

BCC DS
RECEIVED
 24/06/2026
APPLICATION REF
 A006775803



LEGEND / NOTES	
	Tree Numbering GPS Located Tree
	Tree Protection Zone Retained Tree
	Tree To Be Removed
	Tree Protection Fencing
	Proposed Earthworks - Fill
	Proposed Earthworks - Cut
	Proposed Stormwater

NORTHPOINT.			
SCALE	SHEET SIZE	DRAWN	APPROVED
1:750	A3	SAJ	RS



Level 3 / 12 Commercial Road
 Newstead Qld 4006
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Issue	Description	Date	Client	Project Name	Project No.
B	Vegetation Management Plan - Minor Change	29/05/2026	A1 Global Autoparts	76 & 84 King Avenue, Willawong	S521156
Drawing Name	VEGETATION MANAGEMENT PLAN				VMP001

General Notes

This Vegetation Management Plan (VMP) is to be read in conjunction with the Approved Engineering and Landscape Operational Works drawings for the site and is to be kept on the site for reference during all clearing and operational works for the duration of the construction phase.

This VMP has been developed to reflect the minor change request lodged and satisfy Condition 16(a) of the parent DA A005942878. The VMP details the management and mitigation measures to be followed prior to and during the clearing of vegetation for a for a shop, warehouse, and car storage areas at 76 and 84 King Avenue, Willawong. The property is further described as Lot 17 on RP 80241 and Lot 18 on RP 80241, herein referred to as the 'subject site' and has a total area of 23,016m².

The site fronts King Avenue to the north with a Trunk Road Dedication (15.5 m wide) designated between King Avenue and the site, a new crossover into Lot 18 is to be constructed with access through the site via driveways and internal access lanes.

Regional Ecosystems

The below table describes the vegetation within the site.


Table 1 Regional Ecosystems within the Site

RE	Description
RE 12.3.11b	<p>The Regional Ecosystem for the area was identified as RE 12.3.11b, and dense vegetation is present within the south-eastern portion of the site. RE 12.3.11b is described as containing <i>Eucalyptus tereticornis</i> and/or <i>E. racemosa</i> subsp. <i>racemosa</i> +/- <i>E. siderophloia</i>, <i>Lophostemon suaveolens</i>, <i>E. seeana</i>, <i>E. fibrosa</i> subsp. <i>fibrosa</i>, <i>E. propinqua</i> and <i>Angophora leiocarpa</i> open forest, usually with a dense shrub layer dominated by <i>Melaleuca nodosa</i>.</p> <p>The observed tree species in the south-eastern area (Lot 17) included narrow-leaved red gum (<i>Eucalyptus seeana</i>), rusty gum (<i>Angophora leiocarpa</i>) black she-oak (<i>Allocasuarina littoralis</i>), red ash (<i>Alphitonia excelsa</i>), hickory wattle (<i>Acacia disparrima</i>) as trees with a canopy height between 8-16m along the site-facing perimeter of the remnant area and Sieber's paperbark (<i>Melaleuca sieberi</i>) dominating the smaller trees under 8 metres, also around the site-facing perimeter.</p> <p>Weed trees observed through the vegetation included Jacaranda (<i>Jacaranda mimosifolia</i>), Cadaghi (<i>Corymbia torelliana</i>), Chinese celtis (<i>Celtis sinensis</i>), umbrella tree (<i>Schefflera actinophylla</i>), Cocos palm (<i>Syagrus romanzoffiana</i>), broad-leaved pepper (<i>Schinus terebinthifolia</i>) and Easter cassia (<i>Senna pendula</i> var. <i>glabrata</i>).</p> <p>The shrub and ground cover layer was weed infested with species including lantana (<i>Lantana camara</i>), blue billy goat (<i>Ageratum houstonianum</i>), cobbler's pegs (<i>Bidens pilosa</i>), Rhodes grass (<i>Chloris gayana</i>), red natal grass (<i>Melinis repens</i>), fireweed (<i>Senecio madagascariensis</i>), signal grass (<i>Urochloa decumbens</i>), guinea grass (<i>Megathyrsus maximum</i> var. <i>maximus</i>), Johnson grass (<i>Sorghum halepense</i>), purple succulent (<i>Callisia fragrans</i>), climbing asparagus fern (<i>Asparagus africanus</i>), basket</p>

RE	Description
	asparagus fern (<i>Asparagus aethiopicus</i>), ochna (<i>Ochna serrulata</i>) and corky passion vine (<i>Passiflora suberosa</i>).
Non-remnant	Lot 18, the western lot, has been almost entirely cleared and filled, with the only vegetation being two trees, hickory wattle and a narrow-leaved red gum, located along the eastern boundary with Lot 17 and two Alexandra palms (<i>Archontophoenix alexandrae</i>) in the centre of the lot. There is a landscaped area along the southern boundary. Similarly, the northern extent of Lot 17 (the north-eastern corner of the combined lots), is also heavily modified, with only scattered trees about the eastern boundary plus a dead tree, a slash pine (<i>Pinus elliotii</i>), and a hickory wattle located on the boundary of the two lots. The remaining trees along the southern boundary which include, rusty gum, narrow-leaved red gum, slash pine and a stag tree, are to be retained.



Figure 1: Ground-truthed Regional Ecosystems

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Erosion Control and Stabilisation Work

Erosion control measures and stabilisation works are to be implemented as required to protect any exposed earth and prevent erosion. Vegetation clearing should proceed just ahead of commencement of construction to minimise the chance for rainfall and other natural processes to cause erosion. Erosion and sediment controls are to be installed and maintained as required to prevent sediment laden runoff entering any nearby drains or waterways. Any exposed areas are to be treated in accordance with an approved Erosion and Sediment Control Plan. Where sediment fencing is required to be installed within the Tree Protection Zone (TPZ) of the retained tree, the location and installation methodology of the fencing must be approved by the Project Arborist.

Tree Pruning

Where pruning is required on vegetation to be retained, it is to be carried out under the supervision of the Project Arborist (minimum AQF level 5 qualified) and is to comply with Australian Standard AS4373-2007 – Pruning of amenity trees. The natural growth habit of each species should be considered with regard to pruning.

Stockpiling of Organic Waste / Materials

Organic waste materials and soil from earthworks activities are to be stored within the development footprint away from nearby drains and outside of any TPZ and rehabilitation and retained vegetation areas. Soil stockpiles should be managed using erosion and sediment controls as required.

Mulching and Re-use of Organic Waste / Materials

Any native vegetation that is cleared should be mulched for subsequent re-use where possible in rehabilitation activities. Stockpiles are to be placed in previously cleared areas, but not placed on slopes greater than 5%, or within the TPZ of retained trees. Any mulch created on site is to undergo the mulch aging process for a minimum of six weeks prior to its reuse, so as to ensure no green material or unwanted seed is spread throughout the site.

Vegetation Management Actions

Objective

Protect native flora and fauna values throughout the development project.

Performance Criteria

- Fauna and vegetation sensitive clearing techniques are to be employed;
- All areas designated for vegetation retention will remain undisturbed, or works within these areas to be supervised by the Project Arborist; and
- No injuries or fatalities to fauna.

Responsibility

Civil contractor, Fauna Spotter Catcher, Project Arborist and Site Supervisor.


Management Actions

- Tree retention is to be in accordance with the cover page of this VMP and the Tree Schedule at the rear of this VMP;

- Trees to be retained outside of the subject site boundary include trees 4, 5, 37 and 38.
- Trees to be retained within the development area are trees 6-9, 11-18 and 20-26 around the northern and western perimeter of RMU2.
- All vegetation to be retained is to be clearly identified and adequately protected prior to vegetation clearing commencing using appropriate tree protection fencing (see below) and signage (refer to Figure 2 – below for an example of appropriate signage);
- A pre-start meeting will be conducted with the Ecologist, Fauna Spotter Catcher, and Development Services, prior to site/operational/building work commencing;
- Prior to the pre-start meeting, all vegetation is to be nominated to be cleared or retained, Tree Protection Fencing and appropriate signage erected in accordance with this VMP;
- At least one day (but no more than 48 hours) prior to vegetation removal, a Fauna Spotter-Catcher will assess the site for the presence of native fauna;
- All contractors are to be advised of TPZs and the applicable restrictions within the TPZs. Refer to the prohibited activities listed in the TPZs;
- A minimum AQF Level 5 qualified arborist must be present to supervise and direct works where works are within the TPZs of retained trees;
- Vegetation clearance to be limited to areas designated for vegetation removal;
- Erosion and sediment control measures must be installed prior to the pre-start meeting;
- A Fauna Spotter Catcher must be on site throughout all clearing operations;
- Sensitive tree clearing techniques are to be implemented. Directional clearing will occur, generally beginning in disturbed areas, and working towards vegetated refuge areas (e.g. towards vegetation in the south-east);
- All felled native trees are to be recycled (milled, chipped or mulched) and re-used as mulch for rehabilitation, landscape works and/or erosion control on site, where possible. If cleared vegetation is stockpiled for more than 24 hours, the Fauna Spotter Catcher must inspect the vegetation prior to chipping or removal from the site;
- Any felled non-native vegetation is not to be used in the rehabilitation area (refer to Tree Schedule below for details of non-native trees);
- Stockpiling of felled trees will occur only within the development footprint and outside the TPZs of retained trees. Stockpiling is not permitted within the rehabilitation area, exclusion zones or within the TPZ of retained trees. Erosion and sediment control measures are to be implemented for stockpiles as required; and
- No dogs are allowed on the construction site.

Tree Protection Zones (TPZs)

In accordance with *AS4970-2009 – Protection of Trees on Development Sites*, the following activities are **PROHIBITED** within Tree Protection Zones (TPZs) of trees to be retained unless under Arborist Supervision/Approval:

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- Entry of machinery, vehicles or unauthorised personnel, unless authorised by BCC or an Arboricultural Professional for remediation purposes;
- Construction of a site office, shed or temporary building;
- Stockpiling of soil, waste or material of any kind;
- Excavation for silt fencing;
- Parking of vehicles of any kind;
- Lighting of fires and combustion of any material;
- Wash down and cleaning equipment;
- Refuelling;
- Storage or mixing of fuel, chemicals, paints, herbicides or hazardous substances;
- Soil level changes including filling or excavation, trenching, topsoil skimming and/or surface excavation (except where illustrated in this set of plans or for remediation purposes, and, under the supervision of the Project Arborist);
- Attaching of signs or other objects to trees except for Arboricultural or Ecological purposes and only as directed by the Project Arborist / Environmental Professional;
- Pruning or removing of tree branches or foliage except under the direction of the Project Arborist as per the requirements of this VMP; and
- Mechanical damage to the trunk, stem, branches or retained roots of trees.

Tree Protection Fencing

The purpose of Tree Protection Fencing is to clearly delineate the TPZ and to exclude from the TPZ any activities that may impact the long-term viability of the tree. Should any work be required within the TPZ, they must be authorised and supervised by the Project Arborist. Options exist for Tree Protection fencing include:

- 1.8 m chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet; or
- 1.7 m steel star pickets at approximately 3 m intervals with high visibility barrier mesh (at least 900mm in height) strung between pickets with strainer wire at the top and bottom of the mesh. Mesh is to be fastened to the pickets by suitable fasteners, such as tie wire or zip ties.

Signage

Suitable signage must be attached to the Tree Protection Fencing at suitable intervals. Tree Protection Signage should clearly identify the nature and purpose of the fencing and clearly indicate that all activities are excluded from within the fenced area. Examples of suitable TPZ Exclusion Signage are shown below.



Figure 2: Tree Protective Fencing Signage, Image source: AS 4970-2009

Monitoring


- TPZ fencing is to be inspected regularly to ensure that it remains properly installed;
- A licensed fauna spotter-catcher must be engaged to inspect all vegetation prior to and during vegetation removal;
- Erosion and sediment control fencing is to be inspected regularly; and
- Site supervisor to monitor vegetation clearing and ensure management strategies are adhered to.

Corrective Action

In the event of damage to retained trees, fencing is to be reinstated and Council notified. The level of revegetation is to be negotiated with Council. In the event of a fauna injury, a Spotter Catcher is to coordinate with a local veterinarian surgery or animal hospital to ensure successful rehabilitation of fauna and undertake relevant reporting requirements to DES.

Reporting

Any incidents of non-compliance to be recorded. Any incidents of harm to fauna and any accidental damage to vegetation is to be recorded and reported to a Council officer appointed for this purpose.

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Fauna Management Actions

Habitat Creation

Any vegetation to be removed which contains hollows or other potential significant habitat value (e.g. logs or termitaria) should be strategically placed within the rehabilitation area, in accordance with the approved Rehabilitation Management Plan, to improve future terrestrial habitat throughout this area.

Fauna Management

A qualified Fauna Spotter-Catcher in possession of a valid Rehabilitation Permit (issued by DES) and with appropriate experience in surveying, monitoring and rescuing fauna species is required to supervise clearing works for the period of vegetation clearing.

The Spotter-Catcher is to inspect trees to be cleared and/or trees that may have a canopy that overlaps with other vegetation to be cleared for the presence of fauna and significant fauna habitat features (tree hollows, nests, dreys and hollow logs) no more than 48 hours prior to clearing works commencing.

Inspection of the site is to occur at least once each day prior to clearing commencement, and the Fauna Spotter-Catcher is to remain on-site and to direct all clearing works. Works must cease if advised by the Fauna Spotter Catcher and fauna management measures must be implemented prior to works recommencing. Works are only to recommence once the Fauna Spotter has indicated necessary fauna management measures have been implemented. All trees identified as significant fauna habitat are to be clearly flagged and cleared under the guidance of the Fauna Spotter-Catcher.

Fire Ant Movement Controls

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

Penalties apply for non-compliance with the movement controls. If unsure of personal obligations under the *Biosecurity Act 2014*, contact the relevant Queensland State Government Department.

Restricted Invasive Pest Plants, Weed and Waste Management Actions

Objective

Minimise restricted invasive pest plants and weed dispersal throughout the development.

Performance Criteria

- Control all restricted invasive pest plants;
- Prevent spread of restricted invasive pest plants offsite; and
- Remove rubbish from the site.

Responsibility

Civil contractor and site supervisor.

Management Actions

- Vehicles are to use designated site entry and vehicle access tracks;
- Storage areas are to be bunded to prevent chemical spills (petrol, oil, etc.) from discharging from the site and entering stormwater drains;
- During vegetation clearing, restricted invasive pest plant species are to be removed and must be stockpiled separately and disposed of at an appropriate waste disposal facility;
- Stockpiles of native vegetation are to be inspected for restricted invasive pest plant species prior to exporting off site/mulching;
- Restricted invasive pest plants as defined under the *Biosecurity Act 2014*, Weeds of National Significance (WoNS), or weeds listed in the Biosecurity Plan for the Brisbane Local Government area, are not to be planted on site; and
- Fire as a management technique for controlling restricted invasive pest plants is not to be administered on the site during development works.
- Refer to civil plans for civil details including and not limited to proposed; sewer line, water line, stormwater line.

Monitoring

- Germination or regrowth of restricted invasive pest plant species are to be monitored; and
- Site supervisor to monitor restricted invasive pest plant control and ensure management strategies are adhered to.

Corrective Action

Undertake a second phase of restricted invasive pest plant control to treat newly germinated or regerminated restricted invasive pest plant species.

Reporting

Any incidents of non-compliance to be recorded in an environmental diary.

Relevant Legislation and Standards to this VMP

- *Vegetation Management Act 1999*;
- *Biosecurity Act 2014*;
- *Nature Conservation Act 1992*;
- Australian Standards 4373-2007 and 4970-2009; and
- *Environmental Protection and Biodiversity Conservation Act 1994*.

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TREE SCHEDULE

Site Address: King Avenue Willawong

Codes: FS = Fauna Scratches; SH = Small Hollow; MH = Medium Hollow; LH = Large Hollow; T = Termitaria; BN = Bird Nest; DL = Double leader; TL = Triple Leader; ML = Multi-leader; NB = Nest Box, SF = Evidence of Sap Feeding

No.	STATUS	SCIENTIFIC NAME	COMMON NAME	DBH 1 [mm]	DBH 2 [mm]	DBH 3 [mm]	DBH 4 [mm]	DBH 5 [mm]	DBH 6 [mm]	Total DBH [mm]	HEIGHT [m]	SPREAD [m]	HEALTH	HABITAT	NOTES	TPZ [mm]
1	Remove	<i>Acacia disparrima</i>	Hickory Wattle	420						420	10	6	Poor			5040
2	Remove	<i>Archontophoenix alexandrae</i>	Alexandra Palm	210						210	11	4	Poor			2520
3	Remove	<i>Archontophoenix alexandrae</i>	Alexandra Palm	260						260	12	4	Poor			3120
4	Retain	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	260	270	340				507	14	7	Good			6084
5	Retain	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	340						340	12	5	Good			4080
6	Retain	<i>Angophora leiocarpa</i>	Rusty Gum	300						300	13	6	Fair			3600
7	Retain	<i>Allocasuarina littoralis</i>	Black She-oak	330						330	14	6	Poor			3960
8	Retain	<i>Alphitonia excelsa</i>	Red Ash	180						180	10	4	Poor	Trunk damaged, fill at base		2160
9	Retain	<i>Melaleuca sieberi</i>	Sieber's Paperbark	120						120	5	3	Fair		Lean	1440
10	Remove	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	330						330	13	6	Fair	FS		3960
11	Retain	<i>Melaleuca sieberi</i>	Sieber's Paperbark	100						100	6	2	Good			1200
12	Retain	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	650						650	16	8	Fair	FS		7800
13	Retain	<i>Acacia disparrima</i>	Hickory Wattle	230						230	8	5	Fair	Fill around trunk		2760
14	Retain	<i>Alphitonia excelsa</i>	Red Ash	140						140	4	2	Poor	Damaged trunk, fill at base		1680
15	Retain	<i>Allocasuarina littoralis</i>	Black She-oak	180						180	9	4	Fair			2160
16	Retain	<i>Alphitonia excelsa</i>	Red Ash	140						140	8	3	Fair			1680
17	Retain	<i>Acacia disparrima</i>	Hickory Wattle	160						160	12	4	Good			1920
18	Retain	<i>Melaleuca sieberi</i>	Sieber's Paperbark	100	50					112	5	3	Poor	Tree on lean, damaged trunk		1344
19	Remove	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	620						620	16	10	Fair	FS		7440
20	Retain	<i>Melaleuca sieberi</i>	Sieber's Paperbark	90						90	6	1	Good			1080
21	Retain	<i>Angophora leiocarpa</i>	Rusty Gum	170	138					219	14	5	Good			2628
22	Retain	<i>Acacia disparrima</i>	Hickory Wattle	240						240	14	6	Poor	Fill at trunk		2880
23	Retain	<i>Acacia disparrima</i>	Hickory Wattle	190	110					220	14	5	Good			2640
24	Retain	<i>Melaleuca sieberi</i>	Sieber's Paperbark	100						100	6	1	Poor			1200
25	Retain	<i>Melaleuca sieberi</i>	Sieber's Paperbark	80						80	5	2	Poor			960
26	Retain	<i>Melaleuca sieberi</i>	Sieber's Paperbark	100	70					123	5	2	Good		FS	1476
27	Remove	<i>Acacia disparrima</i>	Hickory Wattle	160						160	12	4	Good			1920
28	Remove	<i>Angophora leiocarpa</i>	Rusty Gum	280						280	16	7	Fair	FS-Offsite		3360
29	Remove	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	700						700	19	12	Good	FS		8400
30	Remove	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	670						670	18	8	Poor	Offsite		8040
31	Remove	<i>Angophora leiocarpa</i>	Rusty Gum	170						170	15	3	Fair	FS	hollow	2040
32	Remove	Stag	Stag	680						680			Dead	2x MH and LH		0
33	Remove	<i>Angophora leiocarpa</i>	Rusty Gum	230						230	15	6	Good			2760
34	Remove	<i>Acacia disparrima</i>	Hickory Wattle	290						290	11	7	Poor			3480
35	Remove	<i>Pinus elliotii</i>	Slash Pine	210						210	7	3	Fair			2520
36	Remove	<i>Angophora leiocarpa</i>	Rusty Gum	280						280	9	2	Fair	FS		3360
37	Retain	<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum	350						350	10	5	Good			4200
38	Retain	<i>Pinus elliotii</i>	Slash Pine	360						360	15	5	Good			4320
39	Remove	Dead Tree	Dead Tree	450						450	14	1	Dead			0
40	Remove	Dead Tree	Dead Tree	400						400	10	8	Dead			0



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