



Significant Biodiversity Assessment Report

Everleigh – ROL 13 – Precincts 5, 6 & 7

Teviot Road, Greenbank, QLD 4124

Greater Flagstone Priority Development Area

Prepared for Mirvac Queensland Pty Ltd

14 June 2024

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Document Control

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Acronyms and Abbreviations

DSDTI	Department of State Development, Tourism and Innovation
EDQ	Economic Development Queensland
EPBC Act	<i>Environment Protection and Biodiversity Act 1999 (Cth)</i>
EVNT	Extinct, Endangered, Vulnerable and/or Near Threatened (as defined by the NCWR)
GFPDA	Greater Flagstone Priority Development Area
km	kilometres
LCC	Logan City Council
MSES	Matters of State Environmental Significance (as mapped by the SPP)
NCA	<i>Nature Conservation Act 1992 (Qld)</i>
NCWR	<i>Nature Conservation (Wildlife) Regulation 2006 (Qld)</i>
NESS	Natural Environment Site Strategy
PMVA	Property Map of Assessable Vegetation
PMST	Protected Matters Search Tool
PR	<i>Planning Regulation 2017 (Qld)</i>
RE	Regional Ecosystem
SBTR	Significant Biodiversity Technical Report
SHG	Saunders Havill Group
SPP	State Planning Policy (July 2017) (Qld)
TEC	Threatened Ecological Community
UDA	Urban Development Area
ULDA Act	<i>Urban Land Development Authority Act 2007</i>
VCFMP	Vegetation Clearing and Fauna Management Plan
VMA	<i>Vegetation Management Act 1999 (Qld)</i>
WWBW	Waterway barrier works
Guideline 14	<i>Guideline No. 14 – Environmental values and sustainable resources</i>
Guideline 17	<i>Guideline No. 17 – Remnant vegetation and Koala habitat obligations in Greater Flagstone and Yarrabilba PDAs</i>

1. Introduction

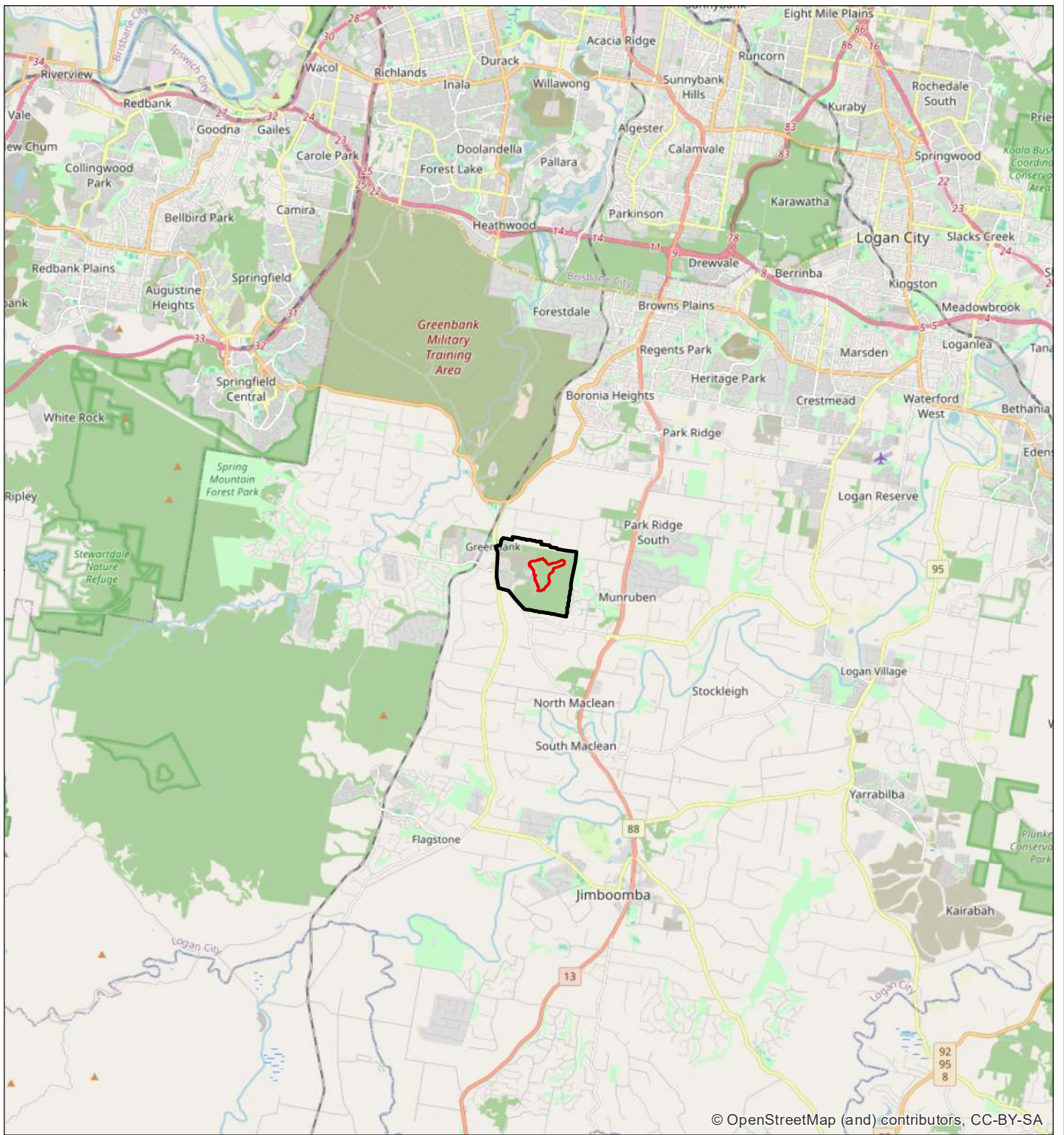
Saunders Havill Group (SHG) was engaged by Mirvac Queensland Pty Ltd to prepare a Significant Biodiversity Assessment Report (SBAR) in response to Economic Development Queensland’s (EDQ) *PDA Guideline No. 14 – Environmental values and sustainable resources* (Guideline 14) to support a Reconfiguration of a Lot (ROL) application to EDQ. The study area for this report is residential Precincts 5, 6 & 7 (ROL 13) within the Everleigh master planned development (refer **Figure 1** for Site Context & **Figure 2** for Site Aerial).

The broader project site is located within the Greater Flagstone Priority Development Area (GFPDA) and as such is governed by EDQ. Although being entirely included within the Logan City Council (LCC) Local Government Area, EDQ have jurisdiction for the implementation and enforcement of development applications in relation to the project as a key regulator of development within Priority Development Areas (PDA) for the Department of State Development and Infrastructure (DSDI). Despite this legislative position on assessment, the majority of infrastructure assets, inclusive of open space and the proposed Conservation Area, ultimately transition to the ownership of LCC.

Contextually, the subject area is located approximately 10 kilometers (km) west of Logan Village and 25 km south-east of Ipswich. The broader site is currently undergoing earthworks and construction for earlier stages of the masterplan development.

Table 1: Precincts 5, 6 & 7 – Key Site Details

Address	9004 Everleigh Drive, Greenbank QLD 4124
RPD	Part of Lot 9003 on SP334747 and Part of Lot 9004 on SP334753
Local Government Area	Logan City Council (LCC)
Planning Scheme / Local Plan	Greater Flagstone UDA Development Scheme
Vegetation Management Act 1999	Category B (remnant) Of Concern composite RE12.9-10.2 / 12.9-10.7 Category B (remnant) Of Concern composite RE12.3.11 / 12.3.6 Category X (non-remnant)



Legend



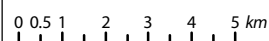
-  Project site
-  Precinct 5-7 (ROL13) boundary

Figure 1
Site Context

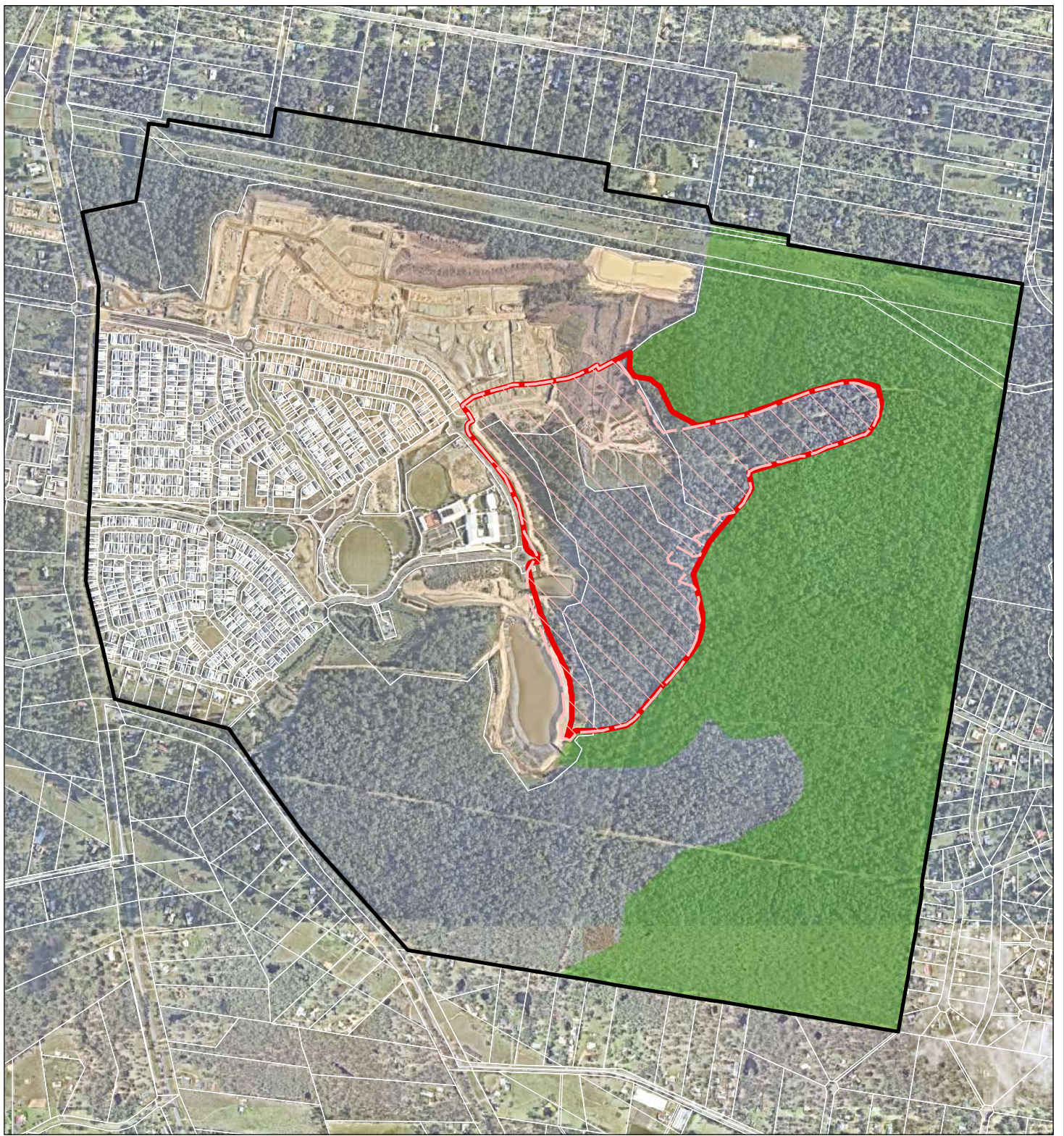
File ref. 7598 E Figure 1 PC5-7 ROL13 Site Context A
Date 22/03/2024
Project Everleigh, Greenbank



Scale (A4): 1:175,000 [GDA 1994 MGA Z56]



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Legend






-  Qld DCDB
-  Project site
-  Precinct 5-7 (ROL13) boundary
-  Precinct 5-7 (ROL13) bulk earthworks/clearing area
-  Conservation area

Figure 2
Site Aerial

File ref. 7598 E Figure 2 PC5-7 ROL13 Site Aerial A
Date 22/03/2024
Project Everleigh, Greenbank

0 50 100 200 300 400 500 m

Scale (A4): 1:15,000 [GDA 1994 MGA Z56]



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2. Desktop review

2.1. Historical and contemporary legislative review

Table 2 below provides a review of contemporary legislative provisions potentially constraining Precincts 5, 6 & 7. Maps are provided in **Appendix A**.

Table 2: State and Local governmental legislation and mapping constraints relative to the site

Legislation	Mapping	Purpose	Contemporary Site Relevance
<i>Environmental Protection & Biodiversity Conservation Act 1999</i> (EPBC Act)	N/A	The Australian Government’s key piece of environmental legislation is the EPBC Act. The EPBC Act aims to protect and manage matters of environmental significance which include nationally and internationally important flora, fauna, ecological communities and heritage places.	<p>The Protected Matters Search Tool (PMST) identified thirty-four (34) protected fauna species, fifteen (15) flora species, and six (6) Threatened Ecological Communities (TECs) as potentially occurring within a 5 km radius of the site (refer Appendix B). In 2016, the broader project site was referred and assessed under the EPBC Act (ref: 2016/7817) as the development was determined to have a significant impact on EPBC Act listed species. The action was approved in 2019 and commenced on the 18 November 2019 with the clearing of Stage 1.</p> <p>Impacts on Koala Habitat and Grey-headed Flying-fox foraging habitat are being offset under the conditions of the EPBC Act approval.</p>
<i>Nature Conservation Act 1992</i> (NCA)	Map 5: Protected Plants Trigger Map	The NCA classifies and protects significant areas (Protected Areas) and protects Threatened plant and animal species. The <i>Nature Conservation (Animal) Regulation 2020</i> and <i>Nature Conservation (Plant) Regulation 2020</i> lists animal and plant species presumed extinct, critically endangered, endangered, vulnerable, near threatened, least concern, international or prohibited.	<p>Seven (7) species listed under the NCA were identified in the Wildlife Online search as potentially occurring within a 5 km radius of the site (six (6) fauna and one (1) flora species, refer Appendix C). Of these, <i>Phascolarctos cinereus</i> (Koala) and <i>Melaleuca irbyana</i> (Swamp Tea Tree) have been recorded across the wider property.</p> <p>Notably, almost the entirety of Precincts 5, 6 & 7 are mapped within a High-Risk Area for protected plants. During the Protected Plants Flora Survey across the</p>

Legislation	Mapping	Purpose	Contemporary Site Relevance
			<p>subject area no protected plants were identified.</p> <p>Impacts to Koala have been addressed at the Federal level (refer EPBC 2016/7817) and a permit to clear <i>M. irbyana</i> across the broader urban development extent for Everleigh has been granted by the Department of Environment and Science and is currently under renewal (refer WA0045420 at Appendix D).</p>
<p><i>Vegetation Management Act 1999 (VMA)</i></p>	<p>Map 6: Regulated Vegetation Management Map;</p> <p>Map 7: Supporting Vegetation Management Map</p>	<p>The VMA is the key mechanism by which the Queensland Government protects the state’s environmental resources pertaining to vegetation. Under the VMA, a series of maps delineate vegetation features across the landscape which are each assigned a conservation value directly related to the remaining extent of these features in the landscape. The VMA also protects ‘essential habitat’ vegetation where listed threatened species have been known to occur.</p>	<p>Precincts 5, 6 & 7 are mapped as containing Category X (non-remnant) and Category B (remnant) vegetation.</p> <p>Category X is not regulated under the VMA, however Category B is deemed regulated vegetation. Category B vegetation mapped on-site is Of Concern status.</p> <p>A watercourse defined under the VMA is mapped as intersecting the centerline between Precincts 5 and 6 where it runs through Category B vegetation on the eastern portion of the Precincts and out into a Category X area to the west.</p> <p>It is important to note that the provisions of the VMA do not apply in a PDA except where relevant to the Development Scheme. Further, the endorsed Natural Environment Site Strategy under DEV2016/768 does not identify any significant biodiversity values within the Precinct 5, 6 & 7 works area (refer Section 4).</p>
<p>Koala priority areas and koala habitat areas (administered under the <i>Planning</i></p>	<p>Map 8: Koala priority areas and koala habitat areas map</p>	<p>The PR deals with development within mapped Koala habitat areas by regulating the clearing of mapped Koala habitat and stipulating how it must be cleared. The new mapping, implemented in February 2020 uses</p>	<p>Not applicable.</p> <p>The site is mapped outside a Koala Priority Area and contains Koala Habitat Area throughout parts of Precinct 5, 6 & 7, in association with the remnant vegetation mapping. However, as the</p>

Legislation	Mapping	Purpose	Contemporary Site Relevance
<i>Regulation 2017 (PR)</i>	Map 8: Koala habitat values	<p>mapped Koala Priority Areas and Koala habitat areas to determine the response or referral pathway required for the site.</p> <p>Koala Habitat Areas are Matters of State Environmental Significance (MSES) and are reflected in the State Planning Policy. The LCC Planning Scheme mapping has not been updated to reflect these changes. Under Koala habitat mapping, Schedule 11, Part 2 of the PR is not applicable as the premises on which the development is carried out is within a PDA. As such, no State Code 25 response or referral is required for the site.</p>	<p>site falls within the GFPDA, the Koala Habitat triggers do not apply.</p> <p>Impacts on Koala Habitat are being managed by an offset under the EPBC Act (refer EPBC 2016/7817).</p>
Fish Habitat Areas (<i>Fisheries Act 1994</i>)	Map 16: Fisheries WWBW Map	<p>The <i>Fisheries Act 1994</i> deals with the use, conservation and improvement of Queensland’s fisheries resources and fish habitats. The legislation deals with the impact from coastal development on marine fish habitat, including protected marine plants and declared fish habitat areas.</p>	<p>The broader site contains three mapped <i>low risk</i> waterways and one <i>moderate risk</i> for waterways for waterway barrier works (WWBW) under the recently revised DAF mapping.</p> <p>One of the <i>low risk</i> WWBW identified will be impacted by the northern part of Precinct 5 and southern parts of Precinct 6. Notably, the proposal avoids the southern-most portions of this waterway linking to the conservation area where waterway features are more apparent as per the NESS outcomes. The ROL design has been based on the NESS and Context Plan outcomes that reviewed waterway values and respective mapping triggers at that time.</p> <p>The <i>moderate</i> WWBW identified outside of the Precinct 5, 6 & 7 site boundary runs adjacent to the works area.</p>
Coastal Hazards (<i>Coastal Protection and Management Act 1995</i>)	Map 15: Coastal Protection Areas Map	<p>The <i>Coastal Protection and Management Act 1995</i> seeks to protect the coastal resources of the coastal zone under State Code 8: Coastal development and tidal works. It establishes a framework</p>	<p>Not applicable.</p> <p>No areas subject to coastal hazards are mapped within the project site, and the site is not located within a Coastal Management Area.</p>

Legislation	Mapping	Purpose	Contemporary Site Relevance
<i>State Planning Policy 2014 (SPP)</i>	Map 11: Matters of State Environmental Significance (Biodiversity)	for the protection, conservation, rehabilitation and management of the coastal zone with regard to the core objectives of the national strategy for ecologically sustainable development in the use of the Coastal Zone. It also ensures decisions about land use and development safeguard life and property from the threat of coastal hazards. Provides interim development assessment requirements which ensures that state interests are considered by local government when assessing development applications where the local government planning scheme does not yet integrate the State interests in the SPP. MSES include Biodiversity, Coastal Environment, and Water Quality.	Not applicable. Parts of Precincts 5, 6 & 7 are both mapped as containing several MSES; regulated vegetation (intersecting a watercourse, essential habitat and Category B) and wildlife habitat (Endangered or Vulnerable, and Koala habitat areas – core). Note, regulated vegetation and State Koala provisions do not apply in a PDA and impacts on Koala habitat are being managed by an offset under the EPBC Act.

2.2. Town Planning Instruments

The site is located within the jurisdiction of LCC but not subject to the provisions of the LCC Planning Scheme. Importantly, the site is located within the GFPDA and as such is governed by EDQ. Although being entirely included within the LCC Local Government Area, EDQ have jurisdiction for the implementation and enforcement of development applications in relation to the project as a key regulator of development within a PDA for the DSDI.

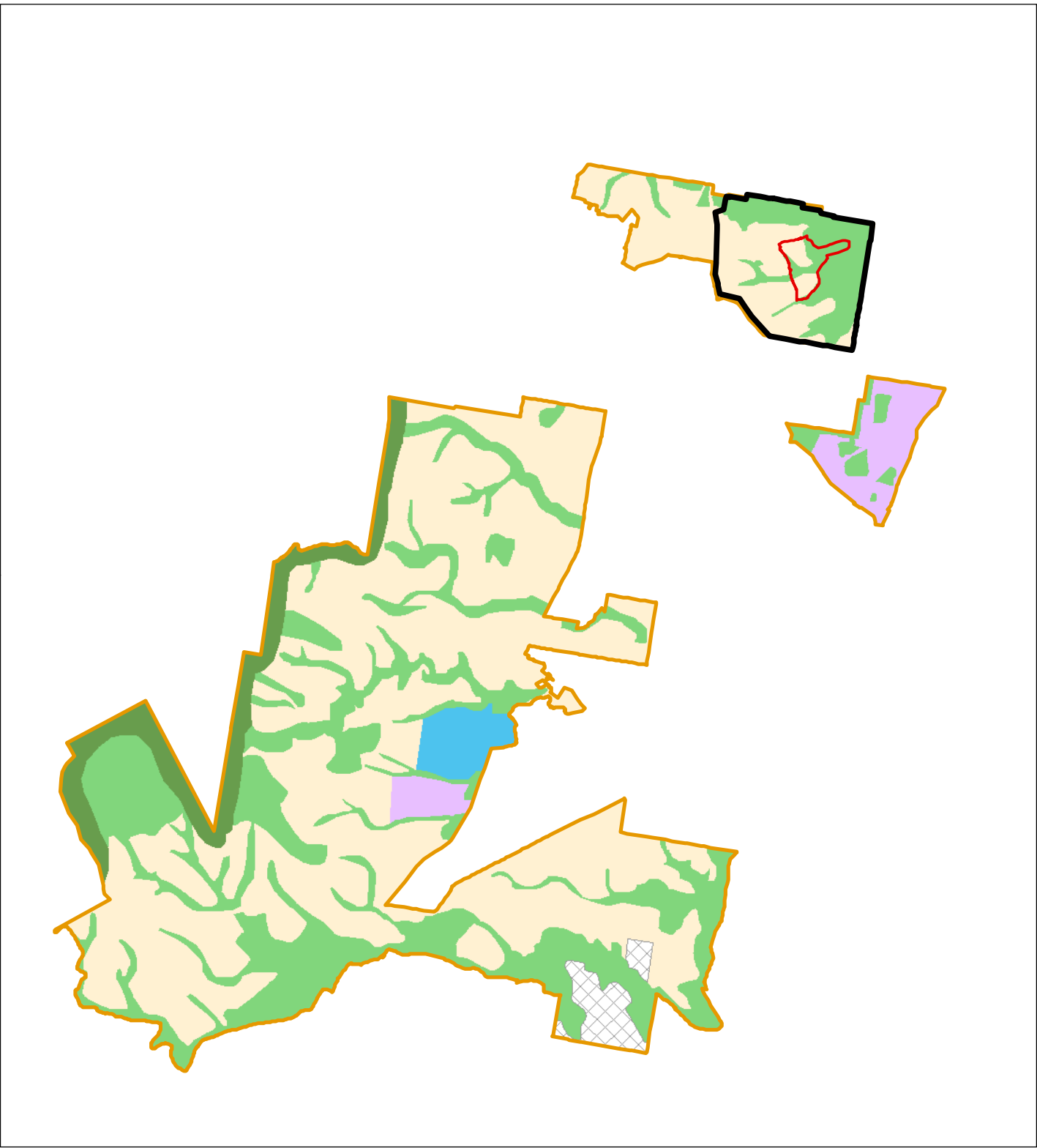
2.2.1 Greater Flagstone Priority Development Area

The development proposal occurs within the Greater Flagstone Urban Development Area, declared under the *Urban Land Development Authority Act 2007* (ULDA Act). This legislation superseded the requirements of local government planning provisions (in this case, LCCs *Logan Planning Scheme 2015*) and selective other state legislation (e.g. *Planning Act 2016*, VMA and others).

The Greater Flagstone Urban Development Area Development Scheme was approved in October 2011, and regulates development within the PDA. The Scheme identifies the site within the Urban Living Zone and Greenspace (refer **Figure 3**). The Urban Living Zone applies to most of the area intended for urban development in the PDA and has been rectified under the endorsed Context Plan. The majority of the zone is intended to be developed as neighbourhoods focused on identifiable and accessible centres comprising a mix of residential including houses, multiple residential and other residential and live work opportunities through home-based business.

Development applications referred to EDQ for assessment against the *Greater Flagstone UDA Development Scheme* will be assessed against the EDQ's Implementation Guidelines. Applicable guidelines specifically include Guideline 14 – Environmental Values and Sustainable Resource Use, and Guideline 17 – Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs. In this case, remnant Endangered vegetation will not be impacted, and Koala offsets have been approved under the Federal EPBC Act, therefore, the provisions of Guideline 17 do not apply.

The masterplan development including Precincts 5, 6 and 7, which are areas intended for residential allotments with associated road infrastructure, is shown in **Appendix E**. A significant portion of Precincts 5, 6 and 7 have been deemed conservation area. The vegetation within these areas will be retained within the designated environmental conservation area.



Legend










- | | |
|--|---|
|  Project site |  Conservation |
|  Greater Flagstone PDA |  Greenspace |
|  Precinct 5-7 (ROL13) boundary |  Industry & Business |
| |  Major Centre |
| |  Urban Living |
| |  Utilities |

Figure 3

Greater Flagstone Priority Development Area (GFPDA)

File ref. 7598 E Figure 3 PCS-7 ROL13 Development Area GFPDA A
Date 22/03/2024
Project Everleigh, Greenbank

0 500 1,000 2,000 3,000 m

Scale (A4): 1:90,000 [GDA 1994 MGAZ56]



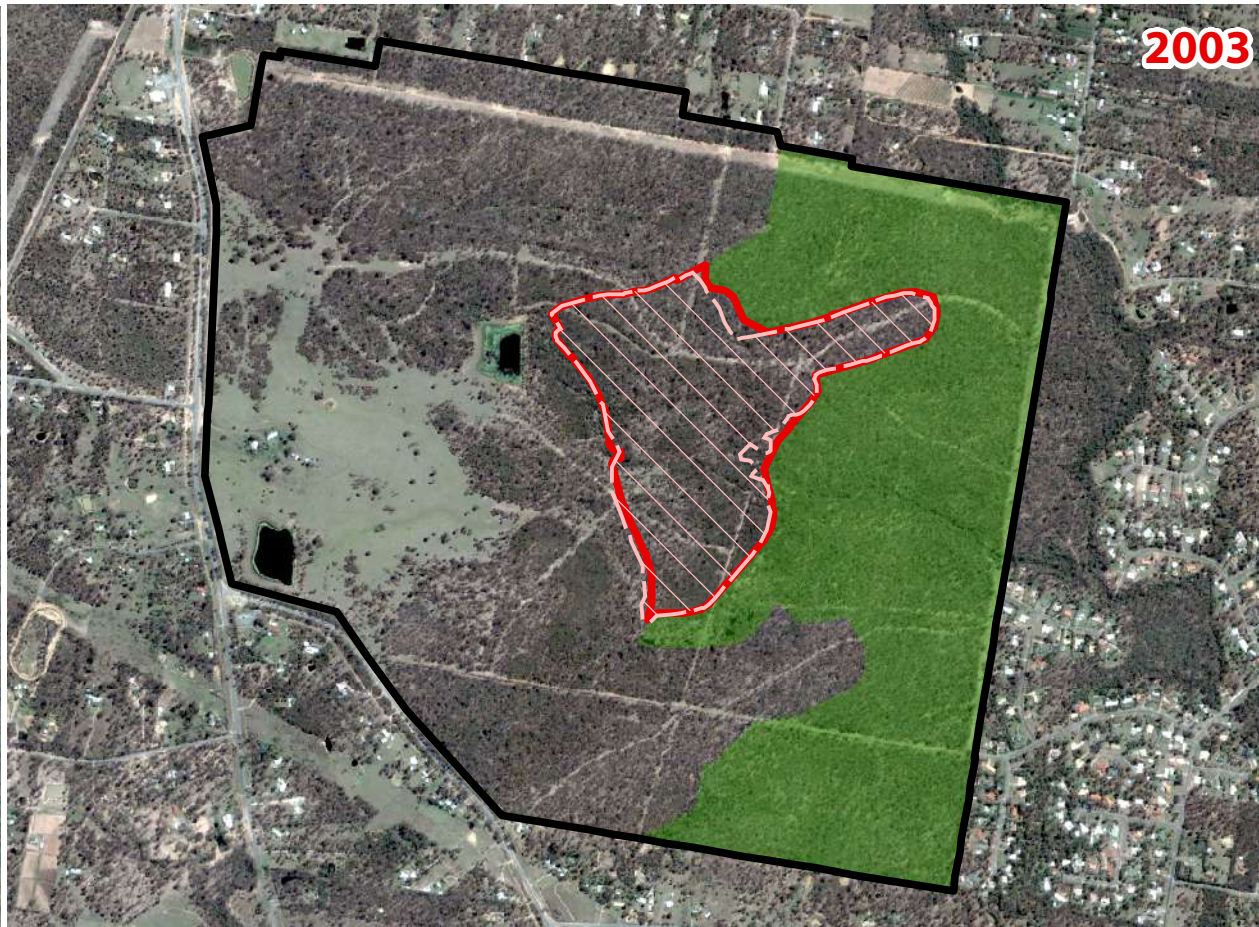
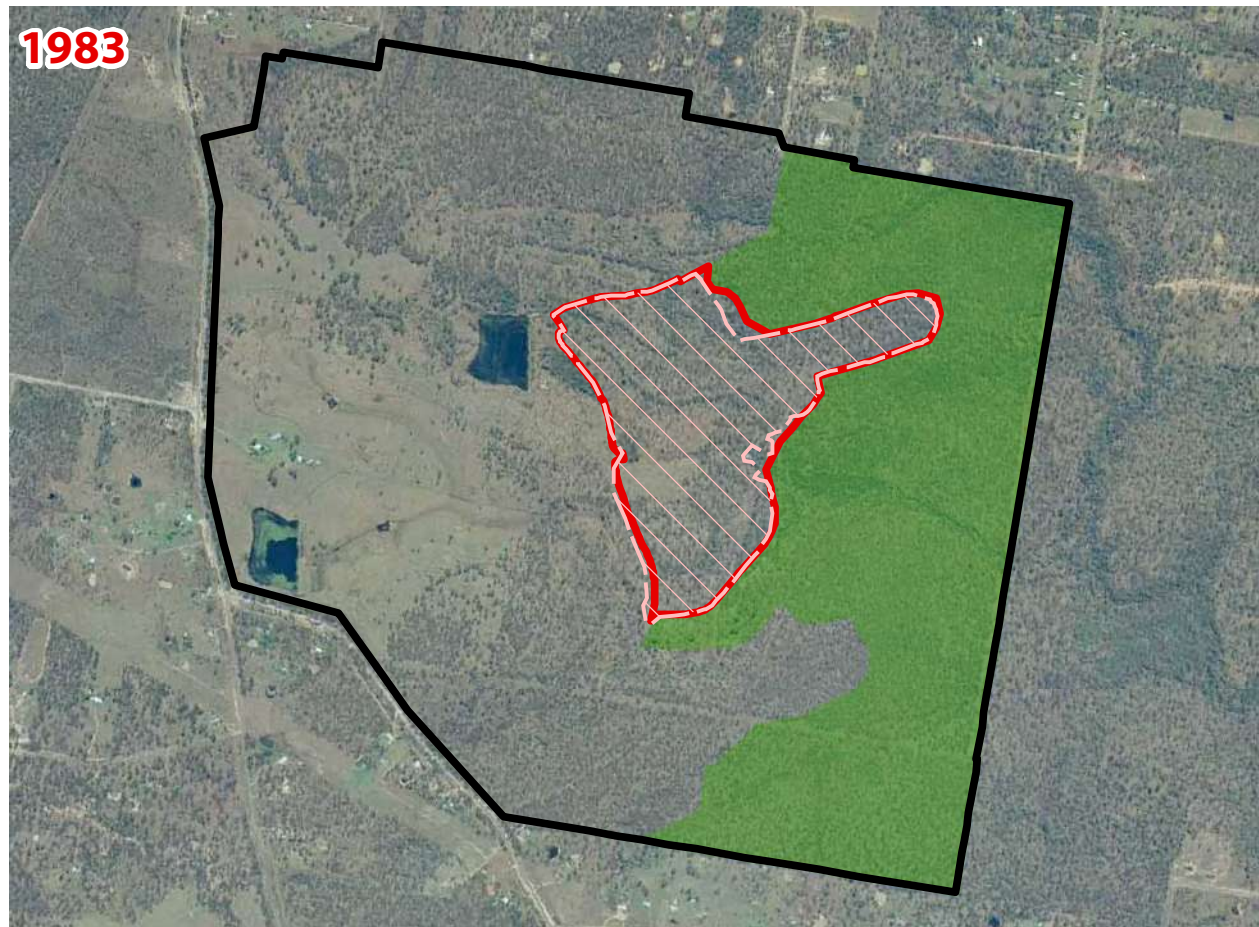
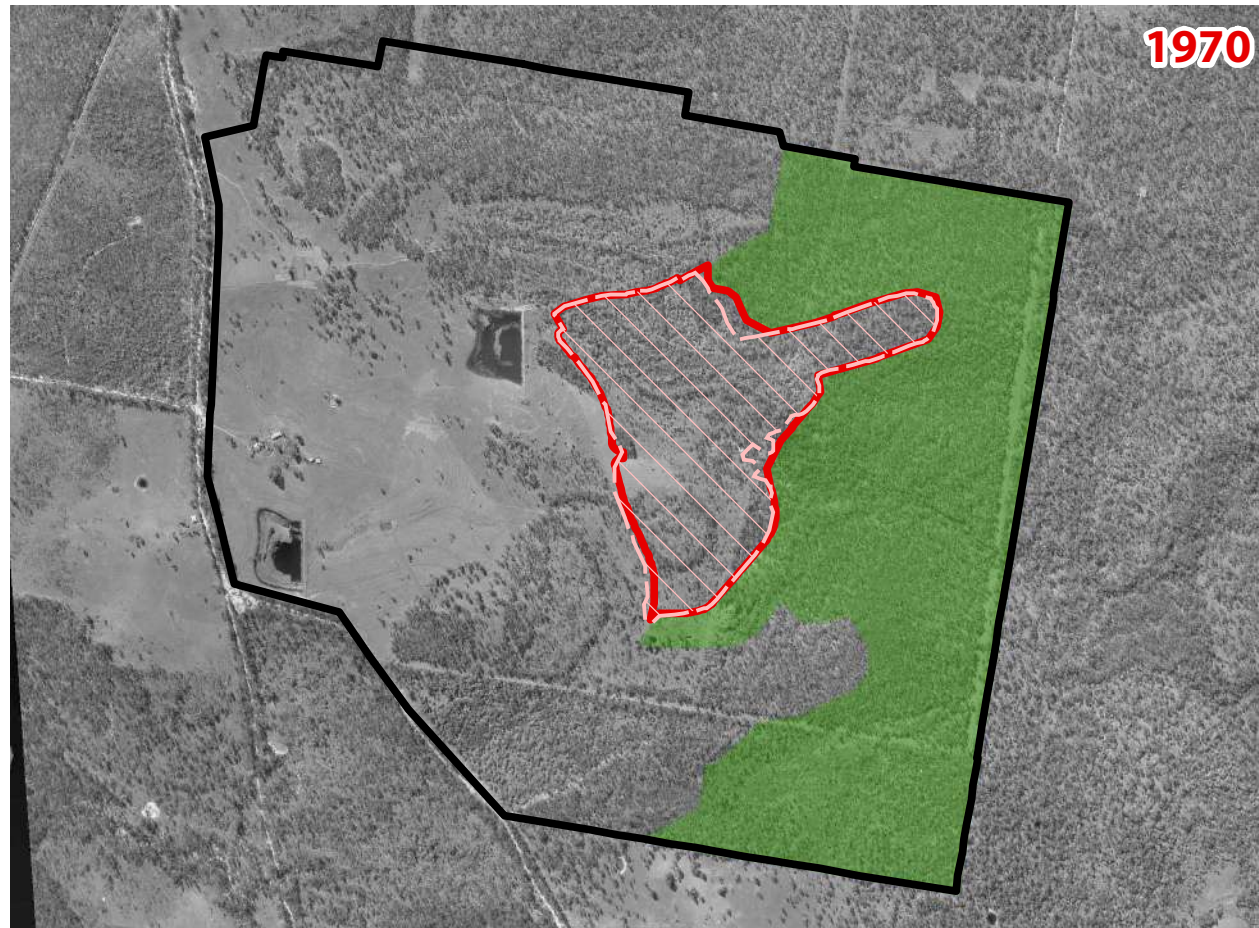
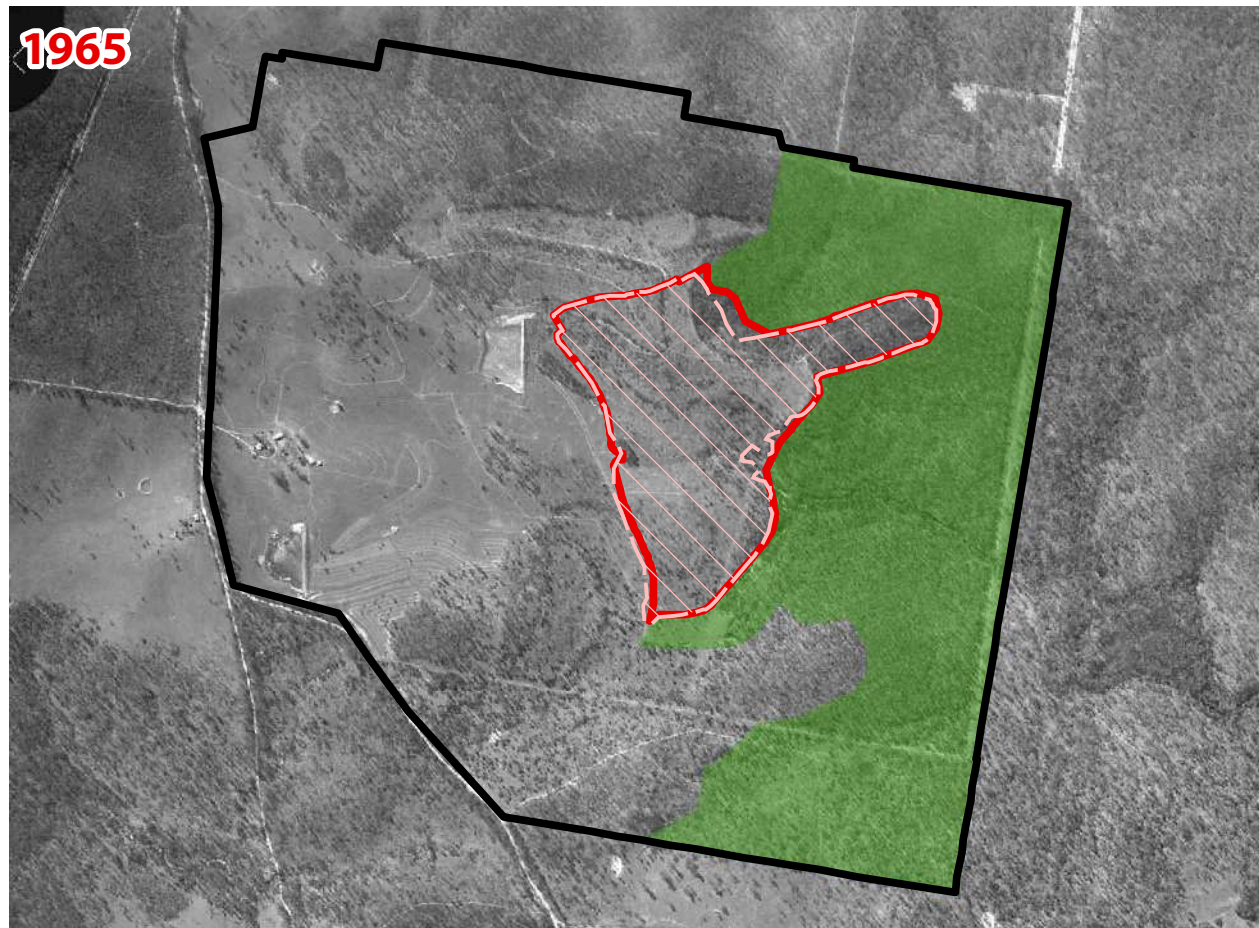
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2.3. Aerial History

A review of historical aerial imagery over the Precincts 5, 6 & 7 application areas dating from 1965 to 2003 identifies the periodical changes which have occurred in the local landscape (refer **Plan 1**). General observations include:

- Aerial photography from 1965 shows that the extent of Precincts 5, 6 & 7 were historically cleared of vegetation within the majority of the western extent, with access tracks and fire trails visible within the remaining eastern vegetation in Precinct 7. Of the historically cleared sections, only sparse vegetation and what appears to be regrowth was present.
- Imagery from 1970 shows some areas have remained cleared through the south-western sections of the three precincts with regrowth occurring across the majority of the site. There does not look to be any additional clearing.
- Aerial imagery from 1983 shows regrowth over much of the three precincts however open paddock areas remain intact. Rural-residential development has commenced to the south-west of the broader project site along Greenbank Road and over adjoining properties to the north of the project site. A large infrastructure easement has been cleared to the immediate south.
- Imagery from 2003 shows areas of continued vegetation regrowth across the three precincts. Maintenance of access tracks within the area is visible on this aerial image, with additional access tracks and fire trails evident within the south. Development has commenced within much of the surrounding landscape, with rural residential allotments adjoining the broader project site to the north, east, south and west. The northern extent of the broader project site, abutting Precincts 8 and 10, has been cleared for an infrastructure easement.





1. Review of Historical Aerial Imagery



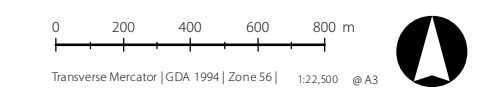
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 2014 Aerial Imagery © Google and Contributors, 2024

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- Legend**
-  Project site
 -  Precinct 5-7 (ROL13) Boundary
 -  Precinct 5-7 (ROL13) bulk earthworks clearing area
 -  Conservation area

Issue	Date	Description	Drawn	Checked
A	22/03/2024	Preliminary	TC	KR



3. Ecological Assessment

Teams of two Ecologists from SHG inspected the Precinct 5, 6 & 7 subject area from the 15-19 August 2022 to confirm ecological values and undertake a full tree-plot survey. In addition, the interface with the conservation area was tree plotted to cadastral survey accuracy in November 2023 to ensure potential impacts are mitigated. The study area has undergone a comprehensive assessment of the terrestrial vertebrate fauna and faunal values of the subject land for inclusion within all previous overall ecological assessments for the Everleigh Project. The broader site assessment has been completed over a number of years, dating from 2015 to contemporary studies for this report in August 2022 and November 2023. Focal areas were selected within the distinct broad vegetation types as defined by the detailed vegetation assessment and certified Property Map of Assessable Vegetation (PMAV).

3.1. Survey Methodology

All historical and contemporary surveys conducted within and adjacent to Precincts 5, 6 & 7 to describe the vegetations communities and fauna are illustrated on **Plan 2**, and include the following techniques:

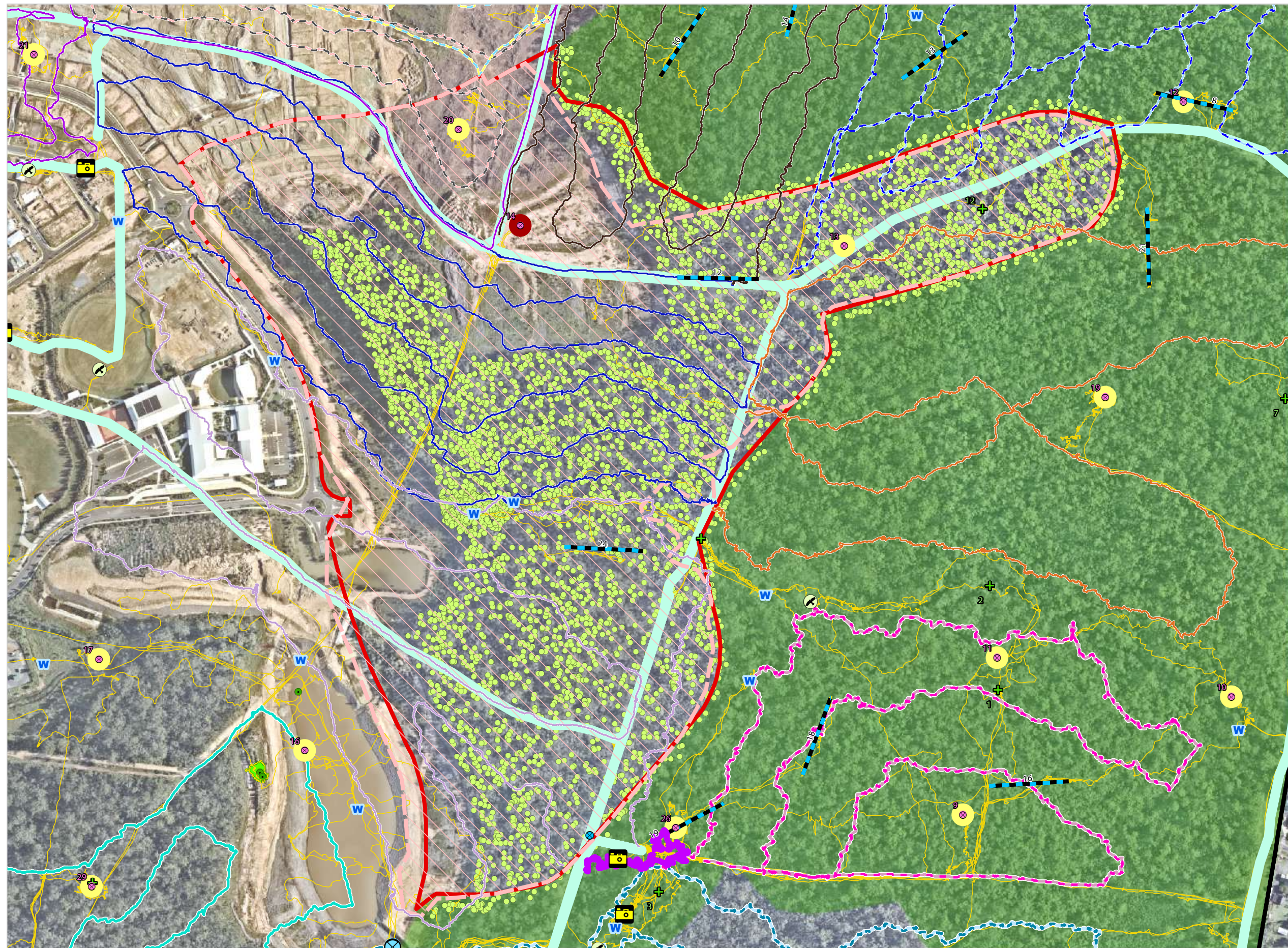
- General Searches & Species Identification – The site was walked to ensure all vegetation communities and species were recorded and identified. Attention was paid to any threatened species or communities that were listed as possibly occurring on or within the vicinity of the application site and specific micro assemblages which may support these matters.
- PMAV – Each Regional Ecosystem community had been previously accurately surveyed, including producing detailed floristic lists, and checks for any threatened species, or habitat that may support these species. The PMAV process produced accurate data on projected foliage cover and age structure of each vegetation community. Detailed data sheets and GPS markings were recorded within each site using the Queensland Herbarium Map Assessment Request forms. Significant changes from the mapped endangered composite regional ecosystem occurred across the three precincts.
- Observational Survey – During extensive walk overs of the site detailed observational surveys were undertaken of the vertebrate fauna present on, or that may utilise, the study area including fauna lists and significance status of species under the EPBC Act which includes the Japan – Australia Migratory Bird Agreement and the Bonn Convention, as well as Queensland’s NCA.
- SAT –Spot Assessment Techniques (SATs)¹ have been undertaken within the broader site; one in the northern portion of Precinct 6, one in the central regions of Precinct 6 and one in the central regions of Precinct 7.
- Specific surveys for Grey-headed Flying-fox (*Pteropus poliocephalus*) – Nocturnal spotlighting, resource habitat and opportunistic surveys for this species have been conducted as per EPBC Act guidelines.
- Opportunistic Searches – Searches for fauna species throughout Precincts 5, 6 & 7 were conducted incidentally during the tree plot survey. This included generic fauna surveys and species-specific

¹ Phillips, S & Callaghan, J 2011, "The Spot Assessment Technique: a tools for determining localised levels of habitat use by Koala *Phascolarctos cinereus*", *Australian Zoologist*, 35:3.

surveys using systematic methods in accordance with the Department of Science Information Technology Innovation and the Arts 'Terrestrial Vertebrate Fauna Survey Guidelines for Queensland'.

- Infrared Camera Traps – Motion triggered infrared cameras were utilised in strategic locations to detect fauna activity. Two Motion-sensor cameras was deployed proximal to the Precinct 5 boundary, and another was installed just outside of the north-west corner of the precinct boundary as part of broader site surveys.
- Nocturnal Surveys – Spotlighting and ultrasonic bat detection surveys. As part of broader site surveys, spotlighting over two nights total allowed for checks for nocturnal species', including owls and nightjars, as well as detailed searches for frog species. Potential flyways and roosting habitat for microbats were systematically surveyed including ultrasonic call detection over two nights.
- Identification of habitat values within the area relevant to terrestrial vertebrate fauna, including hollow-bearing trees, nest sites, rocky outcrops, watercourses, leaf litter, denning or roosting structures and ecological corridors.
- Waterway assessments of mapped VMA watercourses were conducted within the Precincts 5, 6 & 7 works areas as well as the broader subject site. This assessment was in order to determine whether these watercourses contained riparian vegetation or actual waterway values.
- Contemporary surveys included a DGPS tree plot of all mature trees (≥ 200 mm DBH) within Precincts 5, 6, & 7 clearing extent and all mature trees (≥ 100 mm DBH) within a 20 m conservation area interface buffer. All trees were concurrently examined for signs of fauna activity, including scats and scratches and/or habitat values.
- Particular attention was paid to any threatened species that were listed as possibly occurring on or within the vicinity of the application area and specific micro-assemblages which may support these threatened species. This included observations for vertebrate fauna present on or that may utilise the study area, including faunal lists and significance status of species under the Commonwealth's EPBC Act including the JAMBA, CAMBA, ROKAMBA and the Bonn Convention, and Queensland's NCA.

2. Field Work Effort



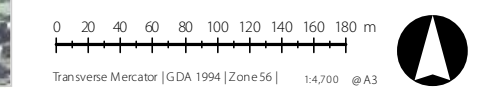
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- Legend**
- Project site
 - Precinct 5-7 (ROL13) Boundary
 - Precinct 5-7 (ROL13) bulk earthworks clearing area
 - Melaleuca irbyana
 - Melaleuca irbyana juveniles
 - Billabong
 - Bird survey
 - Quaternary vegetation site
 - Koala sighting
 - Waterway assessment
 - Sensor camera locations
 - Spot lighting trail
 - PMAV Transects
 - GPS & Surveyed tree plot
 - SAT location
- SAT Usage**
- High usage
 - Medium usage
 - Low usage
- NCA Survey**
- NCA transect 4
 - NCA transect 9
 - NCA transect 10
 - NCA transect 11
 - NCA transect 12
 - NCA transect 13
 - NCA transect 14
 - Tracklog

Issue	Date	Description	Drawn	Checked
A	7/05/2024	Preliminary	TC	KR



3.2. Flora Observations

The PMST identified six (6) TECs as having potential to occur within 5 km of the site. In Queensland, the identified TECs are generally associated with the following Regional Ecosystems:

- Coastal Swamp Oak (*Casuarina glauca*) Forest of New South Wales and South East Queensland ecological community - RE 12.1.1 and 12.3.20.
- Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland – RE 12.2.7, 12.3.4/12.3.4a, 12.3.5, 12.3.6 and 12.3.20.
- Lowland Rainforest of Subtropical Australia - RE 12.3.1, 12.5.13, 12.8.3, 12.8.4, 12.11.1, 12.11.10, 12.12.1 and 12.12.16.
- Poplar Box Grassy Woodland on Alluvial Plains – RE 11.3.2, 11.3.17, 11.4.7, 11.4.12 and 12.3.10.
- Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions – RE 12.3.2, 12.3.2a, 12.3.3, 12.3.3a, 12.3.3b, 12.3.3d, 12.3.4a, 12.3.7, 12.3.7c, 12.3.7d, 12.3.10, 12.3.11, 12.3.11a, 12.3.11b, 12.3.12, 12.3.14a, 12.3.15 and 12.3.19
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland – RE 11.8.2.a, 11.8.8, 11.9.9a, 13.3.1, 13.11.8, 13.12.9 and can also be a component of 11.3.23, 12.8.16, 13.3.4, 13.11.3 and 13.11.4.

Field surveys conducted in 2022 addressed relevant desktop analysis conducted at the time of survey. However, for the purpose of this report, a contemporary desktop analysis has been conducted. The key findings from the 2022 field surveys and contemporary desktop study are as follows:

- The PMST identified fifteen (15) flora species as possibly occurring on site. No threatened flora species listed under the EPBC Act were recorded during the field survey.
- A Wildlife Online Search listed one (1) protected flora species as possibly occurring on-site, including *Melaleuca irbyana*. No threatened fauna species listed under the NCA were recorded during the field survey of Precinct 5, 6 & 7.

Under the VMA, the three Precincts are largely mapped as containing predominately Category X (non-remnant) vegetation with areas of Category B (remnant) Of Concern vegetation. The Category X (non-remnant) vegetation is present through the central, northern, north-western, and southern portions of the site. There are two composite Category B (remnant) vegetation regional ecosystems mapped on-site. Composite RE12.9-10.2 / 12.9-10.7 is the more dominant of the two and is present over the majority of the mapped Category B (remnant) Of Concern vegetation. This regional ecosystem is mapped through the northern, central and southern sections of the Category B polygon. The balance of the Category B vegetation is mapped as RE 12.3.11 / 12.3.6. This regional ecosystem is present along a corridor through the southern Category B polygon.

During field surveys a full GPS tree plot of Precincts 5, 6 & 7 was conducted. The vegetation was found to be dominated by *Eucalyptus siderophloia* (Grey Ironbark), *Eucalyptus tereticornis* (Forest Red Gum) and *Eucalyptus citriodora* (Spotted Gum), which is consistent with 'Of Concern' composite RE 12.9-10.2/12.9-10.7 (refer **Photo**

Set 1). The sub-canopy layer contained species typical of the 9-10 landzone, sedimentary rocks, and included a dense layer of *Acacia leiocalyx* (Early Flowering Black Wattle) and *Allocasuarina littoralis* (Black She-oak) regrowth with scattered *Lophostemon suaveolens* (Swamp Box) and *Alphitonia excelsa* (Soap Tree). The vegetation within the polygon of RE 12.3.11 / 12.3.6 was found to be reflective of the mapping. The dominant species within this area included *Eucalyptus tereticornis* (Forest Red Gum) and *Melaleuca quinquenervia* (Broad-leaved Paperbark) (refer **Photo Set 2**).



Photo Set 1: Mapped Category B (remnant) RE 12.9-10.2 / 12.9-10.7 vegetation characterises



Photo Set 2: Mapped Category B (remnant) RE 12.3.11 / 12.3.6 vegetation characterises

As mentioned within **Table 2** of this report, one watercourse/drainage feature defined under the VMA is mapped within Precincts 5 & 6 (refer **Photo Set 3**). Vegetation surrounding the mapped watercourse was largely reflective of RE 12.3.11 / 12.3.6 along the eastern portion of the feature and continues through Category X vegetation as the drainage feature tracks west. An additional feature is mapped adjacent to the boundary of the Precinct 5 site of which the developmental footprint does not directly intersect.

Features of the VMA mapped watercourse intersecting Precincts 5 & 6 were ground-truthed, with areas found to be reminiscent of a constructed drainage channel rather than a natural feature. This is supported by the

observation of other constructed drainage channels and eroded drainage lines throughout the site in its entirety. No waterway features were observed during the field survey or specific waterway assessments with large portions of the mapped watercourse lacking a defined channel and existing generally as overland flow. Therefore, works within Precincts 5, 6 & 7 are not considered to impact upon a defined waterway.



Photo Set 3: Drainage features present within Precinct 5 & 6

The Category X (non-remnant) vegetation mapped within Precinct 5, 6 & 7 was confirmed during field surveys. The mapped areas were identified as disturbed and dominated by sub-canopy species. Canopy species within the non-remnant vegetation included *Eucalyptus tereticornis* (Forest Red Gum), *Eucalyptus crebra* (Narrow-leaved Ironbark), *Corymbia citriodora* (Spotted Gum) and *Acacia* species. Some areas of this vegetation were dominated by *Allocasuarina littoralis* (Black She-oak) regrowth, with die-back and thinning evident throughout.

Areas of native vegetation regrowth are present throughout the mapped Category X (non-remnant) areas (refer **Photo Set 4**). Disturbance from weed species was observed throughout areas of the remnant and non-remnant vegetation alike. Areas of understorey were observed to lack native vegetation, instead containing patches of *Lantana camara* (Lantana) infestation varying in density.



Photo Set 4: Non-remnant vegetation characteristics

A total of sixty-five (65) flora species were recorded on-site during field survey. This consisted of thirty-five (35) native species and thirty (30) introduced / weed species (refer **Table 3** and **Table 4**). Native flora recorded to be dominant included *Acacia disparrima* (Hickory Wattle), *Allocasuarina littoralis* (Black She-oak), *Corymbia citriodora* (Spotted Gum), *Eucalyptus crebra* (Narrow-leaved Ironbark), *Eucalyptus siderophloia* (Grey Ironbark), *Eucalyptus tereticornis* (Forest Red Gum) and *Lophostemon suaveolens* (Swamp Box). Seven of the introduced / weed species are listed as restricted matters under the *Biosecurity Act 2014*. Introduced / weed species were recorded largely within the ground and shrub layers within the subject area, and included *Lantana camara* (Lantana), *Sporobolus jacquemontii* (American Rats Tail Grass), *Bidens pilosa* (Cobblers Pegs) and *Bryophyllum delagoense* (Mother of millions).

Table 3: Native flora species recorded during 2022 survey.

Scientific name	Common name
<i>Acacia concurrens</i>	Black Wattle
<i>Acacia disparrima</i>	Hickory Wattle
<i>Acacia leiocalyx</i>	Early Flowering Black Wattle
<i>Allocasuarina littoralis</i>	Black She-oak
<i>Alphitonia excelsa</i>	Soap Tree
<i>Angophora leiocarpa</i>	Smooth-bark Apple
<i>Aristida calycina</i>	Dark Wiregrass
<i>Cassytha glabella</i>	Devil's Twine
<i>Cheilanthes distans</i>	Bristle Cloak Fern
<i>Chrysocephalum apiculatum</i>	Yellow Buttons
<i>Corymbia citriodora</i>	Spotted Gum
<i>Corymbia intermedia</i>	Pink Bloodwood
<i>Corymbia tessellaris</i>	Moreton Bay Ash
<i>Dianella caerulea</i>	Blueberry Lily
<i>Eragrostis brownii</i>	Brown's Lovegrass
<i>Eremophila debilis</i>	Winter Apple
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark
<i>Eucalyptus seeana</i>	Narrow-leaved Red Gum
<i>Eucalyptus siderophloia</i>	Grey Ironbark
<i>Eucalyptus tereticornis</i>	Forest Red Gum
<i>Eustrephus latifolius</i>	Wombat Berry
<i>Gahnia aspera</i>	Sword Sedge
<i>Goodenia rotundifolia</i>	Star Goodenia
<i>Imperata cylindrica</i>	Blady Grass
<i>Juncus usitatus</i>	Common Rush
<i>Lobelia purpurascens</i>	White Root
<i>Lomandra longifolia</i>	Mat Rush

Scientific name	Common name
<i>Lomandra multiflora</i>	Many-flowered Mat Rush
<i>Lophostemon suaveolens</i>	Swamp Box
<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark
<i>Melaleuca saligna</i>	Willow Bottlebrush
<i>Melaleuca viminalis</i>	Weeping Bottlebrush
<i>Parsonsia straminea</i>	Monkey Rope Vine
<i>Petalostigma pubescens</i>	Quinine Bush
<i>Themeda triandra</i>	Kangaroo Grass

Table 4: Introduced / weed flora species recorded during 2022 survey.

Scientific Name	Common Name	Weed Restriction <i>Biosecurity Act 2014</i>
<i>Ageratum houstonianum</i>	Blue Billygoat Weed	
<i>Ambrosia artemisiifolia</i>	Annual Ragweed	Category 3 - Restricted
<i>Anagallis arvensis</i>	Scarlet Pimpernel	
<i>Asclepias curassavica</i>	Red-headed Cotton Bush	
<i>Bidens pilosa</i>	Cobblers Pegs	
<i>Bryophyllum delagoense</i>	Mother-of-millions	Category 3 - Restricted
<i>Chloris gayana</i>	Rhodes Grass	
<i>Conyza sumatrensis</i>	Tall Fleabane	
<i>Corymbia torelliana</i>	Cadaghi	
<i>Cyperus polystachyos</i>	Bunchy Sedge	
<i>Desmodium incanum</i>	Creeping Beggarweed	
<i>Emila sonchifolia</i>	Emilia	
<i>Gomphocarpus physocarpus</i>	Balloon Cotton Bush	
<i>Heliotropium amplexicaule</i>	Blue Heliotrope	
<i>Lantana camara</i>	Lantana	Category 3 - Restricted
<i>Lantana montevidensis</i>	Creeping Lantana	Category 3 - Restricted
<i>Macroptilium atropurpureum</i>	Siratro	
<i>Melinis repens</i>	Red Natal Grass	
<i>Neonotonia wightii</i>	Glycine	
<i>Opuntia stricta</i>	Prickly Pear	Category 3 - Restricted
<i>Oxalis corniculata</i>	Yellow Wood-sorrel	
<i>Paspalum dilatatum</i>	Broad-leaved Paspalum	
<i>Passiflora suberosa</i>	Corky Passion Vine	
<i>Senecio madagascariensis</i>	Fireweed	Category 3 - Restricted
<i>Sida cordifolia</i>	Flannel Weed	
<i>Sida filiformis</i>	Sida	

Scientific Name	Common Name	Weed Restriction <i>Biosecurity Act 2014</i>
<i>Solanum mauritianum</i>	Wild Tobacco Tree	
<i>Solanum nigrum</i>	Blackberry Nightshade	
<i>Solanum seaforthianum</i>	Brazilian Nightshade	
<i>Sporobolus jacquemontii</i>	American Rats Tail Grass	Category 3 - Restricted

3.3. Fauna Observations

Key findings of the contemporary survey undertaken in 2022 are as follows:

- The PMST identified thirty-four (34) fauna species as possibly occurring on site. No threatened fauna species listed under the EPBC Act were recorded during the field survey.
- A Wildlife Online Search listed six (6) protected fauna species as possibly occurring on-site, including *Phascolarctos cinereus* (Koala), *Dasyurus maculatus maculatus* (Spotted-tailed quoll), *Petauroides australis australis* (Yellow-bellied Glider), *Adelotus brevis* (Tusked Frog), *Ninox strenua* (Powerful Owl) and *Petauroides volans volans* (Southern Greater Glider). No threatened fauna species listed under the NCA were recorded during the field survey.
- Field surveys observed twenty-three (23) fauna species throughout the Precinct areas. All those identified were common and highly urbanised fauna and avifauna typical of highly modified environments. No fauna species listed under Commonwealth legislation or protected under the NCA were observed during the contemporary field survey (refer **Table 5**).

Table 5: Recorded fauna species (2022 survey)

Scientific name	Common name
Birds	
<i>Anas superciliosa</i>	Pacific Black Duck
<i>Cacatua galerita</i>	Sulphur-crested Cockatoo
<i>Centropus phasianinus</i>	Pheasant Coucal
<i>Coracina novaehollandiae</i>	Black-faced Cuckoo-shrike
<i>Corvus orru</i>	Torresian Crow
<i>Cracticus nigrogularis</i>	Pied Butcherbird
<i>Dacelo novaeguineae</i>	Laughing Kookaburra
<i>Entomyzon cyanotis</i>	Blue-faced Honeyeater
<i>Gymnorhina tibicen</i>	Australian Magpie
<i>Hirundo neoxena</i>	Welcome Swallow
<i>Macropygia amboinensis</i>	Brown Cuckoo-Dove
<i>Manorina melanocephala</i>	Noisy Miner
<i>Oriolus sagittatus</i>	Olive-backed Oriole
<i>Pardalotus striatus</i>	Striated Pardalote

Scientific name	Common name
<i>Philemon corniculatus</i>	Noisy Friarbird
<i>Platycerus adscitus</i>	Pale-headed Rosella
<i>Rhipidura leucophrys</i>	Willie Wagtail
Mammals	
<i>Canis lupus familiaris</i>	Wild dog
<i>Lepus europaeus</i>	Hare
<i>Macropus giganteus</i>	Eastern Grey Kangaroo
<i>Macropus rufogriseus</i>	Red-necked Wallaby
Reptiles	
<i>Lampropholis delicata</i>	Grass Skink
Amphibian	
<i>Rhinella marina</i>	Cane Toad

4. Natural Environment Site Strategy

The NESS was prepared for Mirvac by SHG in 2017 in accordance with PDA Guidelines 14 and 17 and relied upon detailed ecological surveys and assessments. The NESS was endorsed by EDQ upon approval of the MCU. The areas containing applicable biodiversity values relevant to Precincts 5, 6 & 7 are illustrated in **Plan 3**.

4.1. Criteria

The NESS criteria are assessed further below for the Precincts 5, 6 & 7 ROL 13 application:

- **Survey, Identification, Reporting and Management** – a significant biodiversity assessment is required to be developed for each development stage that potentially impacts on identified significant biodiversity values. Field surveys (contemporary and historical) have been conducted to identify the lack of Significant Biodiversity Values within the Precincts 5, 6 & 7.
- **Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems** – there are no confirmed areas of remnant vegetation Containing Endangered Regional Ecosystems within the Precincts 5, 6 & 7 works boundary. There are confirmed areas of Remnant vegetation containing Endangered regional ecosystems adjacent to Precinct 5, 6 & 7 works areas which fall within the Significant Biodiversity Values category in the Conservation Area. The impact to the surrounding areas will be mitigated through the management measures outlined in supporting documentation.
- **Other Vegetation** – there will be some removal of remnant vegetation not of endangered status within Precincts 5, 6 & 7. All clearing of native vegetation will be managed through the implementation of a Vegetation Clearing & Fauna Management Plan (VCFMP).
- **Koala** – the removal of Koala habitat is being compensated through a Federal offset.
- **Extinct, Critically Endangered, Endangered, Vulnerable and/or Near Threatened Species** – a VCFMP will be implemented to manage fauna during the clearing phases. No EVNT species were recorded within the boundaries of Precinct 5, 6 & 7.
- **Native Fauna (non-EVNT)** – a VCFMP will be implemented to manage fauna during the clearing phases.
- **Waterways & Drainage Features** – one (1) mapped watercourse feature was identified within Precinct 5 and 6, however, this feature was identified as a drainage line and does not meet the requirements of a Significant Biodiversity Value. There is one (1) confirmed waterway area that was identified adjacent to the Precinct 5 and 7 works areas which falls within the Significant Biodiversity Values category. The impact to the surrounding areas will be mitigated through the management measures outlined in supporting documentation.
- **Land Degradation** – an Erosion and Sediment Control Plan will be implemented to manage impacts from clearing and landscaping and potential deposition of erosion.
- **Pest and Weed species** – on-site rehabilitation includes the removal of weed and pest species. This element will be monitored, measured and managed throughout the course of the project.
- **Monitoring, Management Plans & Reporting** – A VCFMP is provided with this application.

4.2. Natural Environmental Features

As defined by the NESS, Precincts 5, 6 & 7 contain the following natural features (refer **Plan 3**):

- Areas of juvenile native vegetation;
- Other Drainage Features and Watercourses; and
- Low order remnant vegetation.

Areas of juvenile native vegetation, other drainage features and watercourses and low order remnant vegetation are not identified as Significant Biodiversity Values under the NESS and are instead Other Biodiversity Values. As these are not identified as Significant Biodiversity Values under the NESS, they do not warrant a further response to PDA Guideline 14.

3. NESS Constraints Plan



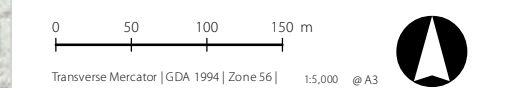
NOTES
 This plan was prepared as a desktop assessment tool. The information on this plan is not suitable for any other purpose. Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field 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
 Old State Cadastre and Mapping layers © State of Queensland (Department of Resources 2024. Updated data available at <http://qldspatial.information.qld.gov.au/catalogue/>)
 Aerial Imagery © Neormap, 2024

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- Legend**
- Project site
 - Precinct 5-7 (ROL13) Boundary
 - Precinct 5-7 (ROL13) bulk earthworks clearing area
- 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 (82.49 hectares)
 - Confirmed Waterway Areas**
 Areas confirmed through field survey. As retaining features consistent with a watercourse within the extent of the Project Site (3.43 hectares)
- Other Biodiversity Values**
- Low Order Remnant Vegetation**
 Of Concern and Least Concern Regional Ecosystem type areas (125.97 hectares)
 - Waterway Buffer Areas**
 Areas of preferred buffer extent to Project Site watercourses (13.71 hectares)
 - Other Drainage Features & Watercourses**
 Areas within the site conveying current hydrology flow paths - varying quality (0.39 hectares)
 - Project Site Farm Dams**
 Locations of artificially created farm dams (6.84 hectares)
 - Areas of Juvenile Native Vegetation**
 Areas of Project Site retaining varying degrees of native regeneration vegetation (154.0 hectares)

Issue	Date	Description	Drawn	Checked
A	22/03/2024	Preliminary	TC	KR



ADDRESS/RPD: Teviot Road, Greenbank
 22/03/2024 | 7598 E 03 PCS-7 ROL13 NESS A

5. PDA Guideline 14 response

As highlighted within the previous section, Precincts 5, 6 & 7 do not include areas identified as having Significant Biodiversity Values under the NESS. For clarity, an additional response to criteria illustrated within Guideline 14 is provided in **Table 6**.

Table 6: Response to PDA Guideline 14

Values	Strategies	Comments
<p>1. Significant terrestrial biodiversity values</p> <p>Areas of significant biodiversity value may include:</p> <ul style="list-style-type: none"> ▪ Land mapped in the applicable PDA development scheme as having significant biodiversity values ▪ Mapped biodiversity corridors identified in the applicable PDA development scheme ▪ Other areas of significance identified in the applicable PDA development scheme ▪ Viable areas of remnant vegetation containing endangered regional ecosystems as defined in Appendix 1 ▪ Listed threatened species habitat 	<p>Identify significant terrestrial biodiversity values within and adjoining the development area by undertaking:</p> <ul style="list-style-type: none"> ▪ Robust field surveys ▪ Desktop assessments using local, state and commonwealth environment databases and mapping searches <p>Demonstrate how the development minimises impacts on significant biodiversity values by minimising vegetation clearing generally within the area and by specifically:</p> <ul style="list-style-type: none"> ▪ Retaining and enhancing areas of viable remnant vegetation containing endangered regional ecosystems as defined in Appendix 1 ▪ Avoiding, minimising or off-setting the clearing of non-viable remnant vegetation containing endangered regional ecosystems as defined in Appendix 1 ▪ Minimising the clearing of remnant and regulated regrowth vegetation within the area ▪ Providing adequate buffers between development and any identified significant biodiversity value within or adjoining the development site ▪ Providing management plans to reduce and control clearing and manage other development and construction impacts in the area. 	<p>The project areas and surrounding broader site has been subject to both desktop and on ground ecological assessments by SHG to identify existing ecological values at the site. The results of which have been summarised for Precinct 5, 6 & 7 application areas in this SBAR.</p> <p>Desktop reporting was undertaken to inform on ground ecological surveys which included ground truthing flora, fauna, habitat and waterway field assessments over the entire project extent. Robust ecological surveys were undertaken in accordance with Commonwealth and State survey guidelines and best practice methods. Targeted flora and fauna surveys were undertaken specifically to identify the potential presence of threatened species and locate ecologically significant areas.</p> <p>The results have been used to describe various on-site habitat and vegetation characteristics. As discussed in this SBAR, there are no areas within the Precincts 5, 6 & 7 works extent areas that meet the Guideline 14 definition of a significant biodiversity value (including as identified under the NESS). Therefore, the proposal does not involve the removal of areas identified as having significant biodiversity values.</p> <p>The proposed development footprint does not contain any areas of ground-truthed viable endangered vegetation. All three Precinct sites, which have been subject to certified PMAVs, contain partly Category X (non-remnant) and partly 'Of Concern' remnant vegetation. Only viable Endangered Remnant Vegetation is identified as significant under Guideline 14.</p>

Values	Strategies	Comments
		<p>The removal of the area of remnant Of Concern vegetation throughout the western sections of the three Precincts is to occur as a result of the Precincts 5, 6 & 7 works. The removal of vegetation has been minimised and a VCFMP to manage clearing has been developed and included with this application. The interface between significant biodiversity value areas and development has been rectified to survey accuracy and includes an esplanade road and open space bushfire buffer to mitigate potential adverse impacts as per the higher level MCU approval and associated NESS (refer Appendix E). This area was extensively GPS tree plotted rectified to survey accuracy with all vegetation $\geq 100\text{mm}$ located in order to guide the VCFMP.</p> <p>Areas adjacent to the eastern portion of Precincts 5, 6 & 7 have been defined as containing Significant Biodiversity Vales under the GFPDA and are to be retained (refer Plan 3). Impacts from the development planned for Precincts 5, 6 & 7 are to be negated through mitigation measures outlined in supporting documents. The entire project site, and immediate surrounding area within the PDA is zoned as Urban Living. This zone has been strategically identified as containing areas suitable for urban development to minimise impacts on landscape scale significant biodiversity values.</p> <p>Field surveys have identified individual specimens of <i>Melaleuca irbyana</i> (<i>M. irbyana</i>) within the broader project site, however no specimens were found within the Precinct 5, 6 & 7 works areas. As <i>M. irbyana</i> were identified to be present in the broader project site, a Protected Plants Clearing Permit to manage <i>M. irbyana</i> across the broader urban development extent for Everleigh has been granted by the Department of Environment and Science (Appendix D). This permit included the establishment of a 5,000 m²</p>

Values	Strategies	Comments
		<p><i>M. irbyana</i> thicket secured as a Category A area as an offset. Therefore the <i>M. irbyana</i> specimens identified within the broader site area are permitted to be cleared.</p>
<p>2. Ecological connectivity</p>	<ul style="list-style-type: none"> ▪ Identify priority vegetation patches, fauna habitat features and fauna movement corridors in and beyond the application site through detailed site assessments completed in accordance with the relevant local government authority guidelines or planning scheme policies for ecological assessment ▪ Retain vegetation connections between priority vegetation patches, fauna habitat features and fauna linkages to ensure ecological connectivity is maintained or enhanced ▪ Minimise locating major infrastructure through identified corridor linkages ▪ Undertake strategic rehabilitation of degraded land where required to improve or create functioning corridors. 	<p>Ecological assessments completed by SHG in accordance with Guideline 14 requirements have been conducted across the entire project extent including the adjoining bushland situated east of the proposed development. This bushland is designated as Conservation Parkland Vegetation. Precincts 5, 6 & 7 works areas were not observed to contribute to a fauna movement corridor, nor identified as a suitable corridor linkage.</p> <p>Within the Precincts 6 and 7 works boundary, and outside of these precincts in the broader project extent, evidence of Koala was found in the form of scats with direct observations of individuals in earlier surveys found outside the three focus precincts. The SAT surveys conducted within the Precinct 5, 6 & 7 works extent found usage by Koala to be both low and high with no direct Koala observations within the focus precincts. Thermal imagery surveys of surrounding areas for previous stages of works have recorded Koalas within the vicinity of Precincts 5, 6 & 7. Thermal imagery surveys are conducted prior to each stage of clearing.</p> <p>Across the broader project area, the proposed on-site rehabilitation directly adjoins the Conservation Parkland and will ensure continued connectivity between the retained waterway corridor in the broader project area and the Conservation Parkland. The bushland retains connectivity to the east along Norris Creek (high risk waterway for WWBW), however, does not connect to any significant State-wide corridors. Connectivity is limited north and south by easements and</p>

Values	Strategies	Comments
3. Sustainable landscaping practices	<ul style="list-style-type: none"> ▪ Incorporate biodiversity friendly landscape principles and practices such as retaining habitat trees in road reserves and opens space areas ▪ Maximise use of locally occurring native species in landscaping ▪ Identified opportunities for revegetation and rehabilitation along waterways and biodiversity corridors 	<p>west by the presence of roads and on-going residential developments.</p> <p>All three precinct areas do not contain areas of ground-truthed viable endangered vegetation, rather, they are located within areas of partly Category X (non-remnant) and partly Of Concern remnant vegetation. These are not considered to be significant biodiversity values under Guideline 14.</p> <p>Sustainable landscape principles and practices will be incorporated within the development area under the proposal. These will include plantings from a localised native species pallet.</p>
4. Bushfire risk management	<ul style="list-style-type: none"> ▪ Ensure significant biodiversity values are protected from exempt clearing by ensuring new built infrastructure is adequately set back from identified biodiversity areas ▪ Where a firebreak is required to protect new infrastructure ensure clearing associated with the firebreaks is located external to significant biodiversity areas. 	<p>A Bushfire Management Plan has been addressed separately. Due to the proposed development and post-development vegetation settings, bushfire is not considered to pose a risk to the retained vegetation on the site, nor to the proposed development.</p>

Values	Strategies	Comments
1. Wetlands	<ul style="list-style-type: none"> ▪ Identify and accurately map the extent of, and describe the values for, any identified wetlands of high ecological significance and referable wetlands ▪ Provide adequate buffers between development and wetlands that are in and adjacent to the PDA (where feasible incorporate open space, storm water treatment or fauna corridors within wetland buffers) ▪ Where a wetland of high ecological significance occurs, a minimum buffer of 50 metres between the development proposal and the wetland is recommended 	<p>SARA Wetland Protection Area mapping and SPP MSES mapping does not identify protected wetlands within or adjacent to the proposal area.</p> <p>Surveys by SHG confirmed that no natural wetland values were identified across the site.</p>
2. Waterways	<ul style="list-style-type: none"> ▪ Identify and accurately map waterways in accordance with DES' stream order hierarchy (1-5). ▪ Determine existing and proposed waterway values of site stream orders (e.g. Intact remnant vegetation, riparian values, fauna connectivity, natural water quality function, watercourse stability) ▪ Retain waterways in their undisturbed condition by minimising disturbance to natural drainage. Where this is not proposed provide a detailed waterway assessment report justifying encroachment or removal of waterway areas. ▪ Provide adequate buffers between development and retained waterways to provide waterway protection including temperature, bank stability, light, aquatic habitat, terrestrial habitat. 	<p>While one (1) mapped waterway feature was identified with Precinct 5 and 6, this waterway was identified as a drainage line and does not meet the Significant Biodiversity Value criteria. There is one (1) confirmed waterway area that was identified adjacent to the Precinct 5 and 7 works areas which falls within the Significant Biodiversity Values category. The impact to the surrounding areas will be mitigated through the management measures outlined in supporting documentation.</p> <p>Therefore, consistent with the higher-level NESS, surveys by SHG confirmed that no waterway features are present within the Precinct 5, 6 & 7 works boundary.</p>

Values	Strategies	Comments
3. Water Quality	<ul style="list-style-type: none"> ▪ Where waterways have been designated or identified to provide dual use (fauna corridor, open space connection, stormwater conveyance) provide additional buffer setback. ▪ Water discharge to on-site and adjacent water systems (freshwater, estuarine and marine) must meet water quality standards under current Queensland legislation. ▪ Soil disturbance must be managed to avoid associated contaminants entering adjacent water systems. ▪ Identify nutrient hazard areas and appropriately manage soil and groundwater disturbance to avoid or minimise nutrient mobilisation that may increase the risk of coastal algal blooms. ▪ Avoid or minimise waste water discharge from the site in accordance with a waste water management plan prepared by a suitably qualified person. ▪ Avoid areas with highly permeable soils or a high water table when locating waste disposal activities or facilities. ▪ Provide adequate buffers for water quality between development and retained waterways. 	<p>Stormwater Management and Erosion and Sediment Control Plans will be prepared as part of this application and will manage and minimise potential impacts on mapped waterways lower in the catchment.</p>

6. Conclusions

This SBAR was prepared on behalf of Mirvac Queensland Pty Ltd to determine the potential environmental impacts associated with Precincts 5, 6 & 7 within the masterplan development located at Everleigh, Teviot Road, Greenbank. This report provides a contemporary review of the ecological values across Precincts 5, 6 & 7 and the wider Everleigh master-planned area, identified through desktop analysis and field survey, in accordance with Commonwealth, State and Local Government Legislation in support of the ROL application to EDQ.

Overall, the following conclusions can be made:

- The Precinct 5, 6 & 7 application areas do not contain natural features that meet the Significant Biodiversity Value classification.
- This combined Precinct 5, 6 & 7 application is considered compliant with the criteria of the higher level endorsed NESS.
- The *M. irbyana* specimens located across the broader site, were not of sufficient structure, density or size to constitute the Swamp Tea-tree Forest of South-east Queensland TEC. Notably, a State permit to clear *M. irbyana* is in place for the project area. No threatened species nor communities listed under the NCA or EPBC Act were observed during the contemporary field survey.

7. Recommendations

7.1. Management and Compensatory Measures

A number of management and compensatory measures are proposed to minimise and offset impacts associated with the development. These measures are discussed in the following subsection.

7.1.1 Vegetation Clearing and Fauna Management Plan

The subsequent VCFMP forms part of the broader management document submitted.

The VCFMP covers clearing of all vegetation listed in this report and includes details on:

- trees marked for removal;
- all civil works likely to impact existing vegetation;
- temporary and permanent exclusion and protection fencing;
- roles and responsibilities for site contractors, the developer and the consultant group;
- stockpiling and site access locations;
- a clearing sequence plan showing the commencement of clearing and direction of removal to allow for the appropriate flushing of fauna towards safe havens;
- fauna species surveyed as using the site, focusing on those most likely impacted by development works;
- a list of relevant State and Commonwealth legislation constraints and controls for fauna potentially affected by development works;
- a plan showing existing habitat opportunities and locations;
- details of the threats to existing fauna species;
- management and mitigation measures – i.e. temporary use of fauna exclusion fencing;
- description of fauna spotter role, contacts and certification;
- specific fauna management procedures for potential or known habitat trees;
- links to weed management and revegetation proposals; and
- stock piling and reuse of cleared vegetation.

8. Appendices

Appendix A

Environmental Searches

Appendix B

EPBC Act Protected Matters Report

Appendix C

NCA Wildlife Online Search Results

Appendix D

Protected Plants Clearing Permit

Appendix E

Precincts 5, 6 & 7 Layout

Appendix A

Environmental Searches



Environmental searches

Precincts 5-7
Teviot Road, Greenbank
Queensland 4124
Mirvac (Queensland) Pty Ltd
18 March 2024

7598 E

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Property attributes	3 May 2024
Address	138-168 Teviot Road, 456-522 Greenbank Road & 96-102 Brightwell Street, Greenbank QLD 4124
Lot/plan(s)	Part of Lot 9003 on SP334747 Part of Lot 9004 on SP334753
Area (ha)	Approximately 52 ha
Local government area	Logan City Council – Greater Flagstone UDA Development Scheme

1. Federal Matters of National Environmental Significance

A Protected Matters Report was generated from the environment.gov.au website and returned the following results. These matters may occur within a 5 km radius of the site and are protected under the *Environment Protection and Biodiversity Conservation Act 1999*.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	6
Listed Threatened Species:	49
Listed Migratory Species:	16

2. State Matters

2.1 Nature Conservation Act 1992 and subordinate legislation

Protected Plants Flora Survey Trigger Map Partially within high risk area

2.2 Vegetation Management Act 1999 and subordinate legislation

Regulated Vegetation Management Map and Vegetation Management Supporting Map

Regional Ecosystem	VMA status
12.9-10.2 / 12.9-10.7	Of concern
12.3.11 / 12.3.6	Of concern
Non-remnant	None
Essential Habitat	<i>Crinia tinnula</i> (Wallum Froglet) <i>Phascolarctos cinereus</i> (Koala) <i>Calyptorhynchus lathami</i> (Glossy Black-cockatoo) <i>Dasyurus maculatus maculatus</i> (Spotted-tailed Quoll) <i>Ninox strenua</i> (Powerful Owl)
Wetland/s	Watercourse and/or Drainage Features present
Bioregion	Coastal bioregions and sub-regions

2.3 Koala habitat values and development areas (superseded)

Koala (SPP May 2010)	Medium value bushland Low value bushland Medium value rehabilitation Low value rehabilitation
Assessable Development Area Koala Habitat Values (SPRP May 2010)	Outside of assessable development areas

2.4 Koala priority area and koala habitat areas

Koala Priority Area (KPA)	Not within KPA
Koala Habitat Area	Koala Habitat Area (core)

2.5 State Planning Policy Interactive Mapping System (selected environmental matters)

SPP — Biodiversity	MSES – Protected areas (nature refuge) MSES – Wildlife habitat (endangered or vulnerable) MSES – Wildlife habitat (koala habitat areas – core) MSES – Regulated vegetation (category B) MSES – Regulated vegetation (category C) MSES – Regulated vegetation (essential habitat) MSES – Regulated vegetation (intersecting a watercourse)
SPP — Coastal Environment	Not within coastal management district
SPP — Water Quality	Does not apply
SPP — Natural Hazards Risk and Resilience	Flood hazard area - Local Government flood mapping area Bushfire prone area High Potential Bushfire Intensity

Medium Potential Bushfire Intensity
Potential Impact Buffer

2.6 Development Assessment Mapping System

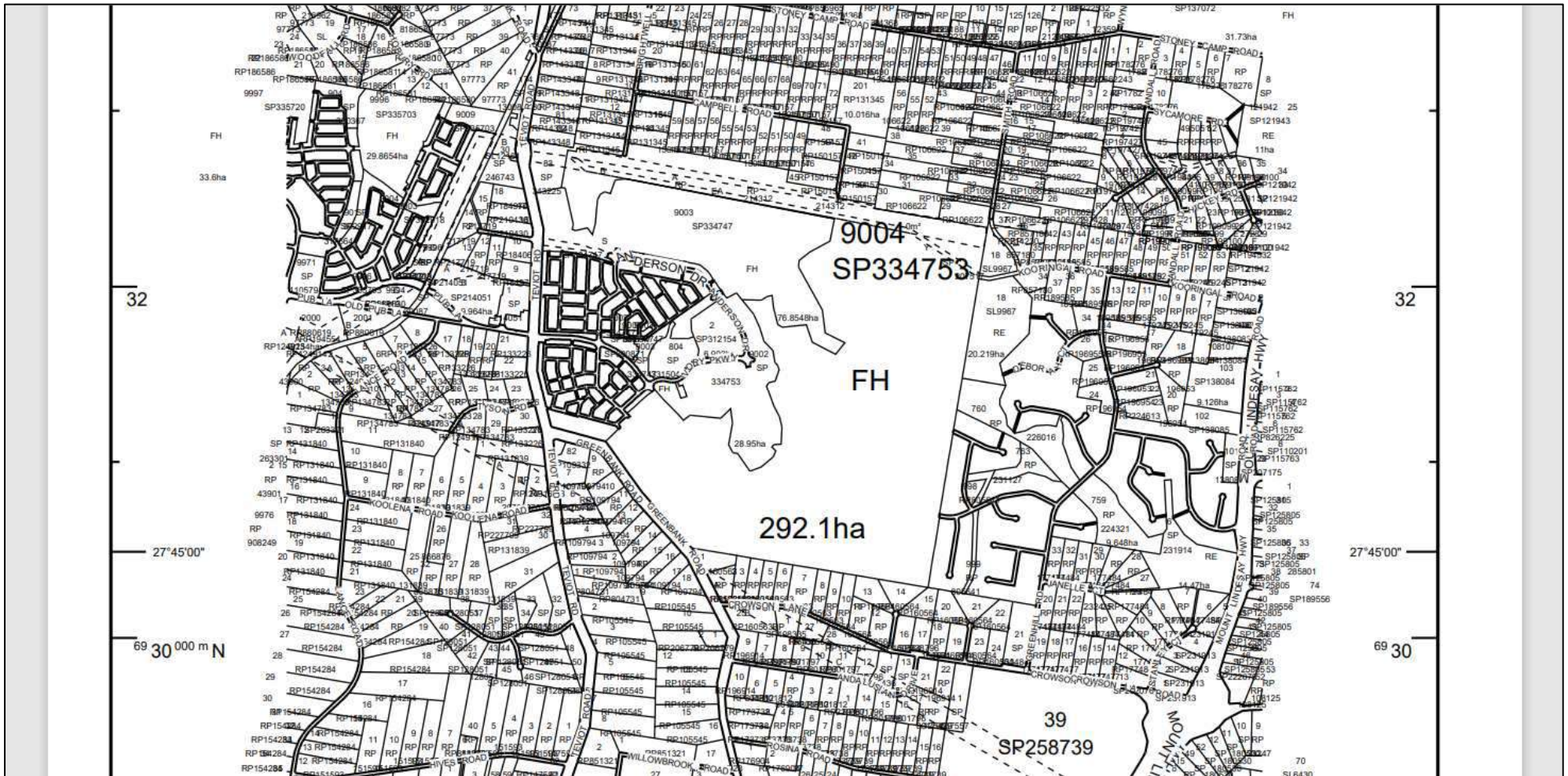
DAMS — Coastal Protection

Does not apply

DAMS — Fish Habitat Areas

QWWBW - Low (green), bordering on medium (orange)

Map 1 — Lot/plan(s)



Source: SmartMap QLD Globe, Department of Natural Resources, Mines and Energy (captured: 18/03/2024)

Map 2 — Aerial image (current)



Source: Qld Globe (captured: 03/05/2024)

Map 3 — Aerial image (historical)



Source: Qld Globe (captured: 01/01/1974)

■ Environmental searches

Map 4 — Locality



Source: Qld Globe (captured: 03/05/2024)

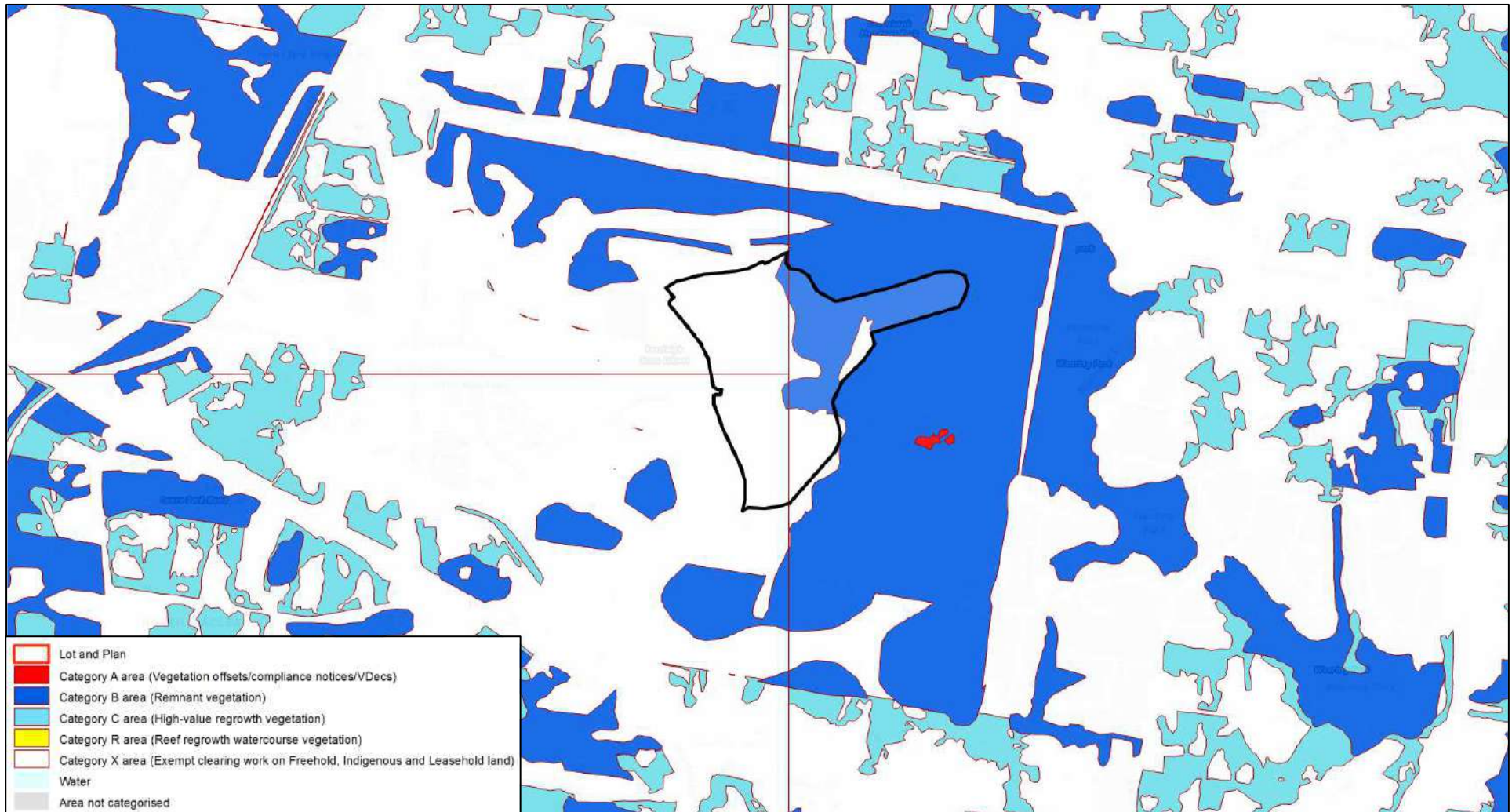
State matters

Map 5 — Protected Plants Flora Survey Trigger Map



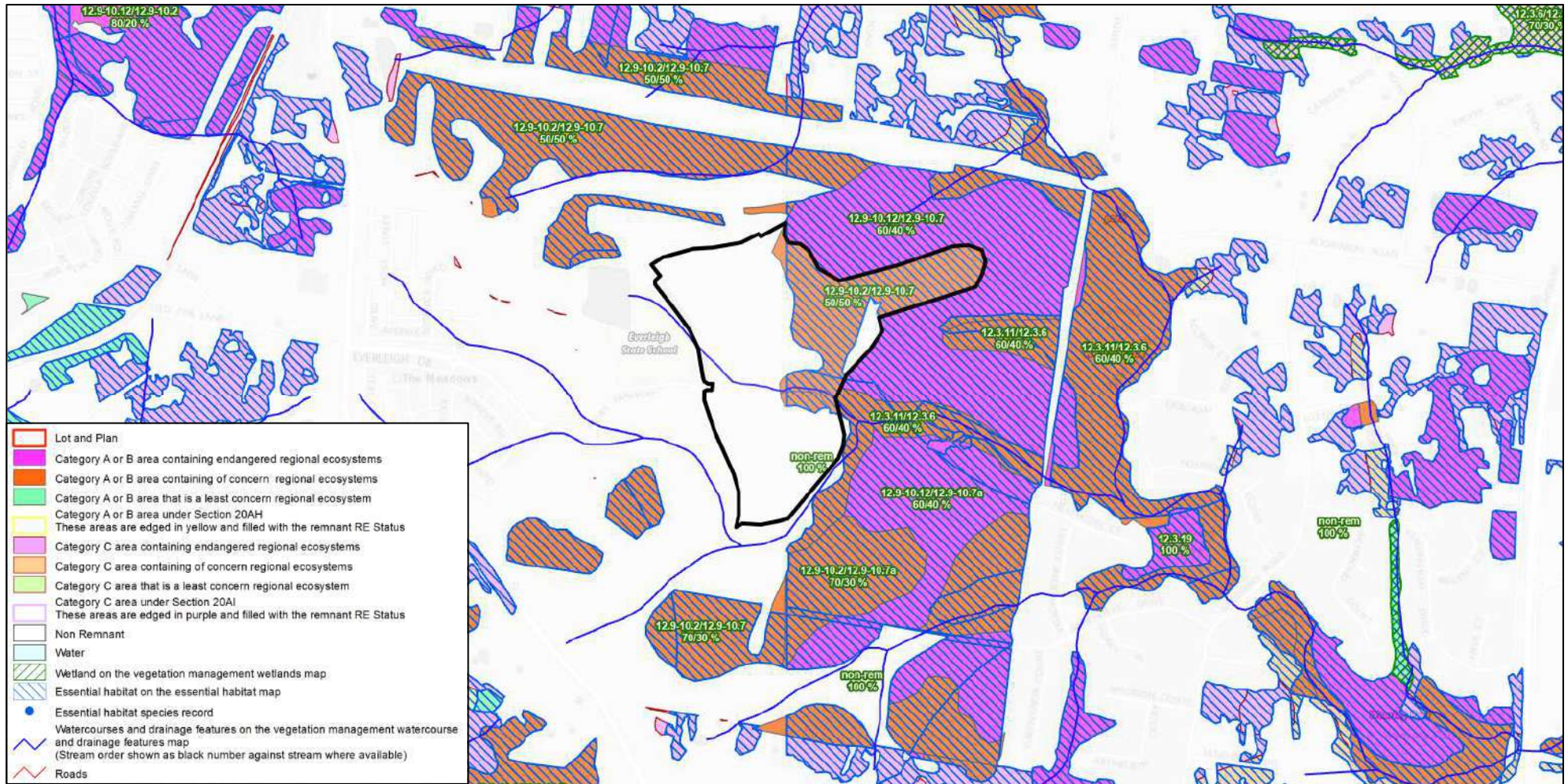
Source: Qld Globe (captured: 03/05/2024)

Map 6 — Regulated Vegetation Management Map



■ Environmental searches

Source: Qld Globe (captured: 03/05/2024) Map 7 — Vegetation Management Supporting Map



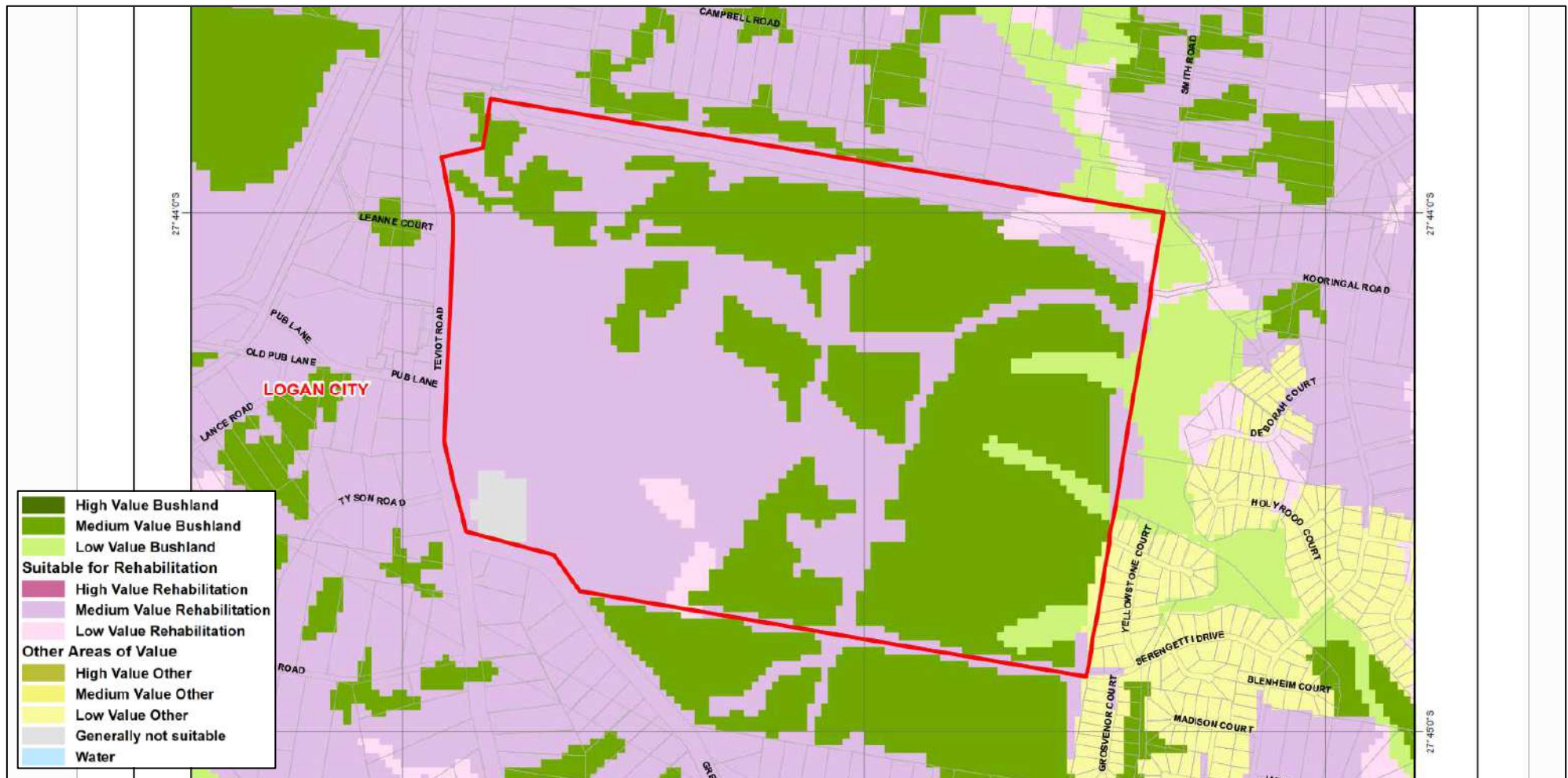
Source: Qld Globe (captured: 03/05/2024)

Map 8 — Koala priority area and koala habitat areas



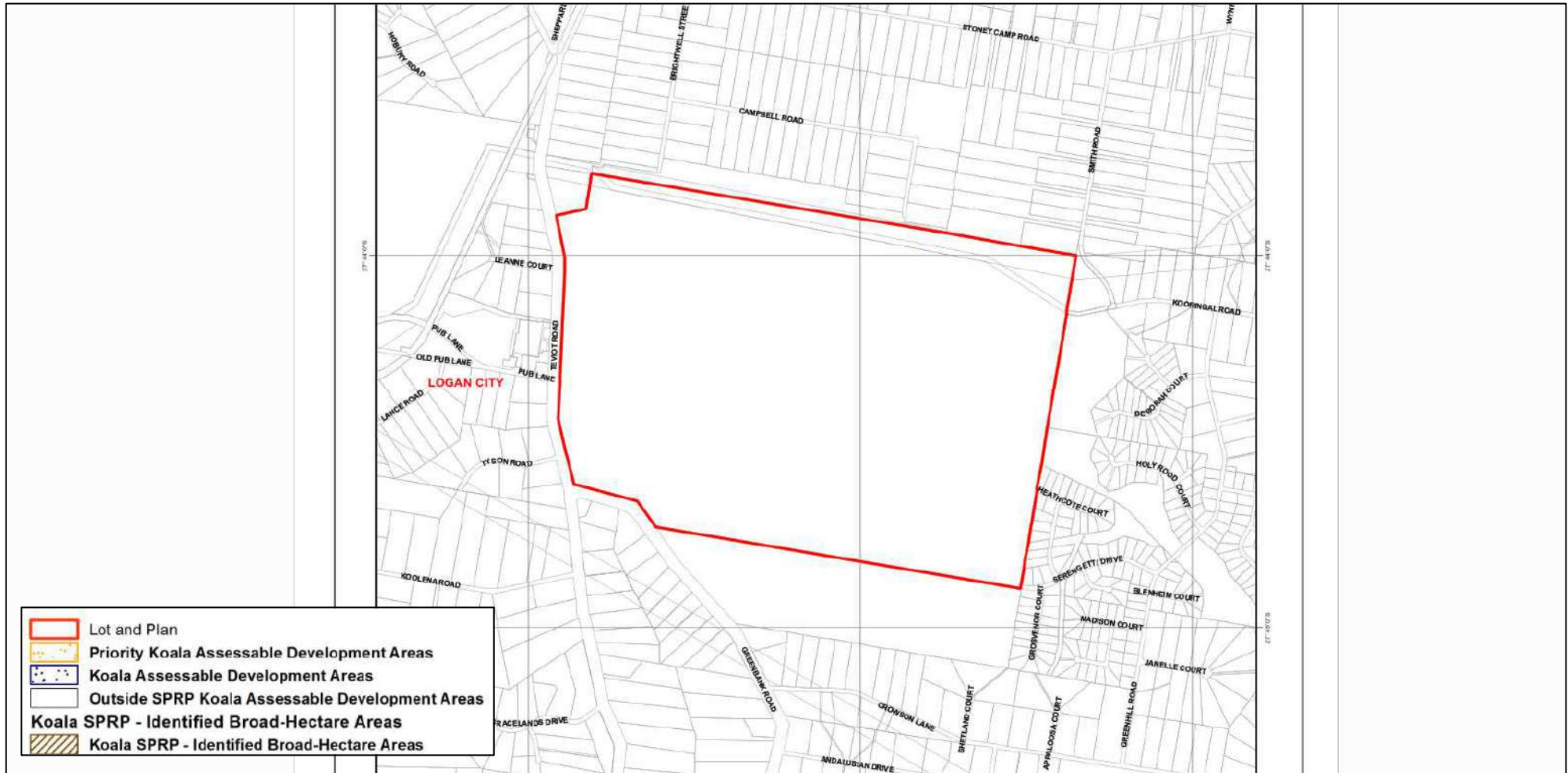
Source: Qld Globe (captured: 03/05/2024)

Map 9 — Koala Habitat Values



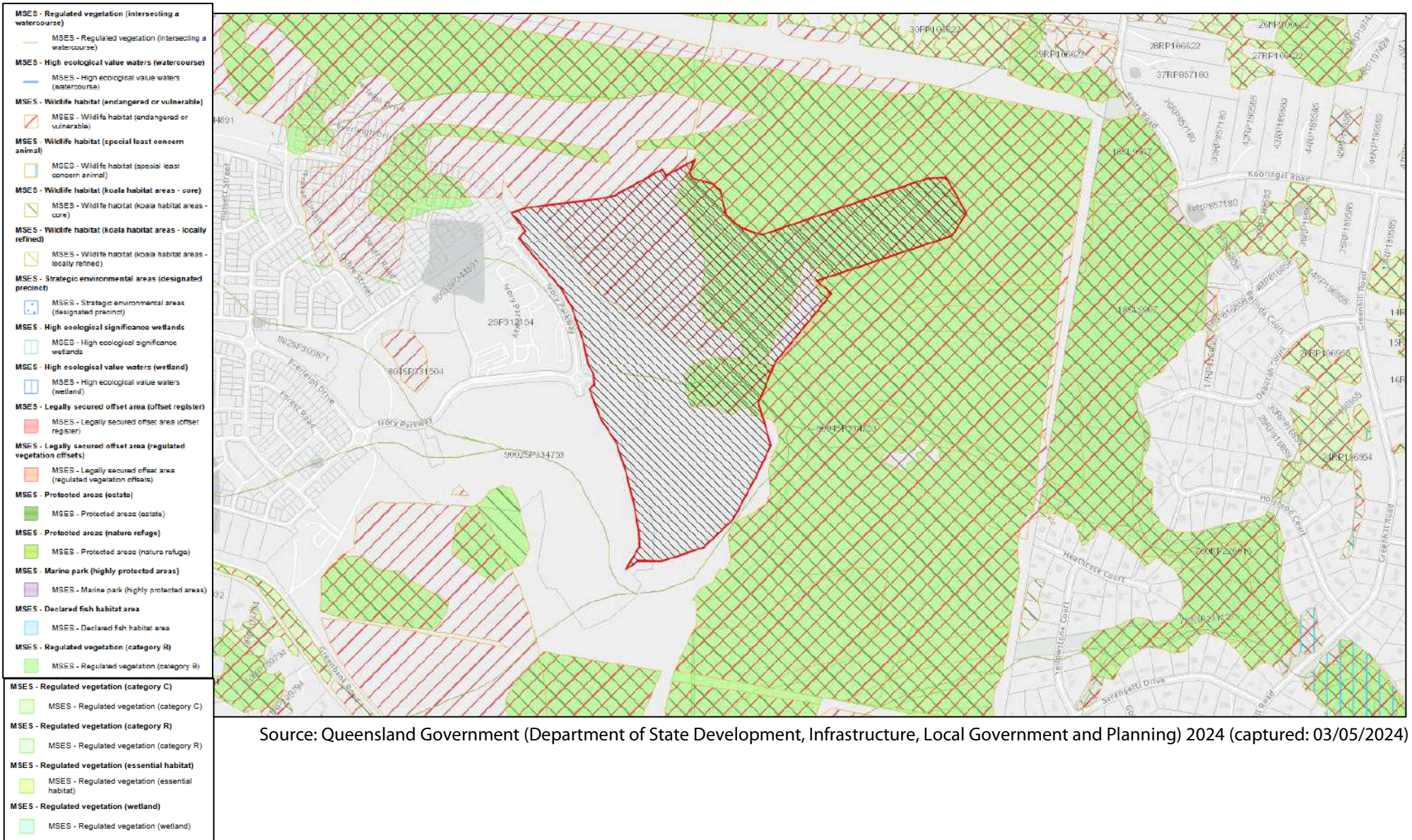
Source: Queensland Government 2015 (captured: 29/05/2015)

Map 10 — Assessable Development Area Koala Habitat Values



Source: Queensland Government 2015 (captured: 29/05/2015)

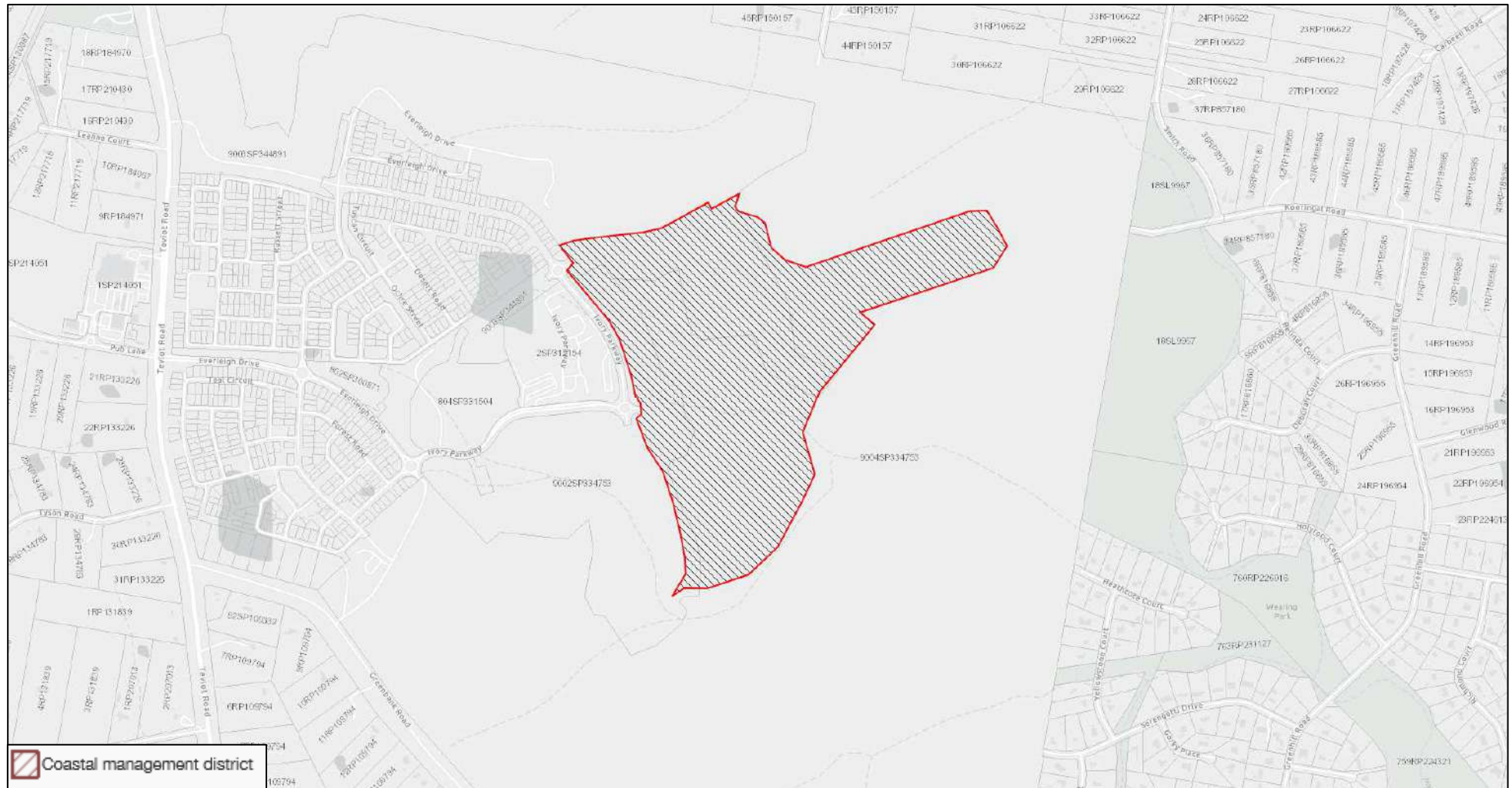
Map 11 — SPP — Biodiversity



Source: Queensland Government (Department of State Development, Infrastructure, Local Government and Planning) 2024 (captured: 03/05/2024)

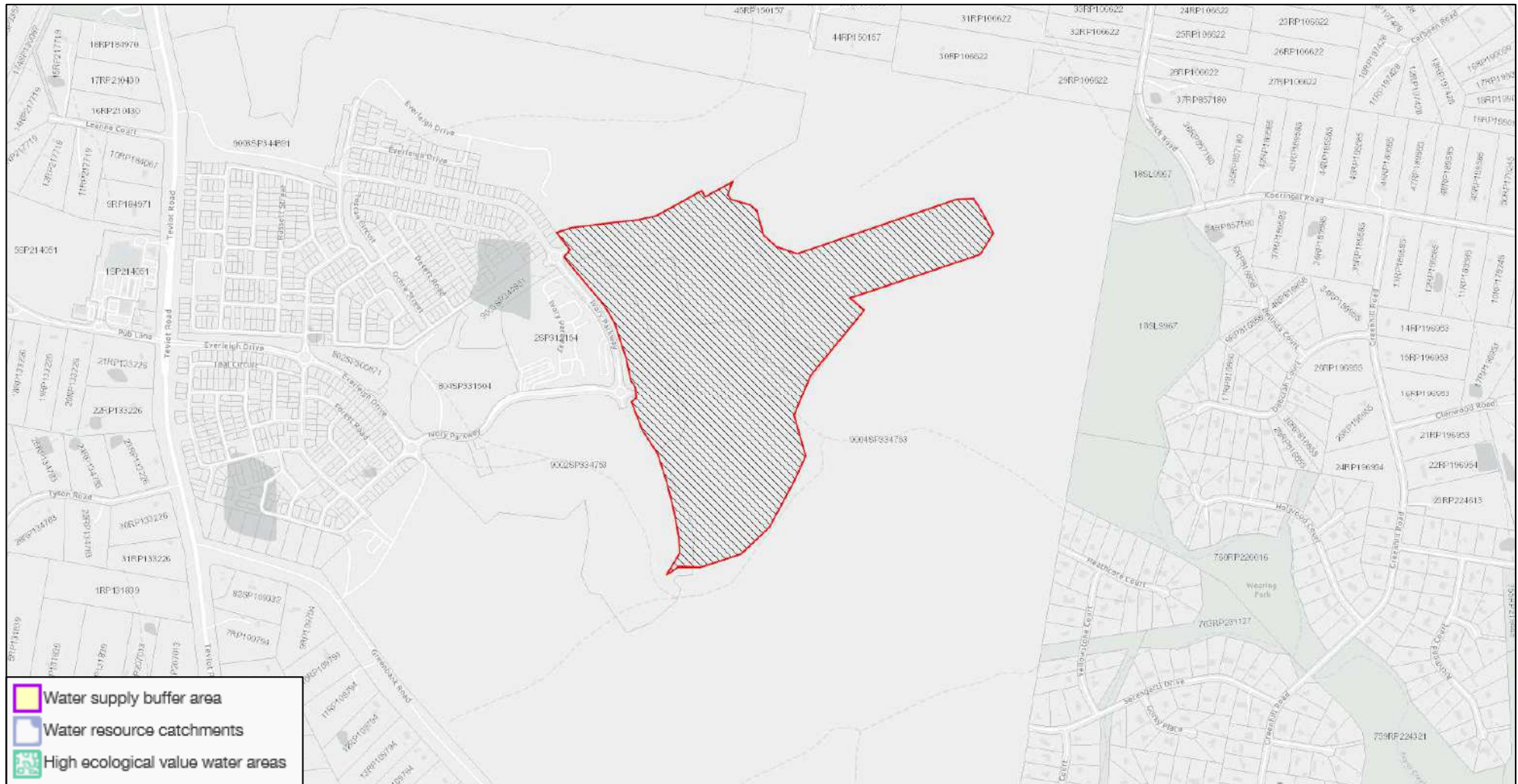
■ Environmental searches

Map 12 — SPP — Coastal Environment



Source: Queensland Government (Department of State Development, Infrastructure, Local Government and Planning) 2024 (captured: 03/05/2024)

Map 13 — SPP — Water Quality



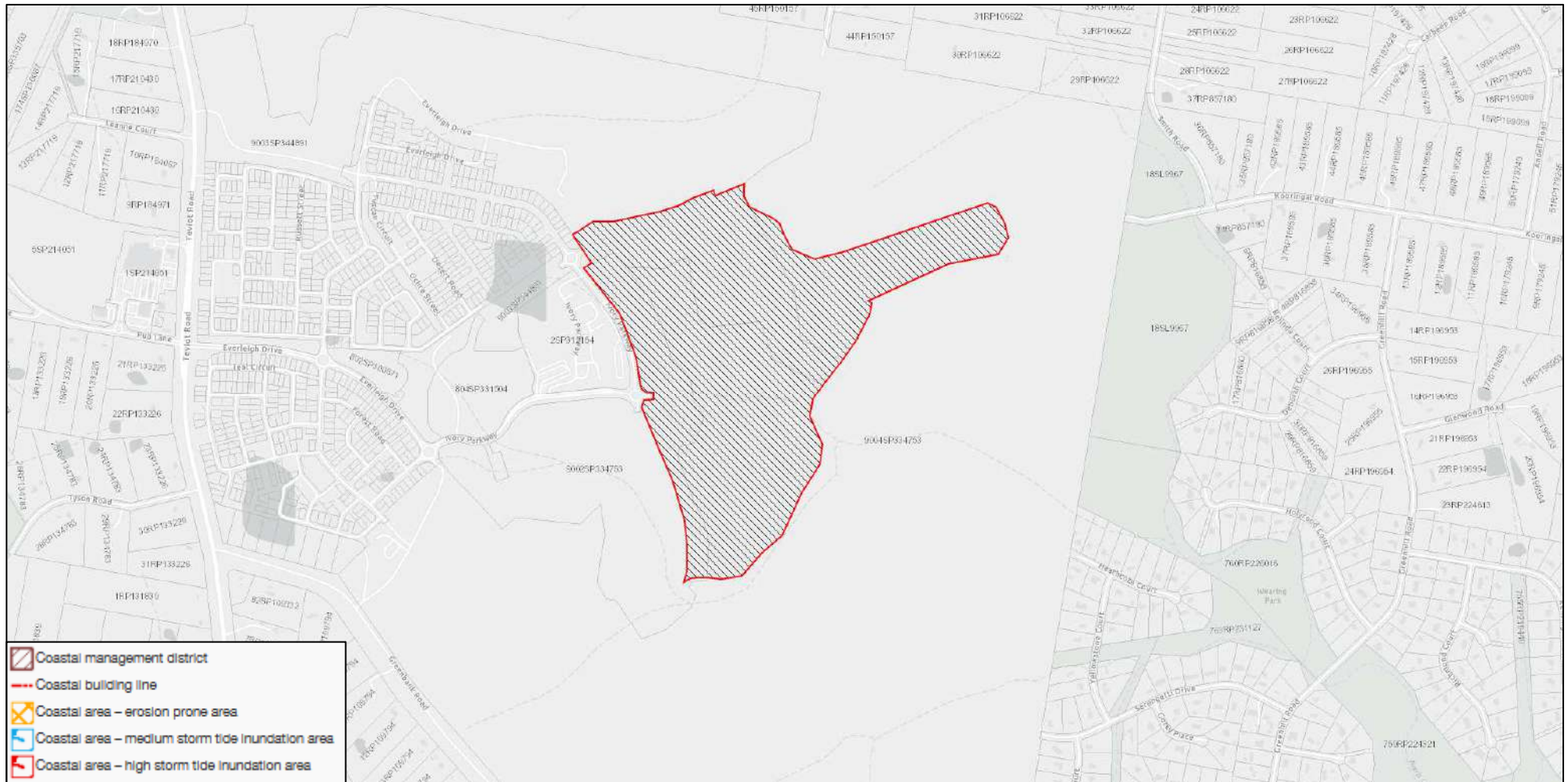
Source: Queensland Government (Department of State Development, Infrastructure, Local Government and Planning) 2024 (captured: 03/05/2024)

Map 14 — SPP — Natural Hazards Risk and Resilience



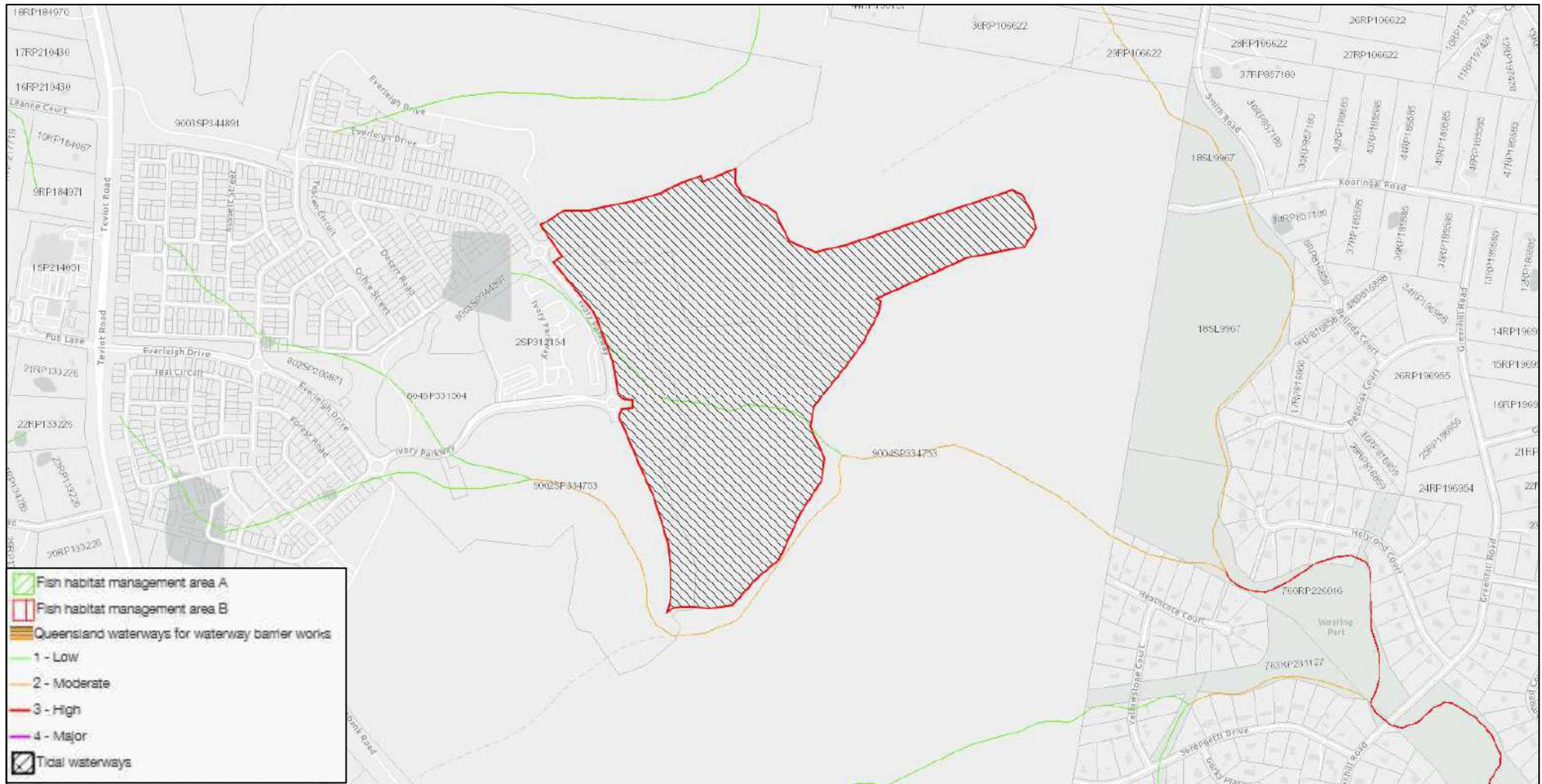
Source: Queensland Government (Department of State Development, Infrastructure, Local Government and Planning) 2024 (captured: 03/05/2024)

Map 15 — DAMS — Coastal Protection



Source: Queensland Government (Department of State Development, Infrastructure, Local Government and Planning) 2024 (captured: 03/05/2024)

Map 16 — DAMS — Fish Habitat Areas



Source: Queensland Government (Department of State Development, Infrastructure, Local Government and Planning) 2024 (captured: 03/05/2024)

Appendix B

EPBC Act Protected Matters Report



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 14-Mar-2024

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar)	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	6
Listed Threatened Species:	49
Listed Migratory Species:	16

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	23
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	2
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	8
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands)

[\[Resource Information \]](#)

Ramsar Site Name

[Moreton bay](#)

Proximity

20 - 30km upstream
from Ramsar site

Listed Threatened Ecological Communities

[\[Resource Information \]](#)

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name

[Coastal Swamp Oak \(Casuarina glauca\) Forest of New South Wales and South East Queensland ecological community](#)

Threatened Category

Endangered

Presence Text

Community may occur within area

[Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland](#)

Endangered

Community may occur within area

[Lowland Rainforest of Subtropical Australia](#)

Critically Endangered

Community may occur within area

[Poplar Box Grassy Woodland on Alluvial Plains](#)

Endangered

Community may occur within area

[Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions](#)

Endangered

Community likely to occur within area

[White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland](#)

Critically Endangered

Community may occur within area

Listed Threatened Species

[\[Resource Information \]](#)

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

Scientific Name

BIRD

Threatened Category

Presence Text

Scientific Name	Threatened Category	Presence Text
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat known to occur within area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat may occur within area
Cyclopsitta diophthalma coxeni Coxen's Fig-Parrot [59714]	Critically Endangered	Species or species habitat may occur within area
Erythrotriorchis radiatus Red Goshawk [942]	Endangered	Species or species habitat likely to occur within area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area

Scientific Name	Threatened Category	Presence Text
Geophaps scripta scripta Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area
Turnix melanogaster Black-breasted Button-quail [923]	Vulnerable	Species or species habitat likely to occur within area
INSECT		
Argynnis hyperbius inconstans Australian Fritillary [88056]	Critically Endangered	Species or species habitat may occur within area
MAMMAL		
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Endangered	Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area
Macroderma gigas Ghost Bat [174]	Vulnerable	Species or species habitat may occur within area
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat likely to occur within area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat known to occur within area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat known to occur within area
Potorous tridactylus tridactylus Long-nosed Potoroo (northern) [66645]	Vulnerable	Species or species habitat may occur within area
Pseudomys novaehollandiae New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat may occur within area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
PLANT		
Arthraxon hispidus Hairy-joint Grass [9338]	Vulnerable	Species or species habitat likely to occur within area
Coleus habrophyllus listed as Plectranthus habrophyllus [91378]	Endangered	Species or species habitat may occur within area
Dichanthium setosum bluegrass [14159]	Vulnerable	Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
Fontainea venosa [24040]	Vulnerable	Species or species habitat may occur within area
Macadamia integrifolia Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak [7326]	Vulnerable	Species or species habitat likely to occur within area
Macadamia tetraphylla Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable	Species or species habitat may occur within area
Notelaea lloydii Lloyd's Olive [15002]	Vulnerable	Species or species habitat may occur within area
Notelaea x ipsviciensis listed as Notelaea ipsviciensis Cooneana Olive [93460]	Critically Endangered	Species or species habitat may occur within area
Picris evae Hawkweed [10839]	Vulnerable	Species or species habitat may occur within area
Planchonella eerwah Shiny-leaved Condoo, Black Plum, Wild Apple [17340]	Endangered	Species or species habitat likely to occur within area
Rhaponticum australe Austral Cornflower, Native Thistle [22647]	Vulnerable	Species or species habitat may occur within area
Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat may occur within area
Rhodomyrtus psidioides Native Guava [19162]	Critically Endangered	Species or species habitat may occur within area
Samadera bidwillii Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area

Scientific Name	Threatened Category	Presence Text
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area
REPTILE		
Coeranoscincus reticulatus Three-toed Snake-tooth Skink [59628]	Vulnerable	Species or species habitat may occur within area
Delma torquata Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat may occur within area
Furina dunmalli Dunmall's Snake [59254]	Vulnerable	Species or species habitat may occur within area
Hemiaspis damelii Grey Snake [1179]	Endangered	Species or species habitat likely to occur within area
Listed Migratory Species [Resource Information]		
Scientific Name	Threatened Category	Presence Text
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat likely to occur within area
Migratory Wetlands Species		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
Scientific Name	Threatened Category	Presence Text
Bird		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area overfly marine area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area overfly marine area

Scientific Name	Threatened Category	Presence Text
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area overfly marine area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area overfly marine area

Scientific Name	Threatened Category	Presence Text
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area
Sterna striata White-fronted Tern [799]		Migration route may occur within area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat likely to occur within area overfly marine area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	
A and T Koala Billabong	Nature Refuge	QLD	
Koolena	Nature Refuge	QLD	

EPBC Act Referrals				[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	
Kagaru to Acacia Ridge and Bromelton Inland Rail Project	2021/8927		Completed	
Controlled action				
Crowson Lane Road Upgrade	2021/9084	Controlled Action	Assessment Approach	
Industrial Development in the Greater Flagstone Urban Development Area 4499-4651 Mount Lindesay Hwy.	2013/6941	Controlled Action	Post-Approval	
Mirvac Greater Flagstone Project - Master Planned Development, Greenbank, Qld	2016/7817	Controlled Action	Post-Approval	
Teviot Downs Residential Estate, Greenbank	2011/6106	Controlled Action	Post-Approval	

Title of referral	Reference	Referral Outcome	Assessment Status
Not controlled action			
Greenbank to Flagstone Central Conveyance Pipeline Project, Qld	2018/8344	Not Controlled Action	Completed
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed
Not controlled action (particular manner)			
Construction & Operation 275/330kV Transmission Line	2006/2820	Not Controlled Action (Particular Manner)	Post-Approval

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact us](#) page.

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Department of Climate Change, Energy, the Environment and Water

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Appendix C

NCA Wildlife Online Search Results



Queensland Government

WildNet species list

Search Criteria: Species List for a Specified Point
Species: All
Type: Native
Queensland status: Rare and threatened species
Records: Confirmed
Date: All
Latitude: -27.7379
Longitude: 152.9979
Distance: 5
Email: keeleyrichardson@saundershavill.com
Date submitted: Thursday 14 Mar 2024 10:30:43
Date extracted: Thursday 14 Mar 2024 10:40:02

The number of records retrieved = 7

Disclaimer

Information presented on this product is distributed by the Queensland Government as an information source only. While every care is taken to ensure the accuracy of this data, the State of Queensland makes no statements, representations or warranties about the accuracy, reliability, completeness or suitability of any information contained in this product.

The State of Queensland disclaims all responsibility for information contained in this product and all liability (including liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.

Information about your Species lists request is logged for quality assurance, user support and product enhancement purposes only.

The information provided should be appropriately acknowledged as being derived from WildNet database when it is used. As the WildNet Program is still in a process of collating and vetting data, it is possible the information given is not complete. Go to the WildNet database webpage (<https://www.qld.gov.au/environment/plants-animals/species-information/wildnet>) to find out more about WildNet and where to access other WildNet information products approved for publication. Feedback about WildNet species lists should be emailed to wildlife.online@des.qld.gov.au.

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	amphibians	Limnodynastidae	<i>Adelotus brevis</i>	tusked frog		V		1
animals	birds	Strigidae	<i>Ninox strenua</i>	powerful owl		V		1
animals	mammals	Dasyuridae	<i>Dasyurus maculatus maculatus</i>	spotted-tailed quoll (southern subspecies)		E	E	1
animals	mammals	Petauridae	<i>Petaurus australis australis</i>	yellow-bellied glider (southern subspecies)		V	V	1
animals	mammals	Phascolarctidae	<i>Phascolarctos cinereus</i>	koala		E	E	314
animals	mammals	Pseudocheiridae	<i>Petauroides volans volans</i>	southern greater glider		E	E	1/1
plants	land plants	Myrtaceae	<i>Melaleuca irbyana</i>			E		11/2

CODES

I - Y indicates that the taxon is introduced to Queensland and has naturalised.

Q - Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992*.

The codes are Extinct (EX), Extinct in the Wild (PE), Critically Endangered (CR), Endangered (E), Vulnerable (V), Near Threatened (NT), Special Least Concern (SL) and Least Concern (C).

A - Indicates the Australian conservation status of each taxon under the *Environment Protection and Biodiversity Conservation Act 1999*.

The values of EPBC are Extinct (EX), Extinct in the Wild (XW), Critically Endangered (CE), Endangered (E), Vulnerable (V) and Conservation Dependent (CD).

Records - The first number indicates the total number of records of the taxon (wildlife records and species listings for selected areas).

This number is output as 99999 if it equals or exceeds this value. A second number located after a / indicates the number of specimen records for the taxon.

This number is output as 999 if it equals or exceeds this value.

Appendix D

Protected Plants Clearing Permit

Permit

Section 86 of Nature Conservation (Plants) Regulation 2020

Protected Plant Clearing Permit

This wildlife authority is issued under the following legislation: Nature Conservation (Plants) Regulation 2020.

Permit number: WA0045420

Valid from: 23 August 2022 to 22 August 2024

Activity: Clearing endangered, vulnerable or near threatened plants

Role	Name	Registered address	
Principal Holder:	Saunders Havill Group Pty Ltd	9 Thompson St BOWEN HILLS QLD 4006 Australia	
Person In Charge:	Mark Clancy		
Business name:		ABN/ACN	144972949
Activity location/licensed premises	LOT 804/SP331504 LOT 9002/SP331504 LOT 9003/SP327532 LOT 9004/SP327213		

Schedule

Family or Species or Schedule	Details	Category	Quantity	Unit
Species	bush house or weeping paperbark or swamp teatree, Melaleuca irbyana	Live	215	Hectares

Bradley Cooper
Department of Environment and Science
Delegate of the administering authority
Nature Conservation Act 1992

Enquiries:
Wildlife Assessment Team
Email: wildlife@des.qld.gov.au
Postal Address: PO Box 102, Toowoomba, QLD, 4350

Date issued: 12 August 2022

Legislative Requirements and Conditions

Legislative Requirements

- PPCLR02 Activities carried out under this authority, unless otherwise authorised, apply to non-protected areas only.
- PPCLR03 This permit includes the clearing of least concern protected plants within the clearing area. This permit also authorises the clearing of additional species and plants that were not specified in the Flora Survey Report.
- PPCLR01 This permit does not exempt the permit holder from obtaining other approvals relevant to the harvest of whole protected plants at the site.
- PPCP003 ADVISORY INFORMATION NOTICE: Clearing is to be conducted in a sequential manner and must be conducted in a way that directs escaping wildlife away from the area and into adjacent natural areas. A licensed spotter/catcher must be employed where there is a risk to native fauna present within the clearing site. The permit holder must ensure any injured animals are referred to an appropriate wildlife carer group or veterinarian.

Conditions

- PPCM01 Activities relating to the impact of the threatened species listed on this permit must be in accordance with the procedures and actions outlined in the following documents, except where conditions below indicate otherwise:
"Impact Management Plan, Melaleuca irbyana, Renewal for Permit No. WA0026119, 432 – 520 Greenbank Road, Greenbank, Prepared for Mirvac Queensland Pty Ltd, 8 July 2022, Job No. 7598 E", associated appendices and any other supporting documentation submitted to the department in relation to application number APP0096367 lodged electronically on 12 July 2022.
- PPCM02 The permit holder is to notify DES in writing at least 48 hours in advance of clearing commencing, for example, via an email to wildlife@des.qld.gov.au
- PPCM04 Should the project not proceed, in addition to the requirement to rehabilitate the area/s once cleared, the site/s must not be further disturbed and must be maintained to ensure erosion and weed control.
- PPCM08 It is the permit holder's responsibility to ensure that the rehabilitation area with the threatened species *Melaleuca irbyana* remains legally secured.

PPCC04 Rehabilitation and/or translocation reporting advising of the progress and outcome of impact management measures to protect *Melaleuca irbyana* must be maintained from the commencement date of clearing and continue for a minimum period two (2) years or until the department is satisfied that section 3.1.4 of the Protected Plant Assessment Guidelines and section 87(1)(d)(ii) of the Nature Conservation (Plants) Regulation 2020 has been achieved.

The written report (including advice on each monitoring period) must be lodged with the department via an email to wildlife.operations@des.qld.gov.au within 10 business days after each annual period.

Appendix E

Precincts 5, 6 & 7 Layout

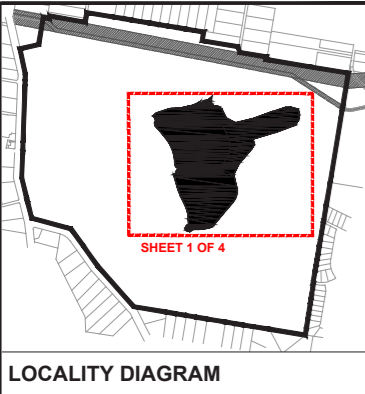
Everleigh

ROL 13: RECONFIGURATION OF A LOT PLANS

TEVIOT ROAD, EVERLEIGH

JANUARY 2024





LOCALITY DIAGRAM

LEGEND

- GENERAL**
- ROL 13 Boundary
 - Proposed Lot Boundaries
 - Proposed Road Carriageways
 - Proposed High School
 - Proposed Land Lease Community
 - Major Linear Park
 - Neighbourhood Park
 - Local Park / Pedestrian Link
 - Conservation Area
 - Additional Verge for Bushfire Buffer

RESIDENTIAL - STANDARD LOTS

- HOUSE (ATTACHED)**
- Front Loaded Terrace
 - Potential Attached Dwelling (refer to House (Attached) Design Criteria which prevails to the extent of any inconsistency with this plan)
- HOUSE (DETACHED)**
- Villa
 - Premium Villa
 - Courtyard
 - Premium Courtyard
 - Traditional
 - Premium Traditional

MULTIPLE RESIDENTIAL

- Potential Duplex Dwelling

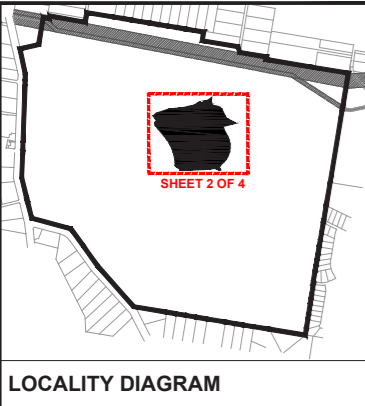
ROL 13 - YIELD SUMMARY

LOT TYPE	INDICATIVE LOT FRONTAGE	TOTAL	
		LOTS	%
Front Loaded Terrace	7.5m wide	19 lots	4.8%
Rear Loaded Terrace	7.5m wide	0 lots	0%
Villa	10m wide	55 lots	13.8%
Premium Villa	12.5m wide	125 lots	31.4%
Courtyard	14m wide	102 lots	25.6%
Premium Courtyard	16m wide	80 lots	20.1%
Traditional	18m wide	14 lots	3.5%
Premium Traditional	20m wide	3 lots	0.8%
TOTAL RESIDENTIAL LOTS		398 lots	100%
DENSITY (NET RESIDENTIAL DENSITY)		13.28 dw/ha	

NOTE:

- Balance lots, while not appearing on ROL 13: Reconfiguration of a Lot Plans, will be included on the relevant survey plans as development progresses.
- This ROL plan may be changed via compliance assessment in accordance with the ROL 13: Plan of Development - Design Criteria document.





LOCALITY DIAGRAM

LEGEND

GENERAL

- ROL 13 Boundary
- Proposed Lot Boundaries
- Proposed Road Carriageways
- Proposed High School
- Proposed Land Lease Community
- Major Linear Park
- Neighbourhood Park
- Local Park / Pedestrian Link
- Conservation Area
- Additional Verge for Bushfire Buffer

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

- Front Loaded Terrace
- Potential Attached Dwelling (refer to House (Attached) Design Criteria which prevails to the extent of any inconsistency with this plan)

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

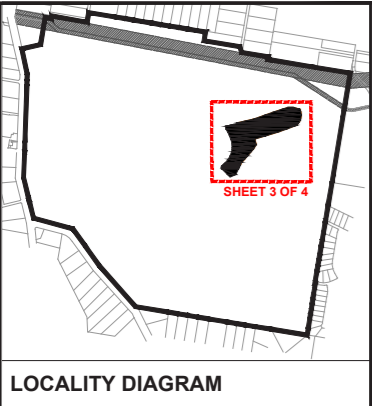
MULTIPLE RESIDENTIAL

- Potential Duplex Dwelling

NOTE:

- Balance lots, while not appearing on ROL 13: Reconfiguration of a Lot Plans, will be included on the relevant survey plans as development progresses.
- This ROL plan may be changed via compliance assessment in accordance with the ROL 13: Plan of Development - Design Criteria document.





LOCALITY DIAGRAM

LEGEND

- GENERAL**
- ROL 13 Boundary
 - Proposed Lot Boundaries
 - Proposed Road Carriageways
 - Proposed High School
 - Proposed Land Lease Community
 - Major Linear Park
 - Neighbourhood Park
 - Local Park / Pedestrian Link
 - Conservation Area
 - Additional Verge for Bushfire Buffer

RESIDENTIAL - STANDARD LOTS
HOUSE (ATTACHED)

- Front Loaded Terrace
- Potential Attached Dwelling (refer to House (Attached) Design Criteria which prevails to the extent of any inconsistency with this plan)

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

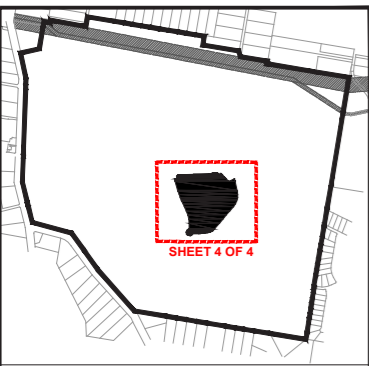
MULTIPLE RESIDENTIAL

- Potential Duplex Dwelling

NOTE:

- Balance lots, while not appearing on ROL 13: Reconfiguration of a Lot Plans, will be included on the relevant survey plans as development progresses.
- This ROL plan may be changed via compliance assessment in accordance with the ROL 13: Plan of Development - Design Criteria document.





LOCALITY DIAGRAM

LEGEND

- GENERAL**
- ROL 13 Boundary
 - Proposed Lot Boundaries
 - Proposed Road Carriageways
 - Proposed High School
 - Proposed Land Lease Community
 - Major Linear Park
 - Neighbourhood Park
 - Local Park / Pedestrian Link
 - Conservation Area
 - Additional Verge for Bushfire Buffer

RESIDENTIAL - STANDARD LOTS

- HOUSE (ATTACHED)**
- Front Loaded Terrace
 - Potential Attached Dwelling (refer to House (Attached) Design Criteria which prevails to the extent of any inconsistency with this plan)

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

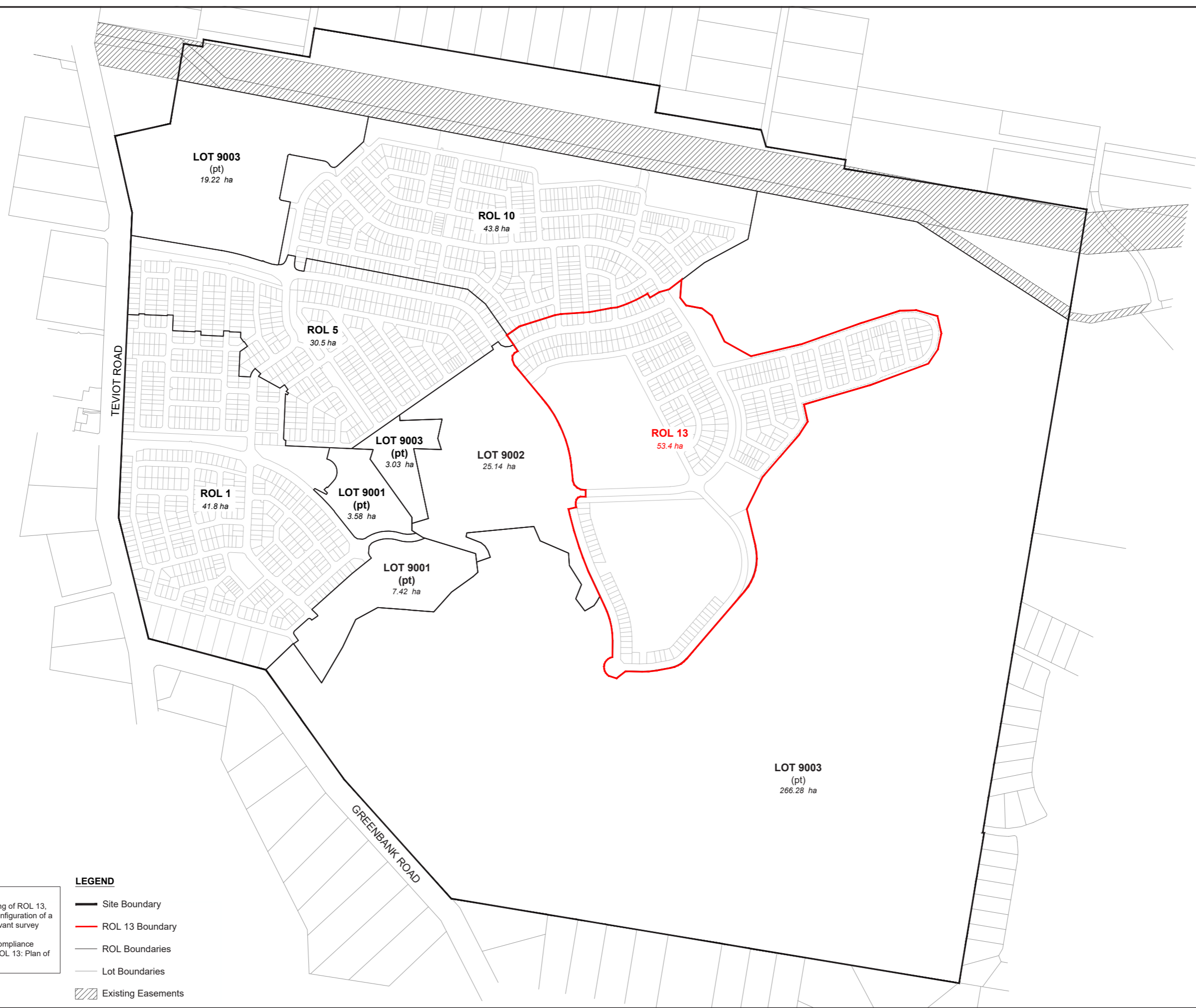
MULTIPLE RESIDENTIAL

- Potential Duplex Dwelling

NOTE:

- Balance lots, while not appearing on ROL 13: Reconfiguration of a Lot Plans, will be included on the relevant survey plans as development progresses.
- This ROL plan may be changed via compliance assessment in accordance with the ROL 13: Plan of Development - Design Criteria document.



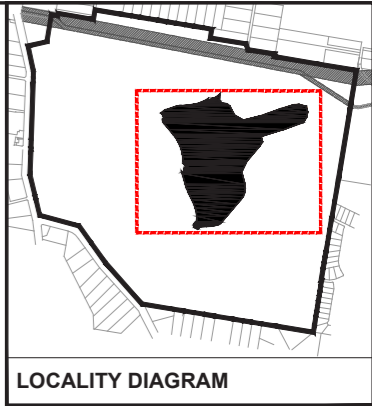
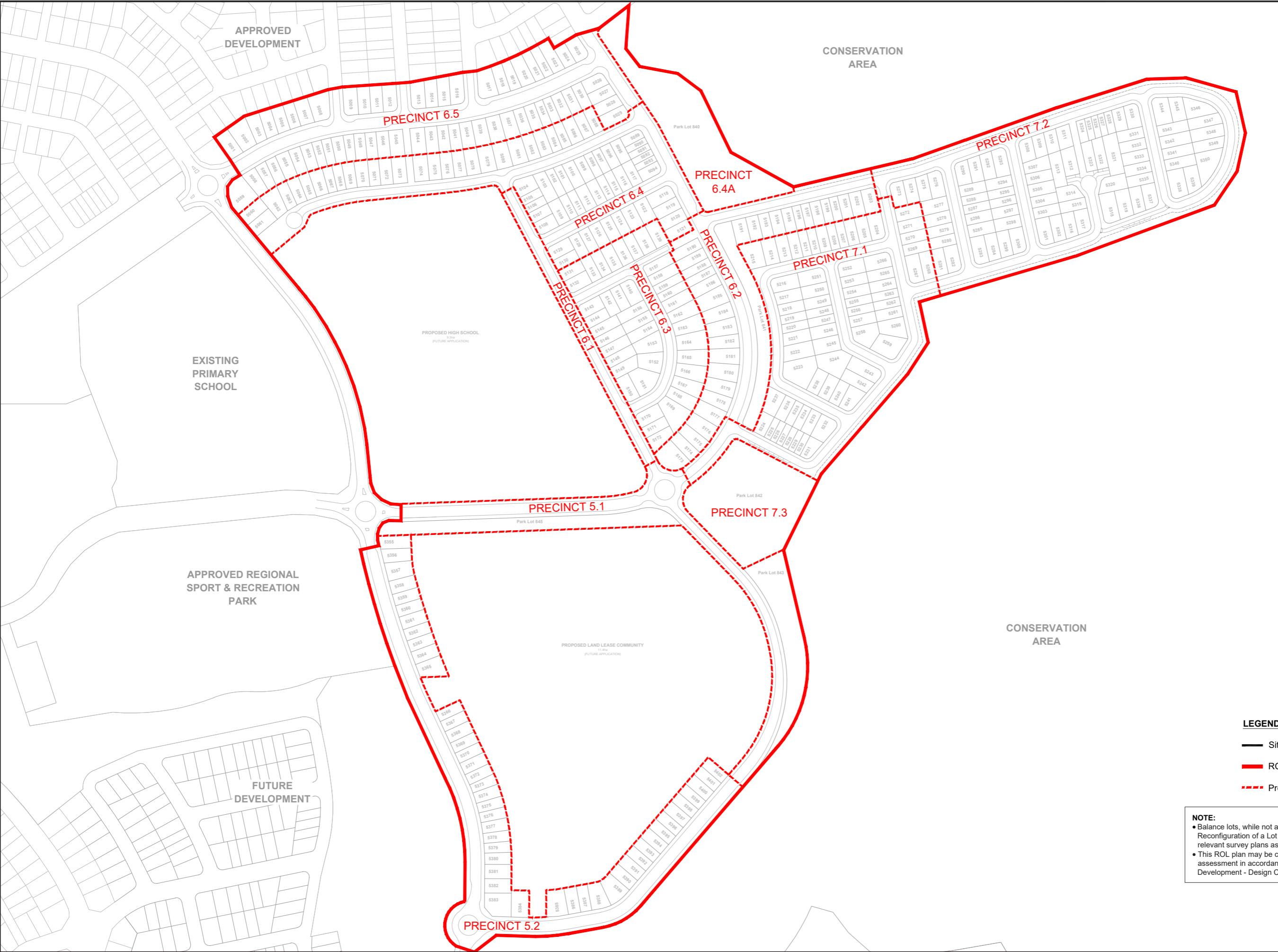


NOTE:

- Balance lots for the progressive staging of ROL 13, while not appearing on ROL 13: Reconfiguration of a Lot Plans, will be included on the relevant survey plans as development progresses.
- This ROL plan may be changed via compliance assessment in accordance with the ROL 13: Plan of Development - Design Criteria.

- LEGEND**
- Site Boundary
 - ROL 13 Boundary
 - ROL Boundaries
 - Lot Boundaries
 - ▨ Existing Easements





- LEGEND**
- Site boundary
 - ROL 13 boundary
 - - - Preliminary Stage Boundaries

NOTE:

- Balance lots, while not appearing on ROL 13: Reconfiguration of a Lot Plans, will be included on the relevant survey plans as development progresses.
- This ROL plan may be changed via compliance assessment in accordance with the ROL 13: Plan of Development - Design Criteria document.