

Ecological Assessment Report

393-397 Logan Reserve Road, Logan Reserve Queensland 4133

Prepared for Vista Land QLD Pty Ltd

August 2026

Job J13234

Saunders Havill

PATHWAYS TO SUCCESS

Document Control

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Acronyms and abbreviations

ADR	Accepted Development Requirements
cm	centimetres
DSH	Diameter at standard height
DETSI	Department of Environment, Tourism, Science and Innovation
DPI	Department of Primary Industries
EAR	Ecological Assessment Report
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999* (Cth)
EVNT	Endangered, Vulnerable or Near Threatened as listed under the NCA
ha	hectares
LCC	Logan City Council
KHA	Koala Habitat Area
km	kilometres
KMP	Koala Management Plan
KPA	Koala Priority Area
m	metres
mm	millimetres
MLES	Matters of Local Environmental Significance (as mapped by CGC)
MNES	Matters of National Environmental Significance
MSES	Matters of State Environmental Significance
NCA	*Nature Conservation Act 1992* (Qld)
NCAR	*Nature Conservation (Animals) Regulation 2020* (Qld)
NCPR	*Nature Conservation (Plants) Regulation 2020* (Qld)
PA	*Planning Act 2016* (Qld)
PMAV	Property Map of Assessable Vegetation
PMR	Protected Matters Report
PMST	Protected Matters Search Tool
PR	*Planning Regulation 2017* (Qld)
RE	Regional Ecosystem
RVMM	Regulated Vegetation Management Map
RVSM	Regulated Vegetation Supporting Map
SDAP	State Development Assessment Provisions
SH	Saunders Havill
SPP	*State Planning Policy 2017* (Qld)
SRZ	Structural Root Zone
TEC	Threatened Ecological Community
TPZ	Tree Protection Zone
VMA	*Vegetation Management Act 1999* (Qld)
WWBW	Waterway Barrier Works

1. Introduction

Saunders Havill (SH) was engaged by Vista Land QLD Pty Ltd (the client) to prepare an Ecological Assessment Report (EAR) for land located at 393-397 Logan Reserve Road, Logan Reserve (described as Lot 30 on RP223179). This report has been prepared to support future development of the land with Logan City Council (**LCC**) as assessment manager. Ecological values of the site have been assessed through desktop assessment as well as ground truthing through ecological survey works in accordance with applicable Commonwealth, State, and Local legislation. The proposed plan of development is presented in **Plan 1**.

Contextually, the site is located approximately 7.46 kilometres (km) east of the Mount Lindsay Highway and 4.65 km west of the Logan River Road. The site is surrounded by lots zoned as emerging community, comprised of vacant land and residential dwellings to the north and east, active construction to the south and an isolated patch of disturbed woodland to the west. Vacant land and nearby dwellings have varying levels of vegetation cover, but most reflect historical tree clearing and ongoing land maintenance. Refer to **Figure 1** and **Figure 2** for the site context and aerial imagery respectively.

Table 1: Property summary

Address	393-397 Logan Reserve Road, Logan Reserve Queensland 4133
RPD	Lot 30 on RP223179
Area	1.37 ha
Vegetation Management Act 1999	Category X (non-remnant) – 1.37 ha
LGA	Logan City Council
Planning Scheme	Logan City Planning Scheme 2015
Local Overlays	Biodiversity Areas Trigger Vegetation Management Areas (Secondary) Matters of Local Environmental Significance
Zoning	Emerging Community
Current Land Use	Rural Residential
Proposed Use	Residential subdivision

1.1. Purpose of the report

The purpose of this EAR is to present the findings of ecological field surveys, identify environmental constraints across the site, and assess the project's potential to avoid and minimise impacts on verified (ground-truthed) ecological features. Importantly this report supports potential alternative alignments to Council's Biodiversity Corridor, aiming to minimise impact to areas of highest ecological significance while also facilitating the best use of land.

Ecological constraints across the subject site have been assessed and are detailed within this report. The report has been prepared in accordance with Logan City Council's Planning Scheme Policy (PSP) 3 – Environmental Management, which provides guidance for the preparation of ecological assessments and environmental offset reports.

01. PROPSED DEVELOPMENT PLAN



Notes:
The information on this plan is not suitable for any purpose other than the expressed use of the Client. Property dimensions, areas, numbers of lots and contours and other physical features 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 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 Saunders Havill.Unless a development approval states otherwise, this is not an approved plan.

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http://qldspatial.information.qld.gov.au/catalogue/
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LEGEND

- Qld DCDB
- Site DCDB
- Proposed Development Area (1.25 ha)
- Proposed Park land Area (0.12 ha)

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	17/07/2026	Preliminary	HW	BR
B	21/08/2026	Layout Updates	HW	BR

N

0 10 20 30 m

1:750 @ A3 | Transverse Mercator | GDA 2020 | Zone 56

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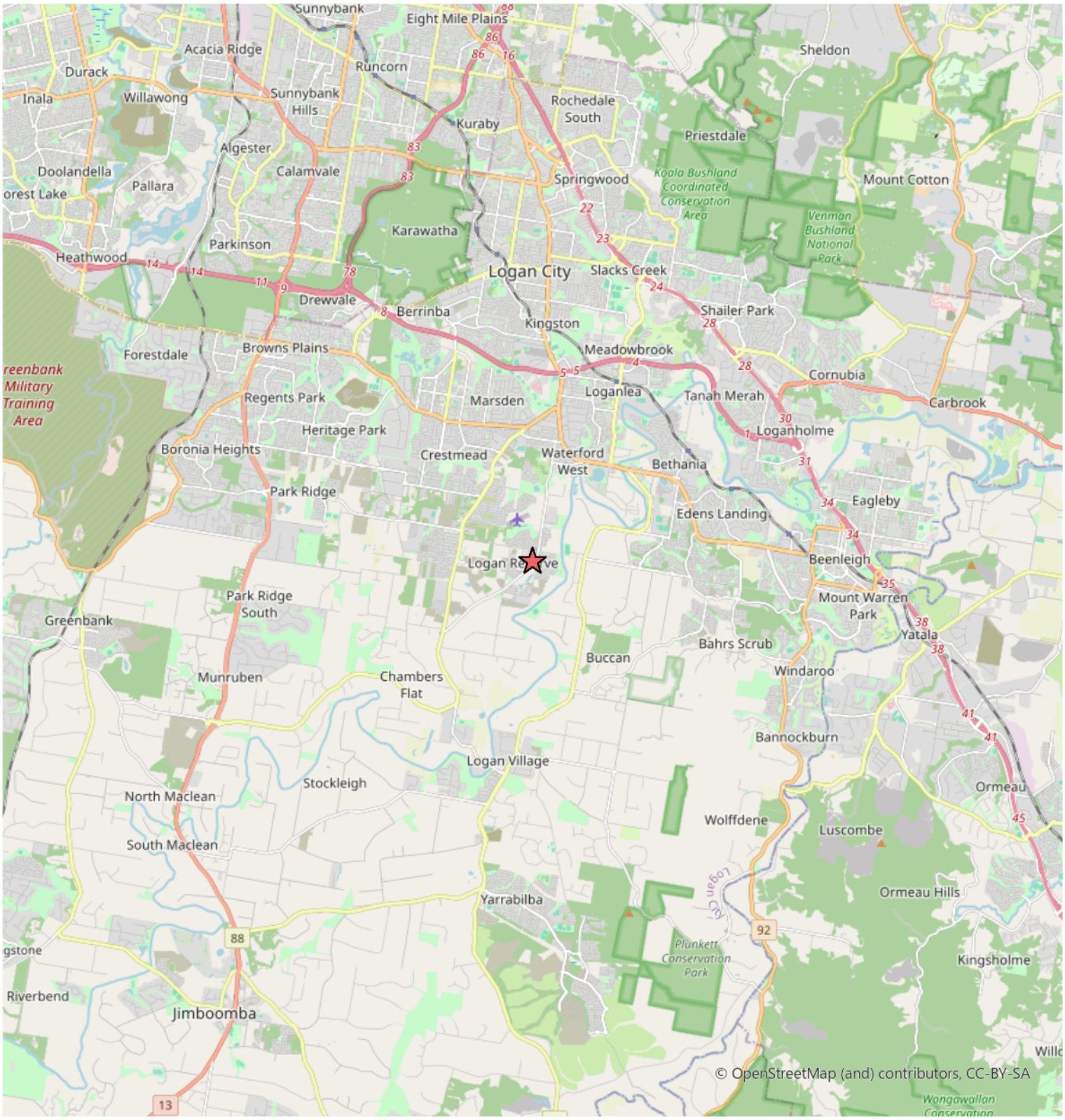
VISTA LAND QLD PTY LTD

LOGAN RESERVE ROAD, LOGAN RESERVE

Address / RPD: 30RP223179

Date: 21/08/2026

13234 E 01 Development B



LEGEND

★ Site location

Figure 1

Site Context

FILE REFERENCE
13234 E Figure 1 Site Context A

DATE
26/06/2026

Logan Reserve Road, Logan Reserve

0 1 2 3 4 km

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:150,000

N

CLIENT

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LEGEND

- Qld DCDB
- Site DCDB

Figure 2

Site Aerial

FILE REFERENCE
13234 E Figure 2 Site Aerial A

DATE
26/06/2026

Logan Reserve Road, Logan Reserve

0 10 20 30 40 50 m

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:2,000

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2. Ecological assessment methodology and process

The following steps were undertaken in the preparation of this assessment:

1. Desktop analysis;
2. Legislation and policy review;
3. Field survey;
4. Development analysis; and
5. Conclusion and recommendations.

Details of the methodology undertaken for each of the assessment phases is provided in the following sections.

2.1. Desktop analysis methodology

Prior to the commencement of field surveys, a desktop analysis was conducted of Commonwealth, State and Local environmental databases and overlay mapping. Desktop analysis searches included the following:

- Commonwealth Matters of National Environmental Significance (MNES) protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) on and around the site using the Protected Matters Search Tool (PMST);
- *Nature Conservation Act 1992* (NCA) listed threatened species on and around the site using the Wildlife Online Database;
- Public environmental databases, including Atlas of Living Australia and BioMaps;
- State Government environmental overlay mapping, including:
    - Regulated Vegetation Maps under the *Vegetation Management Act 1999* (VMA);
    - Flora Survey Trigger Areas under the NCA;
    - Fish habitat and Waterway for Waterway Barrier Works under the *Fisheries Act 1994*;
    - Watercourses under the *Water Act 2000*;
    - Weeds under the *Biosecurity Act 2014*;
    - Coastal Development and Tidal Works (State Assessment and Referral Agency (SARA) Coastal Protection) under the *Coastal Protection and Management Act 1995*; and
    - Matters of State Environmental Significance (MSES) under the State Planning Policy (SPP) (i.e. wetland protection areas, koala habitat, etc.); and relevant planning scheme documents and maps.
- Local Government – Logan City Planning Scheme, including overlays and Matters of Local Environmental Significance (MLES), and relevant planning scheme policies.

2.2. Review of Historical Aerial Imagery

A review of historical aerial photography was undertaken to assist with the delineation of vegetation communities and to identify historical land use patterns and their potential influence on the current vegetation condition. Aerial imagery indicates that vegetation clearing on most of the site occurred prior to 1967, with significant portions of the site cleared for agricultural land use. Further from the site, thin remnant vegetation was shown along the Logan Riverbank, increasing in coverage closer to the present day. Refer to **Table 2 – Historical Aerial Imagery** below for a review of aerial mapping and land use from 1967 to 2015.

From 2015 to the present day, the site remained largely unchanged, with the surrounding areas undergoing visible impact from increased urban sprawl, including an increased number of residential dwellings and greater road networks.

Table 2: Historical Aerial Imagery

	**1967** The earliest accessible aerial imagery of the site from 1967 indicates nearly all remnant vegetation onsite was cleared, converting most of the site to open paddock. Neighbouring lots show similar modification, with most having been previously cleared. The nearest remnant vegetation is to the west of the site expanding further north. Two to three dwellings are shown onsite, similar to the present day, however no farm dam can be seen, irrespective as to what is onsite currently.
	**1973** 1973 showed similar traits to 1967, with the inclusion of new regrowth along the southern boundary and fragmentation to the remnant vegetation patch to the west.

	**1985** Imagery from 1985 indicates the site and neighbouring lots have remained largely unchanged, apart from further vegetation clearing to the west and more extensive regrowth within the southern lots.
	**1994** By 1994 urban sprawl has significantly impacted the vegetation to the west and reduced regrowth to the south. The farm dam is now noticeable onsite, however it is unclear whether this was present prior to this date. Increased residential dwellings and roads surrounding the site, further impact the original connectivity to the western vegetation. There is also an addition of a School to the north of the site, as still present.

	**2005** Aerial imagery from 2005 showed larger bitumen roads with an increase in residential dwellings and community facilities, such as the racecourse to the east. The onsite dam shows no vegetation surrounding it.
	**2025** By 2025, further regrowth to the western and southern boundary lots had occurred, along with the clearing of the residential dwelling to the north and northwest of the site. Extensive high density residential dwellings can be seen to the east of the site, replacing the previous racecourse with a constructed drainage swale. The only change from this image to the present day is the removal and replacement of the southern lot adjoining the site and all vegetation with ongoing earthworks.

2.3. Field Survey Methodology

Field surveys were completed by) an SH Ecologist on 16th of June 2026. The methods detailed in the following sub-sections were utilised to evaluate site ecological values.

Surveys are conducted under the following permits held by Saunders Havill:

- Scientific Purposes Permit P-SPP-100794835 granted under the provisions of the Nature Conservation (Animals) Regulation 2020.
- Department of Agriculture and Fisheries (DAF) (now Department of Primary Industries – DPI) Ethics clearance CA 2020/02/1355.
- Scientific User Registration SUR000451.

2.3.1 Observational Survey for Significant Flora and Fauna, Habitat Trees and Biodiversity Values

The site was walked to observe and record all flora and fauna species. Particular attention was paid to any threatened species listed as possibly occurring within or proximal to the site. Specific micro-assemblages, which may support these threatened species, were also recorded when observed. This survey included observations for vertebrate fauna present within or proximal to the study area, faunal lists and significant species under the Commonwealth EPBC Act and Queensland NCA.

The observational survey included identification of ecological features and values such as broad vegetation communities, fauna habitats, and ecological corridors. Specific attention was paid to significant flora and fauna species listed under Logan Planning Scheme (2015).

2.3.2 GPS Tree Plot

A tree plot survey was completed to record all accessible non-juvenile trees within the site. A handheld GPS device was used to record locations (accuracy ±1 m), and the following parameters of each tree specimen were recorded:

- tree species, via a combination of observations of the gum nuts, buds, leaves, bark and growth form;
- diameter of the trunk of the tree measured using the standard method of Diameter at Standard Height (DSH);
- height of the tree;
- canopy spread;
- health assessment (canopy, trunk); and
- habitat values (for example, presence and/or number of hollows, nests, termites, scratches and scats).

The Notional Root Zone (NRZ) of the tree was calculated using the formula outlined in *Australian Standard AS 4970:2025 – Protection of Trees on Development Sites* (NRZ = DSH x 12). The NRZ is used as minimum or preliminary calculation for determining the Tree Protection Zone (TPZ). A TPZ should not be less than 2 metres (m) and no greater than 15 m (except where crown protection is required). Additionally, the



Structural Root Zone (SRZ) was calculated for each plotted specimen using the measured DSH diameter (D) and the following formula:

$$\text{SRZ radius} = (\text{DSH} \times 50)^{0.42} \times 0.64.$$

2.3.3 Ground-truthing of vegetation communities

The site was walked to ensure all species (flora and fauna) were recorded and identified. 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 microhabitats 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 EPBC Act including the JAMBA, CAMBA, ROKAMBA and the Bonn Convention, and Queensland's NCA.

The observational survey included identification of ecological features and values such as broad vegetation communities, fauna habitats and ecological corridors. Identification and description of the fauna habitats present within the area included any habitat trees. Specific attention was paid to threatened flora and fauna species. For the purposes of this report, a significant flora and fauna species has been defined as a species that is listed as Critically Endangered, Endangered, Vulnerable or Conservation Dependent under the EPBC Act, NCA or specifically identified as locally significant under the LCC (2015) Planning Scheme. Vegetation was ground-truthed and assessed against mapping under LCC's Environmental Significance Overlays.

3. Legislation, policy and planning instruments

3.1. Environment Protection and Biodiversity Conservation Act 1999

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.

A search using the Commonwealth's Protected Matters Search Tool (PMST) was conducted for the site. The search provides a list of wetlands of international significance, threatened ecological communities (TECs), threatened species, and migratory and marine-listed species which have the potential to be temporarily or permanently located within a 5 km radius from the central point of the site. **Table 3** lists a summary of these results relevant to the site. The complete results of this search are included in **Attachment 3 - PMST**.

Table 3: EPBC Act PMST search results

Wetlands of International Importance
Moreton Bay 10 – 20km upstream
Threatened Ecological Communities
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland (Endangered)- Community likely to occur within area
Lowland Rainforest of Subtropical Australia (Critically 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
Swamp Tea-tree (*Melaleuca irbyana*) Forest of South-east Queensland (Critically Endangered) – Community may occur within area
Poplar Box Grassy Woodland on Alluvial Plains (Endangered) – Community may occur within area
Coastal Swamp Oak (*Casuarina glauca*) Forest of New South Wales and South East Queensland ecological community (Endangered) – Community may occur within area

Threatened Species		
Scientific name	**Common name**	**Status**
Birds		
Anthochaera phrygia	Regent Honeyeater	Critically Endangered
Botaurus poiciloptilus	Australasian Bittern	Endangered
Calidris acuminata	Sharp-tailed Sandpiper	Vulnerable
Calidris ferruginea	Curlew Sandpiper	Critically Endangered
Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Vulnerable
Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover	Vulnerable
Climacteris picumnus victoriae	Brown Treecreeper (south-eastern)	Vulnerable
Cyclopsitta diophthalma coxeni	Coxen's Fig-Parrot	Critically Endangered
Erythrotriorchis radiatus	Red Goshawk	Endangered
Falco hypoleucos	Grey Falcon	Vulnerable
Gallinago hardwickii	Latham's Snipe, Japanese Snipe	Vulnerable
Geophaps scripta scripta	Squatter Pigeon (southern)	Vulnerable
Grantiella picta	Painted Honeyeater	Vulnerable
Hirundapus caudacutus	White-throated Needletail	Vulnerable
Lathamus discolor	Swift Parrot	Critically Endangered
Limnodromus semipalmatus	Asian Dowitcher	Vulnerable
Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew	Critically Endangered
Pachyptila turtur subantarctica	Fairy Prion (southern)	Vulnerable
Rostratula australis	Australian Painted Snipe	Endangered
Stagonopleura guttata	Diamond Firetail	Vulnerable
Tringa nebularia	Common Greenshank, Greenshank	Endangered
Turnix melanogaster	Black-breasted Button-quail	Vulnerable
Insects		
Argynnis hyperbius inconstans	Australian Fritillary	Critically Endangered
Fish		
Maccullochella mariensis	Mary River Cod	Endangered
Frog		
Mixophyes fleayi	Fleay's Frog	Endangered
Reptiles		

Scientific name	Common name	Status
Hemiaspis damelii	Grey Snake	Endangered
Delma torquata	Collared Delma	Vulnerable
Coeranoscincus reticulatus	Three-toed Snake-tooth Skink	Vulnerable
Furina dunmalli	Dunmall's Snake	Vulnerable
Mammals		
Chalinolobus dwyeri	Large-eared Pied Bat	Endangered
Dasyurus maculatus maculatus	Spot-tailed Quoll	Endangered
Petauroides volans	Greater Glider	Endangered
Petaurus australis australis	Yellow-bellied Glider	Vulnerable
Petrogale penicillata	Brush-tailed Rock-wallaby	Vulnerable
Phascolarctos cinereus	Koala	Endangered
Potorous tridactylus tridactylus	Long-nosed Potoroo	Vulnerable
Pseudomys novaehollandiae	New Holland Mouse	Vulnerable
Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable
Plants		
Diploglottis campbellii	Small-leaved Tamarind	Endangered
Endiandra floydii	Floyd's Walnut, Crystal Creek Walnut	Endangered
Fontainea venosa	null	Vulnerable
Gossia gonoclada	Angle-stemmed Myrtle	Endangered
Macadamia integrifolia	Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak	Vulnerable
Macadamia tetraphylla	Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut	Vulnerable
Notelaea lloydii	Lloyd's Olive	Vulnerable
Notelaea x ipsviciensis	Cooneana Olive	Critically Endangered (listed as Notelaea ipsviciensis)
Owenia cepiodora	Onionwood, Bog Onion, Onion Cedar	Vulnerable
Persicaria elatior	Knotweed, Tall Knotweed	Vulnerable
Phaius australis	Lesser Swamp-orchid	Endangered
Planchonella eerwah	Shiny-leaved Condoo, Black Plum, Wild Apple	Endangered
Rhodamnia rubescens	Scrub Turpentine, Brown Malletwood	Critically Endangered
Rhodomyrtus psidioides	Native Guava	Critically Endangered
Samadera bidwillii	Quassia	Vulnerable

Scientific name	Common name	Status
Sophora fraseri	null	Vulnerable
Thesium australe	Austral Toadflax, Toadflax	Vulnerable
Vincetoxicum woollsii	Cryptic Forest Twiner	Endangered (listed as Tylophora woollsii)

3.2. Nature Conservation Act 1992

The NCA classifies and protects significant areas (Protected Areas) and protects threatened plant and animal species. The *Nature Conservation (Plants) Regulation 2020* (NCPR) and the *Nature Conservation (Animals) Regulation 2020* (NCAR) lists plant and animal species presumed extinct, endangered, vulnerable, near threatened, least concern, international or prohibited. The schedules of this regulation were considered in this report using a wildlife online database search with a 5 km radius from the site. Species listed under the NCAR and NCPR with the potential to occur in and around the subject site are shown in **Table 4**. Refer to **Attachment 4 – Wildnet Search Results** for full search results.

Table 4: NCA wildlife online search results

Scientific name	Common name	NCA Status	EPBC Status
Fish			
Mogurnda adspersa	Southern Purple Spotted Gudgeon	-	Endangered
Amphibians			
Adelotus brevis	tusked frog	Vulnerable	-
Birds			
Erythrotriorchis radiatus	red goshawk	E	E
Hirundapus caudacutus	White-throated needletail	Vulnerable	Vulnerable
Calyptorhynchus lathami lathami	glossy black-cockatoo (eastern)	Vulnerable	Vulnerable
Ninox strenua	powerful owl	V	
Mammals			
Phascolarctos cinereus	Koala	Endangered	Endangered
Ornithorhynchus anatinus	platypus	SL	
Petauroides volans volans	southern greater glider	E	E
Pteropus poliocephalus	grey-headed flying-fox	Concerned	Vulnerable
Tachyglossus aculeatus	short-beaked echidna	Special Least Concern	-
Plants			
Proiphys cunninghamii	Moreton Bay lily	Special Least Concern	-
Leichhardtia coronata	-	Vulnerable	-
Livistona australis	cabbage tree palm	Special Least Concern	-
Blechnum medium	-	Special Least Concern	-

Blechnum spinulosum	-	Special Least Concern	-
Telmatoblechnum indicum	-	Special Least Concern	-
Lobelia purpurascens	white root	Special Least Concern	-
Wahlenbergia gracilis	sprawling bluebell	Special Least Concern	-
Corynocarpus rupestris subsp. arborescens	southern corynocarpus	Vulnerable	-
Lastreopsis decomposita	trim shield fern	Special Least Concern	-
Lastreopsis marginans	glossy shield fern	Special Least Concern	-
Baloghia marmorata	jointed baloghia	Vulnerable	Vulnerable
Mallotus megadontus	-	Endangered	-
Ottelia ovalifolia subsp. ovalifolia	-	Special Least Concern	-
Coleus habrophyllus	-	Endangered	Endangered
Cryptocarya foetida	stinking cryptocarya	Vulnerable	Vulnerable
Endiandra wongawallanensis	-	Endangered	-
Cordyline congesta	Boonah palm lily	Special Least Concern	-
Sophora fraseri	brush sophora	Vulnerable	Vulnerable
Eucalyptus curtisii	Plunkett mallee	Near Threatened	-
Gossia gonoclada	-	Critically Endangered	Endangered
Gossia hillii	-	Critically Endangered	-
Rhodamnia rubescens	scrub turpentine	Critically Endangered	Critically Endangered
Rhodomyrtus psidioides	native guava	Critically Endangered	Critically Endangered
Syzygium moorei	Durobby	Vulnerable	Vulnerable
Acianthus fornicatus	pixie caps	Special Least Concern	-
Calanthe triplicata	christmas orchid	Special Least Concern	-
Chiloglottis sylvestris	-	Special Least Concern	-
Corybas aconitiflorus	-	Special Least Concern	-
Cymbidium suave	-	Special Least Concern	-
Dendrobium aemulum	ironbark orchid	Special Least Concern	-
Dendrobium gracilicaule	slender orchid	Special Least Concern	-
Dendrobium monophyllum	-	Special Least Concern	-
Dendrobium speciosum	-	Special Least Concern	-
Dendrobium tetragonum	tree spider orchid	Special Least Concern	-
Dockrillia mortii	-	Special Least Concern	-
Dockrillia teretifolia	rat's tail orchid	Special Least Concern	-
Peristeranthus hillii	-	Special Least Concern	-

Drynaria rigidula	-	Special Least Concern	-
Platycerium bifurcatum	-	Special Least Concern	-
Platycerium superbum	staghorn fern	Special Least Concern	-
Pyrrosia confluens	-	Special Least Concern	-
Macadamia integrifolia	macadamia nut	Vulnerable	Vulnerable
Macadamia tetraphylla	-	Vulnerable	Vulnerable
Adiantum aethiopicum	-	Special Least Concern	-
Adiantum atroviride	-	Special Least Concern	-
Adiantum hispidulum	-	Special Least Concern	-
Adiantum hispidulum var. hispidulum	-	Special Least Concern	-
Adiantum silvaticum	-	Special Least Concern	-
Pellaea falcata	-	Special Least Concern	-
Pellaea paradoxa	heart fern	Special Least Concern	-
Randia moorei	spiny gardenia	Endangered	Endangered
Cupaniopsis newmanii	long-leaved tuckeroo	Near Threatened	-
Planchonella eerwah	-	Endangered	Endangered
Corchorus cunninghamii	-	Endangered	Endangered
Brachychiton acerifolius	flame tree	Special Least Concern	-
Brachychiton sp.	Ormeau bottle tree	Critically Endangered	Critically Endangered
Christella dentata	creek fern	Special Least Concern	-
Xanthorrhoea macronema	-	Special Least Concern	-

The protected plants regulatory framework under the NCA, establishing survey and approval triggers, and processes for clearing protected plants. The protected plant definition includes all presumed extinct, critically endangered, endangered, vulnerable and/or near threatened plant species listed by name in Schedules 1 and 2 of the NCPR and least concern wildlife, not listed by name but identified as a plant indigenous to Australia in Schedule 6. Furthermore, the plant must be considered *in the wild* in order to be a protected plant.

The NCA identifies *in the wild* as 'in an independent state of natural liberty'. Several factors influence whether a protected plant is *in the wild*:

- the process by which the plant has become established, *i.e.*, either initiated through human intervention or naturally occurring;
- the natural range of the plant species; and/or
- the ecological situation in which the plant is found.

Typically, planted specimens are not considered *in the wild* and an authority or permission is not necessary for the taking of such specimens. The *Operational Policy Wildlife Management*[1] provides further information on this definition.

If a specimen is confirmed as *in the wild,* the plant must not be 'taken'—which includes being cleared—unless the taking is under:

- a conservation plan applicable to the plant;
- a license, permit or other authority under a regulation; or
- an exemption under a regulation.

A search of the protected plants flora survey trigger map identified that the assessment area is not located with 100 m of a 'high risk area' for protected plants (refer **Figure 3**).

3.3. Vegetation Management Act 1999

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.

The Regulated Vegetation Management Map (RVMM) shows vegetation categories used to determine clearing requirements. While areas shown on the map as category X are not regulated under the VMA, those shown as *Category A, B, C or R* are subject to clearing requirements. The latter vegetation categories can only be cleared in accordance with an exemption, self-assessable vegetation clearing code, area management plan or development approval. A Regulated Vegetation Supporting Map defines Regional Ecosystems (REs), wetlands, watercourses and essential habitat, accompanies the RVMM. Approval to clear native vegetation that is identified as *Category A, B, C or R* is required under the *Planning Act 2016* unless an exemption applies.

A property search of the RVMM identified that the entire site is mapped as Category X. Category X (non-remnant) vegetation is not regulated under the VMA and is therefore exempt from the provisions of that regulation. The breakdown of each Regional Ecosystem, Vegetation Management Act status, Category and Area are shown below in **Table 5**.

Table 5: Vegetation Management Category

Vegetation Management Act 1999 and subordinate legislation			
Regional Ecosystem	**VMA status**	**Category**	**Area (ha)**
Non-Remnant Vegetation	None	X	1.37

[1] Department of Environment and Heritage Protection 2015. *When a protected plant in Queensland is considered to be 'in the wild' Operational policy*.

3.4. South East Queensland Koala Habitat

South East Queensland koala habitat protection mechanisms are incorporated into the *Planning Regulation 2017* (PR). Schedule 10 Part 10 of the PR sets out what is and is not prohibited or assessable development in a Koala Habitat Area. Where inside a Koala Priority Area (KPA), the provisions of Schedule 11 of the PR apply unless certain criteria are met (refer Part 10 Division 2 16 A 2). Where outside of a KPA, development that involves interfering with a Koala Habitat Area is assessable unless certain criteria apply (refer Part 10 Division 3 16 B 2).

Development that is assessable outside of a KPA is referrable to the State and must address SDAP Code 25: Development in Southeast Queensland Koala Habitat Areas. The site is not mapped within a KPA or KHA (core) (refer **Figure 7**), therefore does not require a response to State Code 25.

3.5. *Fisheries Act 1994*

The *Fisheries Act 1994* regulates the use, conservation and improvement of Queensland's fisheries resources and fish habitats. The legislation controls the impact from coastal development on marine fish habitat, including protected marine plants, declared fish habitat areas and waterway barrier works. Development proposals that modify or have a temporary or permanent loss of fish habitat or passage are assessed by the Department of Primary Industries (DPI).

The site presents no mapped water courses for Water Way Barrier Works as defined under the *Fisheries Act 1994*. Therefore, referral to the State and a response to State Code 18 is not automatically required.

3.6. *Water Act 2000*

Interfering with designated watercourses is regulated under the *Water Act 2000*, which sets out requirements for Riverine Protection (Part 4 d (1) s218). The Water Act provides a framework for the sustainable management of Queensland's water resources and quarry material. Under the Act, a Riverine Protection Permit is required to be obtained if works within a watercourse result in filling, excavation or clearing unless these works meet an exemption.

A key element of the Water Act is its definition of what constitutes a watercourse. Under the Act (Chapter 1, Part 2, Section 5), a drainage feature is not classified as a watercourse. The definition of watercourse is as follows;

> *A watercourse is a river, creek or other stream, including a stream in the form of an anabranch or a tributary, in which water flows permanently or intermittently, regardless of the frequency of flow events—*
>
> > *(a) in a natural channel, whether artificially modified or not;*
> >
> > *or*
> >
> > *(b) in an artificial channel that has changed the course of the stream*
>
> *However, a watercourse does not include a drainage feature.*

The Act defines the meaning of a drainage feature as;

b) if a feature is identified on the watercourse identification map as a drainage feature—the feature identified on the map; or

(b) otherwise—a natural landscape feature, including a gully, drain, drainage depression or other erosion feature that—

(i) is formed by the concentration of, or operates to confine or concentrate, overland flow water during and immediately after rainfall events; and

(ii) flows for only a short duration after a rainfall event, regardless of the frequency of flow events; and

(iii) commonly, does not have enough continuing flow to create a riverine environment.

Example for paragraph (b)(iii)— There is commonly an absence of water favouring riparian vegetation.

No features as determined under the Water Act 2000 were mapped as onsite. Therefore, an assessment against the Water Act 2000 is not required.

3.7. *Biosecurity Act 2014*

The *Biosecurity Act 2014*, which commenced on 1 July 2016, establishes a framework to regulate and control invasive plants and animals. Under the Act, landowners are responsible for taking all reasonable and practical steps to minimise the risks associated with invasive plants and animals under their control. This responsibility is known as the general biosecurity obligation.

The act categorises restricted matter (restricted plants and animals) into the following:

- Category 1: must be reported to an inspector within 24 hours (includes Red Imported Fire Ants, amongst others).
- Category 2: must be reported within 24 hours Biosecurity Queensland on 13 25 23.
- Category 3: must not be distributed either by sale or gift or released into the environment.
- Category 4: must not be moved.
- Category 5: must not be kept.
- Category 6: must not be fed (animals).
- Category 7: Must be euthanised (animals).

Restricted matters observed in the site area discussed in **Section 4**.



LEGEND

- Qld DCDB
- Site DCDB
- High risk area - flora survey trigger

Figure 3

NCA: Protected Plants
Flora Survey Trigger

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FILE REFERENCE
13234 E Figure 3 NCA A

DATE
26/06/2026

Logan Reserve Road, Logan Reserve

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LEGEND

- Qld DCDB
- Site DCDB

Regulated Vegetation

- Category A area - *Vegetation Offset/Compliance notices/VDecs*
- Category B area - *Remnant vegetation*
- Category C area - *High value regrowth vegetation*
- Category R area - *Reef regrowth watercourse vegetation*
- Category X area
- Water
- Area not categorised

Figure 4

VMA Regulated Vegetation Management Map

FILE REFERENCE
13234 E Figure 4 RVM A

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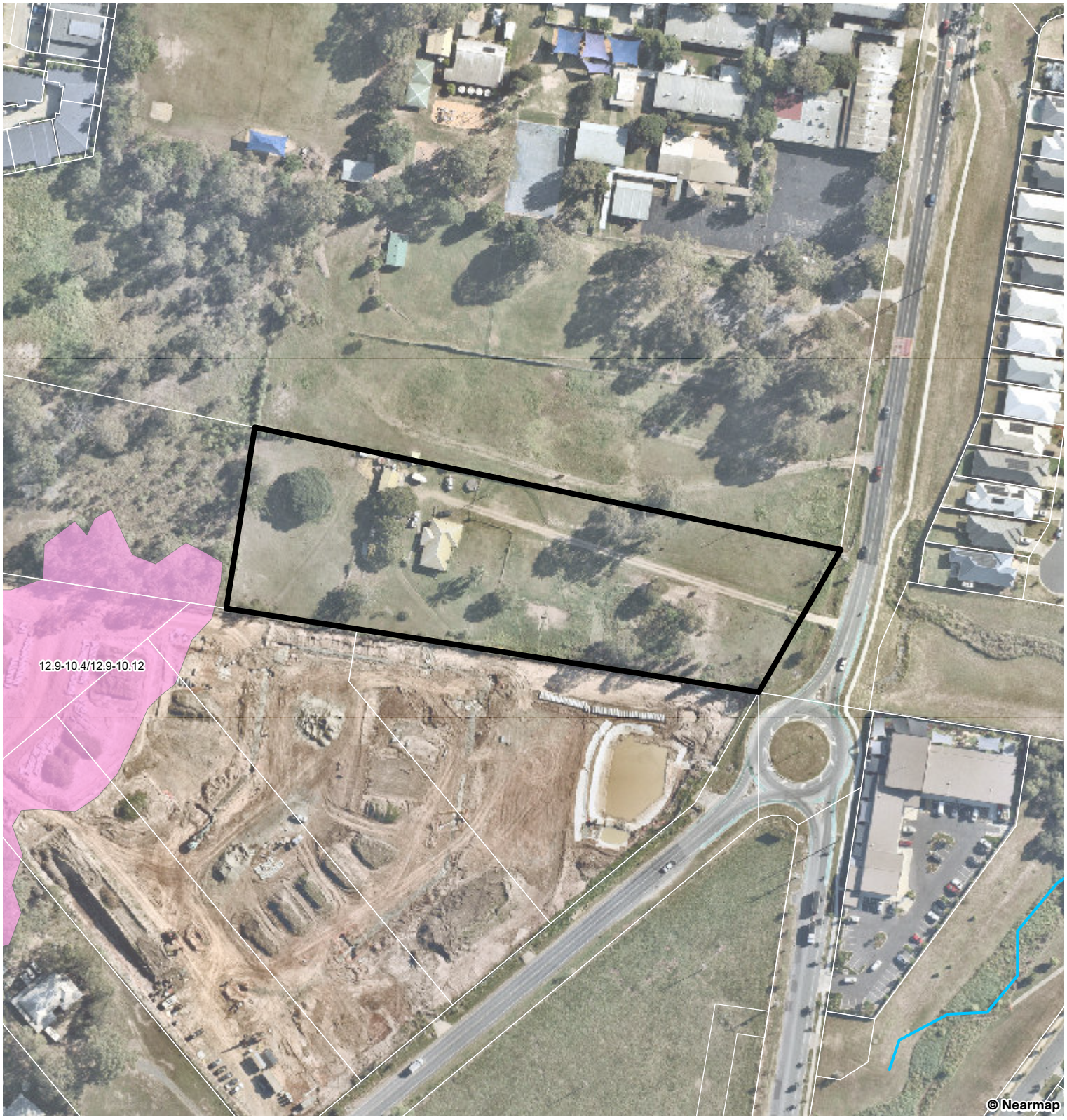

LEGEND

- Qld DCDB
- Site DCDB
- VM Watercourses
- VM Essential Habitat
- VM Wetland

Vegetation Management Regional Ecosystems

- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C area containing endangered regional ecosystems
- Category C area containing of concern regional ecosystems
- Category C area that is a least concern regional ecosystem

Figure 5

Vegetation Management Regional Ecosystem Map

FILE REFERENCE
13234 E Figure 5 VMRE A

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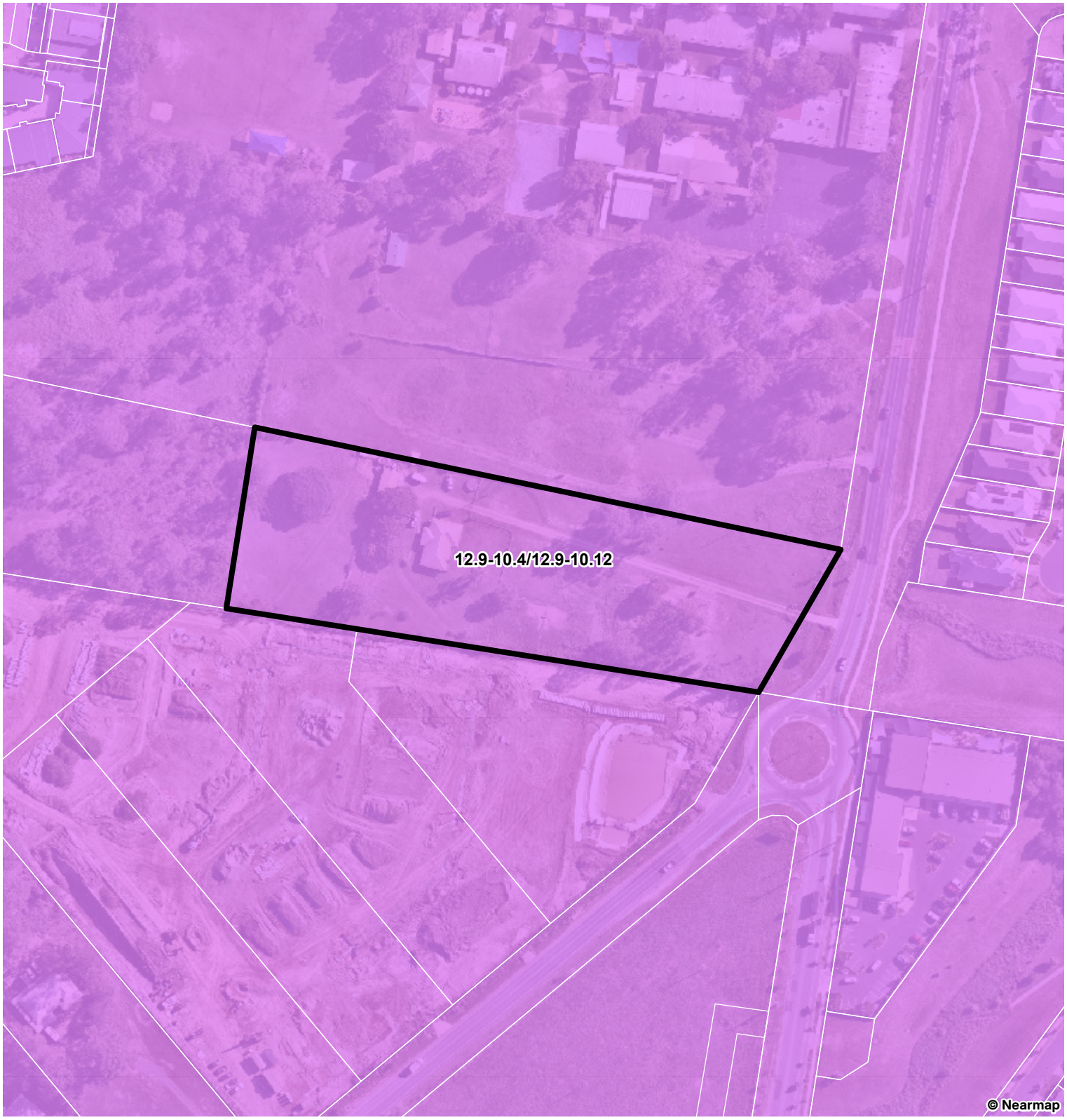

LEGEND

- Qld DCDB
- Site DCDB

Preclear Regional Ecosystems Map

- Category A or B area containing endangered regional ecosystems
- Category C area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category C area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem

Figure 6

VMA Preclear Regional Ecosystem Mapping

FILE REFERENCE
13234 E Figure 6 Preclear REs A

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LEGEND

- Qld DCDB
- Site DCDB

Koala Habitat Areas

- Koala Habitat Areas
- Koala Priority Areas

Figure 7

Koala Priority Areas and Koala Habitat Areas

FILE REFERENCE
13234 E Figure 7 Koala A

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26/06/2026

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LEGEND

- Qld DCDB
- Site DCDB

Waterways

Risk of Impact

- 1 - Low
- 2 - Moderate
- 3 - High
- 4 - Major
- Tidal waterway
- Fish habitat area

Figure 8

Fisheries - Waterway for Waterway Barrier Works

FILE REFERENCE
13234 E Figure 8 Fisheries A

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LEGEND

- Qld DCDB
- Site DCDB
- Spring [defined by Water Act 2000]
- Lake [defined by Water Act 2000]
- Downstream Limit [defined by Water Act 2000]
- Drainage Feature [defined by Water Act 2000]
- Watercourse [defined by Water Act 2000]
- Unmapped Feature [defined by the Water Act 2000]

Figure 9

Water Act - Waterways and Drainage Features

FILE REFERENCE
13234 E Figure 9 Water Act Waterways A

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3.8. Other Queensland Environmental Legislation

Other State environmental legislation has been reviewed in the context of the proposed development. **Table 6** lists other relevant Queensland legislation, the purpose of the legislation, and its relevance to the proposed development site. Refer to **Appendix C** for detailed Environmental Searches and maps.

Table 6: Site Relevant to Other Queensland Environmental Legislation

Legislation	Mapping	Purpose	Relevance to Development Site
State Planning Policy 2017	Refer **Appendix C – Map 13.**	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.	No biodiversity SPP overlays mapped onsite.
Coastal Protection and Management Act 1995	Refer **Appendix C – Map 14.**	Seeks to protect the coastal resources of the coastal zone. It establishes a framework 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.	The site is not mapped within the Coastal Management District, and therefore, a response to State Code 8 is not required.

3.9. Town Planning Instruments

The site is located within the jurisdiction of LCC and is subject to the provisions of the LCC Planning Scheme 2015.

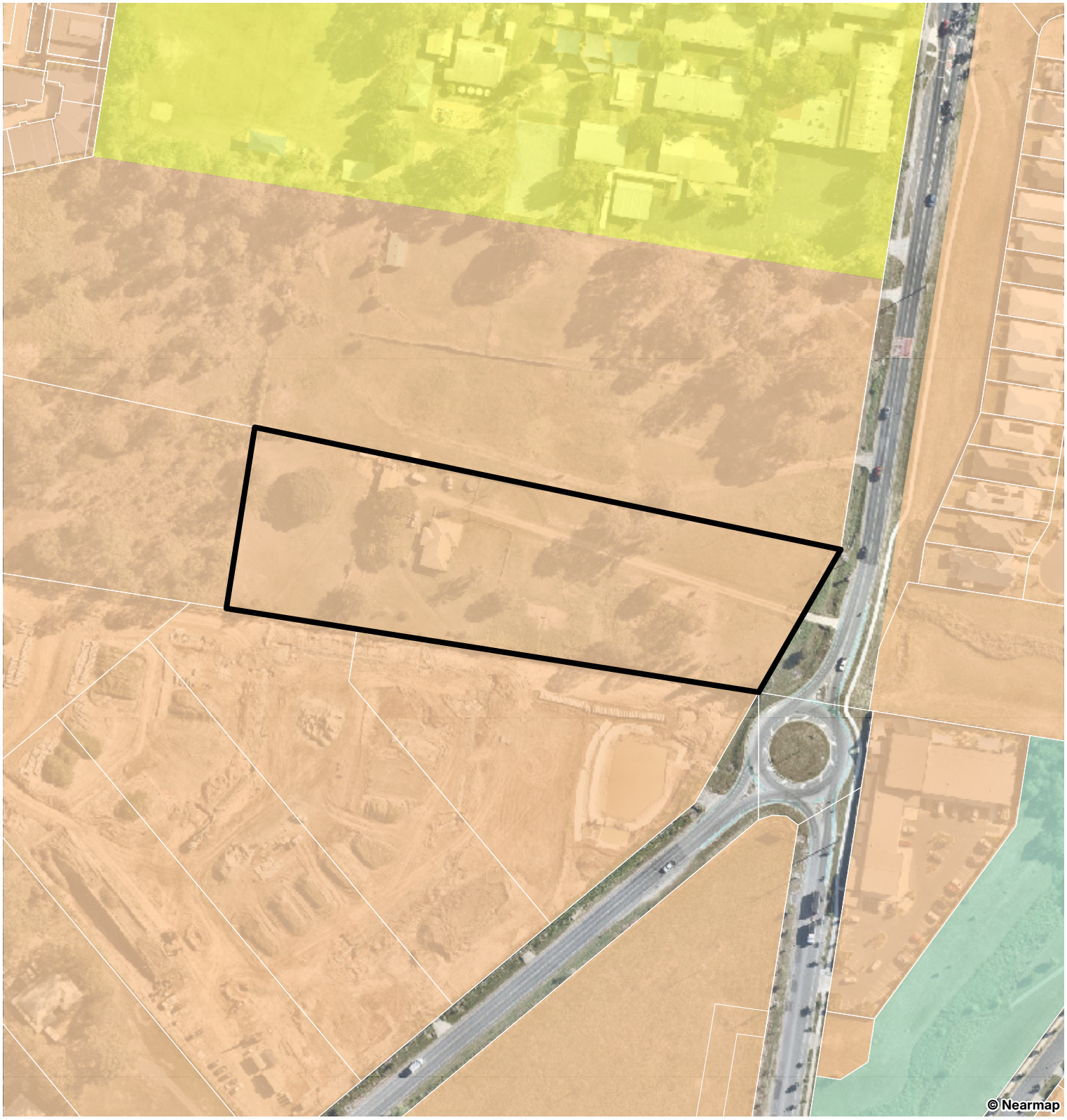
3.9.1 Logan City Council Planning Scheme

The site is zoned in the Planning Scheme as 'Emerging Community', similar to the surrounding residential lots. A school is present further north of the site mapped as Education (see **Map 21**, **Appendix C**).

Under the LCC planning scheme, the proposed works area is mapped with the following ecologically relevant overlays:

- Biodiversity Areas Trigger: mapped with biodiversity areas (refer to **Map 23**, **Appendix C**).
- Vegetation Management Areas: mapped as a secondary vegetation management area (refer to **Map 24**, **Appendix C**).
- Matters of Local Environmental Significance: The works area is mapped as containing MLES under the LCC Planning Scheme due the Secondary Vegetation Overlay (refer to **Map 27**, **Appendix C**).
- Ecological Significance : Biodiversity Areas – a mix of areas greater than 0-32 (refer to **Map 28**, **Appendix C**).

A response to the Biodiversity Areas Overlay Code is provided in refer to **Appendix D**.



LEGEND

- Cadastral Parcels (QSCF)
- Site Cadastral Parcel/s (QSCF)

Zoning

- Community facilities
- Emerging community
- Recreation and open space

Figure 10

Logan Planning Scheme: Zoning

FILE REFERENCE
13234 LCC E Figure 10 Zoning A

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26/06/2026

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LEGEND

- Cadastral Parcels (QSCF)
- Site Cadastral Parcel/s (QSCF)
- Biodiversity areas trigger

Figure 11

Logan Planning Scheme: Biodiversity Trigger Area

FILE REFERENCE
13234 LCC E Figure 11 Bio Trig A

DATE
26/06/2026

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LEGEND

- Cadastral Parcels (QSCF)
- Site Cadastral Parcel/s (QSCF)

Vegetation Management Areas

- Primary vegetation management area
- Secondary vegetation management area

Figure 12

Logan Planning Scheme: Vegetation Management Areas

FILE REFERENCE
13234 LCC E Figure 12 VM Areas A

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LEGEND

- Cadastral Parcels (QSCF)
- Site Cadastral Parcel/s (QSCF)
- Biodiversity corridor
- Koala corridor
- Environmental management and conservation area

Figure 13

Logan Planning Scheme: Biodiversity Corridors

FILE REFERENCE
13234 LCC E Figure 13 Bio Corridors A

DATE
26/06/2026

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0 10 20 30 40 50 m

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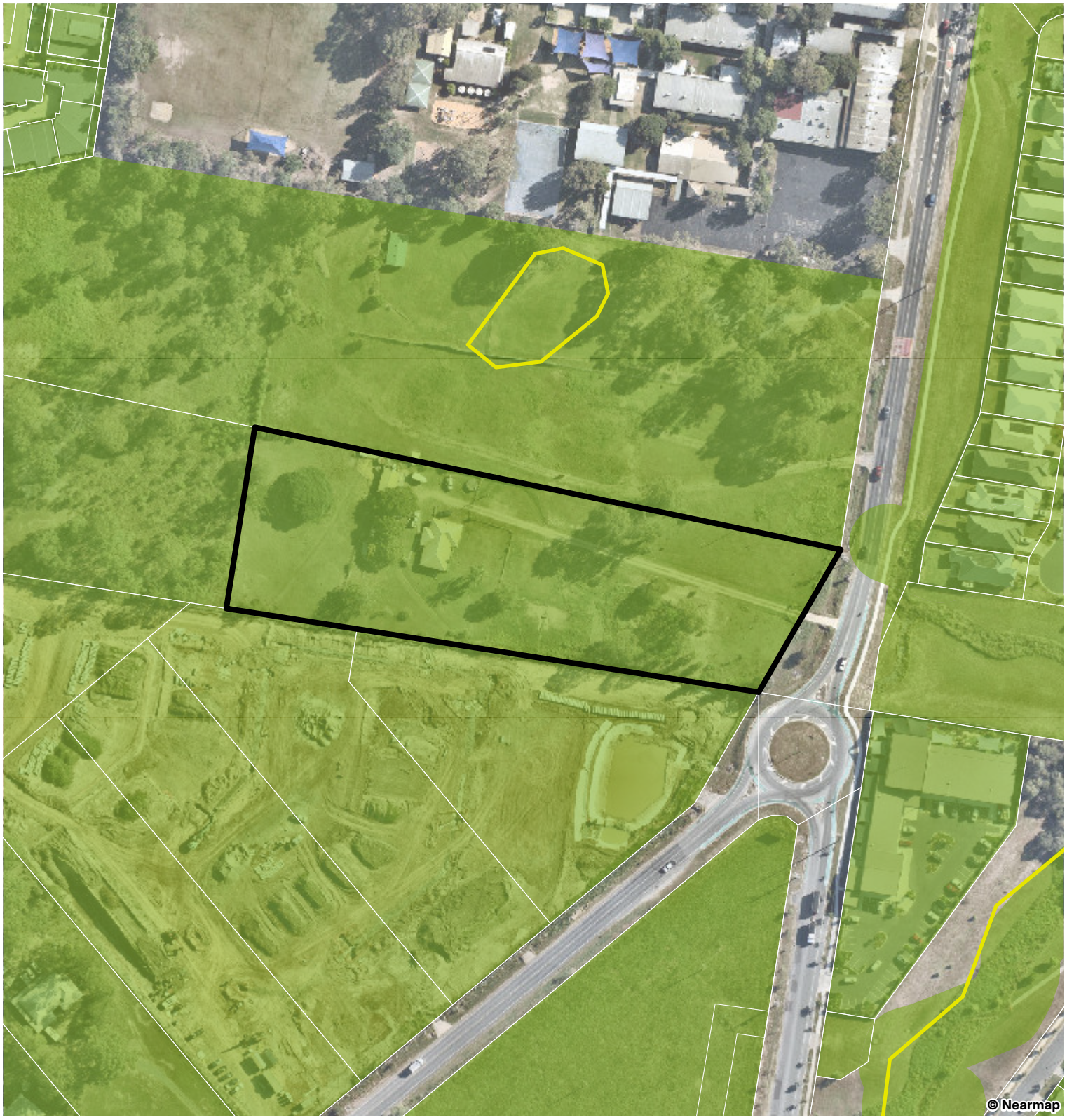

LEGEND

- Cadastral Parcels (QSCF)
- Site Cadastral Parcel/s (QSCF)
- Matters of state ecological significance - regulated vegetation (intersecting a watercourse)
- Matters of both state and local ecological significance - regulated vegetation (intersecting a watercourse)
- Matters of both state and local ecological significance
- Matters of local ecological significance
- Matters of state ecological significance

Figure 14

Logan Planning Scheme: MSES and MLES

FILE REFERENCE
13234 LCC E Figure 14 LSV A

DATE
26/06/2026

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0 10 20 30 40 50 m

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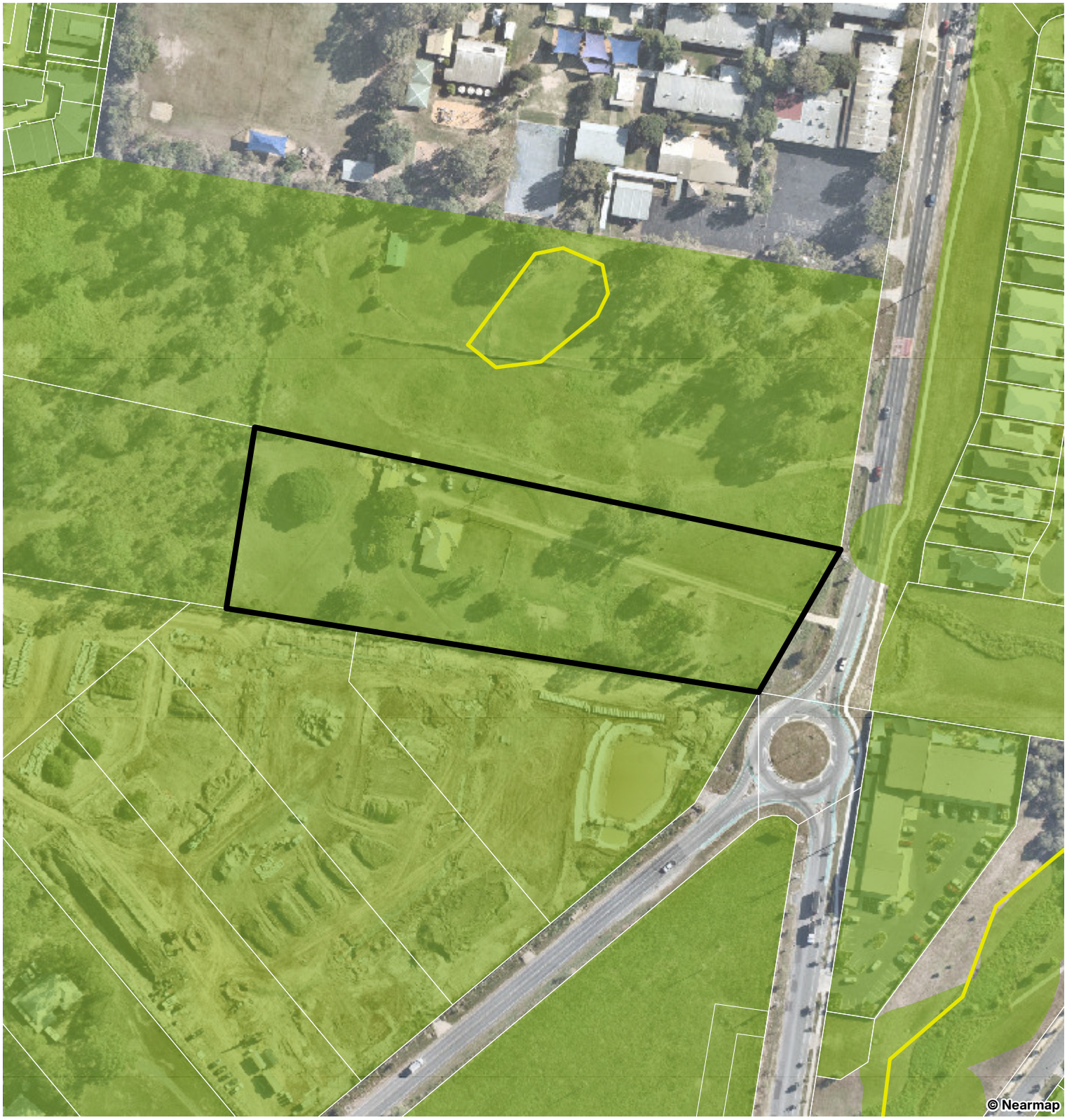

LEGEND

- Cadastral Parcels (QSCF)
- Site Cadastral Parcel/s (QSCF)
- Matters of state ecological significance - regulated vegetation (intersecting a watercourse)
- Matters of both state and local ecological significance - regulated vegetation (intersecting a watercourse)
- Matters of both state and local ecological significance
- Matters of local ecological significance
- Matters of state ecological significance

Figure 15

Logan Planning Scheme: MSES and MLES

FILE REFERENCE
13234 LCC E Figure 15 MLES A

DATE
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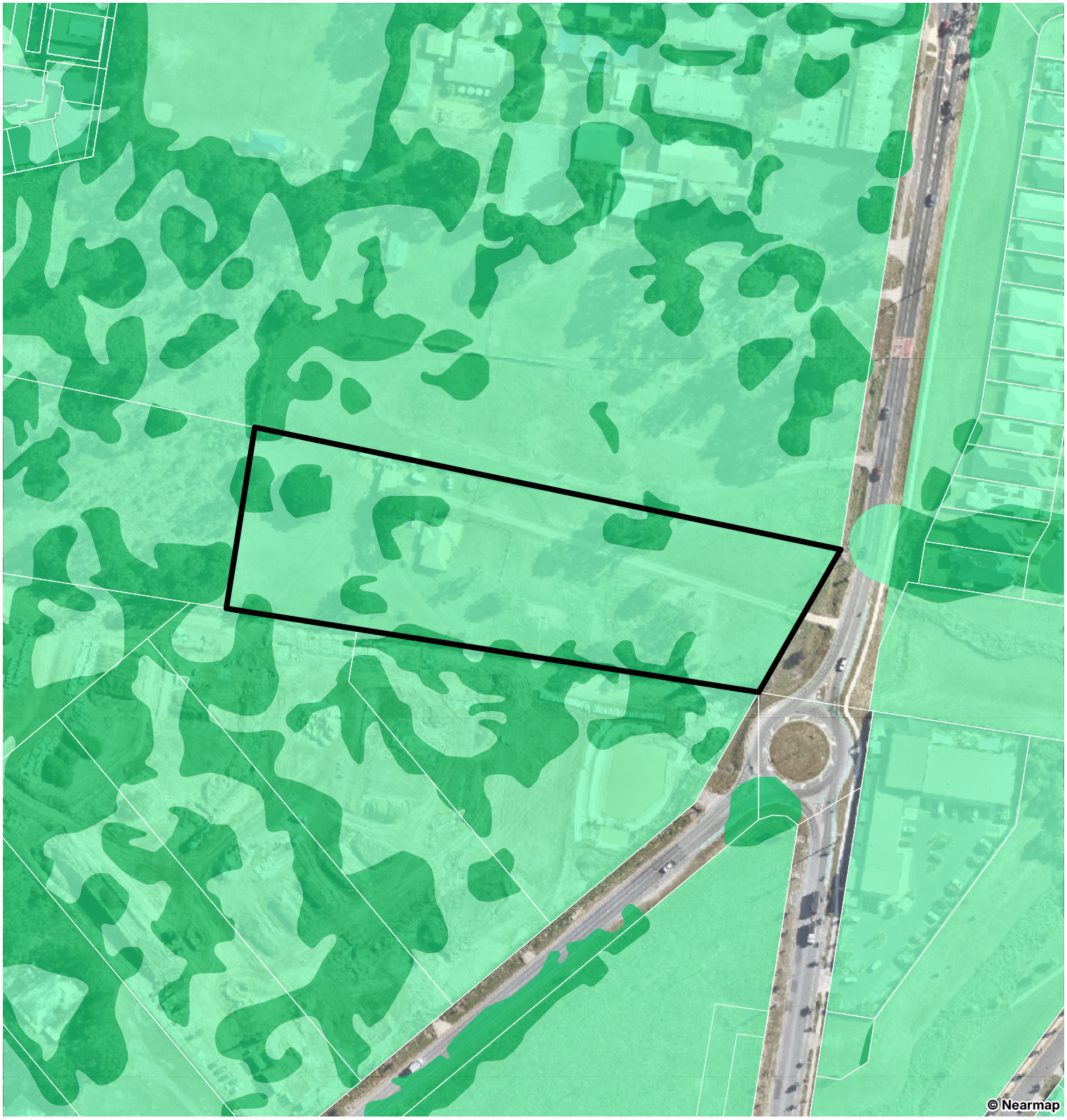

LEGEND

- Cadastral Parcels (QSCF)
- Site Cadastral Parcel/s (QSCF)

Ecological Significance

- Greater than 0 and less than or equal to 12
- Greater than 12 and less than or equal to 22
- Greater than 22 and less than or equal to 32
- Greater than 32 and less than or equal to 62

Figure 16

Logan Planning Scheme: Ecological Significance

FILE REFERENCE
13234 LCC E Figure 16 ES A

DATE
26/06/2026

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0 10 20 30 40 50 m

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LEGEND

- Cadastral Parcels (QSCF)
- Site Cadastral Parcel/s (QSCF)

Waterways

- Minor waterway
- Medium waterway
- Major waterway
- River waterway

Wetlands

- Major Wetland
- Minor Wetland
- Wetland buffer
- Wetland buffer trigger

Figure 17

Logan Planning Scheme: Waterway & Wetland Areas

FILE REFERENCE
13234 LCC E Figure 17 Waterways A

DATE
26/06/2026

Logan Reserve Road, Logan Reserve

0 10 20 30 40 50 m

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:2,000

N

CLIENT

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4. Ecological Survey Results

One (1) Ecologist from SH assessed the site on 16th of June 2026, where conditions were calm and clear (refer **Table 7**). The site was walked to ensure all vegetation communities and flora and fauna species were recorded. Attention was also paid to any threatened flora and habitat for any threatened fauna species that were listed as possibly occurring within the site, and specific microhabitat which may support these threatened species.

The field data collected during this period is considered to provide sufficient information to effectively understand and assess the existing ecological features and consequently the constraints that would influence the extent of developable land. The identification of ecological features considered to be of significance was facilitated through application of the field survey methodology. Field surveys were conducted in accordance with State Guidelines and the Logan City Plan 2015. A summary of field survey effort is shown in **Plan 2**.

Table 7: Summary of field survey weather conditions

Date	Min Temperature (°C)	Max Temperature (°C)	9 am Wind (Direction/Speed (km/hr))	3 pm Wind (Direction/Speed (km/hr))	Rainfall (mm)
16th June 2026	10.4	23.1	S / 6	SE / 9	0

**Extracted from BOM Climate Data Online, Greenbank (Defence) QLD Weather Station (station 140009) for weather.*

4.1. General Site Observation

The site consists entirely of Category X vegetation, comprising of open lawn with scattered trees, maintained gardens and a single-storey dwelling located near the centre of the site. Evidence of historical agricultural use was observed across the site, including a constructed dam, a former chicken coop, and fenced grazing areas extending from the rear to the front of the property. Few remnant trees remain on-site; remaining trees include two large *Eucalyptus tereticornis* (Red Forest Gum) north-east of the driveway, one large *Cinnamomum camphora* (Camphor Laurel) near the dwelling, a *Ficus rubiginosa* (Port Jackson Fig) and scattered mature *Araucaria cunninghamii* (Hoop Pine) within the western extent of the site. Regrowth eucalypts were present around the constructed dam to the east and along the western boundary, with an average DSH between 100 mm and 200 mm. The remainder of the site was dominated by exotic forbs and grasses, with most planted vegetation located near the dwelling (refer to **Photo Set 1**).

No waterways or drainage lines under the *Water Act 2000* or listed as WWBWs (DAF) were present at the time of the survey. Small shallow drainage lines appear to be formed across the property to direct overland flow into the onsite dam. These drainage lines presented no standing or flowing water or evidence of riparian vegetation. It was therefore concluded that no discernible fish habitat was present in these drainage features, excluding the constructed dam.

Neighbouring lots were either bare, consisting entirely of maintained lawn, urban infrastructure or rural residential lots with segregated patches of native regrowth. The western adjoining lot contained the greatest level of connectivity, exhibiting scattered remnant eucalypt species and greater levels of native regrowth compared to the surrounding lots (refer to **Photo Set 2**). Connectivity however is interrupted by current and future infrastructure, with earthworks and construction activities to the south of the site, open paddock and a school to the north, and a 60km/hr suburban road bounding the site to the east and further west, segregating the patch of vegetation in the western lot from further biodiversity corridors (refer to **Plan 4** for connectivity to nearby remnant vegetation).



Photo set 1: Eastern extent of the site, showing maintain lawns with few scattered mature eucalyptus species.



Photo set 2: Western site boundary containing regrowth Eucalypt and Acacia species, adjacent to open eucalypt woodland to the west of the site.

02.FIELD SURVEY EFFORT



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LEGEND

- Site DCDB
- Qld DCDB
- Identified Fencing
- GPS Tracklog

GPS Tree Plot (W/TPZ)

Native Tree	(30)
Non-juvenile Koala Habitat Tree	(21)
Weed Tree	(7)

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	21/07/2026	Preliminary	HW	BR

N

0 10 20 30 m

1:750 @ A3 | Transverse Mercator | GDA 2020 | Zone 56

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Date: 21/07/2026

13234 E 02 Field Survey Effort A

4.2. Vegetation Communities

4.2.1 Category X (non-remnant) vegetation

Category X non-remnant vegetation is mapped across the entire site. This vegetation is restricted in diversity, limited to a few native trees and patches of maintained gardens, reflective of the previous rural residential land use and current maintenance practices (**Photo set 3**). Canopy species were scattered, restricted to the boundaries and dam bank edge, dominated by *Eucalyptus tereticornis* (Red Forest Gum), *Corymbia tessellaris* (Moreton Bay Ash) *and Melaleuca viminalis (Weeping BottleBrush)*. The largest vegetation community onsite was located along the western site boundary adjacent to the nearby regrowth in the western lot. The western patch is dominated by a canopy of *Eucalyptus tereticornis* (Red Forest Gum*) and Eucalyptus siderophloia* (Grey Ironbark) with an understory of *Acacia* spp. Vegetation recorded across site was considered to contain minimal ecological value due to its isolated location, hence limited connectivity to nearby vegetation communities. The remainder of the site was consistent with the previous land use and urban landscaping, being dominated by maintained *Stenotaphrum secundatum* (Buffalo Grass) and *Digitaria didactyla* (Queensland Couch) in the ground layer with hedges of Duranta erecta (Duranta), *Cinnamomum camphora* (Camphor Laurel) and *Syzygium smithii* (Lilly Pilly), concentrated near the dwelling and surrounding sheds.



Photo set 3: Vegetation within Category X areas across the site.

4.2.2 Onsite Dam

Standing water was observed within the dam onsite. The dam was not connected to any existing water channel, inferring a high likelihood the dam was constructed, supported by the historical satellite imagery. Land surrounding the dam showed evidence of recent disturbance from anthropogenic activity, including maintained lawns, areas of banked topsoil and vehicle tracks. A constructed drainage swale, mapped as low risk under WWBW, was present east of the site across Logan River Road which possibly provides a drainage point for the onsite dam in periods of high rainfall, however no clear flow path containing riparian vegetation or water was present between these two features, indicating low connectivity if any. Minimal fauna was observed on or near the dam during ecological surveys. Fauna present during ground-truthing was restricted to peri-urban birds, including *Porphyrio melanotus* (Australasian Swamp Hen), Cracticus torquatus (Grey Butcherbird) and Manorina melanocephala (Noisy Minor). A thin polygon of native vegetation surrounds the dam, with a canopy dominated by *Eucalyptus tereticornis* (Red Forest Gum) and an understory of *Acacia spp*. The ground layer was a mosaic of bare dirt creating the dam wall, exotic urban grasses including *Megathyrsus maximus*, *Stenotaphrum secundatum* (Buffalo Grass) and *Digitaria didactyla* (Queensland Couch), and riparian forbs such as *Ageratum houstonianum* (Blue Billy Goat Weed), *Persicaria decipiens* (Slender Knotweed), *Juncus usitatus* (Common Rush), *Cyperus haspan* (Flat Sedge) and *Ludwigia peploides* (Water Primrose). All canopy vegetation along the bank was relatively young, with most trees having a DSH between 100 – 200mm. The dam itself was inferred to potentially provide a positive ecological impact, harbouring a community of riparian vegetation and actively being used by common wetland birds for nesting and foraging.



Photo set 4: Constructed dam located to the east of the site, surrounded by open lawn.

4.3. Flora Survey Results

4.3.1 Threatened Flora

For the purposes of this report, a significant flora species is a species:

- Scheduled as Critically Endangered, Endangered, Vulnerable or Conservation Dependent under the Commonwealth EPBC Act; and/or
- Scheduled as Endangered, Vulnerable, or Near Threatened (EVNT) under the Queensland NCA; and/or
- Identified by Council as a locally significant species.

A search of the NCA Wildlife Online database listed twenty-one (21) threatened flora species as possibly occurring within the area (Excluding Special Least Concerned species), refer **Section 1**.

No threatened flora species were encountered onsite, at the time of the survey.

4.3.2 Native flora species

During the field survey, sixty-one (61) flora species were recorded across the site, with twenty-six (26) considered native species (refer to **Table 8**).

Table 8: Observed native flora

Scientific Name	Common Name	Conservation status	
		EPBC Act	NC Act
Persicaria decipiens	Slender Knotweed	-	-
Cyperus haspan	Flat Sedge	-	-
Acacia leiocalyx	Early Flowering Black Wattle	-	-
Acacia concurrens	Black Wattle	-	-
Acacia disparrima	Hickory Wattle	-	-
Acacia salicina	Sally Wattle	-	-
Acacia fimbriata	Brisbane Wattle	-	-
Eucalyptus tereticornis	Forest Red Gum	-	-
Eucalyptus siderophloia	Grey Ironbark	-	-
Araucaria cunninghamii	Hoop Pine	-	-
Ficus rubiginosa	Port Jackson Fig	-	-
Parsonsia straminea	Monkey Rope	-	-
Digitaria didactyla	Queensland Couch	-	-
Lobelia purpurascens	White Root	-	-
Azolla pinnata	Red Azolla	-	-
Cyperus polystachyos	Bunchy Sedge	-	-

Scientific Name	Common Name	Conservation status	
		EPBC Act	NC Act
Alternanthera denticulata	Lesser Joyweed	-	-
Melaleuca viminalis	Weeping Bottlebrush	-	-
Juncus usitatus	Common Rush	-	-
Portulaca oleracea	Pigweed	-	-
Cyperus gracilis	Slender Sedge	-	-
Eustrephus latifolius	Wombat Berry	-	-
Maclura cochinchinensis	Cockspur Vine	-	-
Cupaniopsis anacardioides	Tuckeroo	-	-
Corymbia torelliana	Cadaghi	-	-
Phyllanthus virgatus	Creeping Phyllantus	-	-

4.3.3 Introduced flora species

Of the sixty-one (61) flora species recorded during the field survey across the site, thirty-five (35) are considered introduced species (refer **Table 9**). It should be noted that four (4) of these species are listed as Category Three restricted matters under the *Biosecurity Act 2014* (discussed in **Section 3.7**). Restricted invasive plants under the *Biosecurity Act 2014* are to be managed at the Local Government level through a biosecurity plan that covers invasive plants and animals in its area.

Table 9: Observed introduced flora

Scientific Name	Common Name	Biosecurity Act Restricted
Ludwigia peploides	Water Primrose	-
Lantana camara	Lantana	Category 3 Restricted
Senecio madagascariensis	Fireweed	Category 3 Restricted
Syagrus romanzoffiana	Cocos Palm	-
Yucca aloifolia	Yucca	-
Hibiscus geranioides	Small Pink Hibiscus	-
Plumeria rubra	Frangipani	-
Ageratum houstonianum	Blue Billygoat weed	-
Dyschoriste nagchana	Dyschoriste	-
Macroptilium atropurpureum	Siratro	-
Verbena bonariensis	Purple-top Verbena	-
Oxalis corniculata	Creeping Oxalis	-
Axonopus compressus	Broadleaf Carpet Grass	-
Murraya paniculata	Mock Orange	-

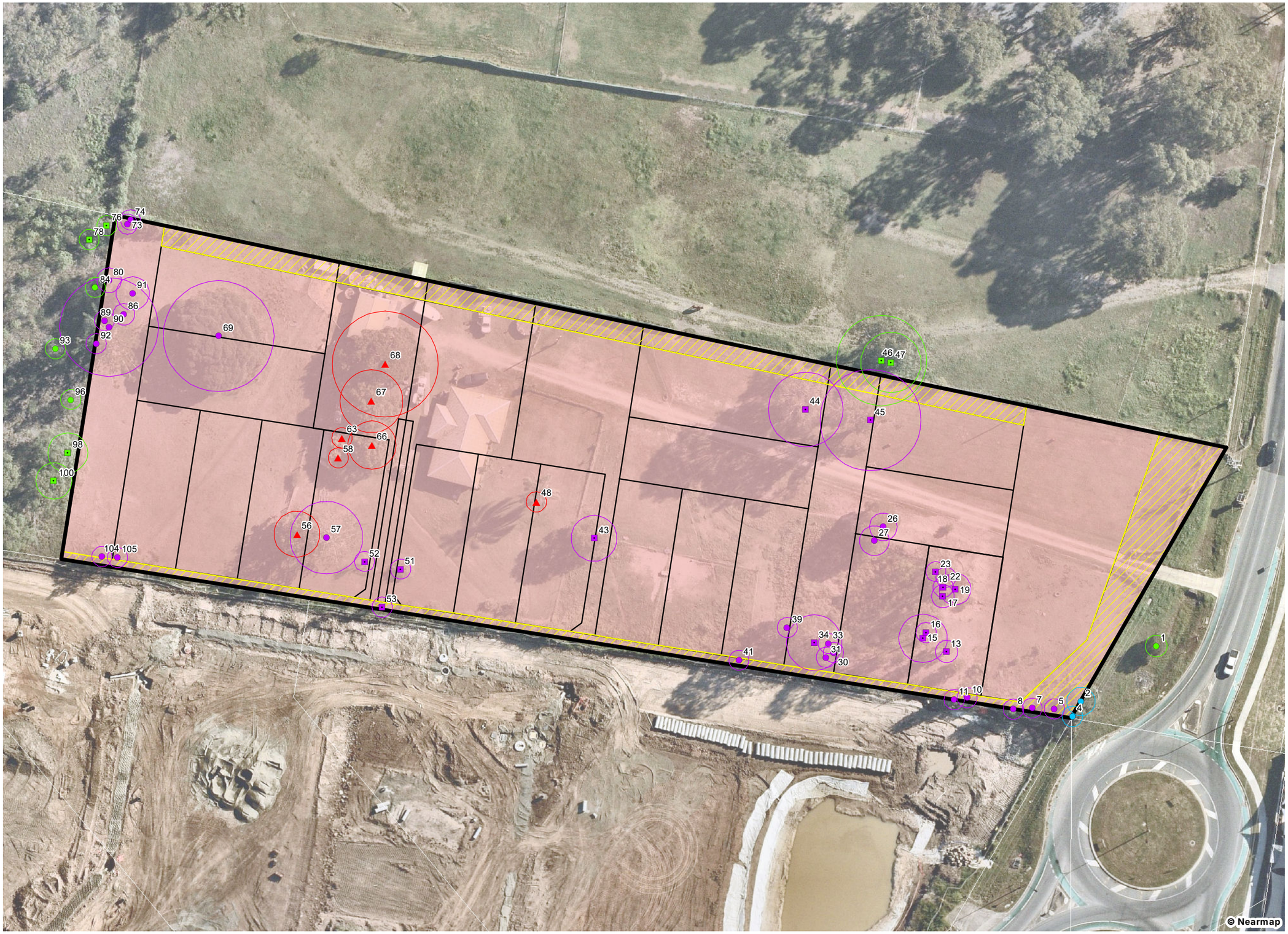
Duranta erecta	Duranta	-
Agave tequilana	Blue Agave	-
Onopordum acanthium	Scotch Thistle	-
Brachiaria decumbens	Signal Grass	-
Barleria repens	Coral Creeper	-
Coleus scutellarioides	Variegated Coleus	-
Commelina benghalensis	Wandering Jewel	-
Crassocephalum crepidioides	Thickhead	-
Ipomoea cairica	Mile-a-minute	-
Bacopa caroliniana	Blue Water Bacopa	-
Cinnamomum camphora	Camphor Laurel	Category 3 Restricted
Nymphaea caerulea	Blue Water Lily	-
Solanum mauritianum	Wild Tobacco	-
Baccharis halimifolia	Groundsel	Category 3 Restricted
Heptapleurum actinophyllum	Umbrella Tree	-
Modiola caroliniana	Carolina Mallow	-
Strelitzia nicolai	Giant Bird of Paradise	-
Amaranthus viridis	Green Amaranth	-
Duranta erecta	Duranta	-
Solanum pseudocapsicum	Jerusalem Cherry	-
Centella asiatica	Indian Pennywort	-

4.3.4 GPS tree plot

A GPS Tree Plot Survey was carried out on-site within the Development Impact Area locating and identifying all trees with a DSH greater than 100 millimetres (mm) (measured at 1.4 m above ground). Data from the GPS Tree Plot Survey has been extracted and summarised below. The GPS tree data is displayed on **Plan 3** and detailed tree schedule is contained in **Appendix E**.

- The GPS Tree Plot Survey recorded 58 trees within the impact area, consisting of fifteen (15) different species, where three (3) of these are considered to be invasive / weed species. Resulting from the tree plot, 89.66% of all recorded specimens were listed as native with the remaining 10.44% considered an invasive / weed species.

03.DEVELOPMENT IMPACT PLAN



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LEGEND

- Qld DCDB
- Site DCDB
- Proposed Development Area (1.37 ha)
- Proposed Stormwater Channels
- Proposed Design Detail

GPS Tree Plot (W/TPZ)

- Native Tree Subject to Arborist Assessment (Road Reserve) (2)
- Native Tree to Retain (4)
- Non-juvenile Koala Habitat Tree to Retain (6)
- Native Tree to Remove (24)
- Non-juvenile Koala Habitat Tree to Remove (15)
- Weed Tree to Remove (7)

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	21/07/2026	Preliminary	HW	BR

N

0 10 20 30 m

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Date: 21/07/2026

13234 E 03 Development Impact Plan A

4.4. Fauna Observations

A incidental fauna assessment was conducted across the site to identify and describe on-ground habitat features (*e.g.,* habitat trees, fallen logs, termite mounts or roosting sites), signs of fauna activity (*e.g.,* scats, tracks, scratch marks on trees or nests) and observations of species present within the area. Methodology utilised is listed in **Section 2.3**.

The following observations were made based on the field survey:

- The PMST identified thirty-eight (38) fauna species as possibly occurring on-site. A Wildlife Online Search listed seven (7) protected fauna species as possibly occurring on-site.
- Fauna species observed across the site were mostly consistent with that observed in peri-urban environments and rural agistment properties. **No threatened fauna species listed under the EPBC Act or NCA were observed during field survey.**
- The site contains little potential habitat for koala given the remaining eucalypt patches being isolated and dominated by regrowth with minimal mature trees.
- Notable habitat values within the assessment area are mostly confined to vegetated areas around the constructed dam, that contain a defined canopy, sub-canopy and shrub layer, in addition to those few larger DSH trees located along the western and north-eastern boundaries.
- A total of fourteen (14) fauna species were observed within the assessment area or as fly-over species during the field survey effort (refer **Table 10**). This included thirteen (13) bird species and one (1) mammal.

Table 10: Fauna species observed on-site

Scientific name	Common name	Native / introduced	Detection Method
Birds			
Pelecanus conspicillatus	Pelican	Native	Observed
Anas superciliosa	Pacific Black Duck	Native	Observed
Porphyrio melanotus	Australasian Swamp Hen	Native	Observed
Gallinula tenebrosa	Dusky Moorhen	Native	Observed
Cracticus torquatus	Grey Butcherbird	Native	Observed
Manorina melanocephala	Noisy Miner	Native	Observed
Ocyphaps lophotes	Crested Pigeon	Native	Observed
Vanellus miles	Masked Lapwing	Native	Observed
Corvus orru	Torresian Crow	Native	Observed
Threskiornis molucca	Australian White Ibis	Native	Observed
Chenonetta jubata	Australian Wood Duck	Native	Observed
Trichosurus vulpecula	Common Brushtail Possum	Native	Observed
Cracticus tibicen	Australian Magpie	Native	Observed
Alisterus scapularis	Australian King-Parrot	Native	Observed
Mammals			

Scientific name	Common name	Native / introduced	Detection Method
Trichosurus vulpecula	Common Brushtail Possum	Native	Scat found on ground

4.4.1 Threatened Fauna

No threated fauna species were detected during surveying.

4.5. Council Overlays

4.5.1 Logan Planning Scheme 2015 Context

An iterative design process has been undertaken to optimise the layout, balancing ecological values with the delivery of future infrastructure. This process involved:

- Desktop constraints analysis
- On-site ecological surveys
- Alignment with council infrastructure and biodiversity planning

Based on desktop analysis, the proposed development is located within a biodiversity trigger overly, therefore has to meet the Logan City Council performance outcomes for this code (SC8.2.2). Mapped codes under biodiversity trigger overlay are listed below along with their onsite extent.

4.5.2 Biodiversity Corridors Overlay Code

No biodiversity corridors are mapped onsite.

4.5.3 Locally Significant Vegetation Overlay Code

No locally significant vegetation mapping is located onsite.

4.5.4 Vegetation management Areas Overlay Code

The site is wholly mapped as secondary vegetation management area. Due to the likely removal of native vegetation across site, caused by unavoidable clearing for relevant residential infrastructure, plus the mapped MLES across site, an environmental offset as described under SC3.1 – Environmental Offset Standards in Planning Scheme Policy 3 – Environmental Management, may be required. Considering the current vegetation onsite as described in **Section 4.2**, and the zoning of this site and adjoining lots as Emerging Community, the proposed development is considered to align with the planning intention of this region, with an environmental offset as the most beneficial outcome.

4.5.5 Waterway and Wetlands Overlay Code

No waterway or wetlands are mapped onsite.

5. Development Assessment

5.1. Development Assessment

The proposed development is to construct a residential subdivision as follows;

- Twenty-two (22) residential allotments across entire site.
- Two new internal roads
- Bio-retention basin located to the east of the lot.
- Stormwater channel running along the northern and eastern lot boundaries.
- Proposed devolvement to connect to the approved development application (Ref: COM/21/2022) located adjoining the southern site boundary.

The site is zoned as emerging community under the Logan City Plan 2015. The proposed development has been designed to connect and compliment the approved development to the south and align with recent residential growth as exhibited by the surrounding area. The proposal for an urban residential subdivision is consistent with the local planning intent for the area.

The proposed impacts the mapped LCC values and surveyed vegetation onsite are shown in **Plan 4.** These impacts are discussed in further detail below.

5.1.1 Locally Mapped Site Values

As discussed in **Section 4.1**, there is no state regulated vegetation listed under the VMA mapped onsite. The site consists only of Secondary vegetation management areas and Matters of Local Ecological Significance Areas. Ground-truthing supported the LCC mapping, with very few trees remaining, instead dominated by exotic grasses and shrubs, commonly found in urban landscaping.. Notably a dam was present providing some habitat value to peri-urban birds. The dam however is limited in connectivity, with minimal flora surrounding the bank edge, and no connection to nearby vegetation communities. Instead, the dam is surrounded by maintained lawn and nearby infrastructure.

To align with SC3.1 – Environmental Offset Standards in Planning Scheme Policy 3 – Environmental Management, offsets will be provided for every native tree onsite. The offset will be provided to the cost of

- **$149.99 per native tree** greater than 100mm DSH
- **$299.98 per native habitat tree** greater than 700mm DSH or/and with hollows present.

A total of 25 native trees (>100 mm DSH) including 3 LCC native habitat trees are proposed to be removed resulting a financial contribution of **$4,349.71.**

5.1.2 Habitat connectivity

An analysis of the habitat connectivity from the site to surrounding potential habitat was undertaken during the field survey. Data collected has been collated and assessed via desktop analysis post-field survey to identify the degree of potential habitat connectivity between the current vegetation onsite, in particular native vegetation to the west within and outside of the subject site, and the potential safe

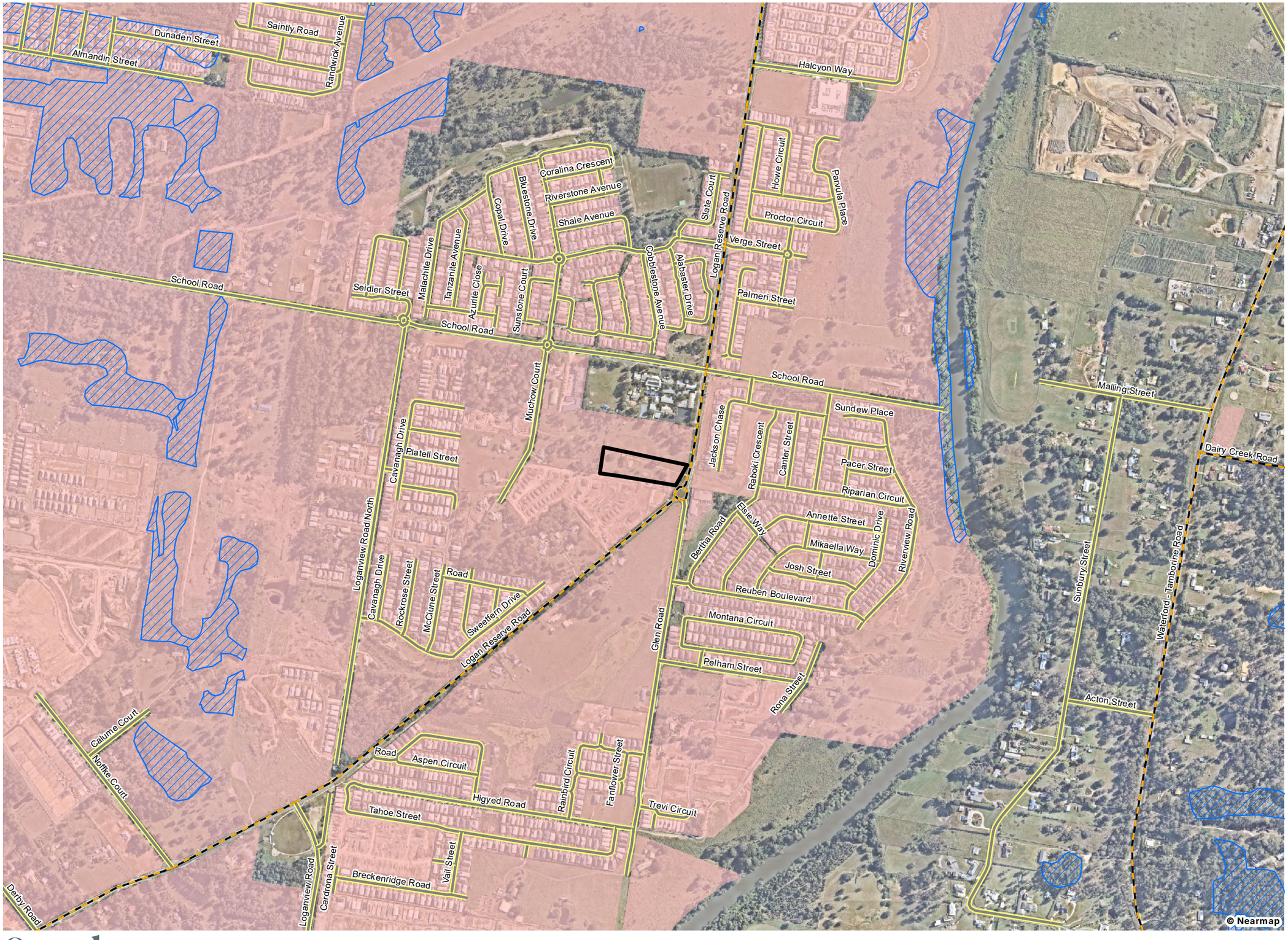
movement opportunities for native fauna, therefore the implications that removing any possible connection will have.

As discussed in **Section 5.1.1**, connectivity to the onsite dam and surrounding vegetation was highly limited and currently impacted by the nearby active development to the south. It was therefore determined impacts to the onsite dam would not have a significant effect on the local biodiversity.

Plan 4 demonstrates that the greater area around the site contains vacant rural land and a school to the north, a busy urban road and high-density housing to the east and currently active construction from the approved development application (future residential) to the south. The greatest potential connectivity to the subject site is a mapped waterway, present as a drainage swale to the east and a highly disturbed open woodland to the west. Logan Reserve Road, a 60km/ hour residential road with regular truck and car movements, divide this waterway from the subject site, severely impacting any safe fauna movement. Therefore, this connection was determined as poor and unlikely to be a preferential pathway utilised by non-avifauna. There is continuous connectivity to the west of the site with some regrowth vegetation within the adjoining lot (refer to **Appendix C, Map 09**). However, the site itself is predominantly cleared and offers no viable ecological linkages in a east-west direction.

It should be considered that if left undeveloped, this lot, in line with the area zoning and current residential expansion shown from the active construction, will be further isolated from any vegetation communities, providing no sustainable habitat value. Refer to **Plan 4** for the Connectivity Assessment.

04.CONNECTIVITY ANALYSIS



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LEGEND

Site DCDB

Regulated Vegetation Connectivity

Category B area - *Remnant vegetation*

Waterways

Risk of Impact

1 - Low
2 - Moderate
3 - High
4 - Major

Impediments

Major/Arterial Roads
Minor/Feeder Roads
Logan Urban/Industrial Zoning

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	21/07/2026	Preliminary	HW	BR

N

0 100 200 300 m

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13234 E 04 Connectivity Plan A

5.2. Potential impacts

The key potential ecological impacts associated with the development proposal are described herein. A list of potential impacts during varying phases of the proposed development is presented in **Table 11**.

Table 11: Summary of Potential Impacts

Construction Phase	Operation Phase (ongoing disturbance)
▪ Vegetation Clearing ▪ Weeds ▪ Vehicle movements ▪ Earthworks ▪ Light emissions during construction ▪ Noise and vibration ▪ Waste disposal ▪ Hazardous and dangerous goods ▪ Increased human presence	▪ Weed incursion ▪ Vehicle strike ▪ Noise and light pollution ▪ Increased human presence

5.2.1 Vegetation clearing

Clearing of vegetation to support the development will reduce the current vegetation cover, however considering the current onsite vegetation is highly disturbed and poor connectivity, the development is predicted not to negatively affect any surrounding ecology. As discussed above in **Section 4.2** the site is mapped entirely as Category X (non-remnant) vegetation. Unavoidable clearing of modified Category X vegetation values including the regrowth eucalypt patch around the constructed dam and western boundary are required to establish the residential areas, stormwater infrastructure and access roads. Given the removal of native trees onsite, an offset will be provided as per Logan City Council's Offset Policy SC3.1 – Environmental Offset Standards in Planning Scheme Policy 3 – Environmental Management.

5.2.2 Weeds

Increased vehicle movement during the construction phase has the potential to increase the spread of weeds in the area, particularly during the vegetation clearing phase. Portions of the site have a relatively high incidence of weed incursion and established exotic ornamentals. With the implementation of standard mitigation measures and improvement measures as part of the development, it is not anticipated that an increase in weed presence will occur on and adjoining the site.

5.2.3 Vehicle movements

During construction, vehicles will be required on-site. Direct impact from vehicle movements on threatened species and vegetation communities include:

- damage or destruction of vegetation or fauna habitat by vehicles traversing these areas; and
- fauna strike.

Indirect impacts include:

- interference of fauna through visual and noise impacts. This may affect feeding, roosting, breeding or nesting behaviour;
- introducing and/or spreading weeds or feral animals carried on or in vehicles, resulting in deterioration or loss of vegetation and important fauna habitat; and
- damage or destruction of vegetation and fauna habitat through smothering by dust generated by vehicles traversing the site.

With the implementation of standard mitigation measures, the development is likely to result in a temporary and minor impact to ecological values due to vehicular movements. Further, ecological field survey confirmed mainly common avi-fauna are present on-site. It is highly unlikely that the site supports permanent residence of macropods or koala.

5.2.4 Earthworks

Construction activities have the potential to generate dust emissions. Dust emissions during construction will be temporary. The main sources of dust will be generated via:

- wheel-generated dust from the haul roads created for the construction phase;
- dust lift-off from exposed surfaces (e.g. construction roads and pads);
- earthworks, including construction of the embankments, and moving, dumping and shaping material; and
- vegetation and soil clearing of the land.

Excessive deposition of dust on leaves of plants can suppress the growth and photosynthesis, resulting in reduced habitat quality for fauna. High levels of airborne dust can irritate the respiratory systems of fauna and potentially result in ingestion of dust-coated seeds and other foods. Excessive deposition of dust on open water bodies may also degrade water quality and overall habitat quality for fauna. With the implementation of standard mitigation measures, the development is likely to result in a temporary and minor impact to ecological values due to the generation of dust.

5.2.5 Light emissions during construction

Artificial light can affect both nocturnal and diurnal animals by disrupting behavioural patterns, with quality of light (e.g. wavelength, colour), intensity and duration potentially evoking different faunal responses. Impacts from increased light levels include disorientation from, or attraction toward, artificial sources of light; mortality from collisions with structures; and effects on light-sensitive cycles of species (e.g. breeding and migration for fauna and flowering in plants). An artificial increase in lighting can also affect abundance of predators.

Presence and intensity of artificial light in the development area will temporarily increase during the construction phase, however, night works will not be common. Lighting will be directed to construction areas within the site. Some light spillage will be inevitable and is likely to be contained mainly for security reasons around the site compound. Potential impacts associated with light emissions will be temporary and unlikely to be significant.

With the implementation of standard mitigation measures, the development is likely to result in a negligible impact to ecological values due to the use of light pollution during construction.

5.2.6 Noise and vibration

Noise levels greater than existing ambient noise levels are expected during the construction within the development area. Noise sources are categorised as two forms, continuous and variable. Construction sites contain sources from both categories including excavation, piling, generators, vehicle movements, etc. Other shorter duration tonal noise impacts include drilling, hammering, alarms, etc.

Both steady continuous and variable noise events have the potential to lead to ecological impacts. While Queensland does not have regulation that restricts the maximum noise levels during the construction phase of a development, all construction works are restricted between 6:30 am and 6:30 pm to reduce the impact on the noise amenity of surrounding residences and environmental communities. Construction noise is expected to elicit some avoidance response from fauna. Considering construction is to be temporary, the effects to surrounding fauna are considered shot term with a negligible to minor long term impact.

5.2.7 Waste disposal

Inappropriate disposal of non-hazardous wastes can attract vermin and other wildlife to site. This may exacerbate potential impacts (e.g. road mortality). Litter may also enter surrounding environments. With the implementation of standard mitigation measures, the project is likely to result in a negligible impact to ecological values due to the generation and handling of waste.

5.2.8 Hazardous and dangerous goods

Spills and leaks from transfers (fuel, chemicals) and inadequate storage of dangerous goods and hazardous wastes could result in point-source contamination of surrounding land. Direct adverse impacts could include toxic impacts on vegetation (resulting in degradation or loss of vegetation and habitats), direct toxic impacts on fauna (from contact, inhalation or ingestion) or indirect impacts on threatened and migratory species from habitat loss. Direct adverse impacts on surface and groundwater quality are also possible.

With the application of standard mitigation and management measures, impacts from liquid and solid waste disposal will be avoided or localised and small in scale. Further to this, the likelihood of significant spillages is considered low. Therefore, the development is likely to result in a negligible impact to ecological values due to potential spills and leaks.

5.2.9 Increased human presence

Increased human activity during construction has the potential to disturb fauna within adjacent habitat areas. Examples of impacts included heightened vigilance and predator avoidance, which can disrupt foraging and roosting efficiency, or deter wildlife from using particular areas. Impacts essentially represent a reduction in core habitat due to edge effects. The development is likely to result in a temporary and minor impact to ecological values due the increased human presence on-site during construction.

05. OFFSET REQUIREMENTS PLAN



Notes:
The information on this plan is not suitable for any purpose other than the expressed use of the Client. Property dimensions, areas, numbers of lots and contours and other physical features 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 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 Saunders Havill.Unless a development approval states otherwise, this is not an approved plan.

Layer Sources
© State of Queensland (Department of Resources) 2026.
Updated data available at
http://qldspatial.information.qld.gov.au/catalogue/

* Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- Qld DCDB
- Site DCDB
- Secondary vegetation management area

LCC Exemptions

- 3m Boundary Exemption
- Dwelling
- 10m Dwelling Exemption
- Shed
- 5m Shed Exemption

GPS Tree Plot (W/TPZ)

LCC Habitat Tree to Remove	(3)
Native Tree to Remove	(22)
Tree to Retain	(8)
Tree LCC exempt to remove	(23)
Native tree subject to arborist assessment *Requires neighbouring consent before removal	(2)

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	17/07/2026	Preliminary	HW	BR
B	21/08/2026	Layout Updates	HW	LB

N

0 10 20 30 m

1:750 @ A3 | Transverse Mercator | GDA 2020 | Zone 56

Saunders Havill
BOWENHILLS | SPRINGFIELD
1300 123 744 | mail@saundershavill.com

VISTA LAND QLD PTY LTD

LOGAN RESERVE ROAD, LOGAN RESERVE

Address / RPD: 30RP223179

Date: 21/08/2026

13234 E 05 Offset Requirement Plan B

5.3. Ongoing disturbances

After completion of construction, the ongoing presence of infrastructure and increased human activity can continue to have potential for adverse direct and indirect impacts. The key continuing risks to ecological values include:

- weed incursion;
- vehicle movements;
- noise and light; and
- increased human presence.

Each potential impact associated with ongoing use of the site is described in detail in the following sections.

5.3.1 Weed incursion

Residential gardens and landscaping of common areas will introduce a variety of new and exotic species to the area. Garden escapes have the potential to be introduced into adjacent bushland areas through vectors such as birds, wind and runoff. Weed incursion and edge effects will an ongoing issue and can be difficult to prevent. Nonetheless, the problem is often mostly constrained to edges of bushland that abut gardens and along urban waterways. Adjacent lots to this development are either already consistent with residential urban use or dominated by exotic grasses and forbs through previous agriculture land use. As such it is predicted no noticeable weed incursion to nearby bushland or lots is likely.

With the implementation of the stated mitigation measures, the development is not likely to exacerbate adverse impacts to ecological values due the introduction and spread of weeds.

5.3.2 Vehicle strike

Upon completion of the development, there will be a significant increase of vehicle traffic (compared to baseline conditions) and this will increase the likelihood of fauna strike. The probability of fauna strike is reduced due to the fact that most fauna generally avoid urban areas. Notwithstanding this, a low number of fauna may occasionally enter the area and be at risk of vehicular strike.

5.3.3 Noise and light

Noise levels are likely to increase once residents move into the areas as there will be increased vehicular and pedestrian traffic. Road noise will be the primary source of noise impact.

Artificial light from industrial lighting may affect nocturnal and diurnal animals by disrupting patterns, with quality of light (e.g. wavelength, colour), intensity and duration potentially evoking different responses. Impacts from increased light levels include disorientation from or attraction toward artificial sources of light; mortality from collisions with structures; and effects on light-sensitive cycles of species (e.g. breeding and migration for fauna and flowering in plants). The presence and intensity of artificial light may have most impact at the edges of adjacent vegetation. With the implementation of standard mitigation measures, the development is likely to result in a negligible impact to wildlife due to light spillage.

5.3.4 Increased human presence

Increased human activity associated with land uses within the development has the potential to disturb fauna that exist within the broader area. Examples of impacts included heightened vigilance and predator avoidance, which can disrupt foraging and roosting efficiency, or deter wildlife from using particular areas.

5.4. Management and compensatory measures

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

5.4.1 Avoidance Measures

The proposed development is located within an emerging community zone as per the Logan City Council Planning Scheme 2015. The proposed development has been designed to provide effective use of the entire lot, repurposing the current modified semi-rural residential land into an urban residential development to work in tandem with the approved development to the south (DA COM/21/2022). All impacted native trees onsite will be offset as stipulated under Section 3.1 of the LCC Planning Scheme.

5.4.2 Fauna Spotter Catcher

A registered and suitability qualified fauna spotter catcher/ecologist will be employed for the construction phase of the proposed development to implement a protocol of best management practices as required under State legislation. Significant habitat features, should any be identified onsite, will be flagged prior to clearing events and these areas supervised by an appropriately experienced ecologist. Identified within the clearing supervision protocol should be flagging of hollow bearing trees followed by the removal of vegetation surrounding them. After 24 to 72 hours, these trees should then be removed. Trees must be directionally felled into open or already cleared areas.

The objective of this is to enable hollow-dependent fauna an opportunity to move on their own accord as many species utilise multiple den/roost sites within a given home range. Certain areas would be identified and flagged as significant such as old-growth trees with hollow resources and on-site identification to construction personnel will help reduce/avoid clearing. Where required, native fauna situated within areas to be cleared will be relocated to a secure area of similar habitat prior to the commencement of vegetation clearance works by a registered fauna spotter/catcher. Should any removal and relocation of nests be required, it is to be undertaken by a suitably qualified and experienced persons and advice sought where necessary.

5.4.3 Fauna Management Protocols

Under Queensland's *Nature Conservation Act 1992*, all native fauna are protected and as such the following activities are required to ensure that vegetation removal and construction does not adversely affect native fauna species:

- Immediately prior to the commencement of clearing of native vegetation, a daily visual inspection of the area must be carried out;
- In the event of an animal being located, an area of 5 metres radius should be established around the tree, excluding machinery from this area until the animal has relocated (usually overnight);
- If an animal requires relocating, this must be undertaken by a suitable qualified fauna expert (e.g. fauna spotter-catcher) recognised by the Queensland Parks and Wildlife Service;

- Any native fauna orphaned or injured by the development process must be reported to the Queensland Parks and Wildlife Service; and
- The site supervisor is responsible for the safe management of site fauna and implementation of these specific fauna requirements.

5.4.4 Species Management Program

A species management program will be developed to address the management of impacts to potential animal breeding habitat for identified *Nature Conservation (Animals) Regulation 2020* (NCAR) species. A SMP is required if a proposed activity will impact breeding places with respect to:

- Protected animals classified as extinct in the wild, critically endangered, endangered, vulnerable, near threatened (EVNT), special least concern, colonial breeder or least concern;
- Least Concern animals that are colonial breeders; and
- Least Concern animals where proposed tampering with a breeding place may have impacts on the broader population of that species of animal.

The species scope of the plan is to:

- Provide the results of animal breeding places surveys undertaken within the project impact area;
- Identify and outline potential impacts and management strategies to minimise impact when interacting with animal breeding places for any EVNT, special least concern, colonial breeding or least concern species or colonies of colonial breeding species within the project impact area;
- Provide a working arrangement for activities that may require tampering with animal breeding places, to satisfy the legislative requirements of the Nature Conservation Act 1992 (NCA); and
- Identify monitoring and reporting requirements.

6. Conclusion

This EAR was prepared on behalf of Vista Land QLD Pty Ltd who seek to develop land at 393-397 Logan Reserve Road, Logan Reserve, to deliver a residential development and relevant infrastructure. This EAR provides a contemporary review of the ecological values across the site in accordance with Commonwealth, State and Local Government Legislation.

Overall, the following conclusions were made:

- The site has been used as a rural residential allotment with modification across the site including the construction of a single dam, a residential dwelling, clearing and associated infrastructure. Only scattered trees are present across the site. are
- The site is mapped entirely as Category X (non-remnant) under the VMA, with the only ecological features on-site being local council biodiversity overlays.
- A total of sixty-one (61) flora species were recorded across the site, of which twenty-one (21) were considered native species and forty (40) introduced / invasive species.
- A total of fourteen (14) fauna species were observed within the assessment area or as fly-over species during the field survey effort in June 2026. Most fauna species observed are common urban and peri-urban species.

Impacts are predicted to the LCC Biodiversity MLES and Secondary Vegetation Management overlays mapped across site. Therefore, an environmental offset in accordance with SC3.1 – Environmental Offset Standards in Planning Scheme Policy 3 – Environmental Management, may be required where impacts to native vegetation are not deemed to be compensated for via restoration and rehabilitation onsite. The offset will be calculated to the cost of **$149.99 per native tree** greater than 100mm DSH or **$299.98 per native habitat tree** greater than 700mm DSH or/and with hollows, being impacted. A total of 25 native trees (>100 mm DSH) including 3 LCC native habitat trees are proposed to be removed resulting a financial contribution of $4,349.71

7. Appendices

Appendix A

Environment Protection and Biodiversity Conservation Act 1999
Protected Matters Report

Appendix B

Nature Conservation Act 1992
Wildlife Online Search Results

Appendix C

Environmental Searches

Appendix D

Response to Biodiversity Areas Trigger Overlay Code
Logan City Plan 2015

Appendix E

Tree Schedule

Appendix A

Environment Protection and Biodiversity Conservation Act 1999 Protected Matters Report

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: 10-Jun-2026

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:	7
Listed Threatened Species:	65
Listed Migratory Species:	14

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:	26
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:	14
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands) [Resource Information]

Ramsar Site Name	Proximity	Buffer Status
Moreton bay	10 - 20km upstream from Ramsar site	In feature area

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	Threatened Category	Presence Text	Buffer Status
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	Community may occur within area	In feature area
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	Community likely to occur within area	In feature area
Lowland Rainforest of Subtropical Australia	Critically Endangered	Community may occur within area	In feature area
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	Community may occur within area	In feature 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	In feature area
Swamp Tea-tree (Melaleuca irbyana) Forest of South-east Queensland	Critically Endangered	Community may occur within area	In buffer area only
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community may occur within area	In feature 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	Threatened Category	Presence Text	Buffer Status
BIRD			

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

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Geophaps scripta scripta](#) Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area	In feature area
[Grantiella picta](#) Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area	In feature area
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Lathamus discolor](#) Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
[Limnodromus semipalmatus](#) Asian Dowitcher [843]	Vulnerable	Species or species habitat may occur within area	In buffer area only
[Numenius madagascariensis](#) Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Pachyptila turtur subantarctica](#) Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
[Rostratula australis](#) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area
[Stagonopleura guttata](#) Diamond Firetail [59398]	Vulnerable	Species or species habitat may occur within area	In feature area
[Tringa nebularia](#) Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
[Turnix melanogaster](#) Black-breasted Button-quail [923]	Vulnerable	Species or species habitat likely to occur within area	In feature area
FISH			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Maccullochella mariensis Mary River Cod [83806]	Endangered	Translocated population known to occur within area	In buffer area only
FROG			
Mixophyes fleayi Fleay's Frog [25960]	Endangered	Species or species habitat may occur within area	In feature area
INSECT			
Argynnis hyperbius inconstans Australian Fritillary [88056]	Critically Endangered	Species or species habitat may occur within area	In feature area
MAMMAL			
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Endangered	Species or species habitat may occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area	In feature area
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat likely to occur within area	In feature area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Petrogale penicillata Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat may occur within area	In buffer area only
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 likely to occur within area	In feature area
Potorous tridactylus tridactylus Long-nosed Potoroo (northern) [66645]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Pseudomys novaehollandiae](#) Pookila, New Holland Mouse [96]	Vulnerable	Species or species habitat may occur within area	In feature area
[Pteropus poliocephalus](#) Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
PLANT			
[Arthraxon hispidus](#) Hairy-joint Grass [9338]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Bosistoa transversa](#) Three-leaved Bosistoa, Yellow Satinheart [16091]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
[Coleus habrophyllus listed as Plectranthus habrophyllus](#) [91378]	Endangered	Species or species habitat likely to occur within area	In buffer area only
[Corchorus cunninghamii](#) Native Jute [14659]	Endangered	Species or species habitat likely to occur within area	In buffer area only
[Croton mamillatus](#) Bahrs Scrub Croton [84796]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only
[Cryptocarya foetida](#) Stinking Cryptocarya, Stinking Laurel [11976]	Vulnerable	Species or species habitat may occur within area	In buffer area only
[Cryptostylis hunteriana](#) Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat may occur within area	In buffer area only
[Cupaniopsis shirleyana](#) Wedge-leaf Tuckeroo [3205]	Vulnerable	Species or species habitat may occur within area	In feature area
[Dichanthium setosum](#) bluegrass [14159]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diploglottis campbellii Small-leaved Tamarind [21484]	Endangered	Species or species habitat may occur within area	In feature area
Endiandra floydii Floyd's Walnut, Crystal Creek Walnut [52955]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Fontainea venosa [24040]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Gossia gonoclada Angle-stemmed Myrtle [78866]	Endangered	Species or species habitat likely to occur within area	In feature 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	In feature 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	In feature area
Notelaea lloydii Lloyd's Olive [15002]	Vulnerable	Species or species habitat may occur within area	In feature area
Notelaea x ipsviciensis listed as Notelaea ipsviciensis Cooneana Olive [93460]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Owenia cepiodora Onionwood, Bog Onion, Onion Cedar [11344]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Persicaria elatior Knotweed, Tall Knotweed [5831]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Phaius australis Lesser Swamp-orchid [5872]	Endangered	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Planchonella eerwah Shiny-leaved Condoo, Black Plum, Wild Apple [17340]	Endangered	Species or species habitat likely to occur within area	In feature area
Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Rhodomyrtus psidioides Native Guava [19162]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Samadera bidwillii Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Sophora fraseri [8836]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Vincetoxicum woollsii listed as Tylophora woollsii Cryptic Forest Twiner [40080]	Endangered	Species or species habitat may occur within area	In buffer area only
REPTILE			
Coeranoscincus reticulatus Three-toed Snake-tooth Skink [59628]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Delma torquata Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat may occur within area	In feature area
Furina dunmalli Dunmall's Snake [59254]	Vulnerable	Species or species habitat may occur within area	In feature area
Hemiaspis damelii Grey Snake [1179]	Endangered	Species or species habitat likely to occur within area	In feature area
Listed Migratory Species			[Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Cuculus optatus			
Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area	In feature area
Hirundapus caudacutus			
White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Motacilla flava			
Yellow Wagtail [644]		Species or species habitat may occur within area	In buffer area only
Migratory Wetlands Species			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Calidris acuminata			
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea			
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos			
Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Charadrius leschenaultii			
Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii			
Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Limnodromus semipalmatus			
Asian Dowitcher [843]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Numenius madagascariensis			
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pandion haliaetus			
Osprey [952]		Species or species habitat likely to occur within area	In feature area
Tringa nebularia			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Anseranas semipalmata			
Magpie Goose [978]		Species or species habitat may occur within area overfly marine area	In feature area
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Bubulcus ibis as Ardea ibis			
Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata			
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea			
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Calidris melanotos](#) Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
[Charadrius leschenaultii](#) Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
[Haliaeetus leucogaster](#) White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
[Lathamus discolor](#) Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
[Limnodromus semipalmatus](#) Asian Dowitcher [843]	Vulnerable	Species or species habitat may occur within area overfly marine area	In buffer area only
[Merops ornatus](#) Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
[Monarcha melanopsis](#) Black-faced Monarch [609]		Species or species habitat likely to occur within area overfly marine area	In feature area
[Motacilla flava](#) Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat likely to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat likely to occur within area	In buffer area only
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In feature area
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Sterna striata White-fronted Tern [799]		Migration route may occur within area	In feature area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat likely to occur within area overfly marine area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Berrinba Wetlands	Nature Refuge	QLD	In buffer area only
Buccan	Conservation Park	QLD	In buffer area only

EPBC Act Referrals				[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Land clearing for proposed industrial development	2022/09427		Completed	In buffer area only
Logan and Gold Coast Faster Rail	2022/09439		Assessment	In buffer area only
Loganlea Station Relocation and Park 'n' Ride Expansion	2022/09348		Completed	In buffer area only
Controlled action				
Cedar Grove Connector Pipeline	2011/6013	Controlled Action	Completed	In buffer area only
Park Ridge residential, mixed use and medium impact industry precinct, Park Ridge, Queensland	2017/8090	Controlled Action	Post-Approval	In buffer area only
Not controlled action				
Bahrs Scrub residential community development, Qld	2013/6718	Not Controlled Action	Completed	In buffer area only
GCCC Northern Wastewater Strategy and associated Reclaimed Water Scheme - Stage	2001/282	Not Controlled Action	Completed	In feature area
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
Loganlea to Jimboomba 110kV network upgrade, SE Qld	2013/7035	Not Controlled Action	Completed	In feature area

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Logan River Marina	2003/1176	Not Controlled Action	Completed	In buffer area only
Marsden Parks Depot, Marsden, Qld	2018/8378	Not Controlled Action	Completed	In buffer area only
Residential Development including Drainage Swale as Stormwater Infrastructure	2009/4910	Not Controlled Action	Completed	In buffer area only
Residential subdivision Lots 15 & 16 and associated access roads	2011/5804	Not Controlled Action	Completed	In buffer area only
Woodlands Residential development (Villages 4 and 6, Waterford, Qld	2013/6828	Not Controlled Action	Completed	In buffer area only

Bioregional Assessments			[Resource Information]
SubRegion	BioRegion	Website	Buffer Status
Clarence-Moreton	Clarence-Moreton	BA website	In buffer area only

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 is 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 on the contents of this report.

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 point locations and environmental data layers.

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 when time permits.

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 breeding sites; and
- 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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Appendix B

Nature Conservation Act 1992

Wildlife Online Search Results

Queensland WildNet species list

Location search by: Specified Central Point
Sighting record period: Records since 1980
Species: All
Sensitive species: All
Conservation significant: Yes
Vetting stage: All
Latitude: -27.8411
Longitude: 153.2676
Distance: 5km
Kingdom: All
Phylum: All
Class: All
Order: All
Family: All
Genus: All
Status jurisdiction: All
Status code: All
Establishment: All
Pest status: All
Conservation plan: All
Species profile: All
Protected area: All
Conservation area: All
Recovery plan: All
Date extracted: Tuesday 07 Jul 2026 02:07:29
The number of records retrieved = 70

Disclaimer

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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.

WN Taxon ID	Kingdom	Class	Family	Scientific name	Common name	NCA status	EPBC status	Superseded	Establishment	Sensitive species	Sighting records	Specimen records	Sighting summary
18168	Animalia	Actinopterygii	Eleotridae	Mogurnda adspersa	southern purplespotted gudgeon		E	No	QA	No	30	0	30
706	Animalia	Amphibia	Limnodynastidae	Adelotus brevis	tusked frog	V		No	QA	No	37	37	37
1728	Animalia	Aves	Accipitridae	Erythrotriorchis radiatus	red goshawk	E	E	No	QA	No	1	0	1
1971	Animalia	Aves	Apodidae	Hirundapus caudacutus	white-throated needletail	V	V	No	QAI	No	1	0	1
22494	Animalia	Aves	Cacatuidae	Calyptorhynchus lathami lathami	glossy black-cockatoo (eastern)	V	V	No	QA	No	17	0	17
1107	Animalia	Aves	Strigidae	Ninox strenua	powerful owl	V		No	QA	No	20	0	20
836	Animalia	Mammalia	Ornithorhynchidae	Ornithorhynchus anatinus	platypus	SL		No	QA	No	4	0	4
860	Animalia	Mammalia	Phascolarctidae	Phascolarctos cinereus	koala	E	E	No	QA	No	111	0	111
2455	Animalia	Mammalia	Pseudocheiridae	Petauroides volans volans	southern greater glider	E	E	No	QA	No	1	0	1
962	Animalia	Mammalia	Pteropodidae	Pteropus poliocephalus	grey-headed flying-fox	C	V	No	QA	No	6	0	6
838	Animalia	Mammalia	Tachyglossidae	Tachyglossus aculeatus	short-beaked echidna	SL		No	QAI	No	3	0	3
11702	Plantae	Equisetopsida	Amaryllidaceae	Proiphys cunninghamii	Moreton Bay lily	SL		No	NTQ	No	3	1	3
41645	Plantae	Equisetopsida	Apocynaceae	Leichhardtia coronata		V		No	NTQ	No	2	2	2
12776	Plantae	Equisetopsida	Arecaceae	Livistona australis	cabbage tree palm	SL		No	NTQ	No	1	0	1
41723	Plantae	Equisetopsida	Blechnaceae	Blechnum medium		SL		No	NTQ	No	1	0	1
41991	Plantae	Equisetopsida	Blechnaceae	Blechnum spinulosum		SL		No	NTQ	No	2	1	2
41611	Plantae	Equisetopsida	Blechnaceae	Telmatoblechnum indicum		SL		No	NTQ	No	1	0	1
16766	Plantae	Equisetopsida	Campanulaceae	Lobelia purpurascens	white root	SL		No	NTQ	No	3	0	3
15918	Plantae	Equisetopsida	Campanulaceae	Wahlenbergia gracilis	sprawling bluebell	SL		No	NTQ	No	1	1	1
9895	Plantae	Equisetopsida	Corynocarpaceae	Corynocarpus rupestris subsp. arborescens	southern corynocarpus	V		No	NTQ	No	1	1	1
14432	Plantae	Equisetopsida	Dryopteridaceae	Lastreopsis decomposita	trim shield fern	SL		No	NTQ	No	1	1	1
14433	Plantae	Equisetopsida	Dryopteridaceae	Lastreopsis marginans	glossy shield fern	SL		No	NTQ	No	1	1	1
11369	Plantae	Equisetopsida	Euphorbiaceae	Baloghia marmorata	jointed baloghia	V	V	No	NTQ	No	3	3	3
22330	Plantae	Equisetopsida	Euphorbiaceae	Mallotus megadontus		E		No	NTQ	No	1	1	1
3021	Plantae	Equisetopsida	Hydrocharitaceae	Ottelia ovalifolia subsp. ovalifolia		SL		No	NTQ	No	1	1	1
41024	Plantae	Equisetopsida	Lamiaceae	Coleus habrophyllus		E	E	No	NTQ	No	2	2	2
17577	Plantae	Equisetopsida	Lauraceae	Cryptocarya foetida	stinking cryptocarya	V	V	No	NTQ	No	3	3	3
41803	Plantae	Equisetopsida	Lauraceae	Endiandra wongawallanensis		E		No	NTQ	No	20	17	20
11705	Plantae	Equisetopsida	Laxmanniaceae	Cordyline congesta	Boonah palm lily	SL		No	NTQ	No	2	0	2
10791	Plantae	Equisetopsida	Leguminosae	Sophora fraseri	brush sophora	V	V	No	NTQ	No	2	1	2
17256	Plantae	Equisetopsida	Myrtaceae	Eucalyptus curtisii	Plunkett mallee	NT		No	NTQ	No	1	1	1
27386	Plantae	Equisetopsida	Myrtaceae	Gossia gonoclada		CR	E	No	NTQ	No	2	2	2
27387	Plantae	Equisetopsida	Myrtaceae	Gossia hillii		CR		No	NTQ	No	5	2	5
14255	Plantae	Equisetopsida	Myrtaceae	Rhodamnia rubescens	scrub turpentine	CR	CE	No	NTQ	No	2	0	2
16290	Plantae	Equisetopsida	Myrtaceae	Rhodomyrtus psidioides	native guava	CR	CE	No	NTQ	No	3	0	3
16048	Plantae	Equisetopsida	Myrtaceae	Syzygium moorei	Durobby	V	V	No	NTQ	No	1	1	1
14087	Plantae	Equisetopsida	Orchidaceae	Acianthus fornicatus	pixie caps	SL		No	NTQ	Yes	2	2	2
14760	Plantae	Equisetopsida	Orchidaceae	Calanthe triplicata	christmas orchid	SL		No	NTQ	Yes	2	0	2
9260	Plantae	Equisetopsida	Orchidaceae	Chiloglottis sylvestris		SL		No	NTQ	Yes	1	1	1
14727	Plantae	Equisetopsida	Orchidaceae	Corybas aconitiflorus		SL		No	NTQ	Yes	1	1	1

WN Taxon ID	Kingdom	Class	Family	Scientific name	Common name	NCA status	EPBC status	Superseded	Establishment	Sensitive species	Sighting records	Specimen records	Sighting summary
17506	Plantae	Equisetopsida	Orchidaceae	Cymbidium suave		SL		No	NTQ	Yes	2	0	2
13280	Plantae	Equisetopsida	Orchidaceae	Dendrobium aemulum	ironbark orchid	SL		No	NTQ	Yes	2	0	2
12834	Plantae	Equisetopsida	Orchidaceae	Dendrobium gracilicaule	slender orchid	SL		No	NTQ	Yes	2	0	2
14634	Plantae	Equisetopsida	Orchidaceae	Dendrobium monophyllum		SL		No	NTQ	Yes	3	0	3
14631	Plantae	Equisetopsida	Orchidaceae	Dendrobium speciosum		SL		No	NTQ	Yes	3	0	3
12831	Plantae	Equisetopsida	Orchidaceae	Dendrobium tetragonum	tree spider orchid	SL		No	NTQ	Yes	2	0	2
5798	Plantae	Equisetopsida	Orchidaceae	Dockrillia mortii		SL		No	NTQ	Yes	2	0	2
5671	Plantae	Equisetopsida	Orchidaceae	Dockrillia teretifolia	rat's tail orchid	SL		No	NTQ	Yes	3	0	3
12719	Plantae	Equisetopsida	Orchidaceae	Peristeranthus hillii		SL		No	NTQ	Yes	2	0	2
17354	Plantae	Equisetopsida	Polypodiaceae	Drynaria rigidula		SL		No	NTQ	No	1	0	1
11696	Plantae	Equisetopsida	Polypodiaceae	Platycerium bifurcatum		SL		No	NTQ	No	5	0	5
11697	Plantae	Equisetopsida	Polypodiaceae	Platycerium superbum	staghorn fern	SL		No	NTQ	No	6	0	6
6668	Plantae	Equisetopsida	Polypodiaceae	Pyrrosia confluens		SL		No	NTQ	No	1	0	1
16746	Plantae	Equisetopsida	Proteaceae	Macadamia integrifolia	macadamia nut	V	V	No	NTQ	No	10	3	10
16748	Plantae	Equisetopsida	Proteaceae	Macadamia tetraphylla		V	V	No	NTQ	No	1	0	1
18116	Plantae	Equisetopsida	Pteridaceae	Adiantum aethiopicum		SL		No	NTQ	No	6	0	6
21888	Plantae	Equisetopsida	Pteridaceae	Adiantum atroviride		SL		No	NTQ	No	1	0	1
18031	Plantae	Equisetopsida	Pteridaceae	Adiantum hispidulum		SL		No	NTQ	No	7	0	7
9284	Plantae	Equisetopsida	Pteridaceae	Adiantum hispidulum var. hispidulum		SL		No	NTQ	No	2	0	2
14887	Plantae	Equisetopsida	Pteridaceae	Adiantum silvaticum		SL		No	NTQ	No	1	1	1
9723	Plantae	Equisetopsida	Pteridaceae	Pellaea falcata		SL		No	NTQ	No	3	0	3
13800	Plantae	Equisetopsida	Pteridaceae	Pellaea paradoxa	heart fern	SL		No	NTQ	No	4	0	4
12191	Plantae	Equisetopsida	Rubiaceae	Randia moorei	spiny gardenia	E	E	No	NTQ	No	10	5	10
13637	Plantae	Equisetopsida	Sapindaceae	Cupaniopsis newmanii	long-leaved tuckeroo	NT		No	NTQ	No	7	2	7
5210	Plantae	Equisetopsida	Sapotaceae	Planchonella eerwah		E	E	No	NTQ	No	4	2	4
12604	Plantae	Equisetopsida	Sparrmanniaceae	Corchorus cunninghamii		E	E	No	NTQ	No	6	3	6
13017	Plantae	Equisetopsida	Sterculiaceae	Brachychiton acerifolius	flame tree	SL		No	NTQ	No	1	0	1
7389	Plantae	Equisetopsida	Sterculiaceae	Brachychiton sp. (Ormeau L.H.Bird AQ435851)	Ormeau bottle tree	CR	CE	No	NTQ	No	11	11	11
13998	Plantae	Equisetopsida	Thelypteridaceae	Christella dentata	creek fern	SL		No	NTQ	No	8	0	8
12308	Plantae	Equisetopsida	Xanthorrhoeaceae	Xanthorrhoea macronema		SL		No	NTQ	No	1	0	1

CODES

NCA - 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).

EPBC - 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.

Queensland Government Species lists (WildNet database) - Extract Date 07/07/2026 at 02:07:29

Appendix C

Environmental Searches



Environmental Searches

393-397 Logan Reserve Rd, Logan Reserve, QLD 4133

Vista Land Qld Pty Ltd

Our Reference: J13234
16 June 2026



Saunders Havill

PATHWAYS TO SUCCESS

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Property attributes	
Address	393-397 Logan Reserve Rd, Logan Reserve, QLD 4133
Lot/plan(s)	30RP223179
Area (ha)	Total area: 1.37 hectares (ha)
Local government area	Logan City Council

1. Federal Matters of National Environmental Significance

1.1 Protected Matters

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 (Ramsar Wetlands)	1
Great Barrier Reef Marine Park	None
Commonwealth Marine Area	None
Listed Threatened Ecological Communities	7
Listed Threatened Species	65
Listed Migratory Species	14

1.2 Listed Threatened Ecological Communities

Community	Status	RE Mapped (On-site or within 100m of site)
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	No
Lowland Rainforest of Subtropical Australia	Critically Endangered	No
Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions	Endangered	No
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	No
Swamp Tea-tree (Melaleuca irbyana) Forest of South-east Queensland	Critically Endangered	No
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	No
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	No

2. State Matters

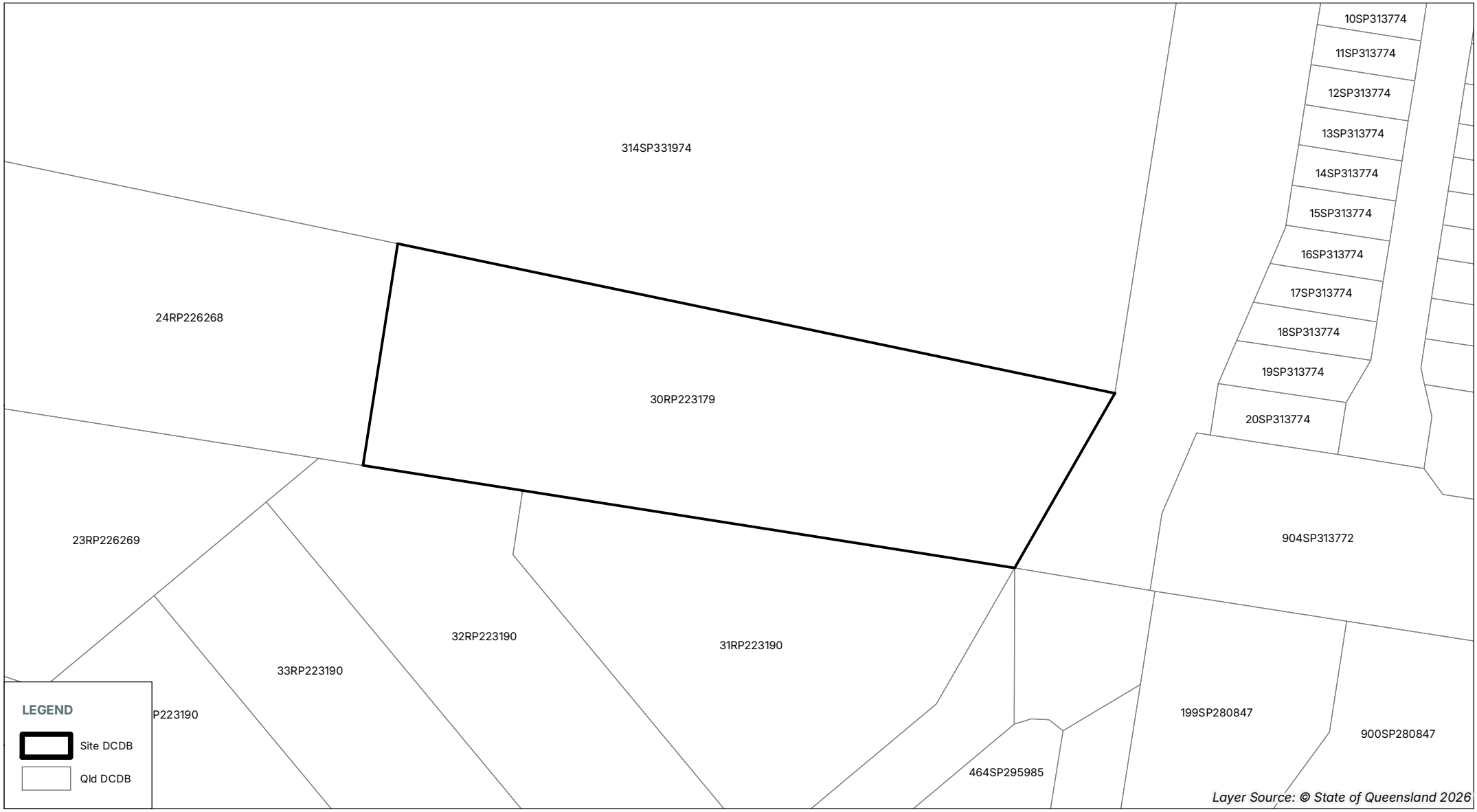
2.1 Vegetation Management Act 1999 and subordinate legislation			
Regional Ecosystem	VMA status	Category	Area (ha)
Non-Remnant Vegetation	None	X	1.37
Essential Habitat		Not present	
Wetland/s		Not present	
Bioregion		Coastal bioregions and sub-regions	
2.2 Nature Conservation Act 1992 and subordinate legislation			
Protected Plants Flora Survey Trigger Map		Within 100m	
2.3 Koala Habitat Mapping			
Koala Priority Area (KPA)		Not present	
Koala Habitat Areas		Not present	
2.4 State Planning Policy Interactive Mapping System (selected environmental matters)			
SPP - Biodiversity		Not present	
SPP - Coastal Environment		Not present	
SPP - Water Quality		Not present	
SPP - Natural Hazards Risk and Resilience		Potential Impact Buffer	
2.5 Development Assessment Mapping System			
DAMS - Coastal Protection		Not present	
DAMS - Fish Habitat Areas		Not present	
2.6 Water Act 2000			
Watercourse Identification		Not present	
2.7 Highest Astronomical Tide (HAT)			
Highest Astronomical Tide		Not present	

3. Local matters — Logan City Council	
Zoning	Emerging Community zone
Precinct	Non-Applicable
Overlay — Acid Sulphate Soils	Potential and actual acid sulphate soils >5 metre AHD <= 20m AHD
Overlay — Biodiversity Areas Trigger	Biodiversity areas trigger
Overlay — Vegetation Management Areas	Secondary Vegetation Management Area
Overlay — Biodiversity Corridors	Not present
Overlay — Locally Significant Vegetation	Not present
Overlay — Matters of Local and/or State Environmental Significance	Matters of local ecological significance areas
Overlay — Ecological Significance	Ecological significance areas
Overlay — Bushfire Hazard	Bushfire hazard (Potential Impact Buffer) areas
Overlay — Landslide Hazard	Not present
Overlay — Flood Risk Areas	Low Flood Risk Area Moderate Flood Risk Area
Overlay — Heritage Areas	Not present
Overlay — Waterway Corridors and Wetlands	Not present

Site context

Environmental Searches

Map 01. Lot/Plan(s)



Environmental Searches

Map 02. Aerial Image (Current)



Environmental Searches

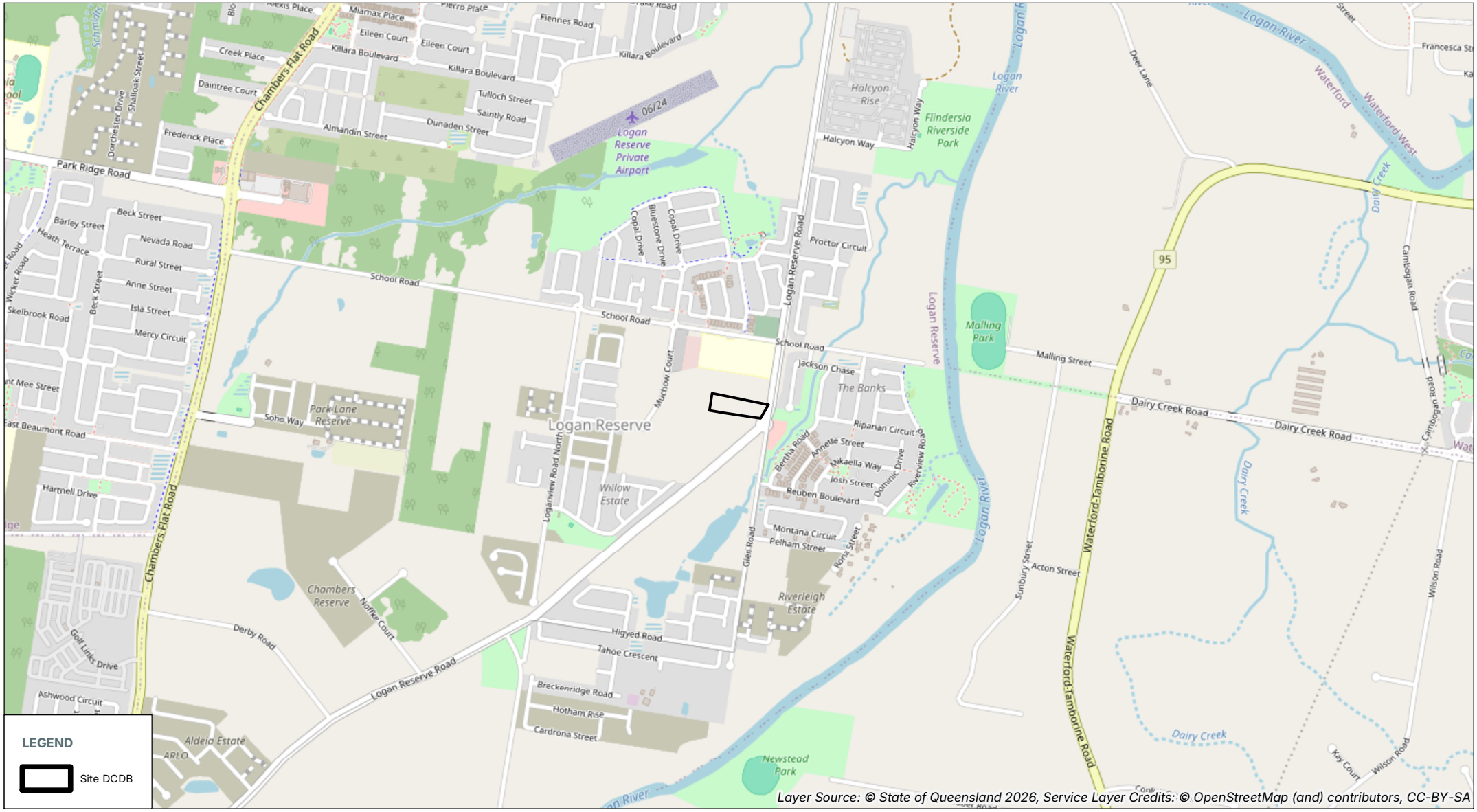
Map 03. Aerial Image (Historical)



Image Captured: 6 APRIL 1971

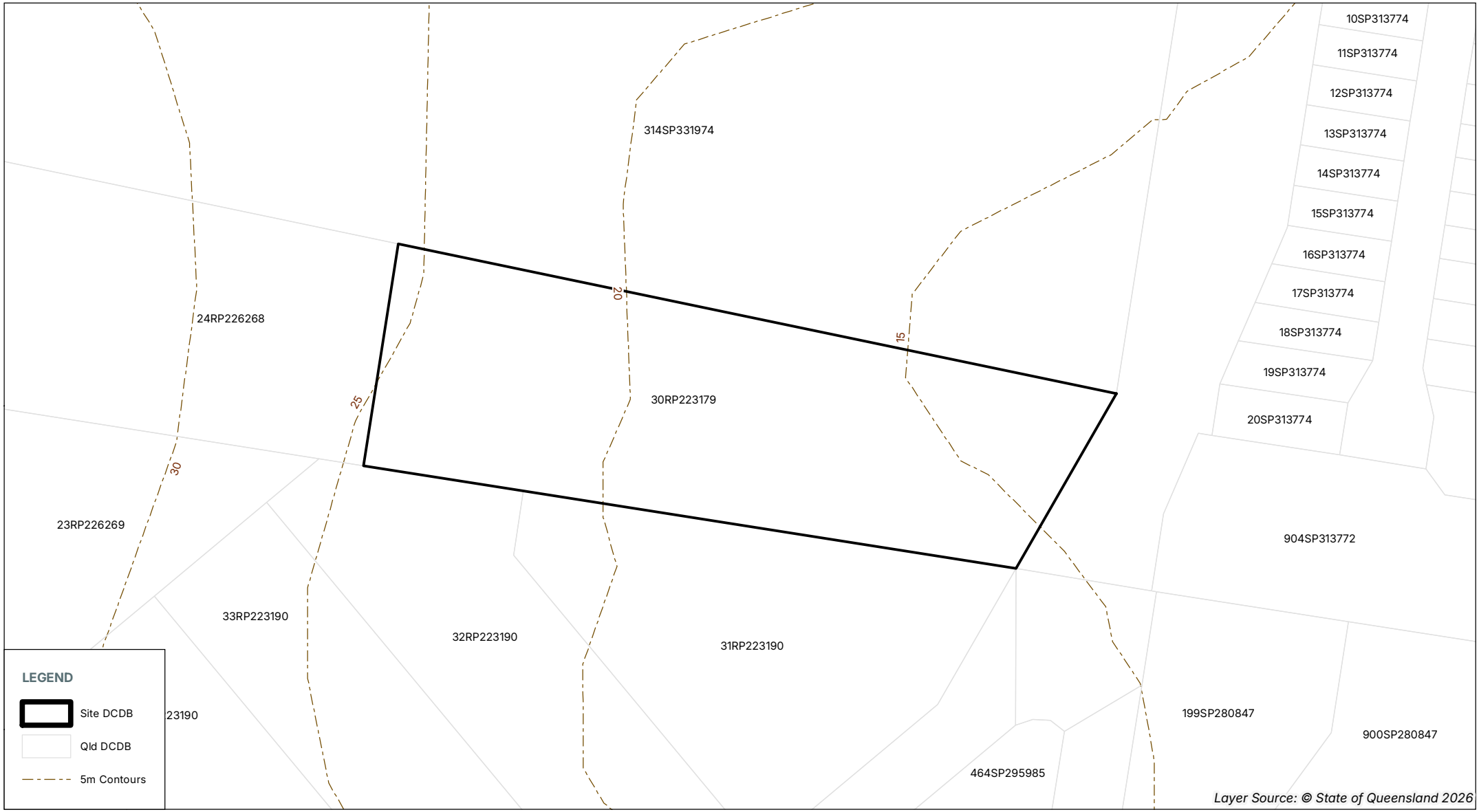
Environmental Searches

Map 04. Locality



Environmental Searches

Map 05. Contours (5m)



Environmental Searches

Map 06. Hillshade

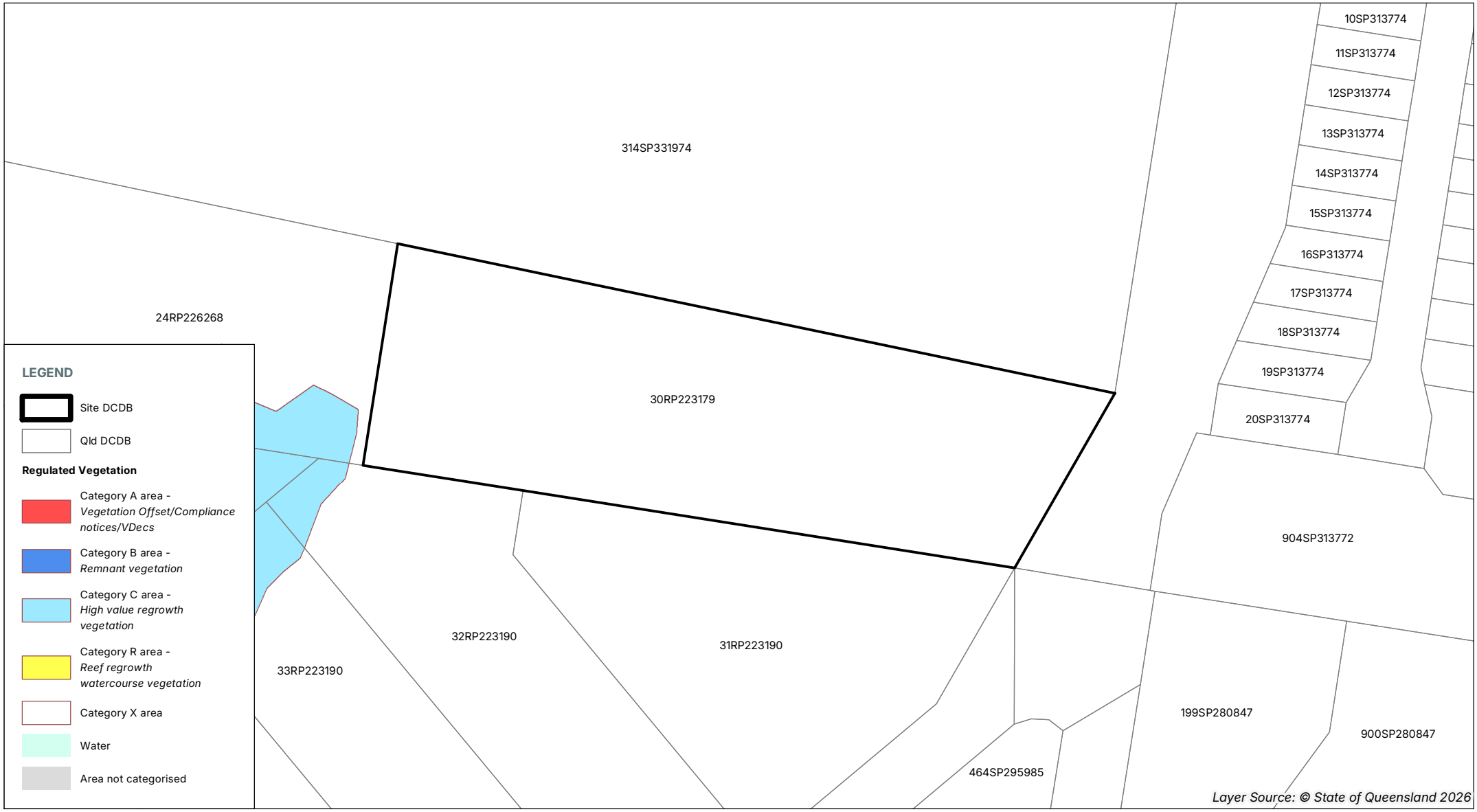


State matters

J13234 (16 June 2026)

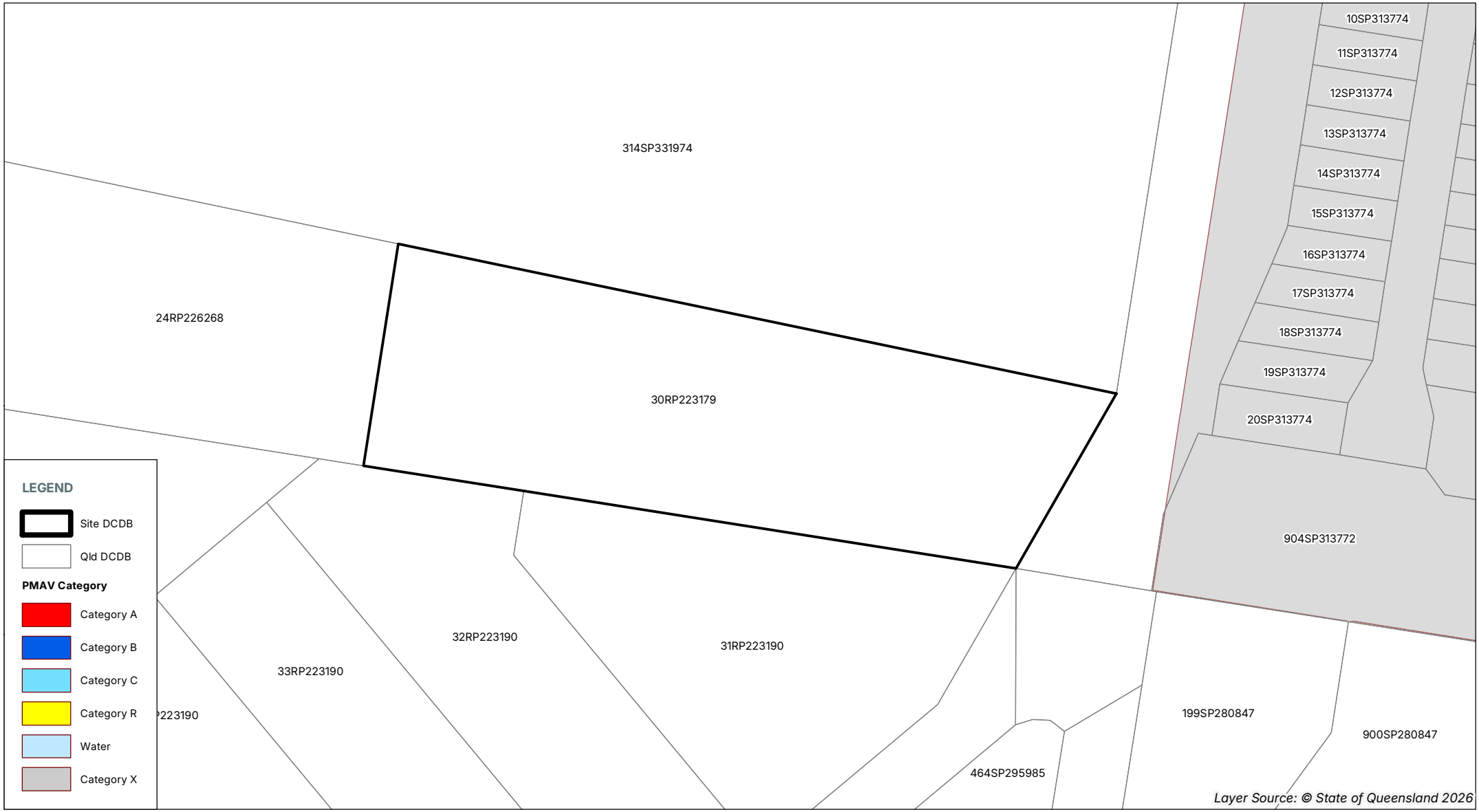
Environmental Searches

Map 07. Regulated Vegetation Management Map



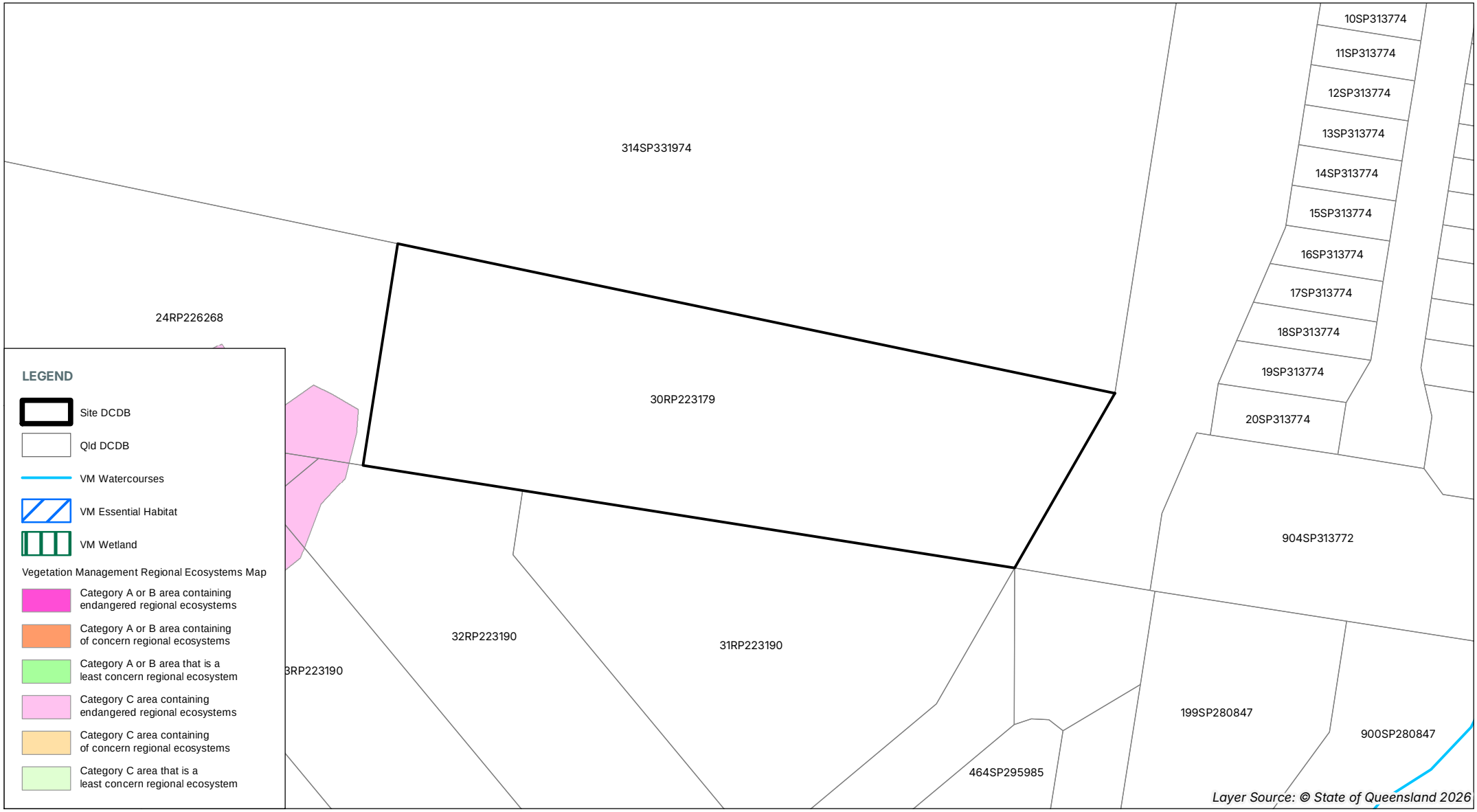
Environmental Searches

Map 08. Property Maps Assessable Vegetation



Environmental Searches

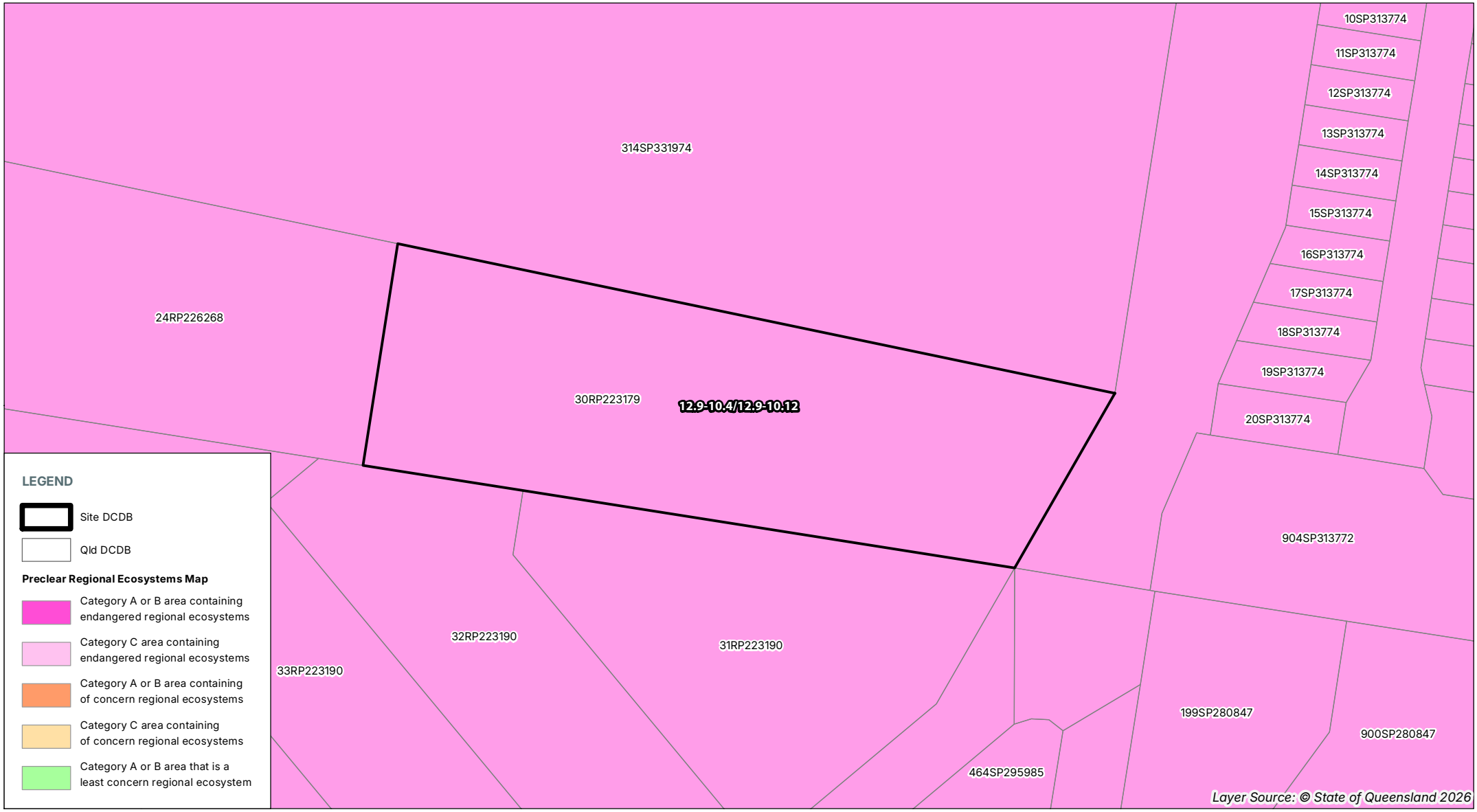
Map 09. Vegetation Management Regional Ecosystem Mapping



Disclaimer: Regional ecosystem locations are indicative only. For precise RE mapping, please visit:
https://qldglobe.information.qld.gov.au/ and enable the Vegetation management regional ecosystem map layers.

Environmental Searches

Map 10. Pre-clear Regional Ecosystems



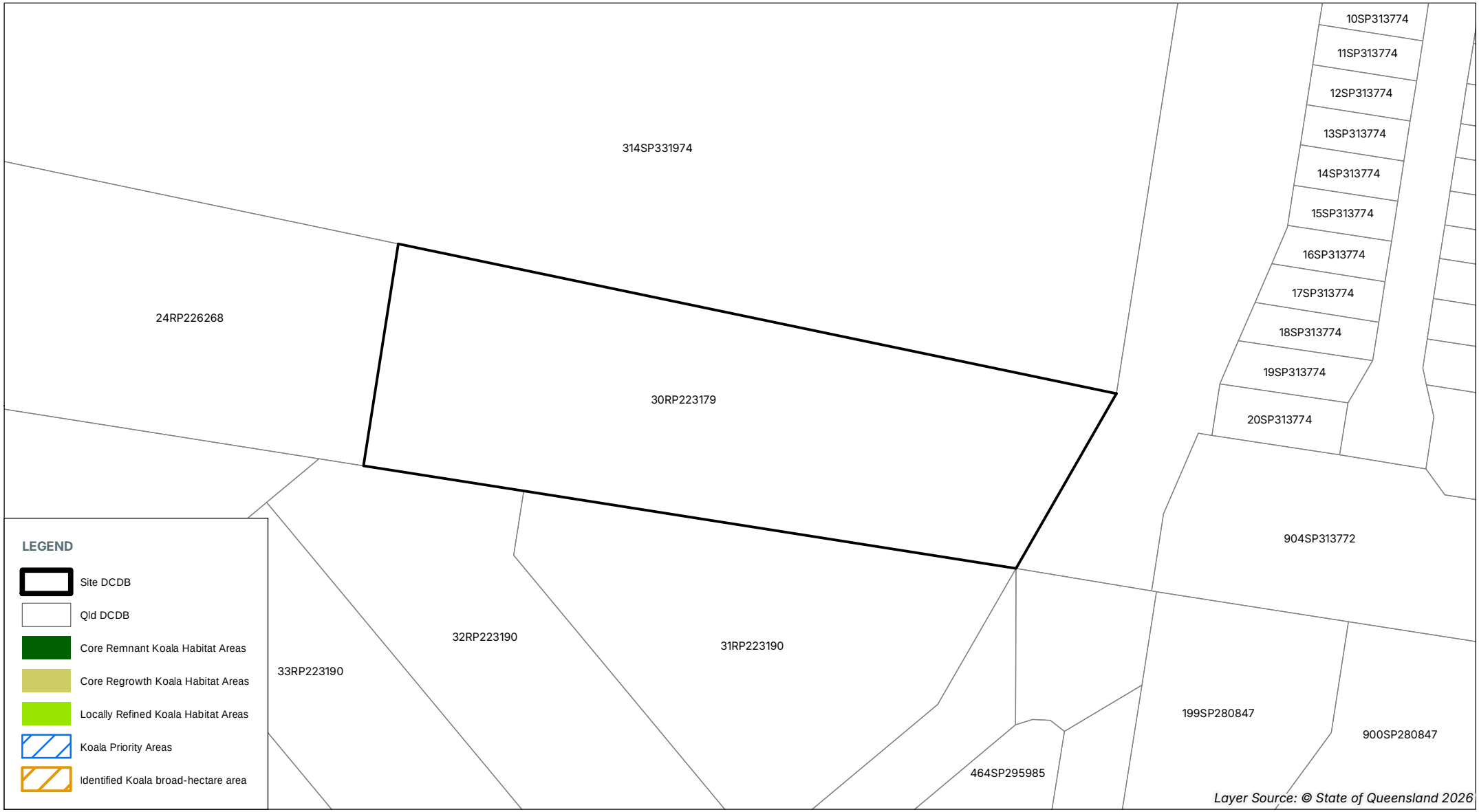
Environmental Searches

Map 11. Protected Plants Flora Survey Trigger Map



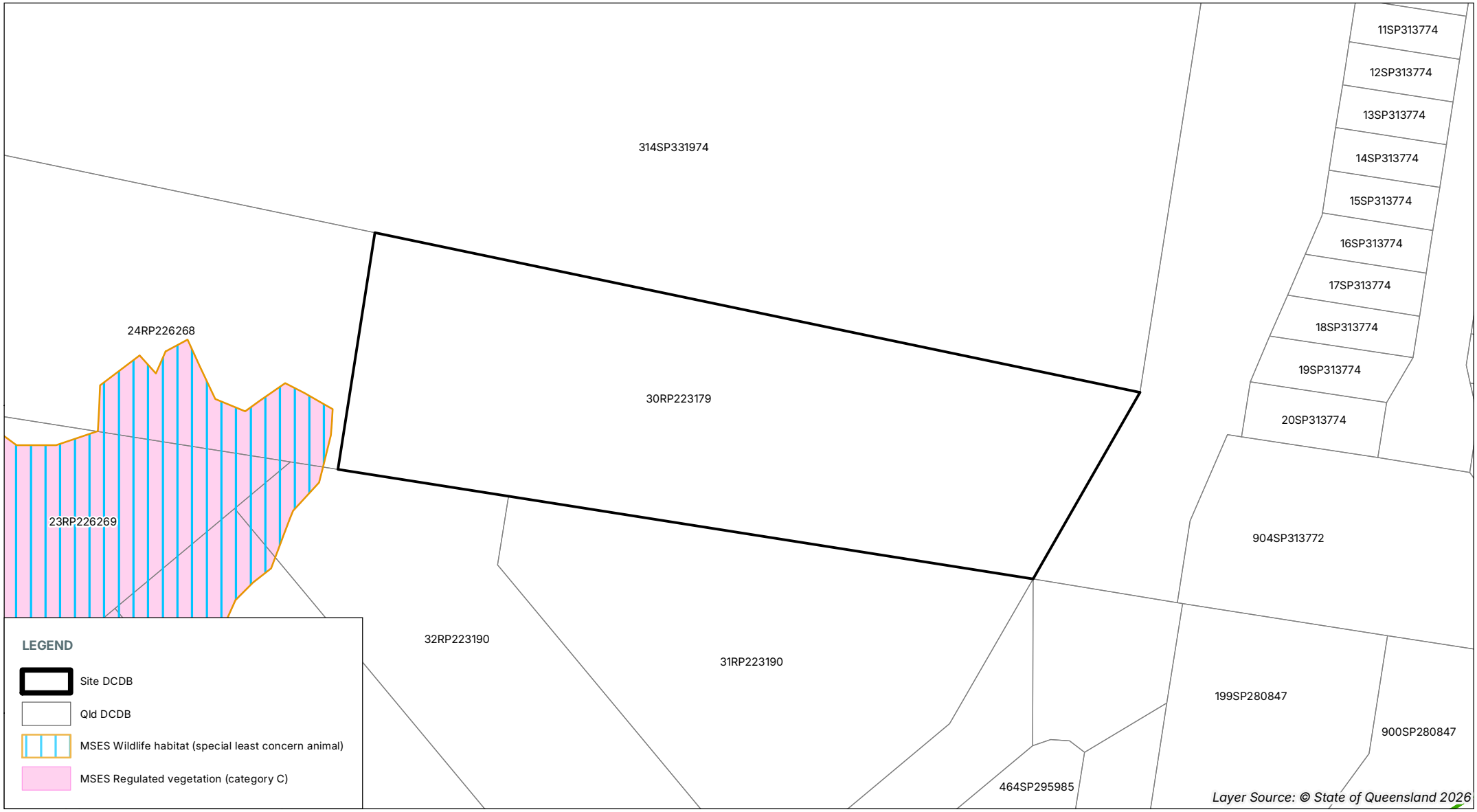
Environmental Searches

Map 12. Koala Priority Areas and Koala Habitat Areas



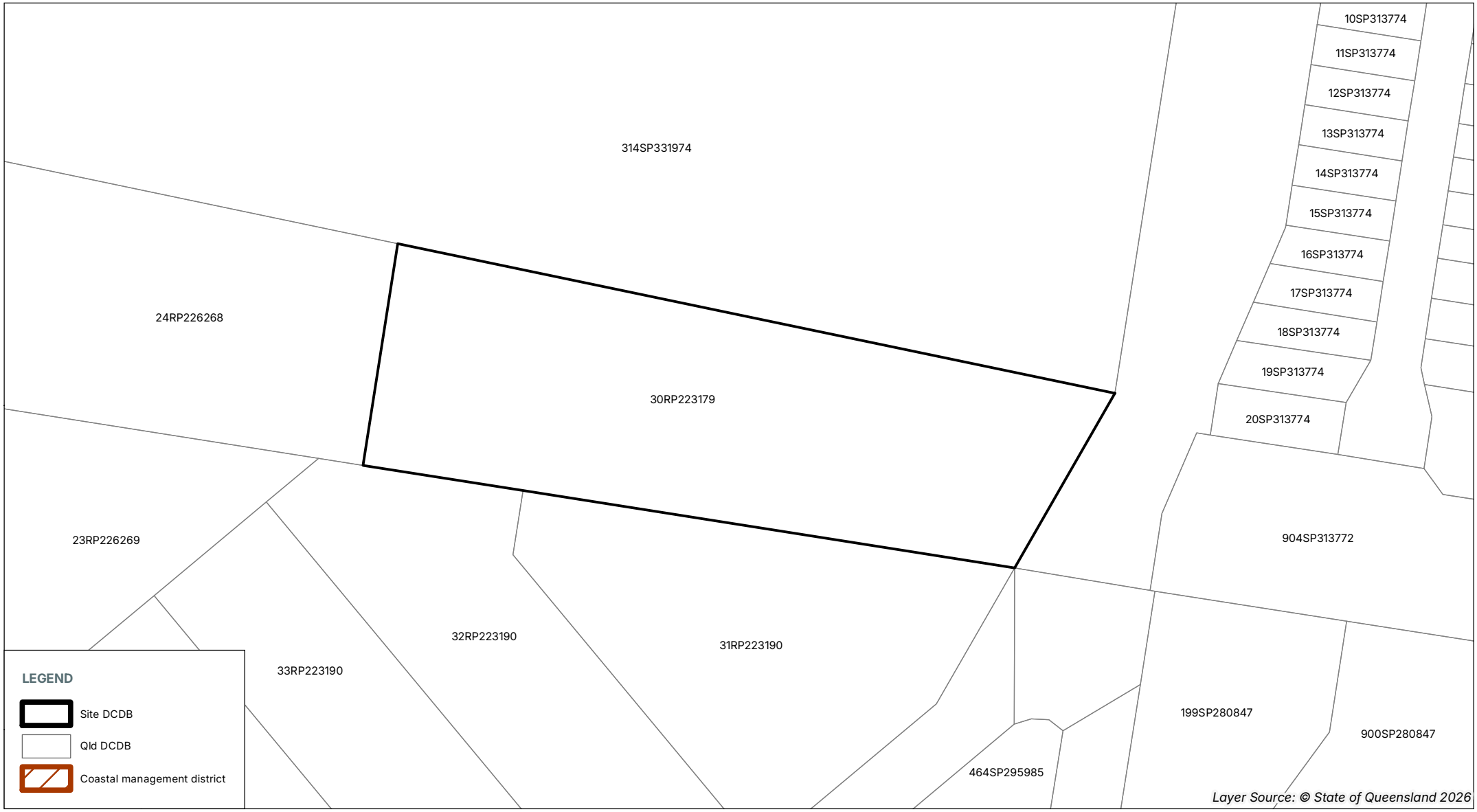
Environmental Searches

Map 13. SPP - Biodiversity



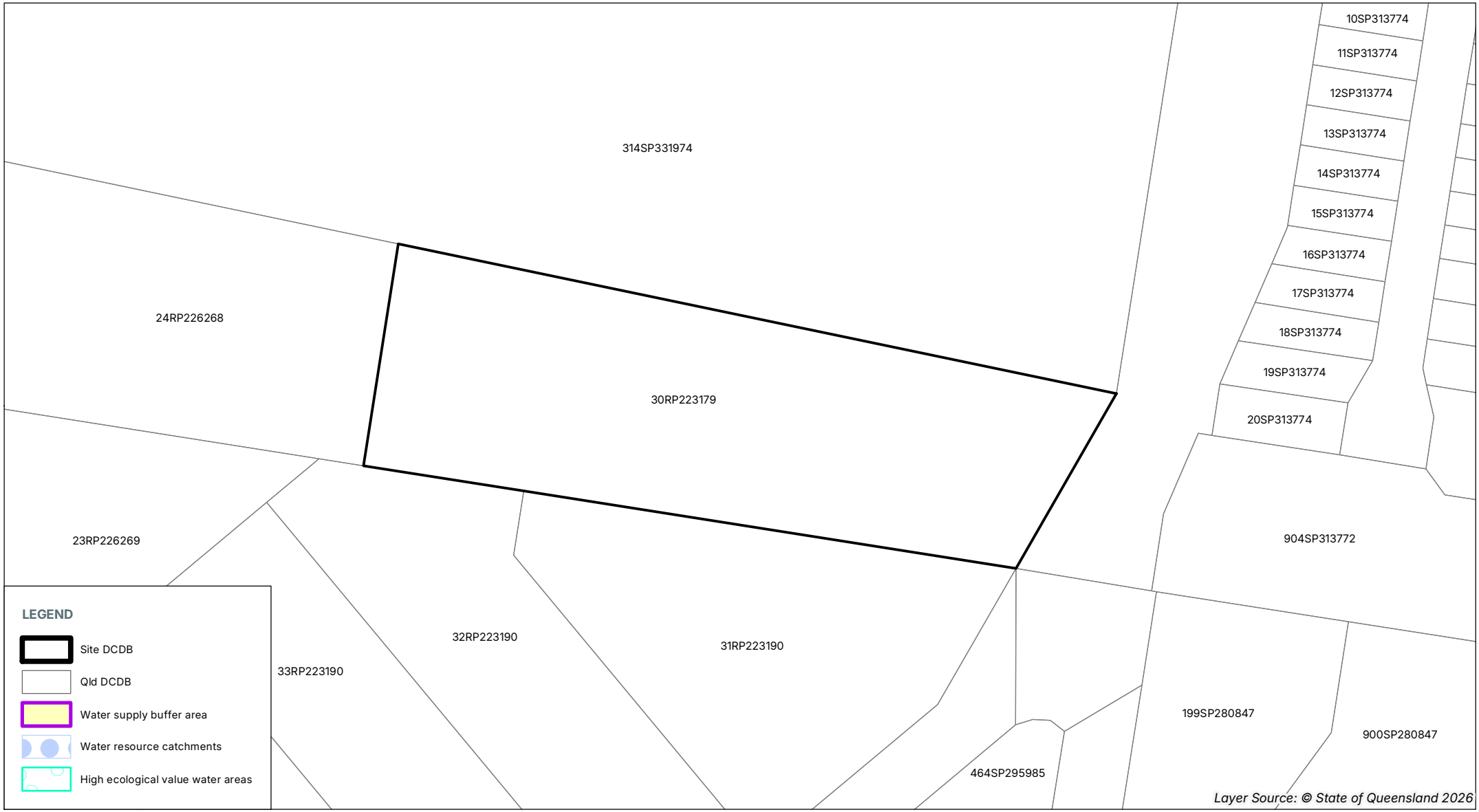
Environmental Searches

Map 14. SPP - Coastal Environment



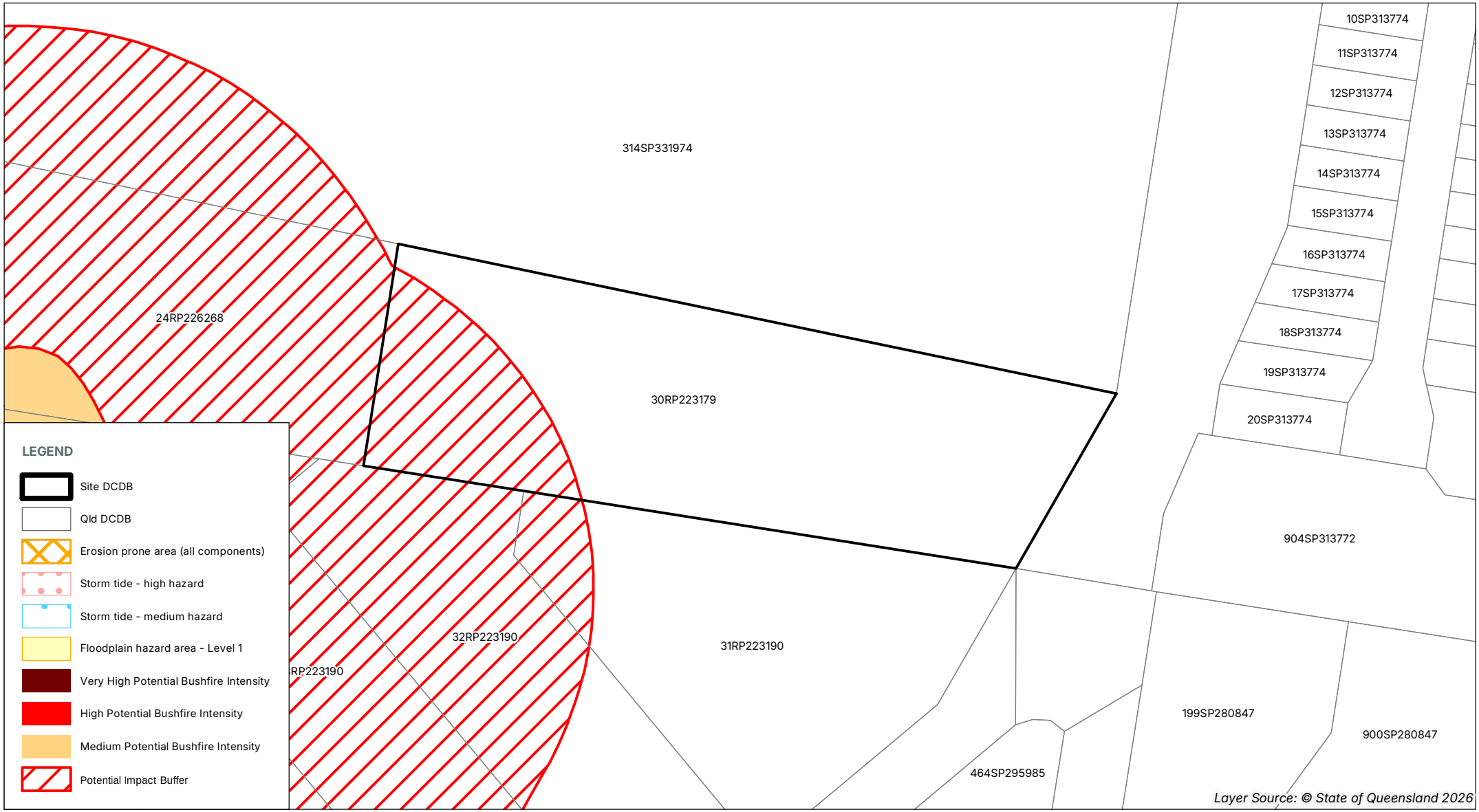
Environmental Searches

Map 15. SPP - Water Quality



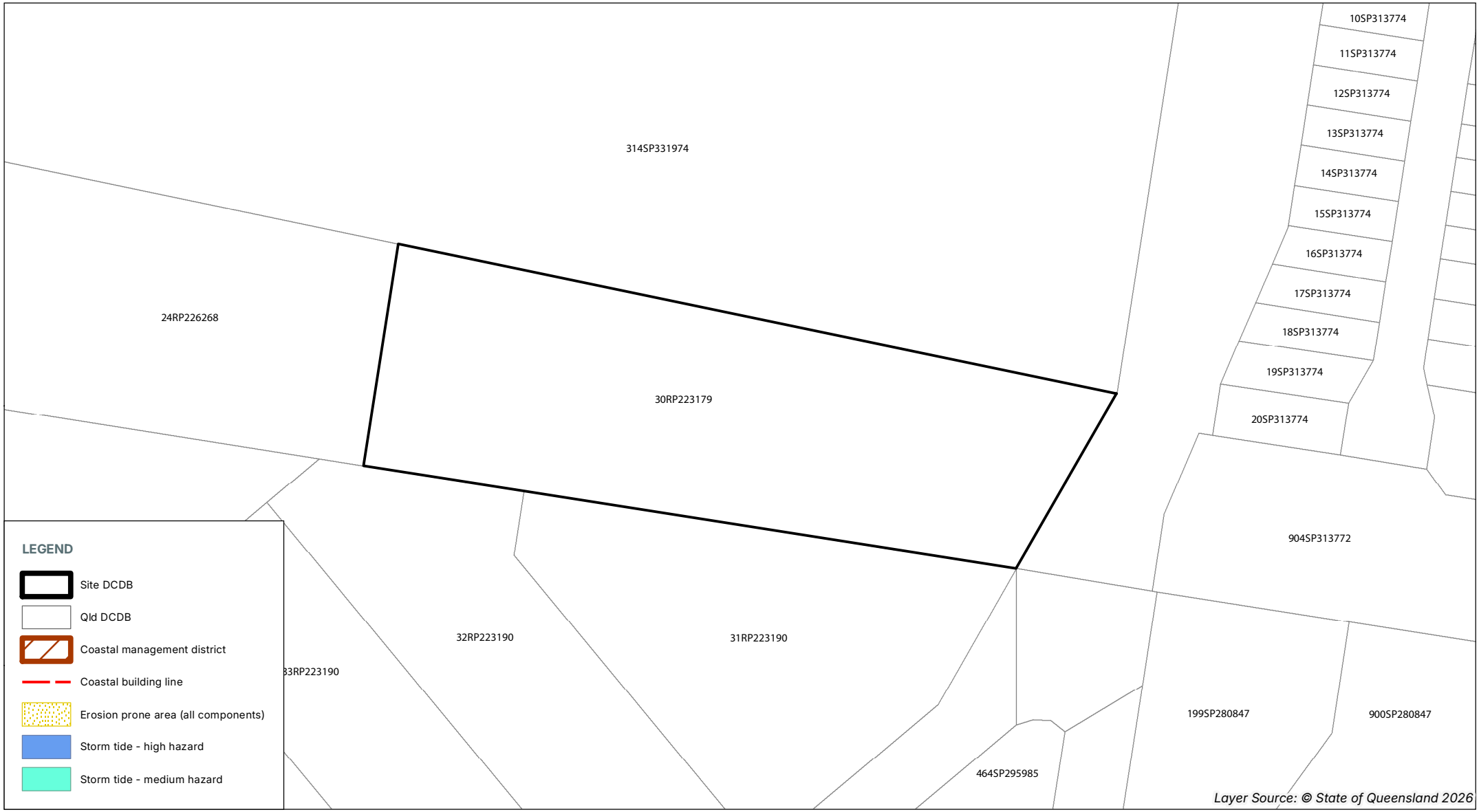
Environmental Searches

Map 16. SPP - Natural Hazards Risk and Resilience



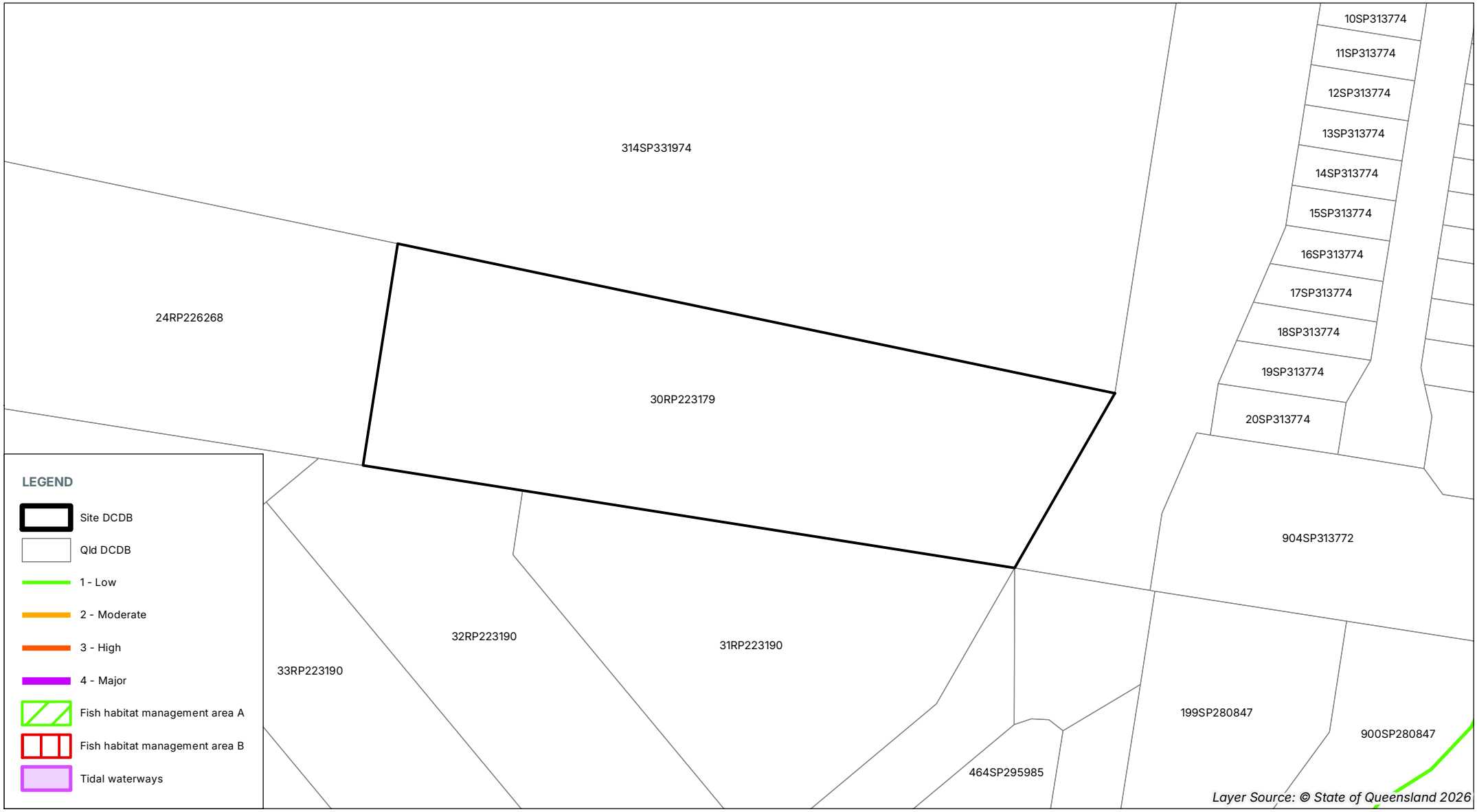
Environmental Searches

Map 17. DAMS - Coastal Protection



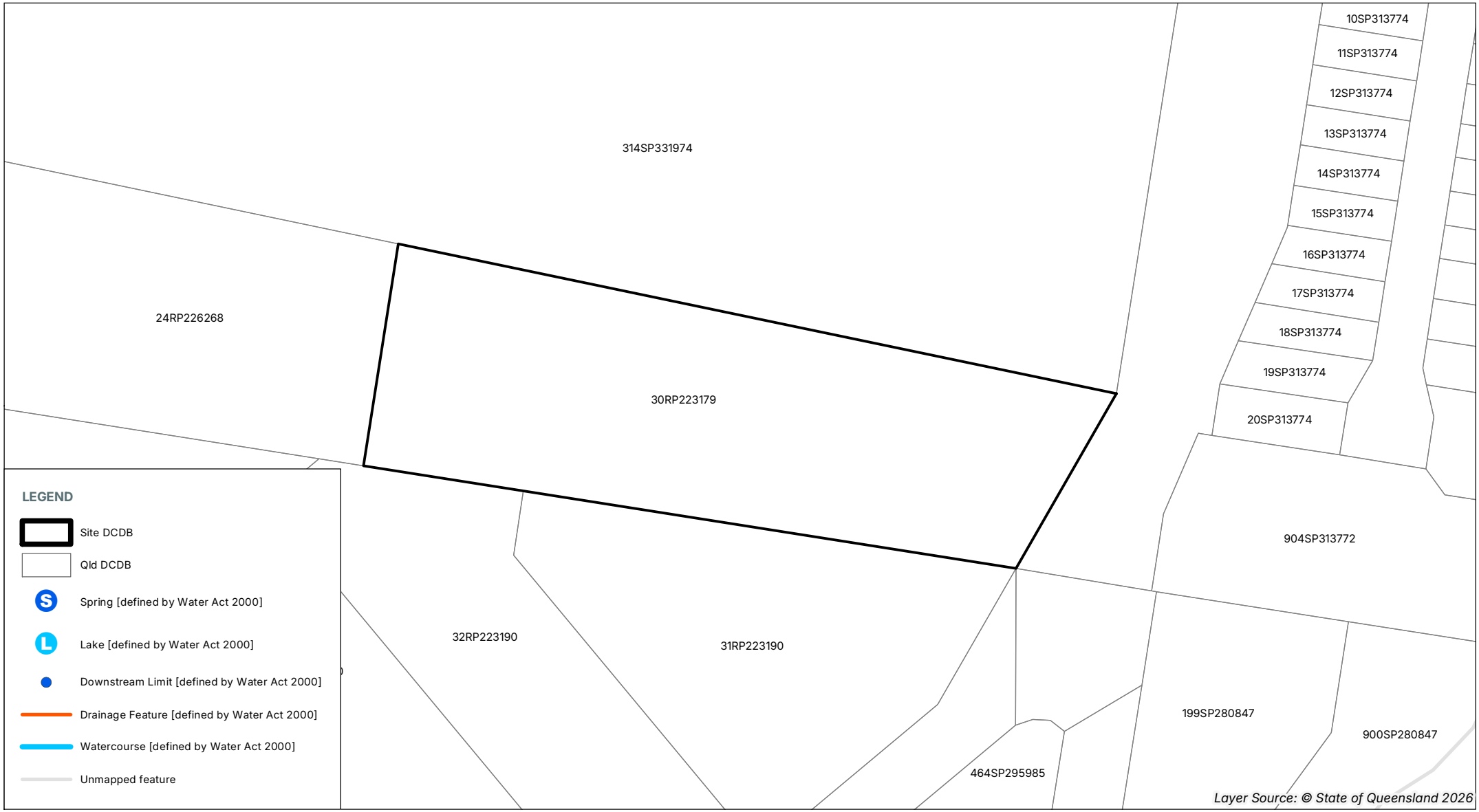
Environmental Searches

Map 18. DAMS - Fish Habitat Areas



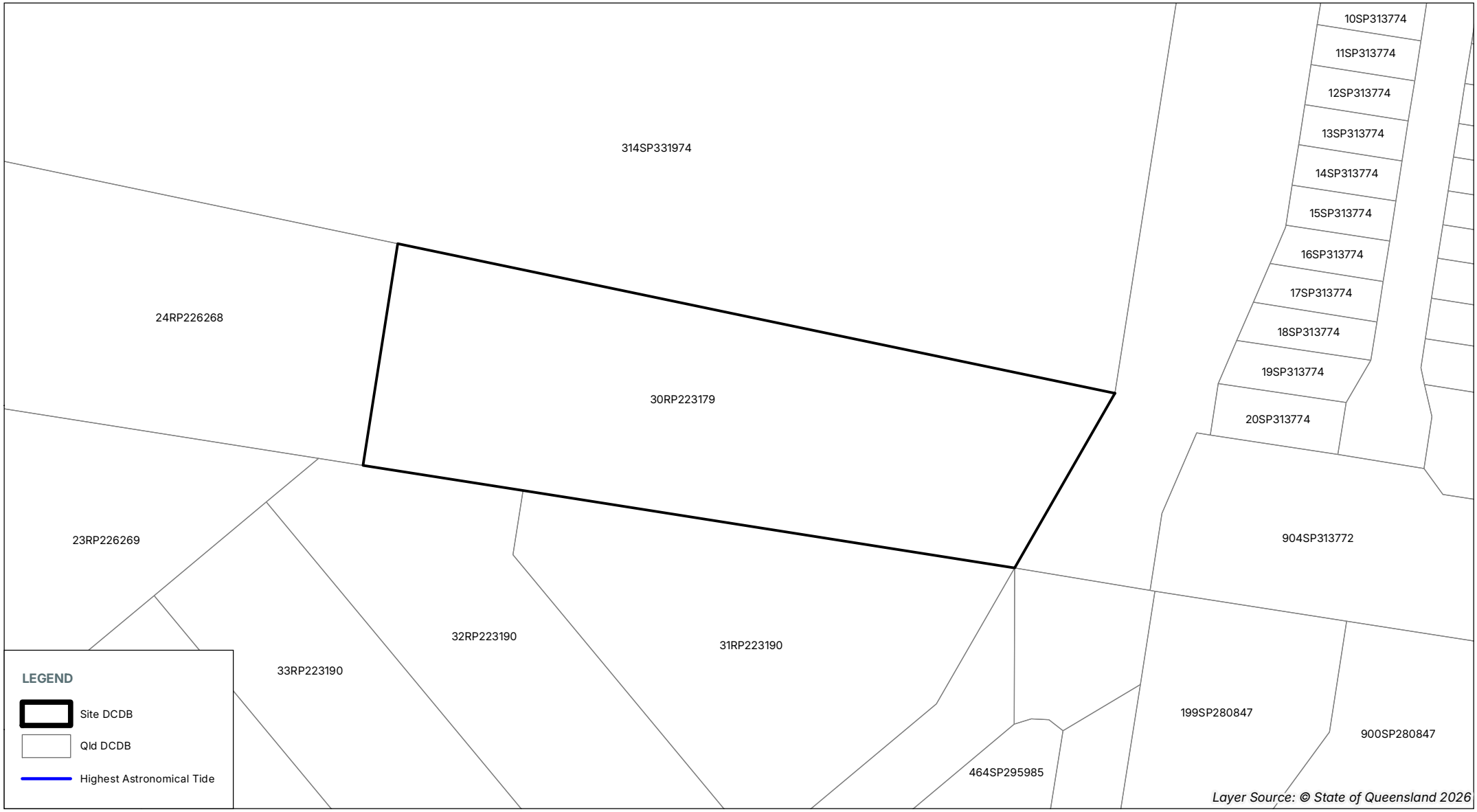
Environmental Searches

Map 19. Water Act 2000



Environmental Searches

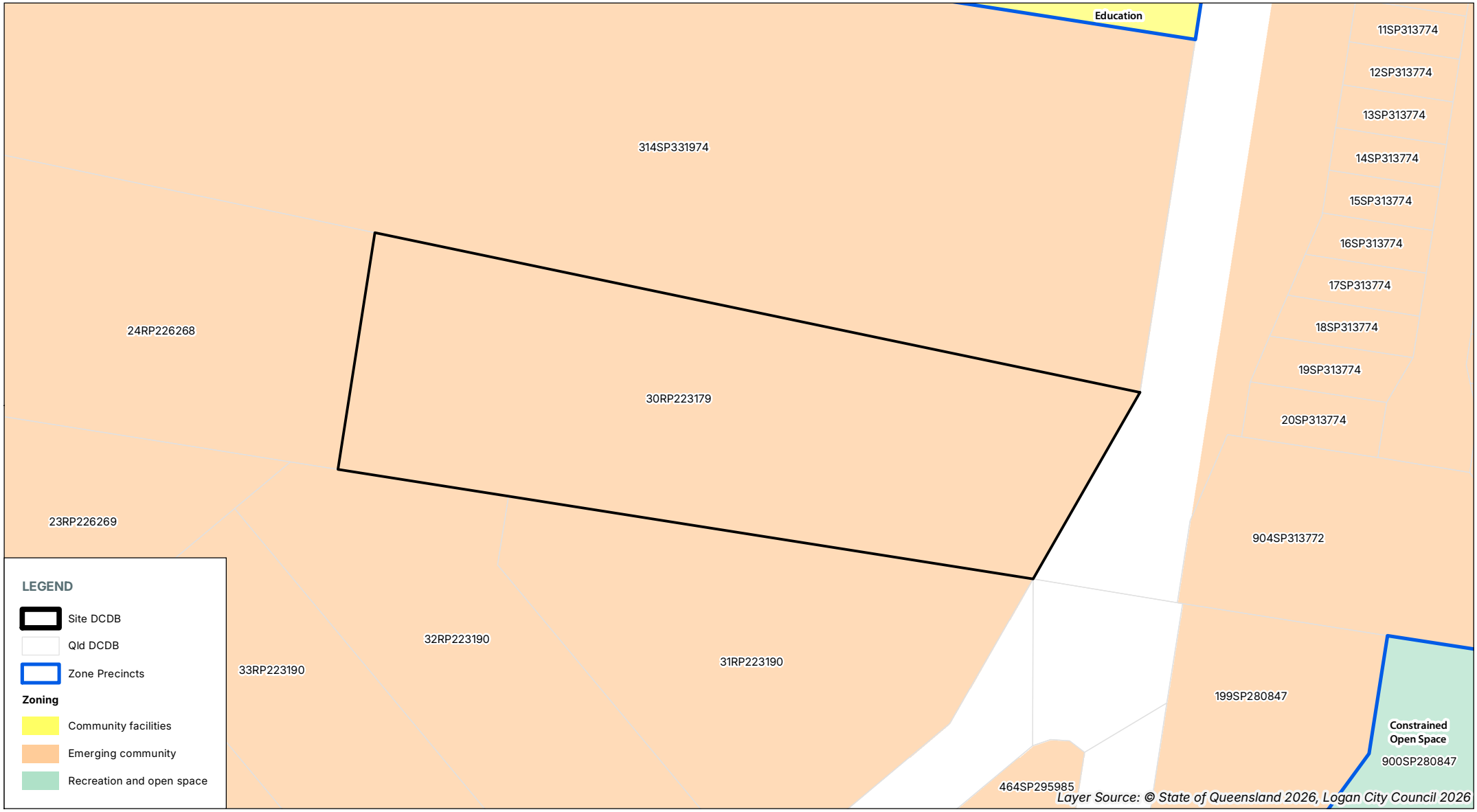
Map 20. Highest Astronomical Tide



Local matters – Logan City Council

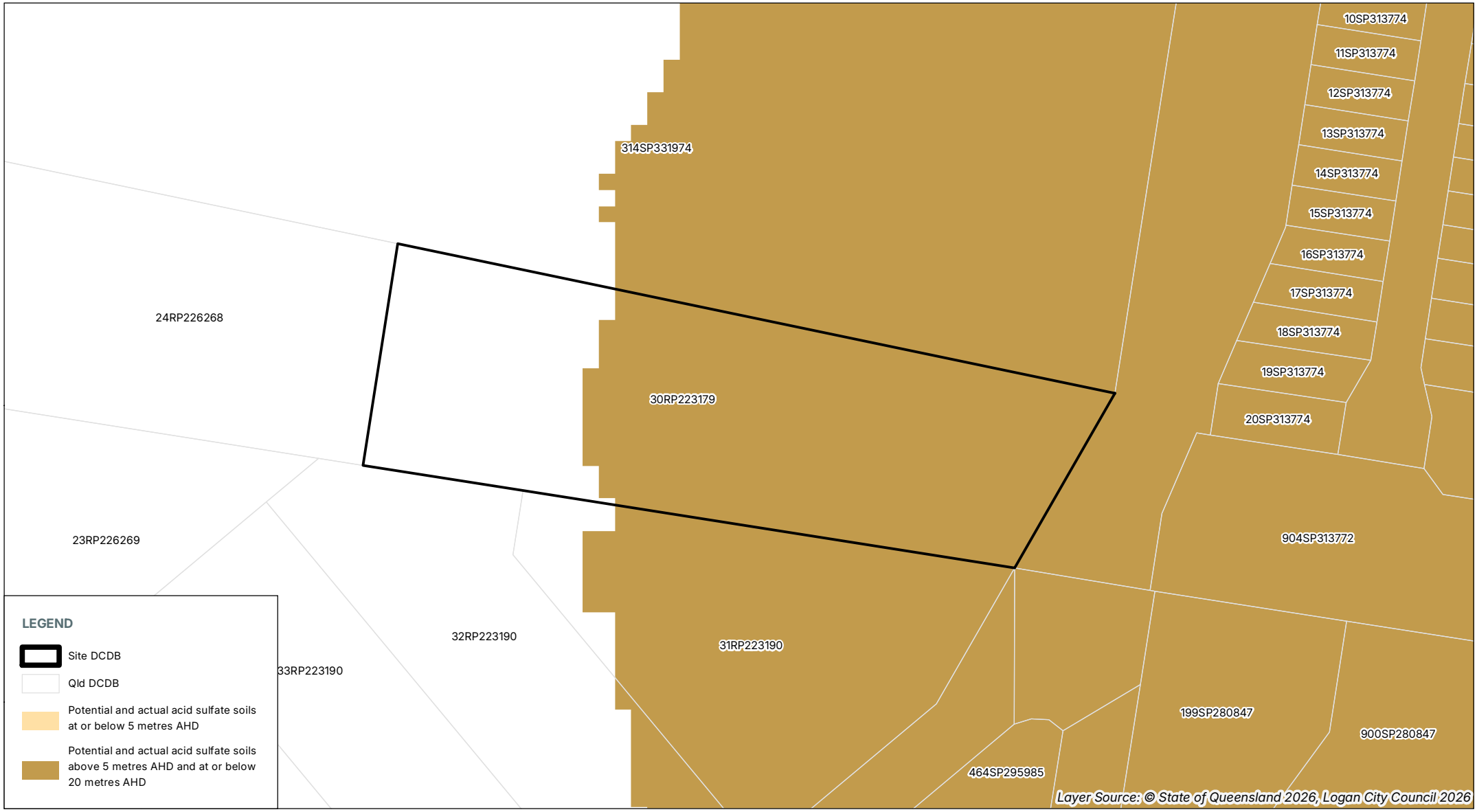
Environmental Searches

Map 21. Logan City Council Zoning



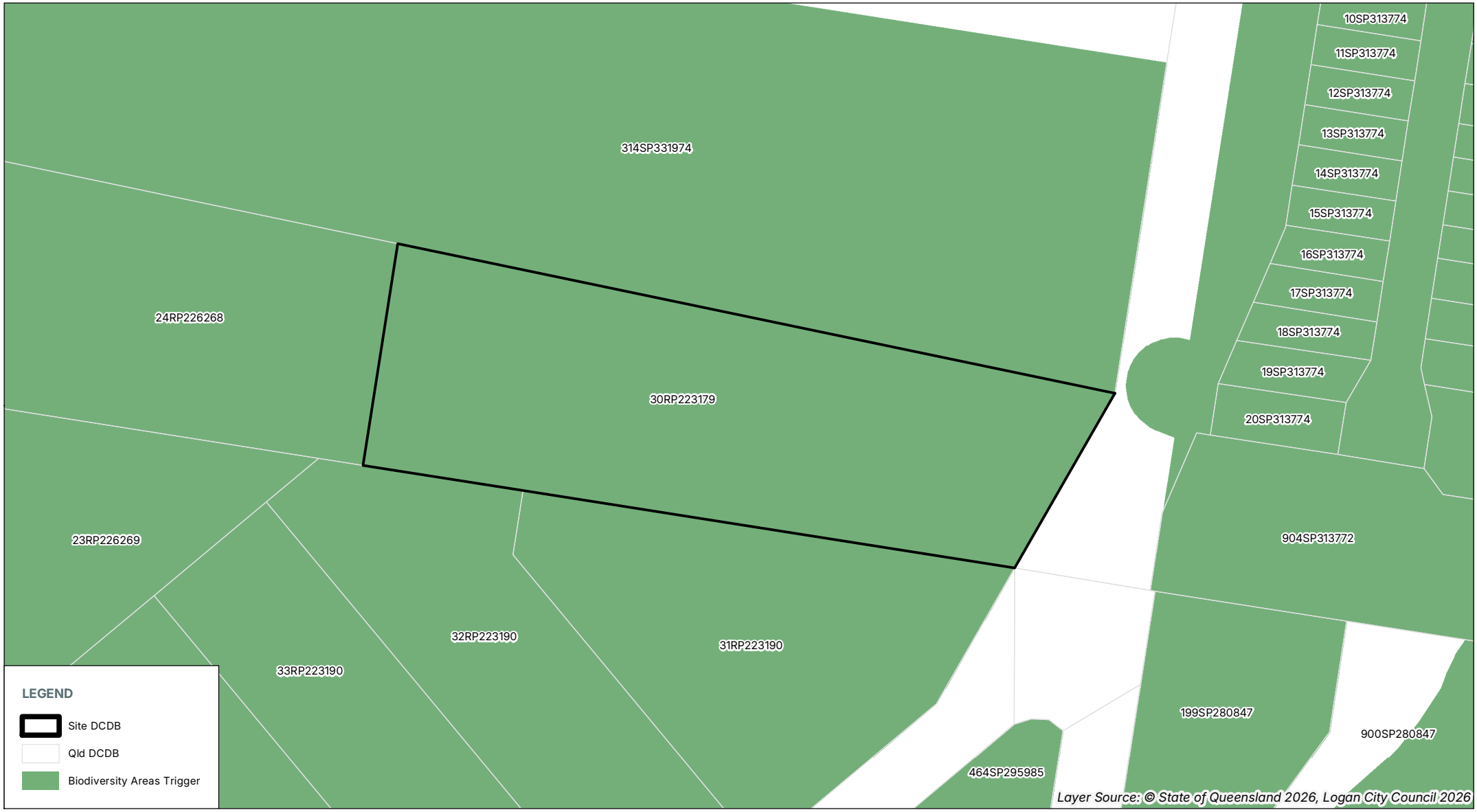
Environmental Searches

Map 22. Acid Sulfate Soils



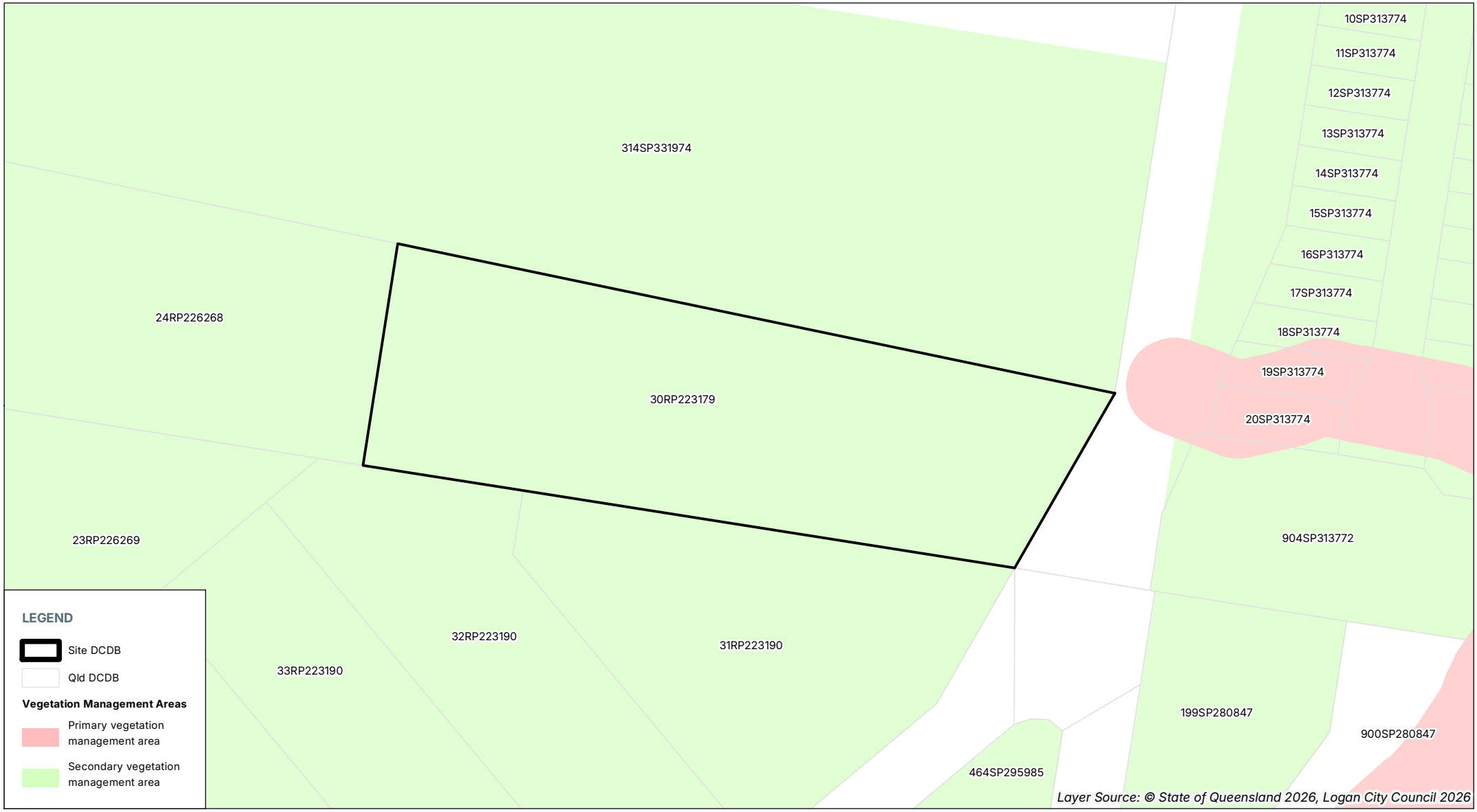
Environmental Searches

Map 23. Biodiversity Areas Trigger



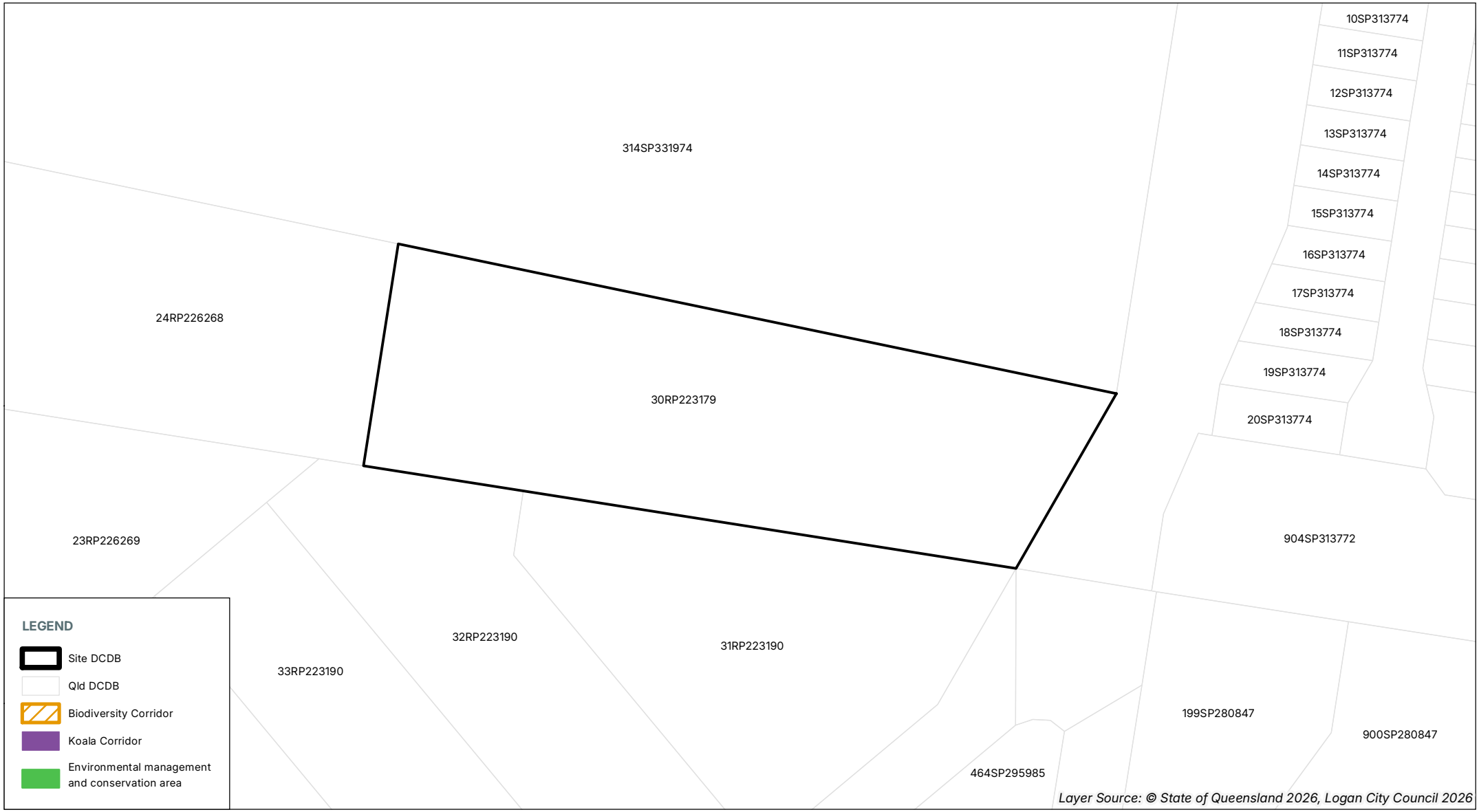
Environmental Searches

Map 24. Vegetation Management Areas



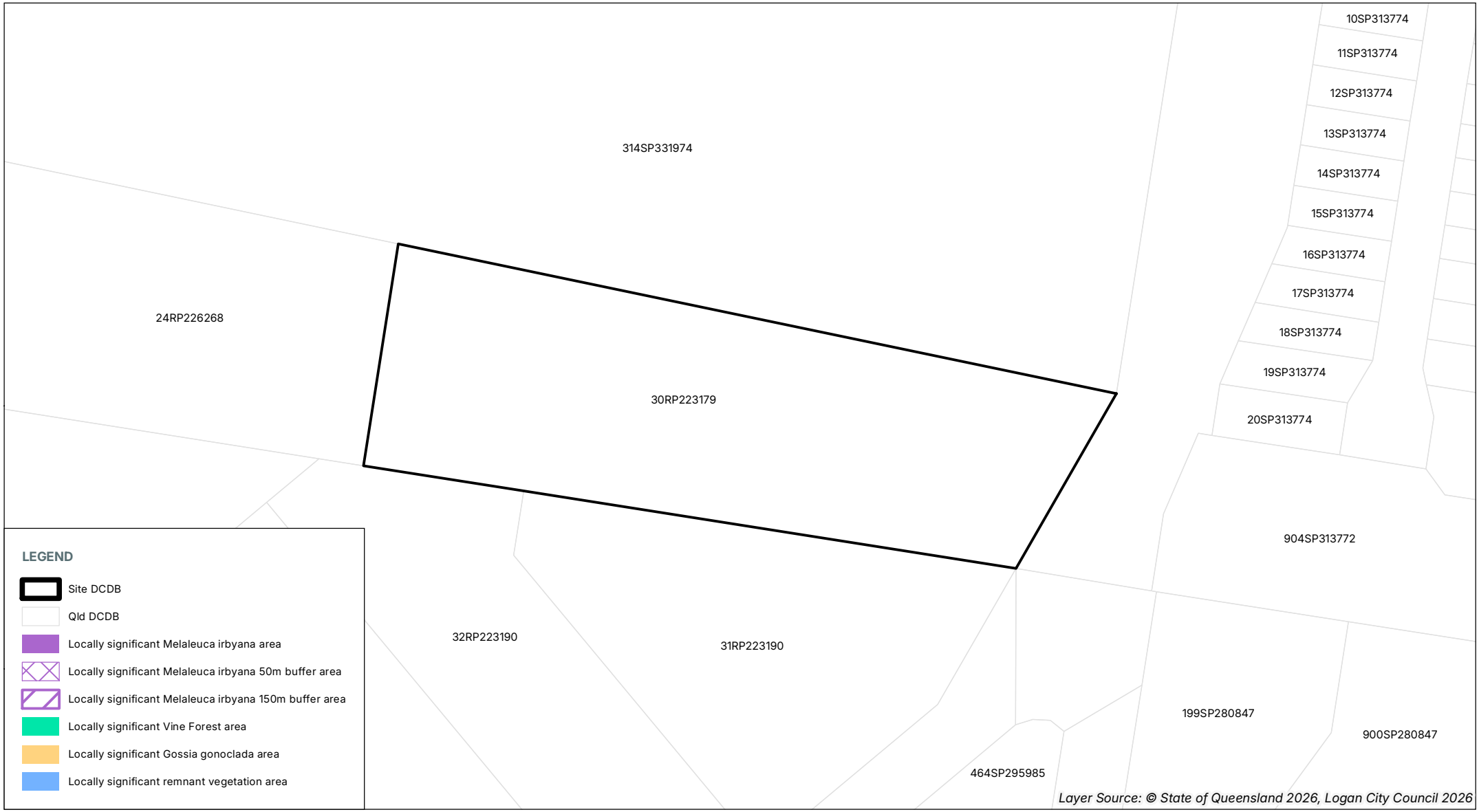
Environmental Searches

Map 25. Biodiversity Corridors



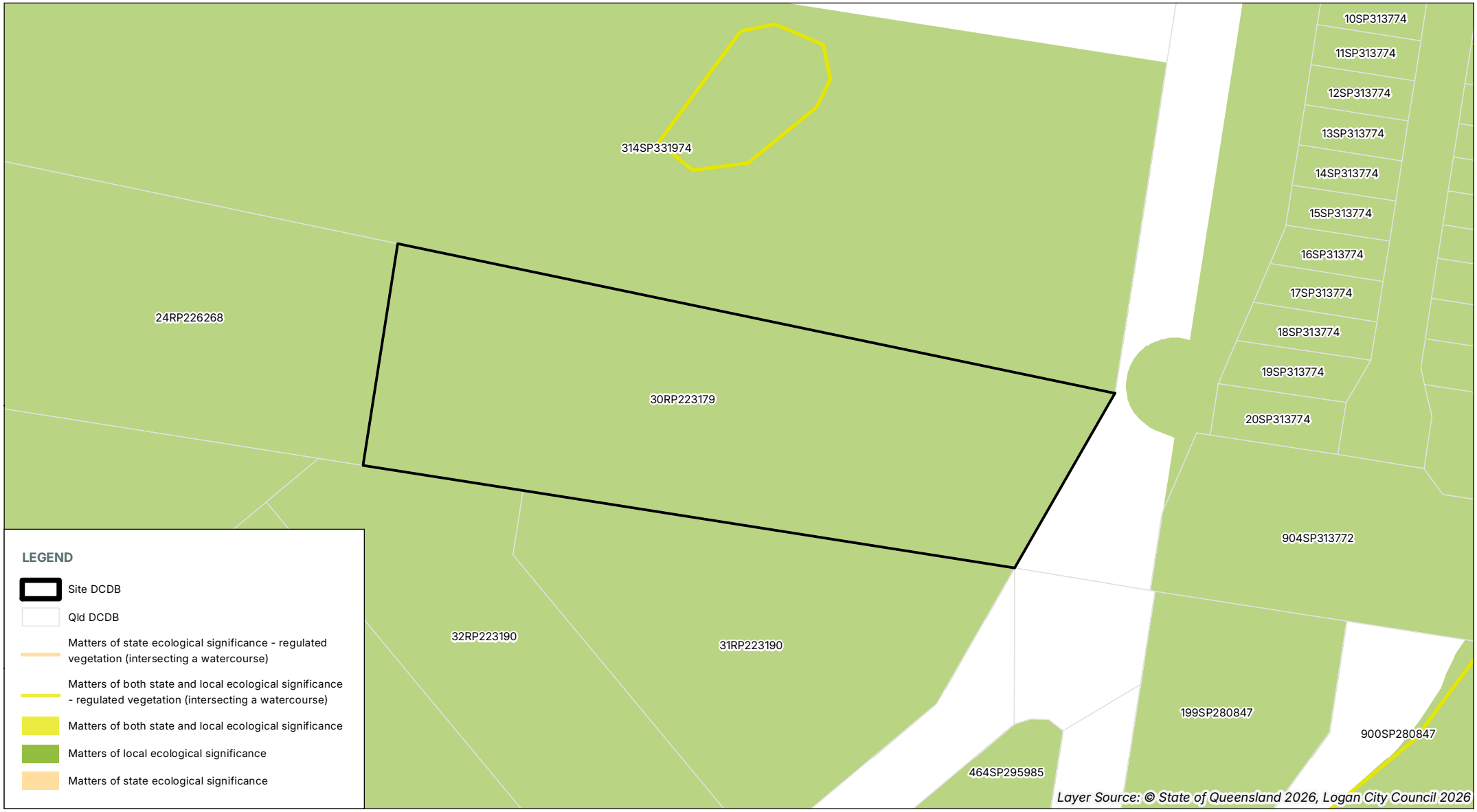
Environmental Searches

Map 26. Locally Significant Vegetation



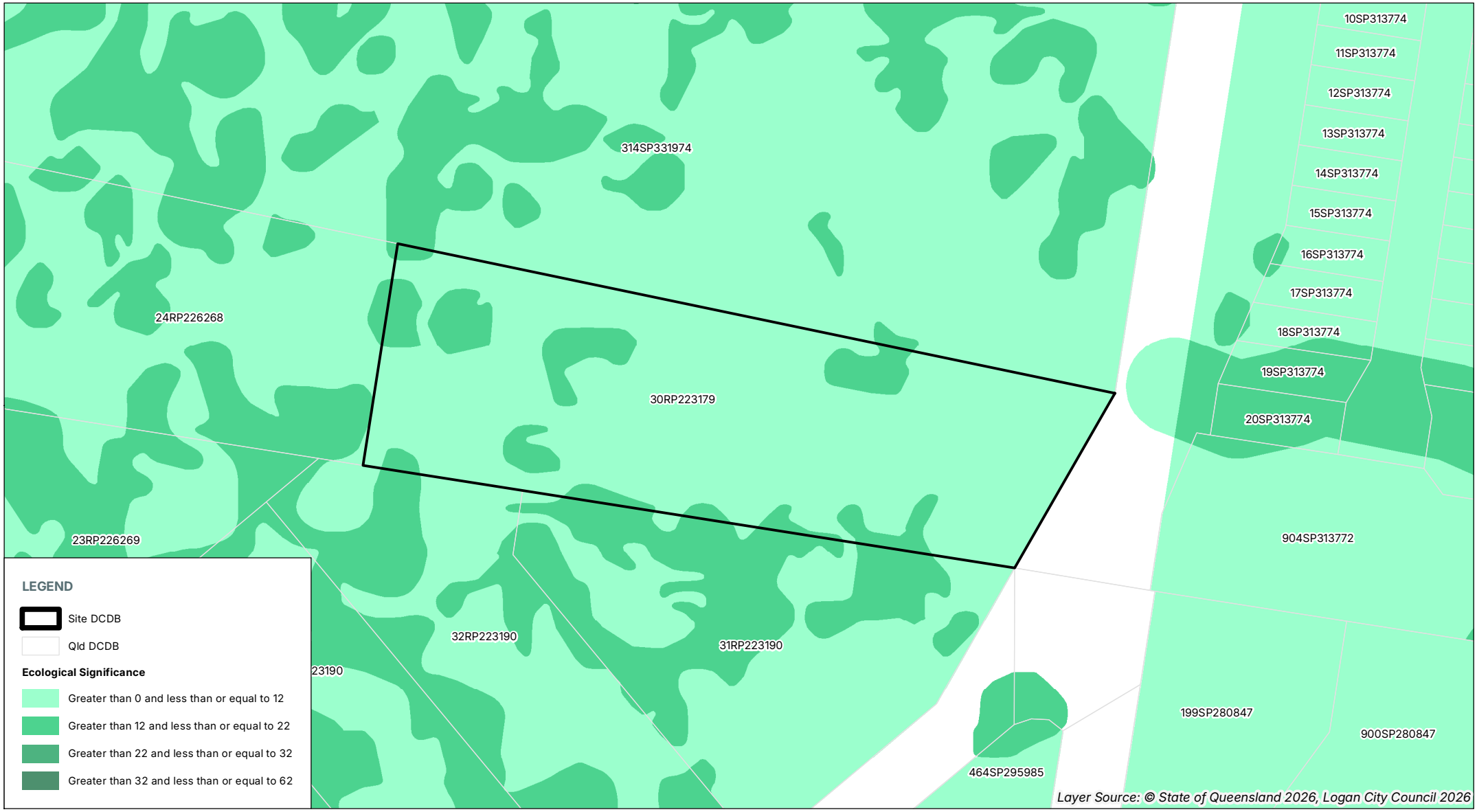
Environmental Searches

Map 27. Matters of State and Local Significance



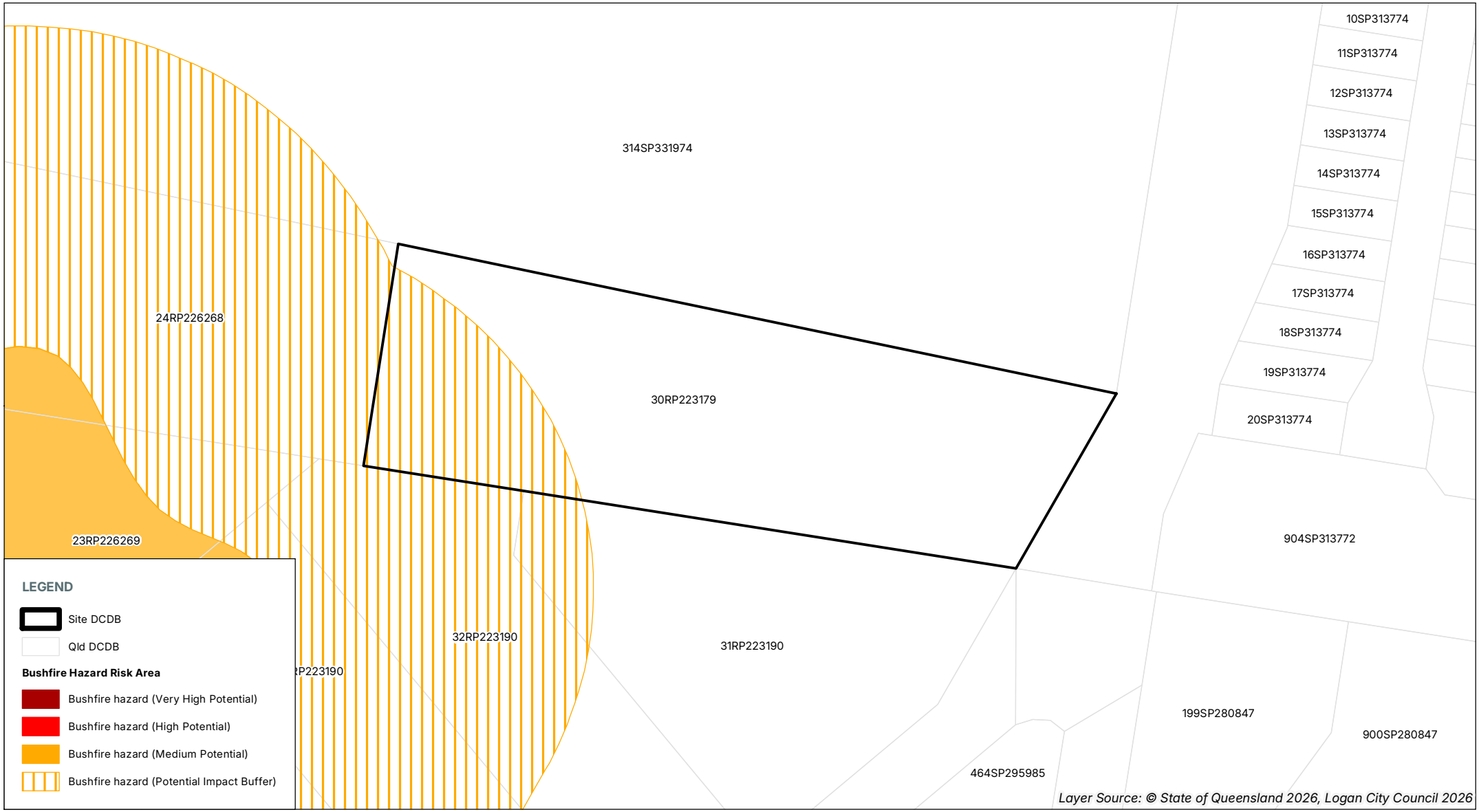
Environmental Searches

Map 28. Ecological Significance



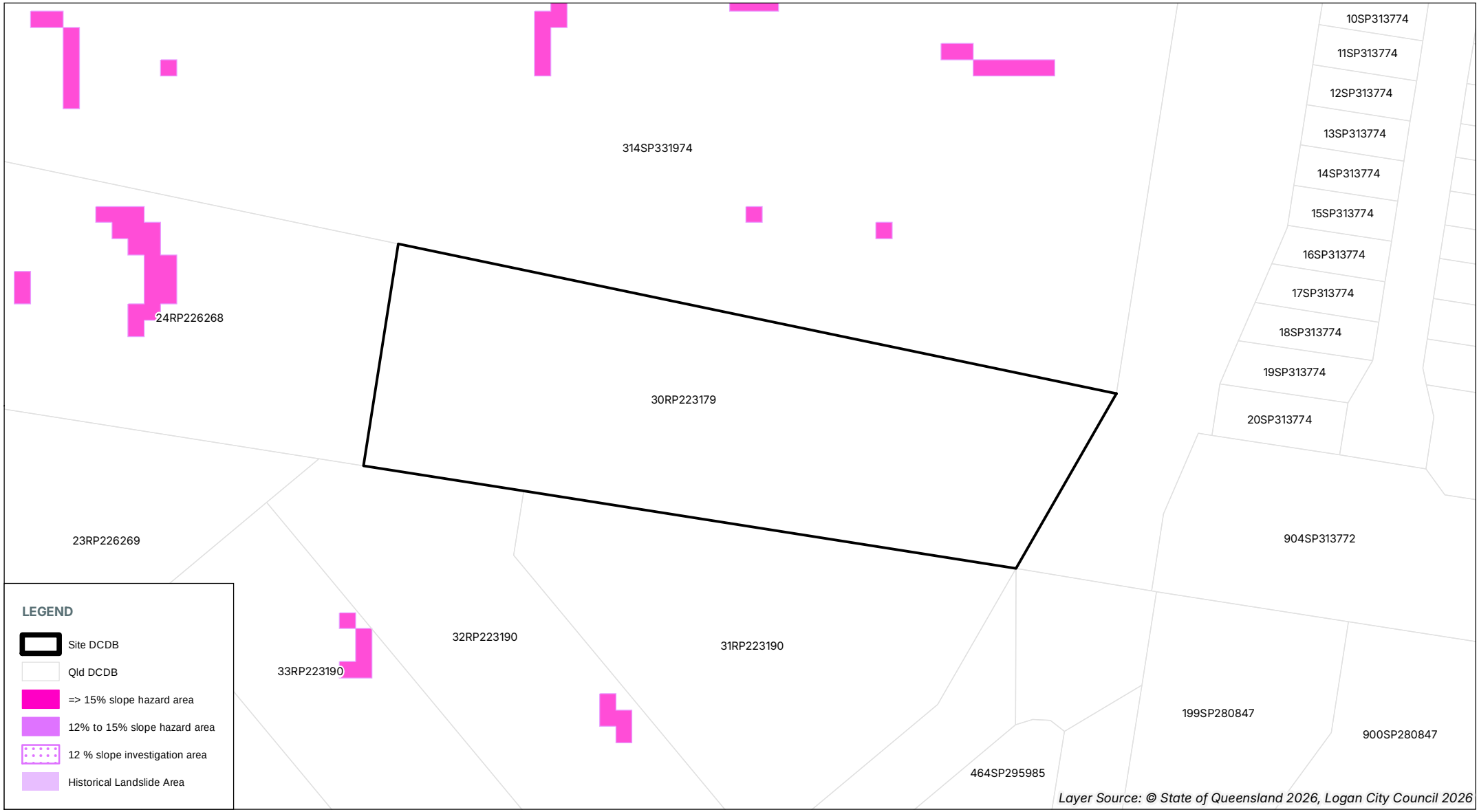
Environmental Searches

Map 29. Bushfire Hazard



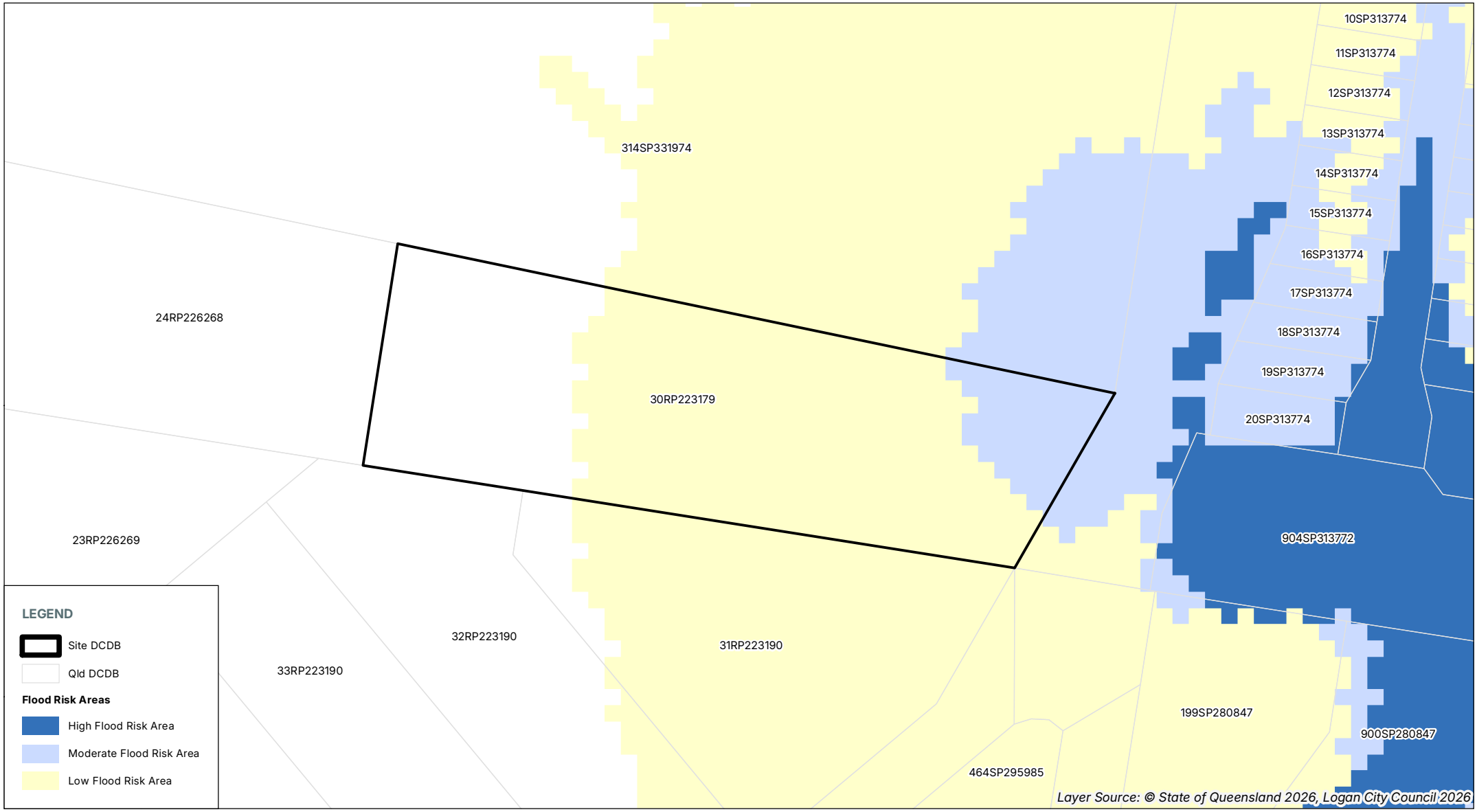
Environmental Searches

Map 30. Landslide Hazard



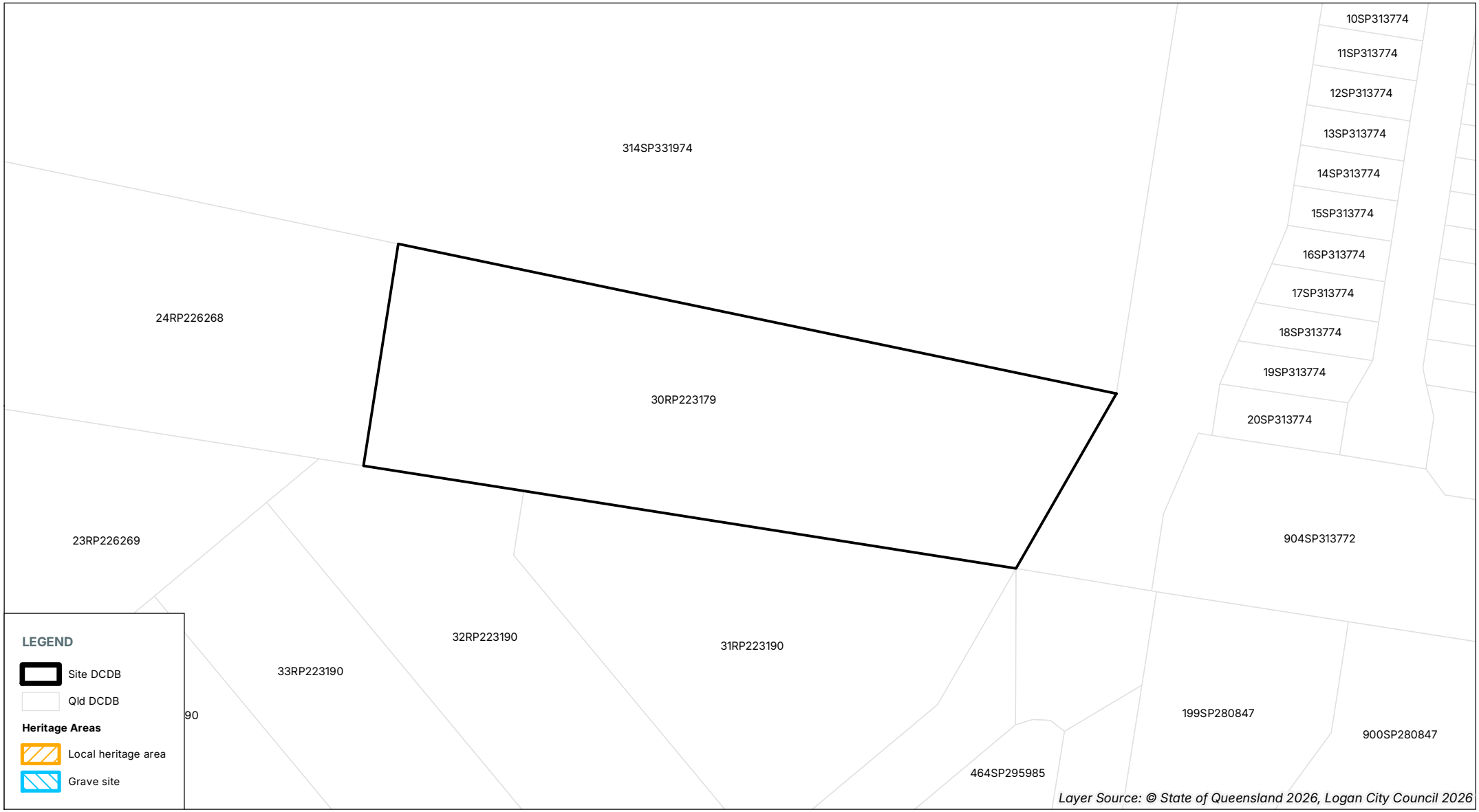
Environmental Searches

Map 31. Flood Risk Areas



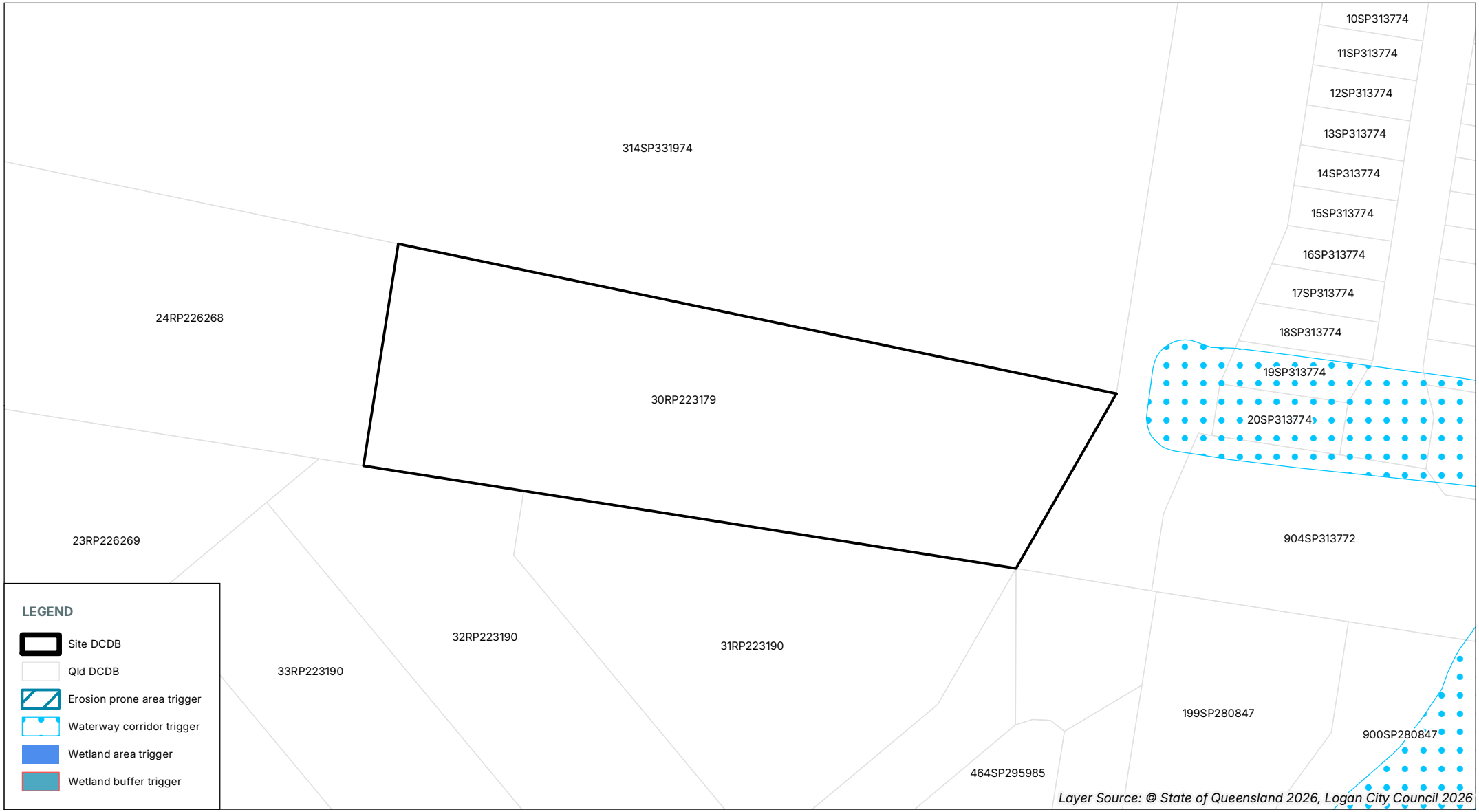
Environmental Searches

Map 32. Heritage Areas



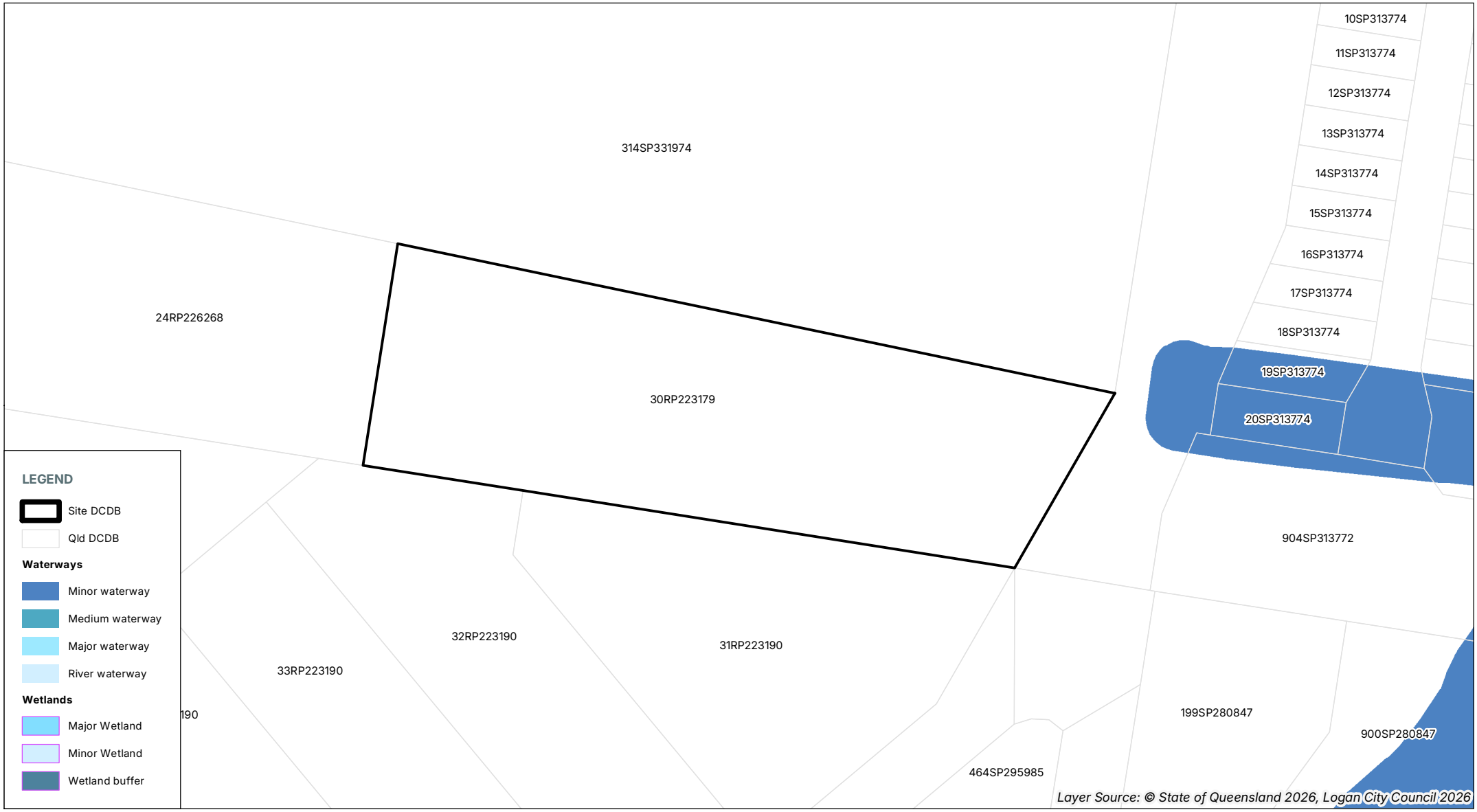
Environmental Searches

Map 33. Waterway Triggers



Environmental Searches

Map 34. Waterways and Wetlands



Appendix D

Response to Biodiversity Areas Trigger Overlay Code

Logan City Plan 2015

Response to Table 8.2.1.3.1: Biodiversity Overlay Code – Benchmarks for Assessable Development

Performance outcomes	Acceptable outcomes	Response
Biodiversity corridors		
PO1 Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to: a. provide for habitat links; b. facilitate safe wildlife movement; c. facilitate wildlife refuge; d. enhance habitat values; e. rehabilitate degraded areas with native vegetation. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO1** a. Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.	**PO1** Non applicable for the proposed development.
Primary vegetation management area		
PO2 Development in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located: to: protect the current extent of native vegetation; or achieve a net gain of native vegetation;	**AO2.1** Development is located to avoid the need to clear any native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless: if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in	**PO2.1** Non applicable for the proposed development. **PO2.2** Non applicable for the proposed development.

Performance outcomes	Acceptable outcomes	Response
to rehabilitate degraded areas with native vegetation. Note - The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map OM-02.03. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report [for section (a)(i)] and an environmental offset report [for section (a)(ii)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or if identified as Both matters of local and state environmental significance or Matter of state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the Environmental Offsets Act 2014 Note - Compliance with AO2.1(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management. Note - For purposes of AO2.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Department Assessment Provisions. Note - Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation. **AO2.2** Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.	

Performance outcomes	Acceptable outcomes	Response
Secondary vegetation management area		
PO3 Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either: protect the current extent of native trees and native habitat trees; or achieve a net gain of native trees and native habitat trees. Note - Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO3** Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless: if clearing less than 10 native trees, compensatory planting is provided of: two trees of the same species for every native tree cleared in a secondary vegetation management area; four trees of the same species for every native habitat tree cleared in a secondary vegetation management area; if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or if identified as Both Matters of local and state environmental significance or Matters of State environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the Environmental Offsets Act	**PO3** The development will include clearing native vegetation overlayed by secondary vegetation management mapping and MLES. As per AO3 an offset to the value of **$4,349.71** will be provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management.

Performance outcomes	Acceptable outcomes	Response
	Note - Compliance with AO3(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management. Note - For the purpose of AO3(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions. Note - Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.	
Koala corridor		
PO4 Development in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to protect and enhance koala habitat. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO4** Development: is located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map OM-02.02; in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 rehabilitates degraded koala habitat values within the Koala corridor, in accordance with the South East Queensland Ecological Restoration Framework.	**PO4** Non applicable for the proposed development.
Locally significant vegetation area		

Performance outcomes	Acceptable outcomes	Response
PO5 Development in a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03 protects Melaleuca irbyana, vine forest, Gossia gonoclada and significant remnant vegetation areas from: encroachment; edge effects. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO5** Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.	**PO5** Non applicable for the proposed development.
Wildlife movement		
PO6 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna by: a. generating minimal additional night time traffic; b. minimising the risk of injury or death to wildlife by vehicular traffic; c. incorporating practices or measures to minimise disruption, injury or death during construction;	**AO6** Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna through the implementation of: a. the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; b. the Queensland Government Koala-sensitive Design Guideline.	**PO6** Non applicable for the proposed development.

Performance outcomes	Acceptable outcomes	Response
d. providing that a road or accessway has a low design speed; e. providing fauna-friendly fencing. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.		
Locally significant Melaleuca irbyana buffer area		
PO7 Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from: a. edge effects; b. adverse changes to the local hydrology. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO7** Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 provides for a vegetated buffer within 50 metres of the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03.	**PO7** Non applicable for the proposed development.

Performance outcomes	Acceptable outcomes	Response
Landscape values		
PO8 Development is designed and located to protect and enhance the landscape values of: a. a ridgeline; b. native vegetation.	**AO8** No accepted outcome provided.	**PO8** The development has been sited to complement the approved development to the south of the subject site, aligning proposed internal roads and land parcels with this previous development. A bio-dentition basin will be situated along the frontage of Logan Reserve Road to retain a soft frontage keeping with the surrounding regions streetscape. An offsite will also be provided to compensate for any removed native flora onsite to the net value of **$4,349.71** as per the LCC Offset Policy.
Lighting		
PO9 Development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed to minimise adverse light impacts on native fauna.	**AO9** Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02: complies with the dark surrounds lighting levels in AS4282-1997 - Control of the obtrusive effects of outdoor lighting; is directed away from areas identified on Biodiversity areas overlay map OM-02.00.	**PO9** Non applicable for the proposed development.

Appendix E

Tree Schedule

Tree Schedule - 13234
Logan Reserve Road, Logan Reserve (Vista Land Qld Pty Ltd)
Date: 2026/08/21

Specimen Details										Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value						Additional Details	
Tree ID	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2025]	Trunk Circumference (cm) [AS 4970-2025]	Height (m)	Spread (m)	Tree Protection Zone (m)	Canopy Form	Spreading	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termite Nest	Habitat Value	Retention	Additional Notes
1	*Acacia disparrima*	Hickory Wattle	180		180	57	5.0	5.0	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Retain	
2	*Acacia concurrens*	Black Wattle	130	130 110 100	236	74	7.0	5.0	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree Subject to Arborist Assessment (Road Reserve)	
4	*Acacia concurrens*	Black Wattle	150	80	170	53	5.0	2.0	2.0	One-sided	-	-	-	-	Lopped	Typical	-	-	Trunk Dmg	-	Typical	-	-	-	-	-	-	Tree Subject to Arborist Assessment (Road Reserve)	
5	*Acacia concurrens*	Black Wattle	100		100	31	8.0	3.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
7	*Acacia concurrens*	Black Wattle	100		100	31	6.0	4.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
8	*Acacia disparrima*	Hickory Wattle	130	90	158	50	8.0	5.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
10	*Acacia maidenii*	Maiden's Wattle	130	100	164	52	5.0	4.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
11	*Acacia disparrima*	Hickory Wattle	90	90	127	40	7.0	3.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
13	*Eucalyptus siderophloia*	Northern Grey Ironbark	140	120	184	58	9.0	2.0	2.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
15	*Eucalyptus tereticornis*	Forest Red Gum	400		400	126	14.0	7.0	4.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
16	*Eucalyptus tereticornis*	Forest Red Gum	100		100	31	6.0	3.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
17	*Eucalyptus tereticornis*	Forest Red Gum	190		190	60	14.0	4.0	2.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
18	*Eucalyptus tereticornis*	Forest Red Gum	170		170	53	11.0	3.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
19	*Eucalyptus tereticornis*	Forest Red Gum	180	140 130	262	82	12.0	4.0	3.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
22	*Eucalyptus tereticornis*	Forest Red Gum	110		110	35	7.0	2.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
23	*Eucalyptus tereticornis*	Forest Red Gum	160		160	50	14.0	7.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
26	*Acacia leiocalyx*	Early-flowering Black Wattle	120	120 110 110	230	72	8.0	5.0	2.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
27	*Acacia leiocalyx*	Early-flowering Black Wattle	160	140 120	244	77	10.0	5.0	2.9	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
30	*Acacia concurrens*	Black Wattle	70	60 20 30	99	31	7.0	3.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
31	*Acacia concurrens*	Black Wattle	80	60 70 40	128	40	7.0	3.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
33	*Alphitonia excelsa*	Soap Tree	120		120	38	8.0	2.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
34	*Eucalyptus tereticornis*	Forest Red Gum	460		460	145	15.0	5.0	5.5	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
39	*Acacia concurrens*	Black Wattle	100	90	135	42	8.0	4.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
41	*Acacia leiocalyx*	Early-flowering Black Wattle	100		100	31	5.0	2.0	2.0	Regular	-	-	Die-back		Lopped	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
43	*Melaleuca viminalis*	Weeping Bottlebrush	180	150 100 180 120 180	380	119	11.0	7.0	4.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
44	*Eucalyptus tereticornis*	Forest Red Gum	620		620	195	19.0	11.0	7.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
45	*Eucalyptus tereticornis*	Forest Red Gum	840		840	264	19.0	12.0	10.1	Regular	-	Thinning	Die-back	-	-	Typical	-	Native	Trunk Dmg	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC Habitat Tree
46	*Eucalyptus tereticornis*	Forest Red Gum	750		750	236	21.0	8.0	9.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree Subject to Arborist Assessment (Neighbouring)	LCC Habitat Tree
47	*Eucalyptus tereticornis*	Forest Red Gum	500		500	157	20.0	7.0	6.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree Subject to Arborist Assessment (Neighbouring)	
48	*Syagrus romanzoffiana*	Cocos Palm	320		320	101	14.0	7.0	3.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
51	*Melaleuca viminalis*	Weeping Bottlebrush	80	70 50 40 40 40	136	43	3.0	4.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
52	*Melaleuca viminalis*	Weeping Bottlebrush	60	60 60 30 40	115	36	5.0	1.0	2.0	Regular	-	Thinning	Die-back	-	-	Poor	-	-	Trunk Dmg	-	Typical	-	-	-	-	-	-	Tree to Remove	
53	*Eucalyptus tereticornis*	Forest Red Gum	100		100	31	8.0	2.0	2.0	Regular	-	Thinning	-	-	-	Poor	-	Native	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
56	*Schefflera actinophylla*	Umbrella Tree	150	140 140 140 120 120 120 100 100	380	119	8.0	7.0	4.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
57	*Araucaria cunninghamii*	Hoop Pine	600		600	188	22.0	10.0	7.2	Regular	-	-	-	-	-	Typical	-	Native	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
58	*Duranta erecta*	Duranta	70	70 40	107	34	5.0	2.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
63	*Duranta erecta*	Duranta	90	60 50	119	37	5.0	3.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
66	*Cinnamomum camphora*	Camphor Laurel	190	180 160 150 150 140	398	125	8.0	9.0	4.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
67	*Cinnamomum camphora*	Camphor Laurel	240	240 230 230 220	519	163	11.0	8.0	6.2	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
68	*Cinnamomum camphora*	Camphor Laurel	600	580 270	877	276	11.0	10.0	10.5	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
69	*Ficus rubiginosa*	Port Jackson Fig	920		920	289	13.0	16.0	11.0	Regular	Spreading	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC Habitat Tree
73	*Acacia disparrima*	Hickory Wattle	100		100	31	6.0	2.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
74	*Acacia concurrens*	Black Wattle	78	60	98	31	5.0	2.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
76	*Eucalyptus tereticornis*	Forest Red Gum	120		120	38	8.0	2.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Retain	
78	*Eucalyptus tereticornis*	Forest Red Gum	90	70	114	36	7.0	2.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Retain	
80	*Acacia disparrima*	Hickory Wattle	120	110 100 50 50	204	64	8.0	4.0	2.4	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
84	*Acacia leiocalyx*	Early-flowering Black Wattle	100	60	117	37	8.0	3.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Retain	
86	*Acacia leiocalyx*	Early-flowering Black Wattle	120	100 60 60	178	56	9.0	3.0	2.1	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	
89	*Acacia disparrima*	Hickory Wattle	110	50	121	38	8.0	3.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
90	*Araucaria cunninghamii*	Hoop Pine	820		820	258	29.0	14.0	9.8	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC Habitat Tree
91	*Acacia disparrima*	Hickory Wattle	140	130 130 110 100	275	86	11.0	8.0	3.3	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	

Specimen Details										Canopy Condition Details							Trunk Condition Details					Fauna Details and Habitat Value						Additional Details	
Tree ID	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Total DBH (mm) [AS 4970-2025]	Trunk Circumference (cm) [AS 4970-2025]	Height (m)	Spread (m)	Tree Protection Zone (m)	Canopy Form	Spreading	Thinning	Die-Back	Epicormic Growth	Lopped	Canopy Health	Leaning	Vines	Trunk Damage	Fire Damage	Trunk Health	Scats	Scratches	Hollows	Nest	Termite Nest	Habitat Value	Retention	Additional Notes
92	*Acacia salicina*	Sally Wattle	110		110	35	11.0	3.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
93	*Acacia leiocalyx*	Early-flowering Black Wattle	130		130	41	8.0	3.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Retain	
96	*Acacia leiocalyx*	Early-flowering Black Wattle	120		120	38	7.0	4.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Retain	
98	*Eucalyptus siderophloia*	Northern Grey Ironbark	330		330	104	15.0	18.0	4.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Retain	
100	*Eucalyptus siderophloia*	Northern Grey Ironbark	300		300	94	15.0	8.0	3.6	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Retain	
104	*Acacia concurrens*	Black Wattle	120	90	150	47	5.0	2.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt
105	*Acacia concurrens*	Black Wattle	110	70	130	41	8.0	3.0	2.0	Regular	-	-	-	-	-	Typical	-	-	-	-	Typical	-	-	-	-	-	-	Tree to Remove	LCC exempt