

APPENDIX P

ECOLOGICAL ADDENDUM

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1688
Date: 09 February 2026



Memo — Mirvac Everleigh ROL21 Ecological Addendum

Everleigh

Prepared for Mirvac Queensland Pty Ltd

27 May 2025

Job 7598 E

PLANS AND DOCUMENTS
referred to in the PDA
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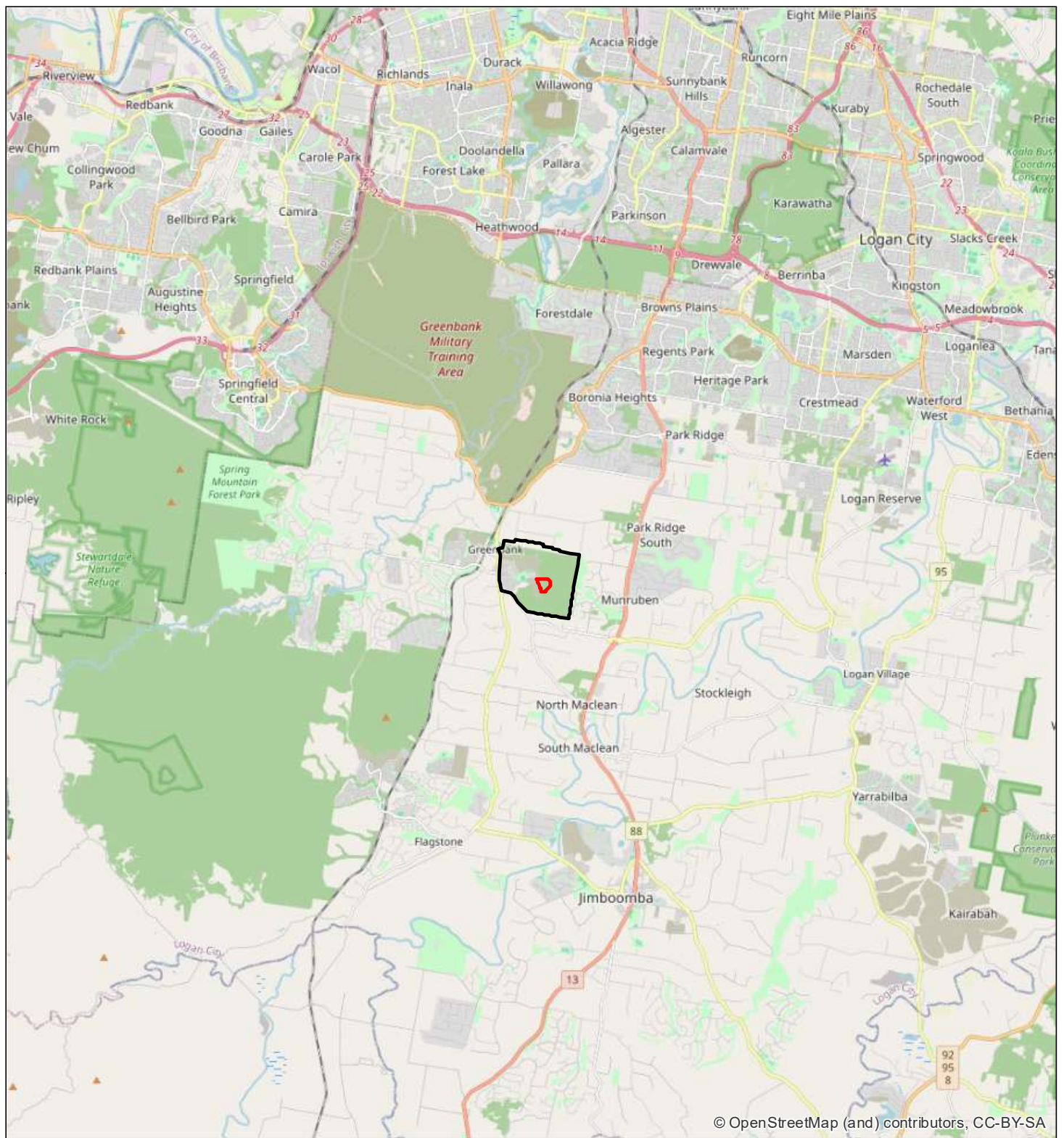
1. Background

Saunders Havill Group (SHG) were engaged by Mirvac Queensland Pty Ltd to review and provide an addendum to support the application for a Reconfiguration of a Lot application (ROL 21) located within the Everleigh master planned community. This memo references the previously submitted Significant Biodiversity Assessment Report (SBAR) prepared for Precincts 5, 6 and 7 (ROL 13) in response to Economic Development Queensland's (EDQ) *PDA Guideline No. 14 – Environmental values and sustainable resources* (Guideline 14). The study area (ROL 21) is located entirely within the broader area assessed under ROL 13 and shares an interface with the on-site conservation area. Accordingly, this addendum highlights site-specific desktop reviews, ecological assessments, and Natural Environment Site Strategy criteria relevant to the ROL 21 application to EDQ for your consideration (refer **Figure 1 – Site Context** and **Figure 2 – Site Aerial**).

The broader project site sits within the Greater Flagstone Priority Development Area (GFPDA, refer **Figure 3**) and is included entirely within the Logan City Council (LCC) Local Government Area. Implementation and enforcement of development applications within Priority Development Areas (PDAs) fall under the jurisdiction of EDQ for the Department of State Development and Infrastructure (DSDI).

Table 1: ROL 21– 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
-  ROL21 Boundary

Figure 1

Site Context

File ref. 7598 E Figure 1 ROL21 Site Context A
Date 19/05/2025
Project Everleigh, Greenbank

0 0.5 1 2 3 4 5 km

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



Everleigh



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Legend

-  Qld DCDB
-  Project site
-  ROL21 boundary
-  ROL21 vegetation clearing area
-  Conservation area

Figure 2

Site Aerial

File ref. 7598 E Figure 2 ROL21 Site Aerial A

Date 27/05/2025

Project Everleigh, Greenbank

0 50 100 200 300 400 500 m

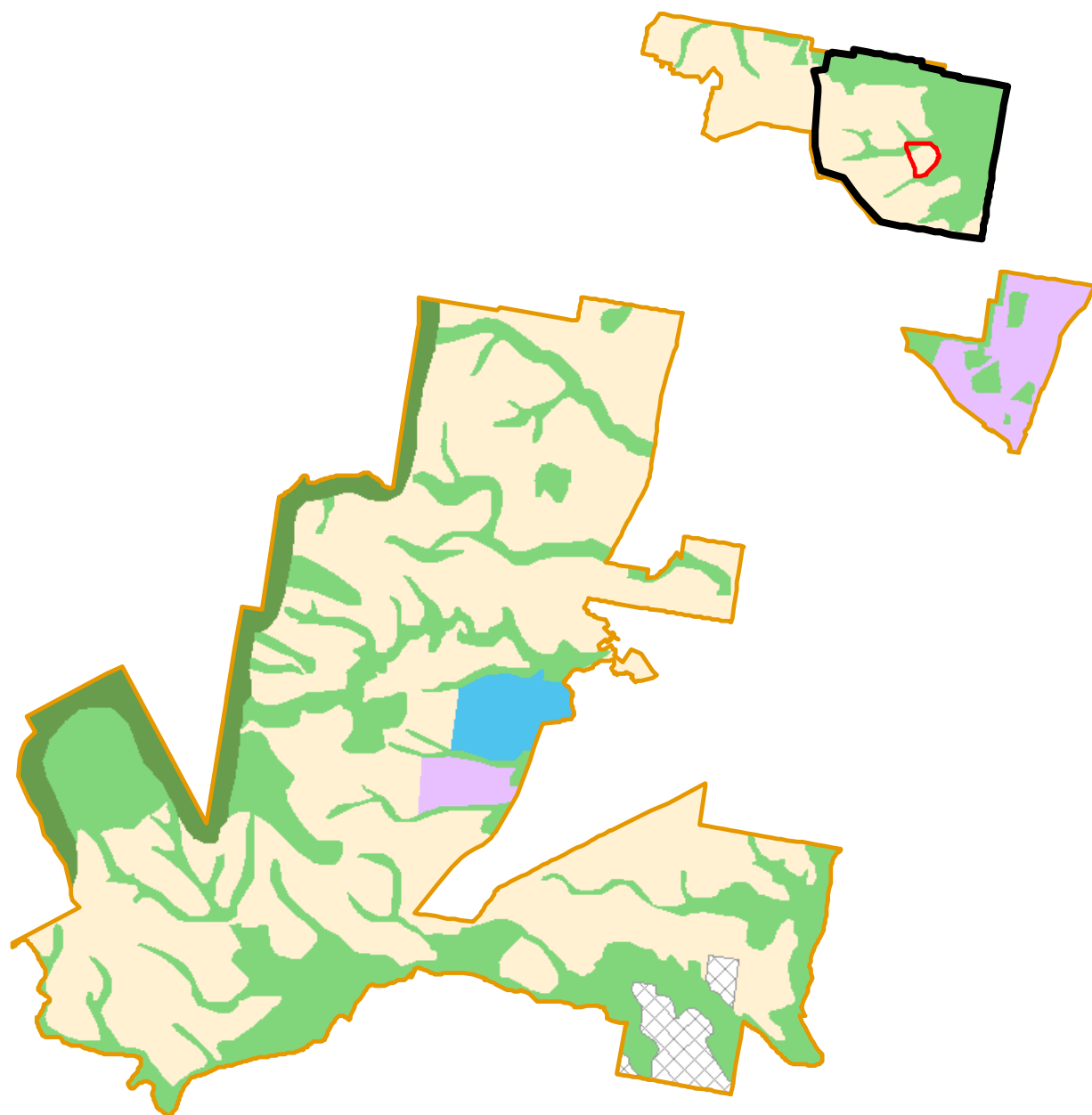
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Legend

	Project site	Greater Flagstone Land Use Plan
	Greater Flagstone PDA	 Conservation
	ROL21 boundary	 Greenspace
		 Industry & Business
		 Major Centre
		 Urban Living
		 Utilities

Figure 3

Greater Flagstone Priority Development Area (GFPDA)

File ref. 7598 E Figure 3 ROL21 Development Area GFPDA A
Date 19/05/2025
Project Everleigh, Greenbank

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

Scale (A4): 1:90,000 [GDA 1994 MGA Z56]



Everleigh



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2. Scope of Assessment

This addendum supplements the previous assessments completed in the SBAR submitted for ROL 13 to address site-specific considerations and guidelines in the *Greater Flagstone Urban Development Area (UDA) Development Scheme* relevant to ROL 21.

The development proposal is located within the Greater Flagstone UDA, which was declared under the *Urban Land Development Authority Act 2007* (ULDA Act). The UDA Development Scheme identifies the site within the Urban Living Zone and Greenspace (refer SBAR 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. This overrides the Logan City Council's *Logan Planning Scheme 2015* and certain state legislation (refer to Section 2.2.1 of the SBAR). Guideline 14 – Environmental Values and Sustainable Resource Use and Guideline 17 – Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs, as outlined in the EDQ's Implementation Guidelines, are pertinent to ROL 21. However, upon further review, the provisions of Guideline 17 do not apply due to the existing approved Koala offsets obtained under the *Federal Environmental Protection & Biodiversity Conservation Act 1999* (EPBC Act) and the absence of impacts to remnant 'Endangered' vegetation.

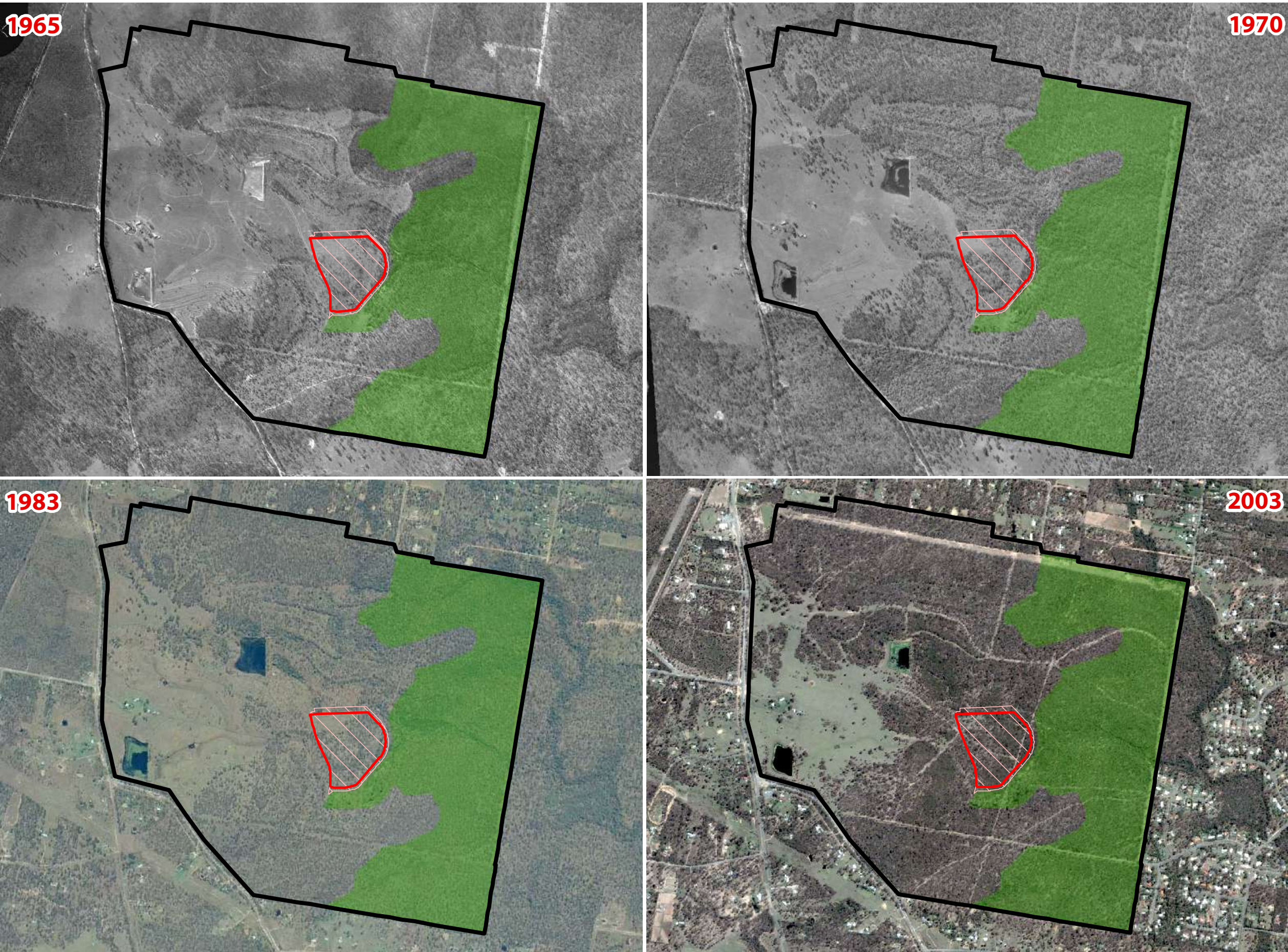
State and Local governmental legislation and mapping constraints relative to the site include the abovementioned EPBC Act, *Nature Conservation Act 1992* (NCA), *Vegetation Management Act 1999* (VMA) and the *Fisheries Act 1994*, a full desktop review of the mapping and relevant provisions has been conducted (refer to Table 2 SBAR).

No new field-based ecological surveys were undertaken for the preparation of this addendum. However, refined GIS analysis and a targeted desktop review were conducted to spatially validate the ecological values within ROL 21. A review of historical aerial imagery over the ROL 21 application area 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 ROL 21 was historically cleared of vegetation with access tracks and fire trails visible also evident. 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 with regrowth occurring in some areas of the site. There does not look to be any additional clearing.
- Aerial imagery from 1983 shows regrowth over much of the southern ROL 21 area however open paddock areas remain intact in the north. 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 ROL 21 area. 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 has been cleared for an infrastructure easement.

It is important to note that extensive ecological surveys have informed the preparation and approval of the Natural Environment Site Strategy (NESS) for the broader Everleigh project area. Accordingly, a review of updated high-resolution aerial imagery, along with existing waterway, vegetation, and fauna assessments, provides more than sufficient insight to inform the requirements and recommendations for ROL 21 (refer also **Plan 2**).

1. Review of Historical Aerial Imagery



NOTES

This plan was prepared as a desktop assessment tool. The information on this plan is not suitable for any other purpose. Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land. Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

Layer Sources

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2014 Aerial Imagery © Google and Contributors, 2024

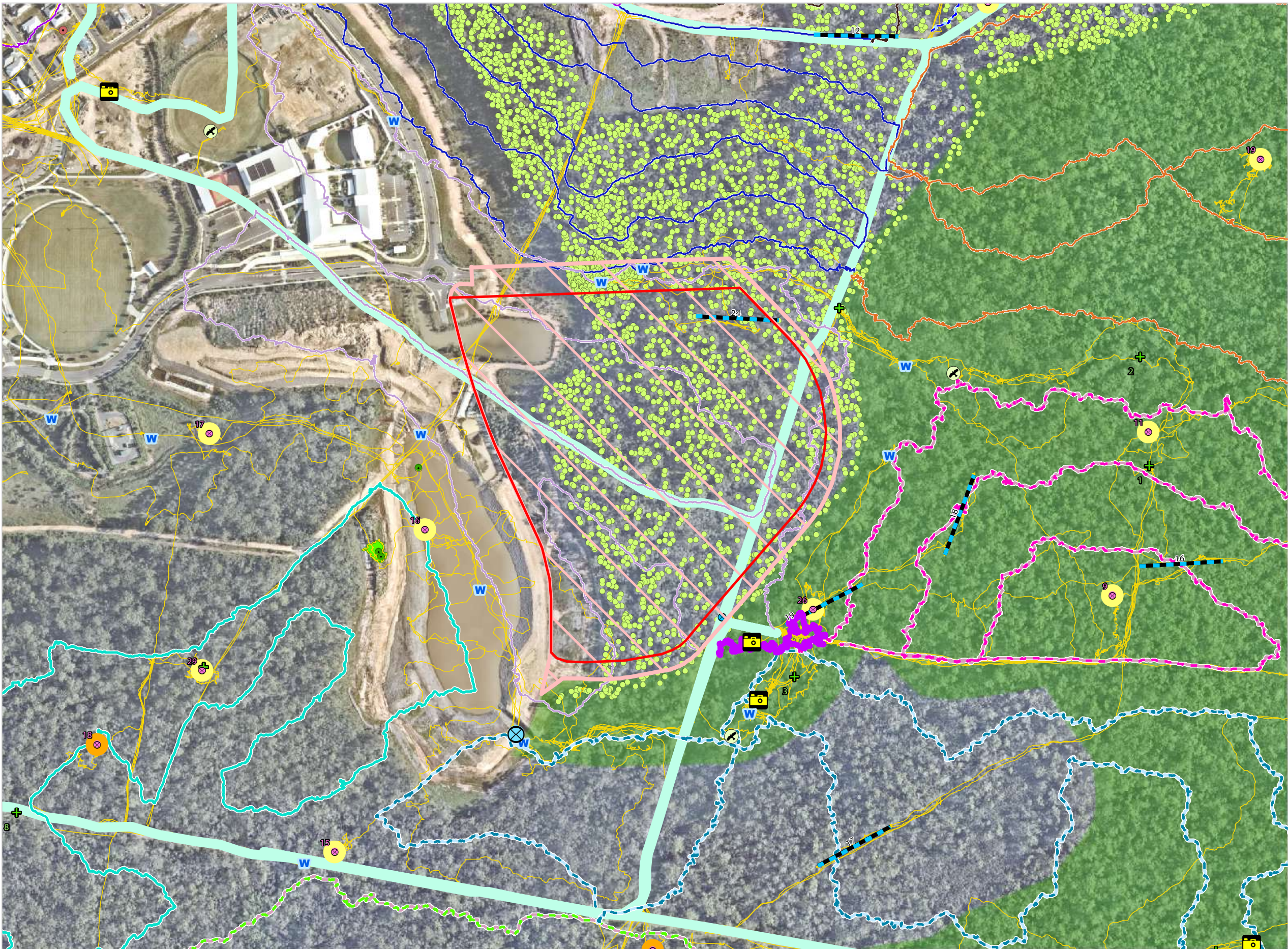
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- Legend
- Project site
 - ROL21 Boundary
 - ROL21 vegetation clearing area
 - Conservation area

Issue	Date	Description	Drawn	Checked
A	19/05/2025	Preliminary	TC	KR



2. Field Work Effort



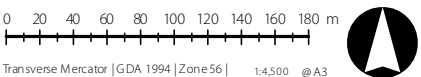
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- Legend
- Project site
 - ROL21 Boundary
 - ROL21 vegetation clearing area
 - Melaleuca irbyana
 - Melaleuca irbyana juveniles
 - Billabong
 - Bird survey
 - Quaternary vegetation site
 - Koala sighting
 - Waterway assessment
 - Sensor camera locations
 - 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	19/05/2025	Preliminary	TC	KR



3. Summary of Ecological Values

The NESS for the broader Everleigh project was prepared by SHG in 2017 in accordance with PDA Guidelines 14 and 17. This strategy was subsequently endorsed by EDQ upon approval of the MCU (refer Plan 3 and Section 4 of SBAR). The NESS established comprehensive criteria to identify and manage Significant Biodiversity Values for ROL 13 that encapsulates the current ROL 21 impact area. This addresses management considerations including remnant vegetation status, presence of Koala habitat, threatened EVNT species, native fauna, waterway and drainage features, land degradation risks, and pest and weed management (refer to SBAR Section 4.1 for full criteria).

The impact area has been subject to certified PMAVs under the VMA, which identify a majority of mapped Category X (non-remnant) vegetation, with a small, localised area of Category B (remnant) vegetation containing 'Of Concern' regional ecosystems (refer to Section 3.3.3 of the SBAR). This is in accordance with the NESS, which describes the ROL 21 impact area as largely 'Areas of Juvenile Native Vegetation' and a small subsection of 'Low Order Remnant Vegetation' (refer also **Plan 3** – NESS constraints). Extensive surveying and ground truthing observed no confirmed vegetation containing an 'Endangered' regional ecosystem present within the development footprint. Consistent with the NESS criteria and Guideline 14 of Greater Flagstone UDA Development Scheme, only remnant 'Endangered' vegetation is identified as significant under Guideline 14.

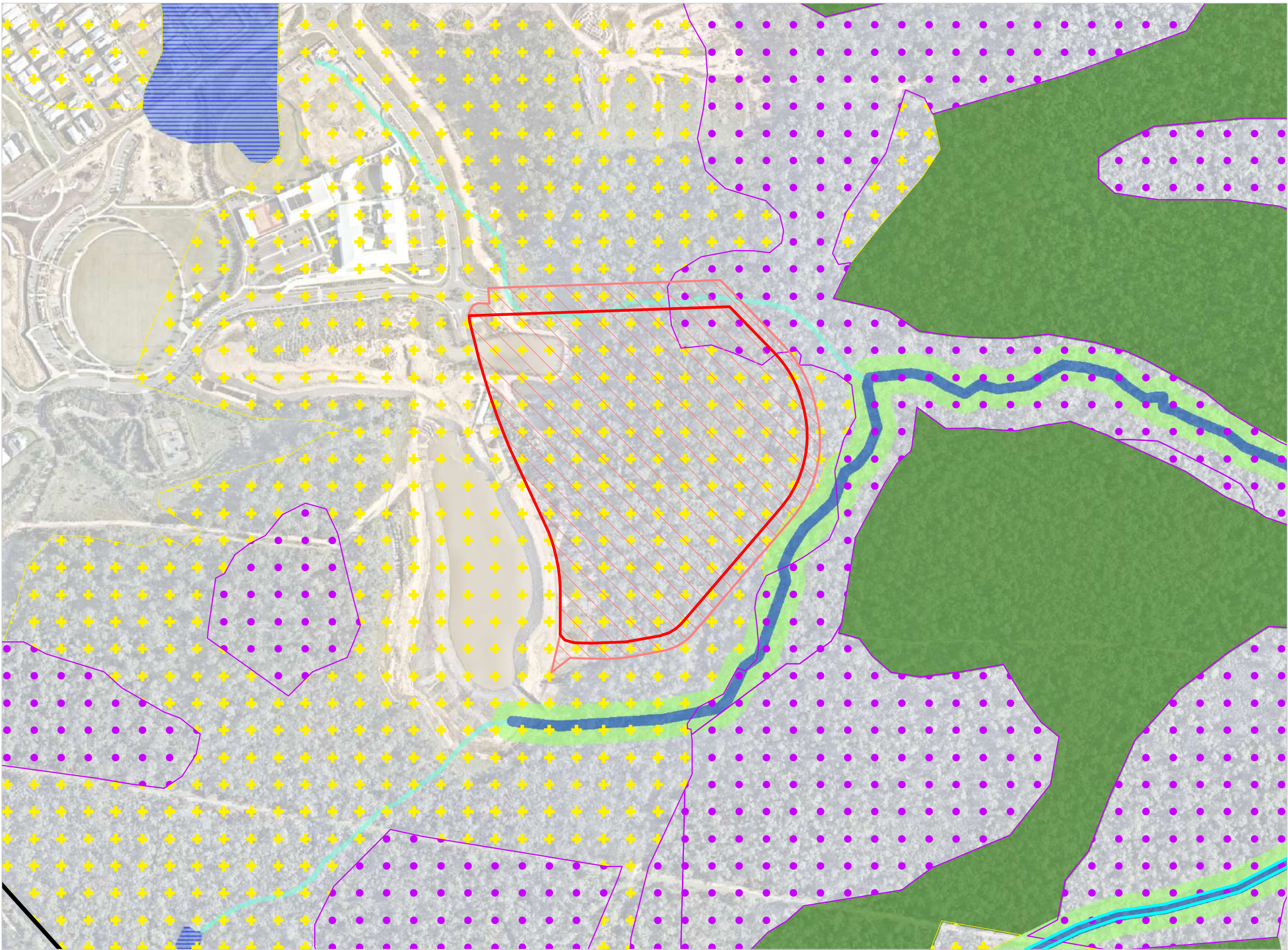
Field surveys have identified individual species of *Melaleuca irbyana* within the broader project site; however, no specimens were found within the ROL 21 works area. A Protected Plants Clearing Permit to manage *M. irbyana* across the broader urban development extent for Everleigh has been granted by the then Department of Environment and Science (refer SBAR Appendix D). This permit included the establishment of a 5,000 m² *M. irbyana* thicket secured as a Category A area as an offset. Therefore the *M. irbyana* specimens identified within the broader site area are permitted to be cleared.

A Vegetation Clearing and Fauna Management Plan (VCFMP) has been developed alongside the NESS to address management considerations regarding the removal of 'Of Concern' remnant vegetation and impact to adjoining 'Endangered' vegetation along the interface.

This plan also includes the management of threatened EVNT fauna during vegetation clearing phases. A Protected Matters Search Tool (PMST) query under the EPBC Act, along with a search of the Nature Conservation (Animals) Regulation 2020 (NCAR), identified thirty-four (34) and six (6) threatened fauna species, respectively, as potentially occurring within five (5) kilometres of the application site. Vegetation within the site, characterised as eucalypt woodland, is broadly consistent with known habitat for *Phascolarctos cinereus* (Koala) and foraging habitat for *Pteropus poliocephalus* (Grey-headed Flying-fox).

Detailed site surveys revealed that the vegetation has been historically modified, with very few large, mature, hollow-bearing trees remaining (**Plan 1**). Potential impacts on Koala and Grey-headed Flying-fox foraging habitat are being offset in accordance with the conditions of the EPBC Act approval. While the presence of additional threatened species was considered, targeted fauna surveys over multiple years have recorded no sightings of such species within the defined impact area (refer to Section 3.4.2, SBAR).

3. NESS Constraints Plan



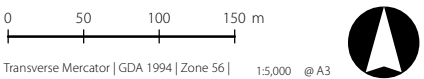
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- Legend**
- Project site
 - ROL21 Boundary
 - ROL21 vegetation clearing area
- Significant Biodiversity Values**
- Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems**
 Areas proposed and confirmed through Property Map 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	19/05/2025	Preliminary	TC	KR



In accordance with PDA Guideline 14, no areas within ROL 21 meet the criteria for Significant Terrestrial Biodiversity Values or Ecological Connectivity (**Plan 3**). Hence, the proposed development does not involve the removal of vegetation deemed to hold significant biodiversity value (refer SBAR Table 9).

Furthermore, a comprehensive assessment of additional ecological values has been undertaken to ensure that the proposed development complies with best-practice environmental management principles and PDA Guideline 14. Sustainable landscaping practices will be integrated within the ROL 21 development, prioritising the use of locally native species. Based on evaluations of existing and post-development vegetation conditions, bushfire risk is not anticipated to adversely affect retained vegetation or the proposed infrastructure. Surveys conducted by SHG confirmed the absence of natural wetlands within the site. Although one mapped waterway feature was identified, ground-truthing determined it to be a drainage line that does not meet the criteria for significant biodiversity values. Stormwater Management and Erosion and Sediment Control Plans will be developed and implemented to mitigate potential impacts on downstream waterways within the catchment.

4. Conclusions

This addendum was prepared on behalf of Mirvac Queensland Pty Ltd to determine the potential environmental impacts associated with ROL 21 within the masterplan development located at Everleigh, Everleigh Drive, Greenbank. The proposed ROL 21 development has been carefully assessed and demonstrates that:

- No areas within the ROL 21 site contain natural features that meet the Significant Biodiversity Value classification under the NESS
- No threatened species nor communities listed under the NCA or EPBC Act were observed during the extensive field survey efforts.
- Sustainable landscaping, waterway protection, and bushfire risk mitigation will further minimise ecological impacts, ensuring the development aligns with best-practice environmental management.

To reiterate, the entire assessment area has been subject to intensive ecological assessments down to the individual tree. I hope this addendum provides sufficient clarity and insight to meet the requirements of the ROL 21 application.

Should further clarification be required, please do not hesitate to contact me directly on 07 3251 9425 or email at andrewdavies@saundershavill.com.

Yours Sincerely,



Dr Andrew Davies
Manager Environmental Division and Associate Partner – Saunders Havill Group