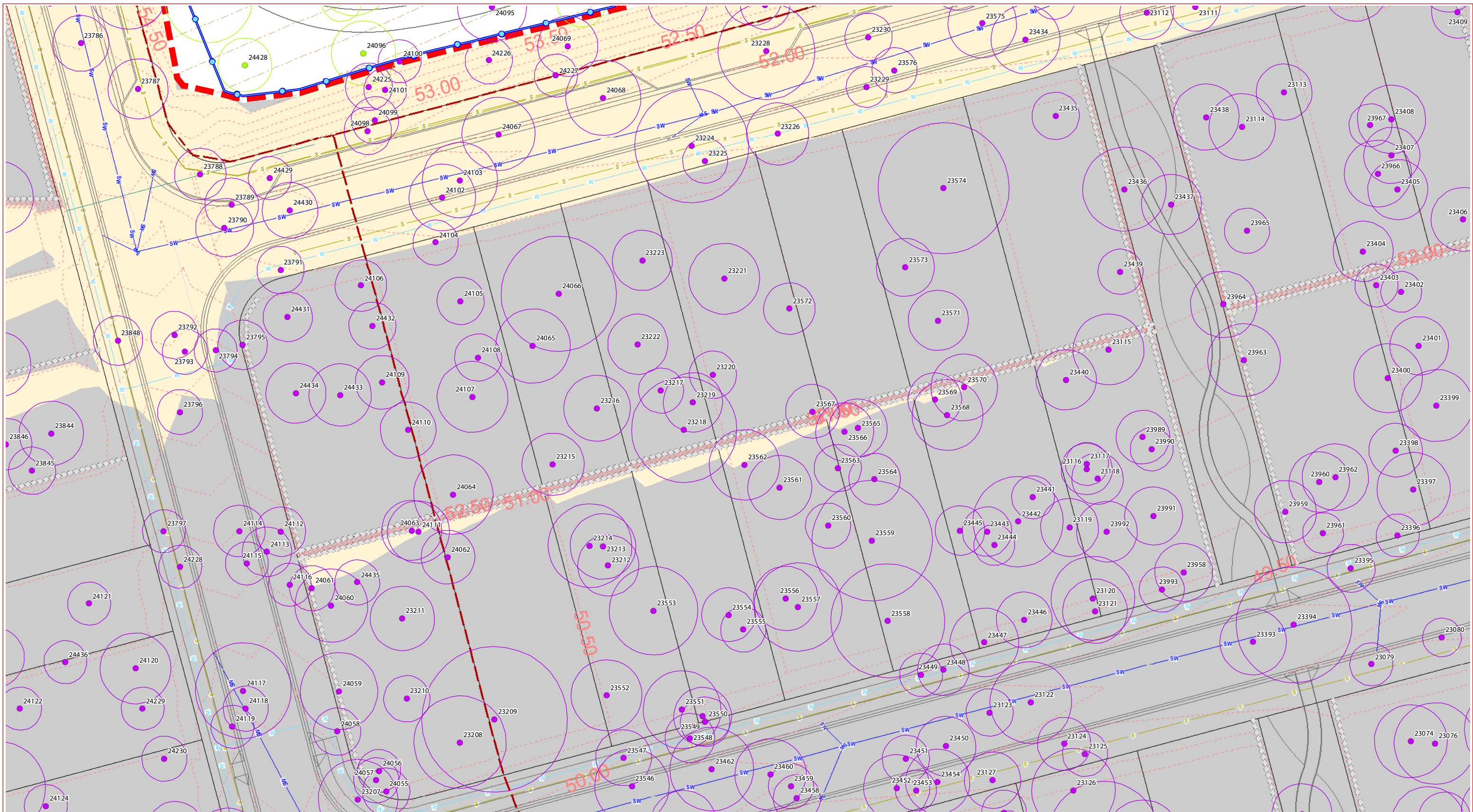
PLAN OF:

Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No: 7598 E 19 PCB_10 VCFMP B	







GPS Tree plot (w/TPZ)

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

- Precinct 8 & 10 ROL boundary
- Stage boundaries
- Design contours
- Tree protection fencing
- Precinct 8 & 10 vegetation clearing extent
- Landscape design
- Basin design
- Cut area
- Existing contours
- Proposed BMX track (indicative)
- Sewer design
- Fill area
- Proposed lots
- Stormwater design
- Water design
- Retaining walls
- EPBC Conservation area

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 20



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**AMENDMENTS:**

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

**PROJECT:**  
 PRECINCT 8 & 10  
**Everleigh**

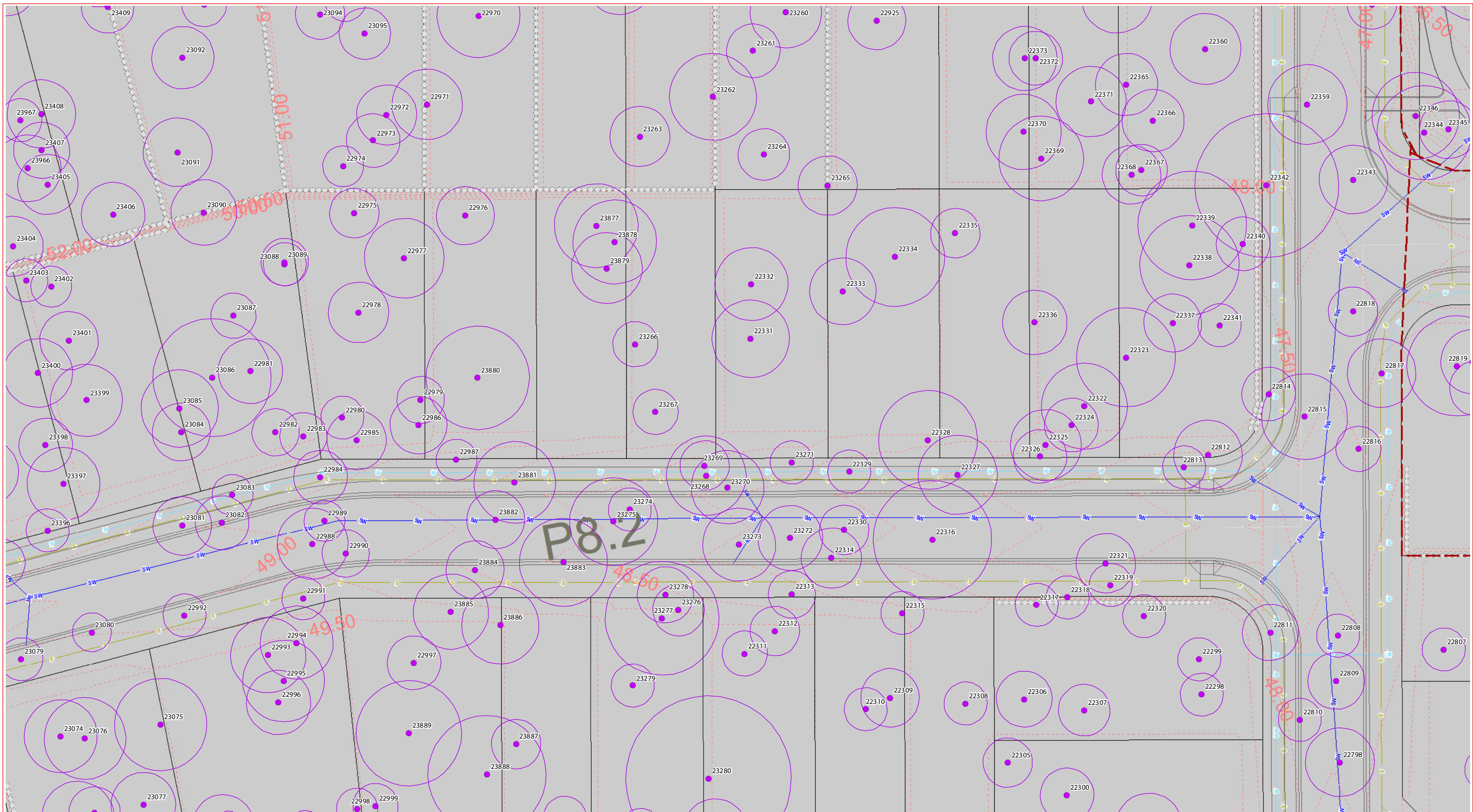
**environmental management**

PLAN OF:  
 Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 20 PCB_10 VCFMP B	

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**GPS Tree plot (w/TPZ)**

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

**Legend:**

- Precinct 8 & 10 ROL boundary
- Precinct 8 & 10 vegetation clearing extent
- Existing contours
- Proposed lots
- Stage boundaries
- Landscape design
- Proposed BMX track (indicative)
- Retaining walls
- Design contours
- Basin design
- Sewer design
- Stormwater design
- Water design
- Tree protection fencing
- Cut area
- Fill area
- EPBC Conservation area

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 21

CLIENT:

DISCLAIMER:

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AMENDMENTS:

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

PROJECT:

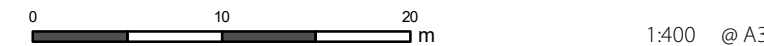
PRECINCT 8 & 10

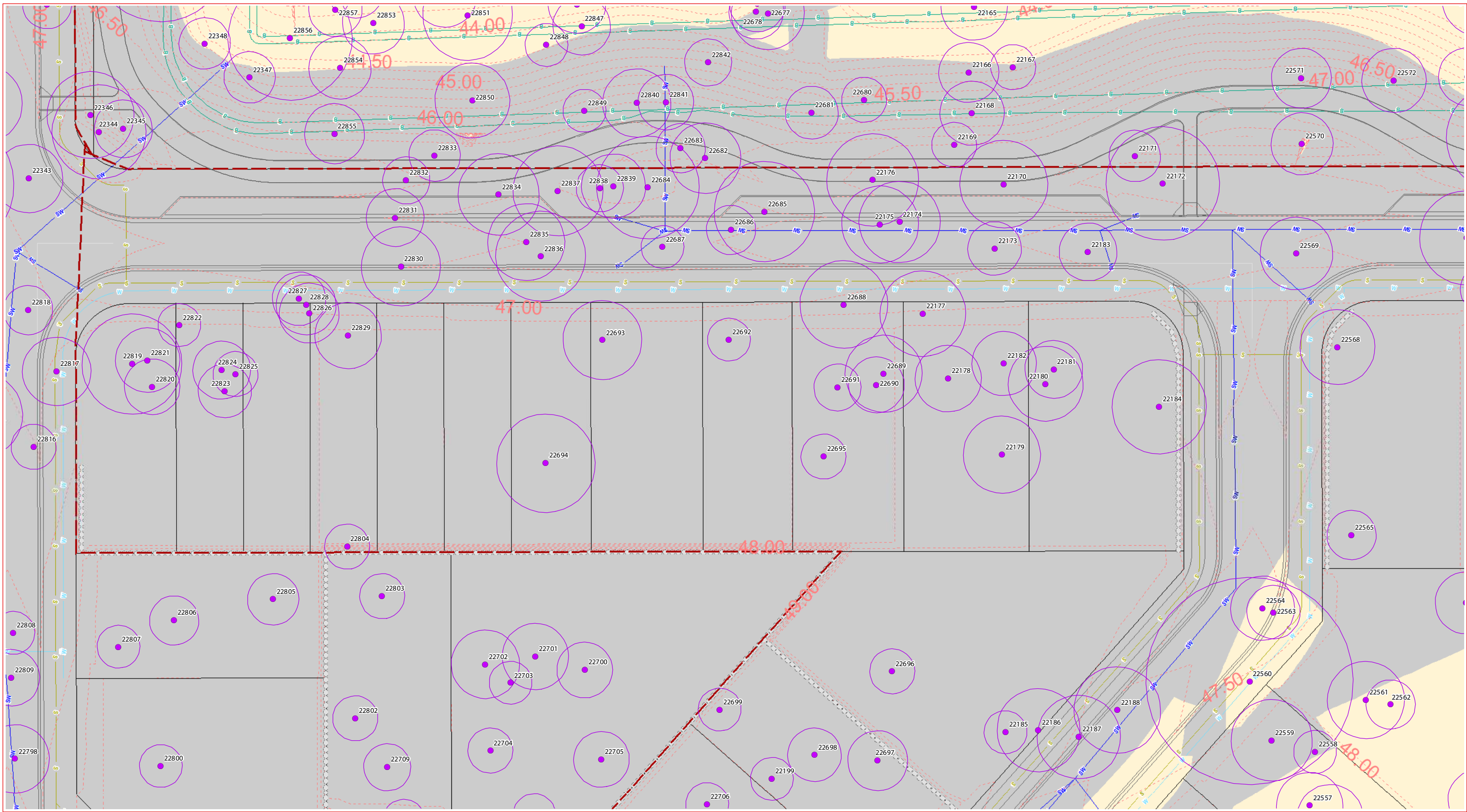
environmental management

PLAN OF:

Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 21 PC8_10 VCFMP B	





**GPS Tree plot (w/TPZ)**

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

**Legend:**

- Precinct 8 & 10 ROL boundary
- Precinct 8 & 10 vegetation clearing extent
- Existing contours
- Proposed lots
- Stage boundaries
- Landscape design
- Proposed BMX track (indicative)
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- Design contours
- Basin design
- Sewer design
- Stormwater design
- Water design
- Tree protection fencing
- Cut area
- Fill area
- EPBC Conservation area

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 22

CLIENT:

DISCLAIMER:

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REFERENCES:

- Engineering drawing (Premise, 2022)
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AMENDMENTS:

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

PROJECT:

**Precinct 8 & 10**

environmental management

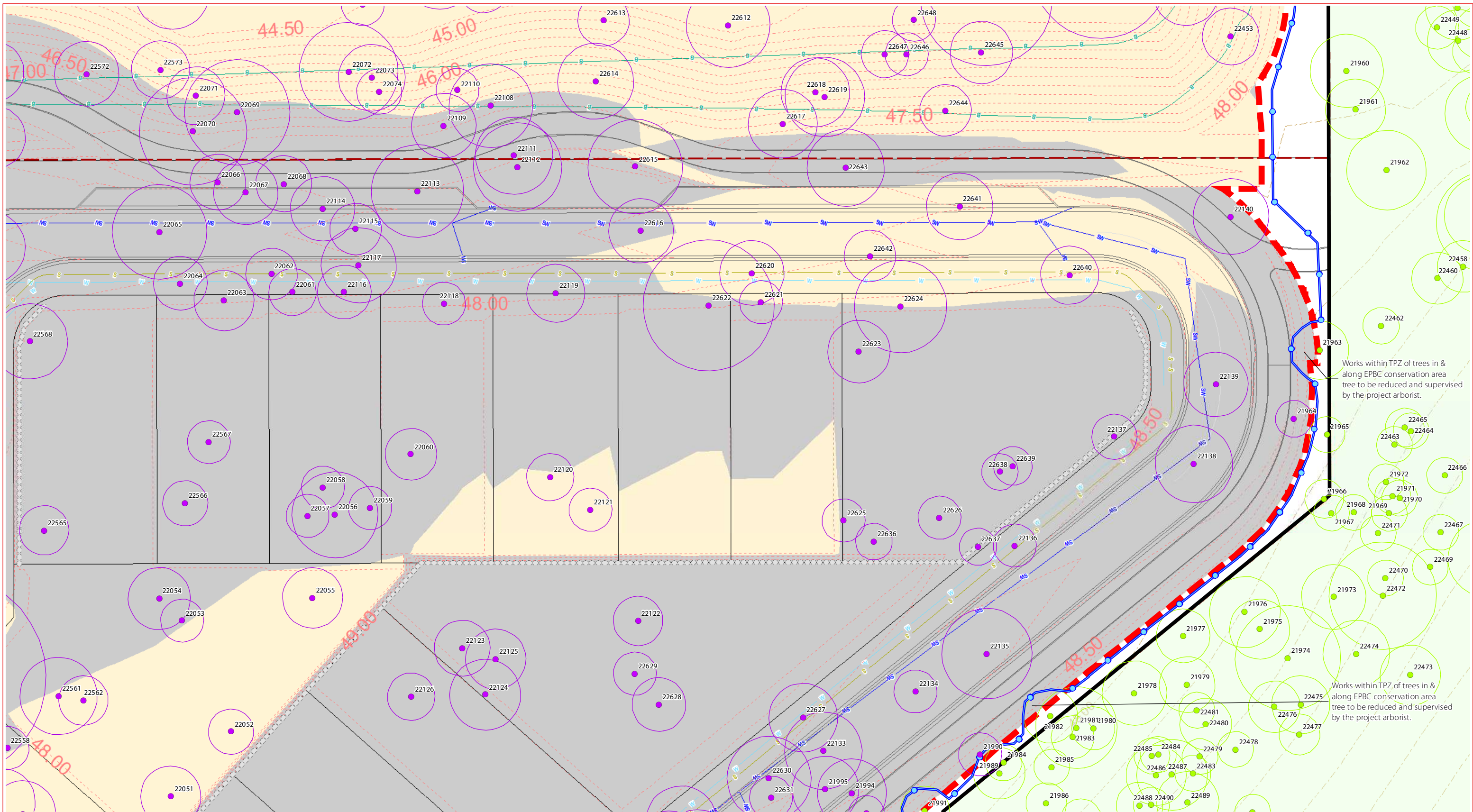
PLAN OF: Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022 CHECKED: LT

CLIENT REF: 7598 DRAWN: TC

DRAWING No.: 7598 E 22 PC8\_10 VCFMP B





Works within TPZ of trees in & along EPBC conservation area tree to be reduced and supervised by the project arborist.

Works within TPZ of trees in & along EPBC conservation area tree to be reduced and supervised by the project arborist.

GPS Tree plot (w/TPZ)

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

— Precinct 8 & 10 ROL boundary  
- - - Precinct 8 & 10 vegetation clearing extent  
- - - Existing contours  
- - - Proposed lots

- - - Stage boundaries  
- - - Landscape design  
- - - Proposed BMX track (indicative)  
- - - Retaining walls

- - - Design contours  
- - - Basin design  
- - - Sewer design  
- - - Stormwater design  
- - - Water design

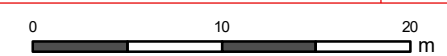
- - - Tree protection fencing  
■ Cut area  
■ Fill area  
■ EPBC Conservation area

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 23



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**AMENDMENTS:**

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

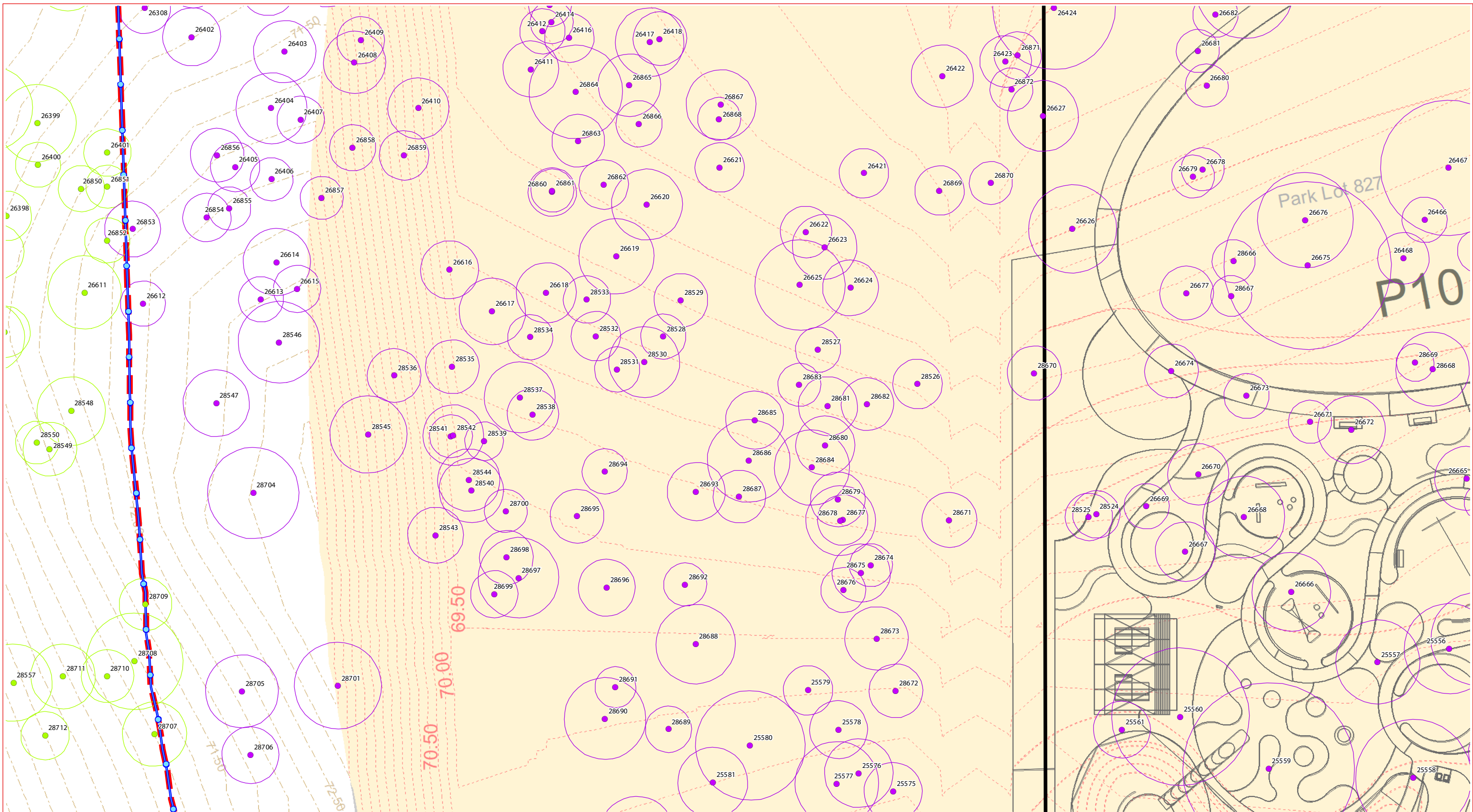
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PROJECT:  
**PRECINCT 8 & 10**  
**Everleigh**

■ environmental management

PLAN OF:  
 Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 23 PC8_10 VCFMP B	



GPS Tree plot (w/TPZ)

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

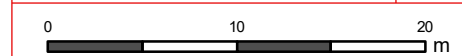
- Precinct 8 & 10 ROL boundary
- Precinct 8 & 10 vegetation clearing extent
- Existing contours
- Proposed lots
- Stage boundaries
- Landscape design
- Proposed BMX track (indicative)
- Retaining walls
- Design contours
- Basin design
- Sewer design
- Stormwater design
- Water design
- Tree protection fencing
- Cut area
- Fill area
- EPBC Conservation area

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 24



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**AMENDMENTS:**

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

**PROJECT:**  
 PRECINCT 8 & 10  
**Everleigh**

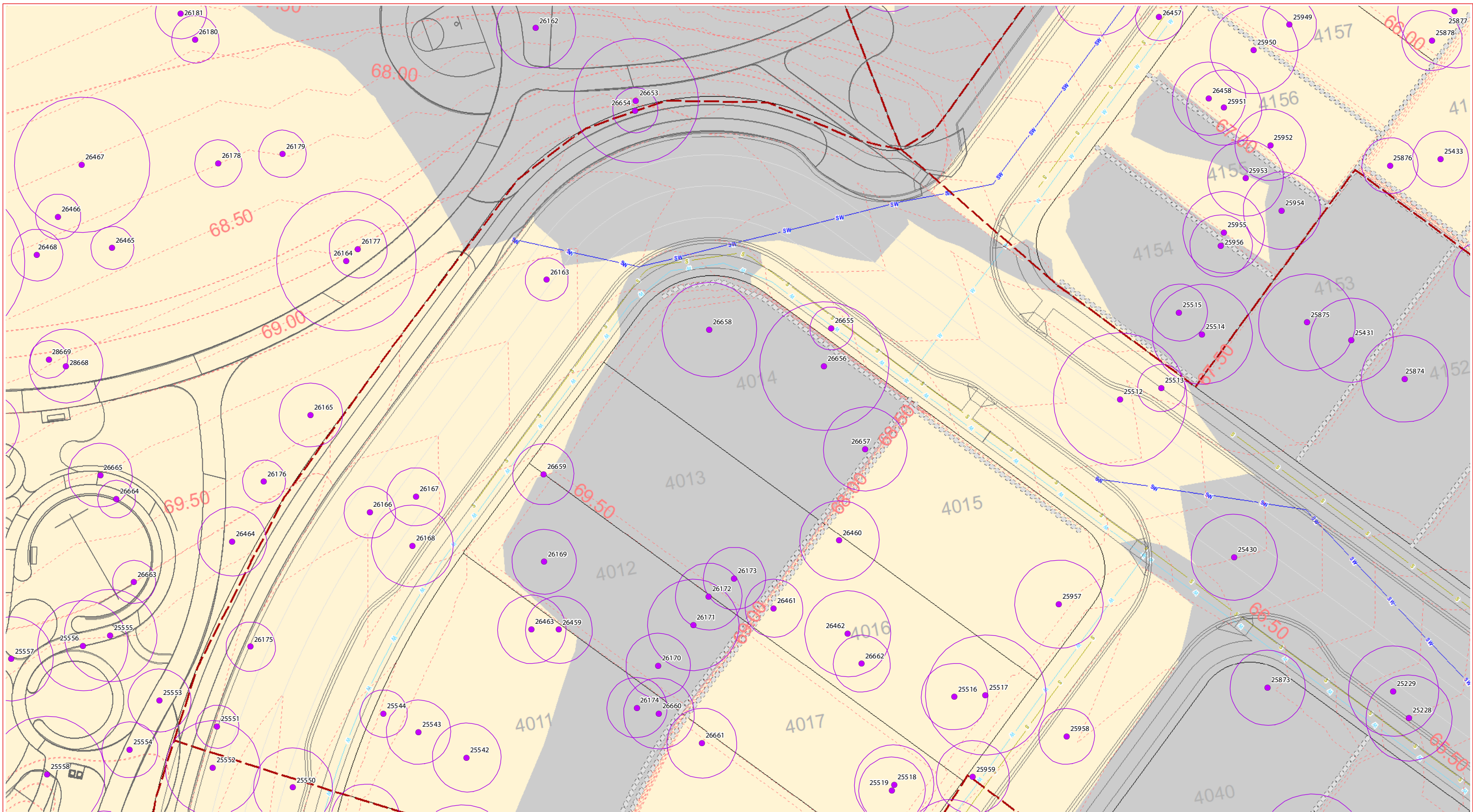
**environmental management**

PLAN OF:  
 Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 24 PC8_10 VCFMP B	

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GPS Tree plot (w/TPZ)

- Tree to remove in Precinct 8 & 10
- Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

- Precinct 8 & 10 ROL boundary
- Precinct 8 & 10 vegetation clearing extent
- Existing contours
- Proposed lots

- Stage boundaries
- Landscape design
- Proposed BMX track (indicative)
- Retaining walls

- Design contours
- Basin design
- Sewer design
- Stormwater design
- Water design

- Tree protection fencing
- Cut area
- Fill area
- EPBC Conservation area

# Vegetation Clearing & Fauna Management Plan - Detail sheet - 25

CLIENT:

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AMENDMENTS:

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT

PROJECT:

PRECINCT 8 & 10

environmental management

PLAN OF:

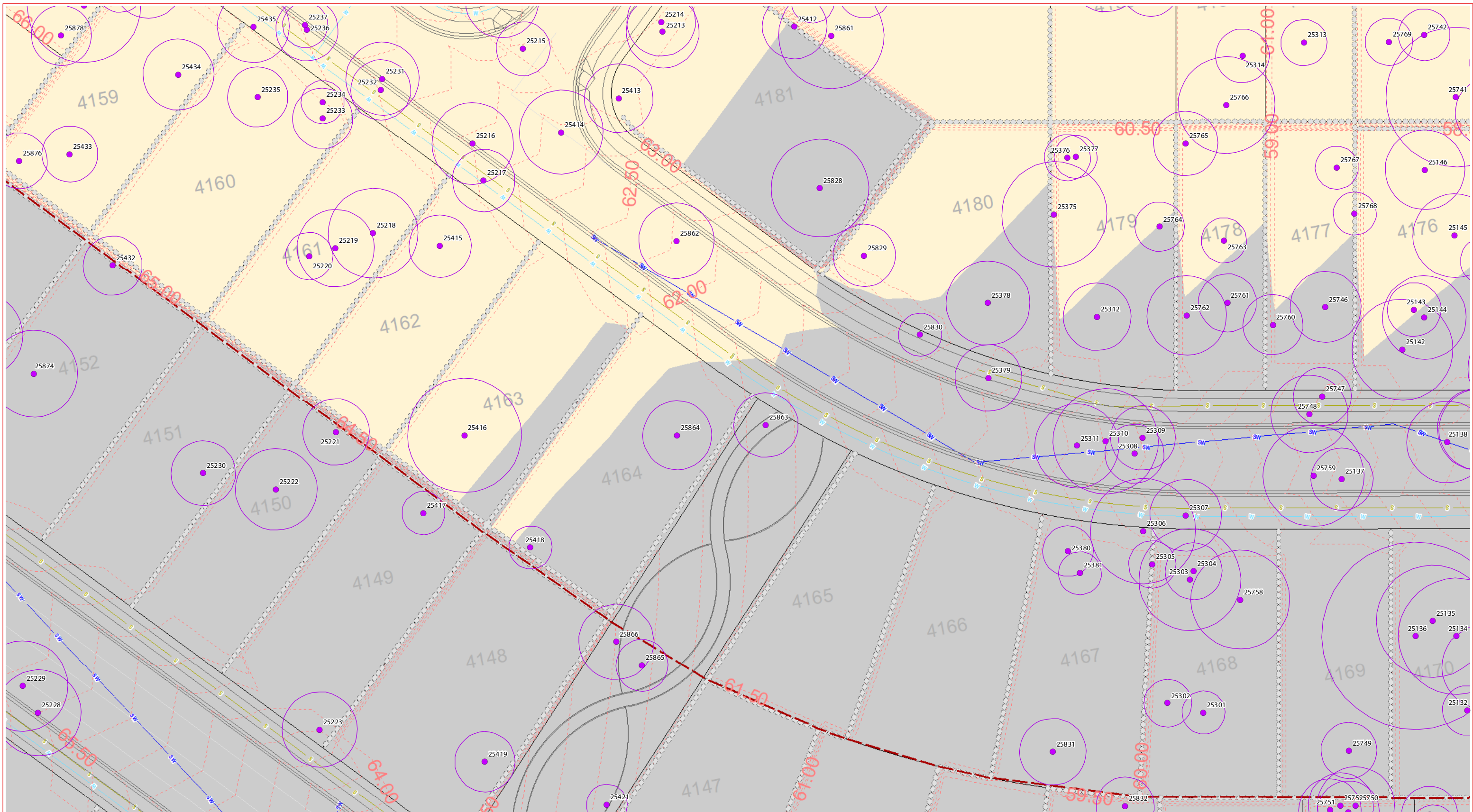
Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
DRAWING No.: 7598 E 25 PCB_10_VCFMP B	

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GPS Tree plot (w/TPZ)  
 Tree to remove in Precinct 8 & 10  
 Adjacent tree to retain during Precinct 8 & 10 vegetation clearing - retention status subject to other/future applications

- Precinct 8 & 10 ROL boundary
- Stage boundaries
- Design contours
- Tree protection fencing
- Precinct 8 & 10 vegetation clearing extent
- Landscape design
- Basin design
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- Proposed BMX track (indicative)
- Sewer design
- Fill area
- Proposed lots
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- Stormwater design
- EPBC Conservation area
- Water design

## Vegetation Clearing & Fauna Management Plan - Detail sheet - 26



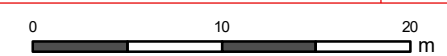
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**AMENDMENTS:**

Issue	Date	Description	Checked
8	13/04/2022	Clearing area update	LT



1:400 @ A3

**PROJECT:**  
 PRECINCT 8 & 10  
**Everleigh**

environmental management

PLAN OF:  
 Vegetation Clearing & Fauna Management Plan

DATE: 13/04/2022	CHECKED: LT
CLIENT REF: 7598	DRAWN: TC
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