



**SOUTH BURNETT**  
**REGIONAL COUNCIL**

Officer: Vanessa Gwasira  
Direct Telephone: 07 4189 9100  
Our Reference: RAL24/0052

14 July 2025

S Dunn  
C/- ONF Surveyors  
PO Box 896  
KINGARROY QLD 4610

**South Burnett Regional Council**

ABN 89 972 463 351

PO Box 336

Kingaroy QLD 4610

☎ 1300 789 279 or (07) 4189 9100

☎ (07) 4162 4806

✉ info@southburnett.qld.gov.au

🌐 www.southburnett.qld.gov.au

Dear Sir/Madam

## Decision Notice

### Planning Act 2016

I refer to your application and advise that on 14 July 2025, Council's delegated authority decided to approve the application in full subject to conditions.

Details of the decision are as follows:

#### APPLICATION DETAILS

Application No: RAL24/0052  
Street Address: 2 & 4 Hastings Street MURGON QLD 4605  
Real Property Description: Lot 1 & 2 on SP254463  
Planning Scheme: South Burnett Regional Council

#### DECISION DETAILS

Type of Decision: Approval  
Type of Approval: Development Permit for Reconfiguration of a Lot – subdivision (2 lots into 3 lots)  
Date of Decision: 14 July 2025

#### CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is four (4) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

#### INFRASTRUCTURE

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a "**necessary infrastructure condition**" for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

## ASSESSMENT MANAGER CONDITIONS

### GENERAL

GEN1. The development must be completed and maintained in accordance with the approved plans and document and conditions to this development approval:

Drawing No.	Drawing Title	Prepared By	Rev	Date
12589P/1	Proposed Subdivision	ONF Surveyors	–	–
12589 LI	Landscaping Plan for S Dunn, Proposed Lot 11, 2 & 4 Hastings Street Murgon	–	–	14/02/2025

Doc. No.	Drawing Title	Prepared By	Rev	Date
J002304	Bushfire Hazard Advice	Range Environmental Consultants	–	28/04/2025

GEN2. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

GEN3. The development must be carried out in accordance with the Approved Landscaping Plan dated 14/02/2025 as referenced at GEN1 of this conditions package. A vegetation buffer along the northeastern boundary of Proposed Lot 11 for the full length of 45m of the existing boundary on Lot 2 on SP254463, noting the following:

- a. Ten (10) metres wide in accordance with Councils Planting Guidelines and Branching Out Guide;
- b. Consisting of at least two offset rows of trees;
- c. Indicates the location and spacing of proposed trees and shrubs;
- d. Includes a list of tree and shrub species to be planted; and
- e. Includes details about how the vegetated buffer will be maintained. This Landscaping Plan has been included in the conditions package.

**Comment:** Tree selection, buffer requirements, how the plantings are placed and spaced, irrigated and post planting care are to be in accordance with Council's Planting Guidelines and Branching Out Guide.

GEN4. At the time of sealing the survey plan the applicant shall provide written confirmation that the planted landscaped vegetated buffer complies with Council's Branching Out Guide and the planted landscaping on site which includes:

- The extent of the buffer;
- The location and spacing of proposed and any existing trees and shrubs;
- A list of tree and shrub species to be planted; and
- Details about how the buffer will be maintained.

### DEVELOPMENT PERIOD - RAL

GEN5. The **relevant period** for this development approval for reconfiguring a lot is four (4) years after the development approval takes effect. The development approval will lapse unless the survey plan for all work required to be given to Council for approval is provided within this period.

## **COMPLIANCE/ENDORSEMENT**

GEN5. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

## **OUTSTANDING FEES**

GEN6. Prior to sealing the Plan of Survey, the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the Planning Regulation 2017.

**Timing:** As indicated.

## **SURVEY MARKS**

GEN7. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Plan of Survey.

**Timing:** As indicated.

## **ENVIRONMENT (BUSHFIRE MANAGEMENT)**

GEN8. The development must be carried out in accordance with the Approved Bushfire Management Plan (BMP) prepared by Range Environmental Consultants as referenced at GEN1 of this conditions package and noting the following:

- Subdivision layout to be in accordance with 'Figure 2' of the BMP;
- Subdivision works to be carried out in accordance with recommendations in Section 5 of the BMP (where relevant to Reconfiguring a Lot);
- All lots are to retain or install access and egress in accordance with outcomes specified in Section 5 of the BMP;
- All lots are to be provided with dedicated fire fighting water storage with a volume of water not less than 25,000 litres for each building, as specified in Section 5 of the BMP; and
- All future purchasers of the subject lots to be notified of bushfire management requirements at time of sale and/or other method of disposal.

Provide certification to Council from an accredited bushfire professional which certifies that subdivisional works have been constructed in accordance with the bushfire management conditions of this Development Approval.

**Timing** – Prior to sealing of the survey plan.

## **VALUATION FEES**

RAL1. Payment of Department of Natural Resources, Mines, Manufacturing, and Regional and Rural Development valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$55.00 per lot however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

**Timing:** As indicated.

## **VALIDITY OF BUSHFIRE MANAGEMENT REPORT**

- BMR1. Prior to sealing of the survey plan provide written evidence from an accredited bushfire professional that the approved bushfire management report (BMR) and its recommendations are current and in accordance with the BMR disclaimer.

**Timing** - As indicated.

## **ENGINEERING WORKS**

- ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Standard Drawings, relevant Australian Standards, WBBROC Regional Standards Manual and relevant design manuals.
- ENG3. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

## **LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS**

- ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

## **STORMWATER MANAGEMENT**

- ENG6. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG7. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).
- ENG8. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

## **WATER SUPPLY**

- ENG9. Connect each lot to Council's reticulated water supply system.
- ENG10. Design and construct all works in accordance with Council's requirements as set out in the WBBROC Design and Construction Code", WSAA Guidelines and relevant development standards used by Council.

## **SEWERAGE**

- ENG11. Connect proposed Lots 10 and 12 to Council's reticulated sewerage system.



## VEHICLE ACCESS

ENG12. Construct a crossover to each lot in accordance with Council's Standard Drawing 00049.

**Comment:** To encourage passive house design, it is recommended that the access be installed at the southern end of proposed Lots 10 and 12.

## VEHICLE ACCESS - REAR ACCESS LOTS

ENG13. Construct an access with 100mm compacted gravel for 4 metres wide for the full length of the access handle.

ENG14. Design and construct all services along the full length of the access strip.

ENG15. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure including any stormwater gully pit, manhole, service infrastructure (e.g. power pole, telecommunications pit), road infrastructure (e.g. street sign, street tree, etc).

## RESTRICTED ACCESS

ENG16. No vehicular access is permitted to Houghton Street.

## TELECOMMUNICATION

ENG17. Provide telecommunications to all lots within the development.

## ELECTRICITY

ENG18. Provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.

Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.

## EARTHWORKS – GENERAL

ENG19. Earthworks per site involving cut or fill greater than 1 metre in height/depth and quantity of material greater than 50m<sup>3</sup> requires an Operational Work application.

ENG20. Ensure that each lot is self-draining.

## REFERRAL AGENCIES

Not Applicable.

## APPROVED PLANS

The following plans are Approved plans for the development:

### Approved Plans

Plan No.	Rev.	Plan Name	Date
12589P/1	-	<i>Proposed Subdivision, prepared by ONF Surveyors</i>	-
12589 LI	-	<i>Landscaping Plan for S Dunn, Proposed Lot 11, 2 &amp; 4 Hastings Street Murgon.</i>	14/02/2025

## REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

### Referenced Documents

Document No.	Rev.	Document Name	Date
J002304	-	Bushfire Hazard Advice, prepared by Range Environmental Consultants.	28/04/2025

## ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

### STANDARD ADVICE

- ADV1. In accordance with Section 85(1)(b) of the *Planning Act 2016*, the development approval for Reconfiguring a Lot lapses if a plan for the Reconfiguration that is required to be given to a local government is not given.

An applicant may request Council to extend the relevant period provided that such request is made in accordance with Section 86 of the *Planning Act 2016* and before the development approval lapses under Section 85 of the *Planning Act 2016*.

### HERITAGE

- ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

### APPEAL RIGHTS

- ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

### INFRASTRUCTURE CHARGES

- ADV4. Infrastructure charges are levied by way of an infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

### DEVELOPER INCENTIVE

- ADV5. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2027. Eligible development under this scheme is required to be completed by 31 December 2027.

For further information or application form please refer to the rules and procedures available on Council's website.

#### **FUTURE DWELLING HOUSES AND BUSHFIRE MANAGEMENT**

- ADV6. All future Dwellings should be designed and constructed to meet the prevailing standards to ensure suitable Bushfire Attack Levels (BALs). Although the bushfire risk appears to be low in accordance with SBRC overlay mapping, bushfire risk to built assets should be effectively managed/addressed at design and construction phase of future dwellings through the following:
- National Construction Code; and
  - Australian Standard Construction of Buildings in Bushfire Prone Areas (AS3050-2018); and Ongoing vegetation management.

#### **ON-SITE WASTEWATER DISPOSAL**

- ADV7. A future Dwelling on proposed Lot 11 must be connected to an on-site wastewater disposal system, in accordance with AS 1547:2012 On-site domestic wastewater management, and the Queensland Plumbing and Waste Water Code.

**Timing:** Prior to the issue of a Building Approval for a future Dwelling on the proposed lot.

#### **PROPERTY NOTES**

The following property notes will be placed against the subject property in Council's property record system:

#### **PROPERTY NOTE**

- PN1. In accordance with the approved Bushfire Management Plan (as referenced at GEN1 of this conditions package). Future dwellings on Lots 10, 11 and 12 are required to be Located within the located BLE's.

#### **VARIATION APPROVAL**

Not Applicable.

#### **FURTHER DEVELOPMENT PERMITS REQUIRED**

Not Applicable.

#### **SUBMISSIONS**

Not Applicable.

#### **RIGHTS OF APPEAL**

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your

appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”.

#### **OTHER DETAILS**

If you wish to obtain more information about Council’s decision, electronic copies are available on line at [www.southburnett.qld.gov.au](http://www.southburnett.qld.gov.au), or at Council Offices.

Yours faithfully



**SIMON GINN**  
**MANAGER PLANNING AND DEVELOPMENT**

Enc:   Adopted Infrastructure Charge Notice  
      Approved Plans/Documents  
      Appeal Rights

## INFRASTRUCTURE CHARGES NOTICE

*(Section 119 of the Planning Act 2016)*

**APPLICANT:** S. Dunn  
ONF Surveyors  
PO Box 896  
KINGAROY QLD 4610

**APPLICATION:** Reconfiguring a Lot - Subdivision (2 Lots into 3 Lots) --  
Impact Assessable

**DATE:** 14 July 2025

**FILE REFERENCE:** RAL24/0052

**AMOUNT OF THE LEVIED CHARGE:** **\$14,261.00** **Total**  
*(Details of how these charges were calculated are shown overleaf)*

\$9,842.00	Water Supply Network
\$0.00	Sewerage Network
\$2,410.00	Transport Network
\$2,009.00	Parks and Land for Community Facilities Network
\$0.00	Stormwater Network

**AUTOMATIC INCREASE OF LEVIED CHARGE:** The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

**LAND TO WHICH CHARGE APPLIES:** Lot 1 & 2 on SP254463

**SITE ADDRESS:** 2 & 4 Hastings Street, Murgon

**PAYABLE TO:** **South Burnett Regional Council**

**WHEN PAYABLE:** Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.  
*(In accordance with the timing stated in Section 122 of the Planning Act 2016)*

**OFFSET OR REFUND:** Not Applicable.

This charge is made in accordance with South Burnett Regional Council's ***Charges Resolution (No. 3) 2019***

## DETAILS OF CALCULATION

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### Water Supply

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot	3	allotments	\$9,842.00	CR Table 2.3	\$0.00

#### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lots	2	Allotments	\$9,842.00	CR Table 2.3	\$0.00

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### Sewerage

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot	2	allotments	\$5,243.00	CR Table 2.3	\$10,486.00

#### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Reconfiguring a Lot	2	allotments	\$5,243.00	CR Table 2.3	\$10,486.00

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### Transport

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot	3	allotments	\$2,410.00	CR Table 2.3	\$7,230.00

#### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lots	2	Allotments	\$2,410.00	CR Table 2.3	\$4,820.00

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### Parks and Land for Community Facilities

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot	3	allotments	\$2,009.00	CR Table 2.3	\$6,027.00

#### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lots	2	Allotments	\$2,009.00	CR Table 2.3	\$2,009.00

## Stormwater

### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	-	-	\$0.00

### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	-	-	\$0.00

## Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (2 into 3)	\$9,842.00	\$0.00	\$2,410.00	\$2,009.00	\$0.00	\$14,261.00
<b>Total</b>	<b>\$9,842.00</b>	<b>\$0.00</b>	<b>\$2,410.00</b>	<b>\$2,009.00</b>	<b>\$0.00</b>	<b>\$14,261.00</b>

\* In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.

## INFORMATION NOTICE

<b>Authority and Reasons for Charge</b>	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
<b>Appeals</b>	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
<b>Automatic Increase Provision of charge rate (\$)</b>	<p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average<sup>1</sup>. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p>
<b>GST</b>	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
<b>Making a Payment</b>	<p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing <a href="mailto:info@southburnett.qld.gov.au">info@southburnett.qld.gov.au</a></p>

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<sup>1</sup> 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

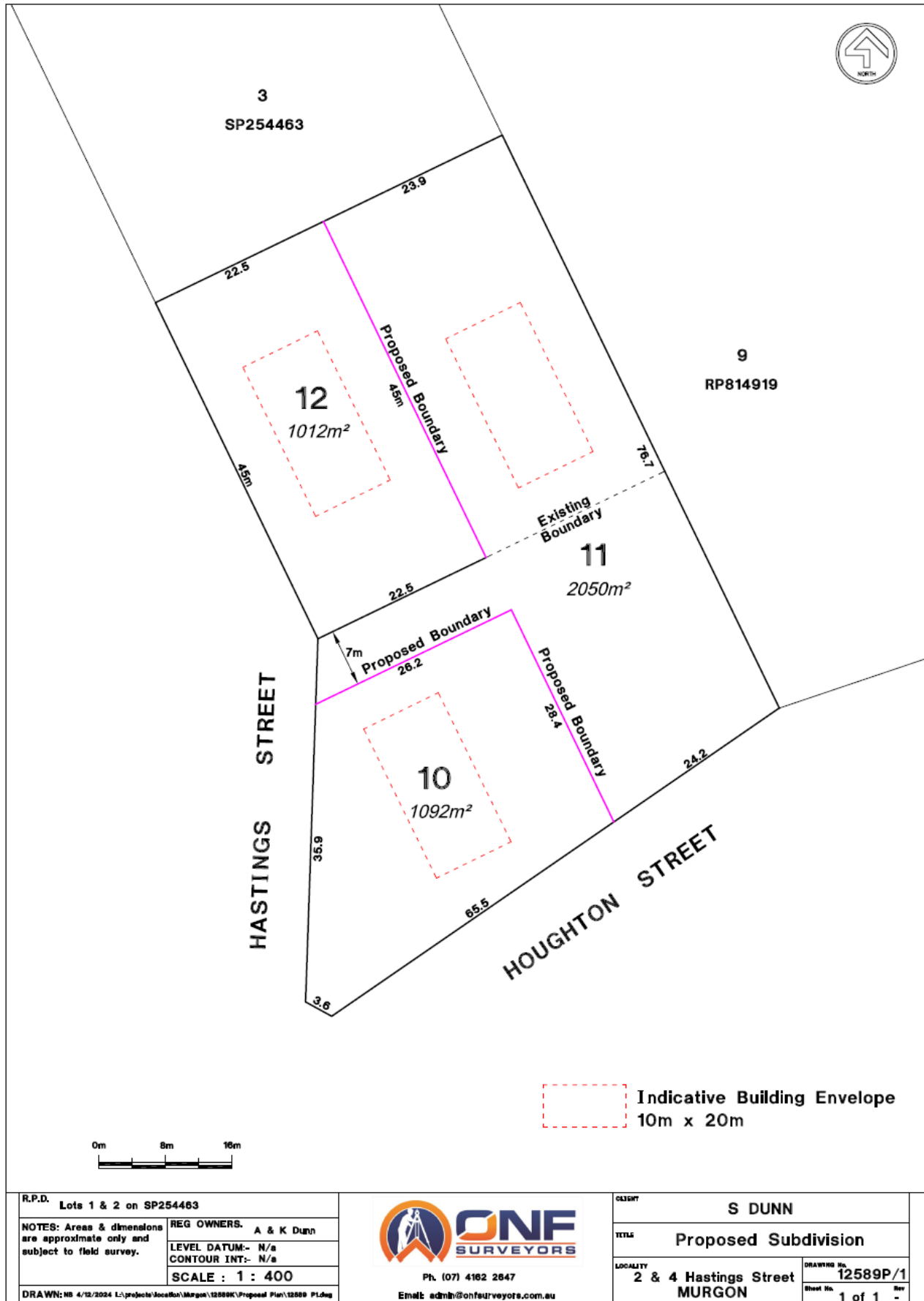


Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

## **Enquiries**

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Finance & Liveability, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at [info@sbrc.qld.gov.au](mailto:info@sbrc.qld.gov.au)



## Landscaping Legend

Species to be planted are to be frost and drought tolerant and suited to full sun exposure.

60% of plantings should be small trees & large shrubs  
40% of plantings should be small shrubs & fillers.

- Plants to be spaced 4 to 5m apart and randomly selected. Small shrubs and fillers may be spaced 2-3m apart
- Planting Species to be in accordance with South Burnett Regional Council's Branching Out Guide

Total number of trees = TBC

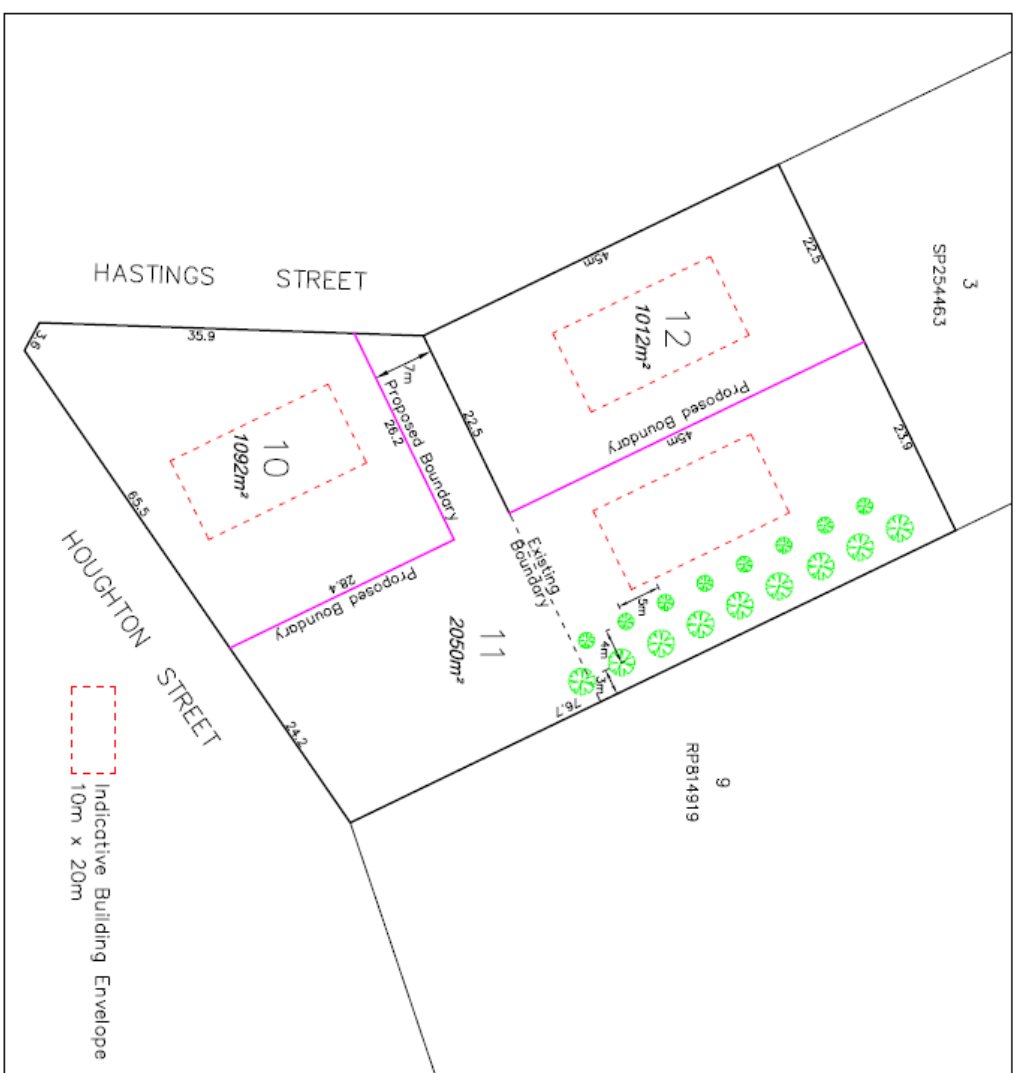
Note: Where practical, plants to be sourced from local seed stock.

## Notes

PLANTING & ESTABLISHMENT TO BE IN ACCORDANCE WITH THE PUBLICATION:

*"Branching Out- Your handy Guide to Tree Planting in the South Burnett"*

- ENSURE ALL TOPSOIL, MULCH & OTHER LANDSCAPE MATERIALS ARE FREE OF PESTS & ARE APPROPRIATE FOR THE PROPOSED VARIETY OF SPECIES.
- LANDSCAPING IS TO BE MULCHED TO A MINIMUM DEPTH OF 100mm WITH ORGANIC MULCH.
- PLANTINGS TO BE HAND WATERED REGULARLY FOLLOWING PLANTING, THEN EVERY 2 WEEKS IN THE ABSENCE OF RAIN UNTIL ESTABLISHED
- SELECT APPROPRIATE VARIETY OF SPECIES LISTED TO ENSURE MINIMAL PRUNING, WATERING & FERTILISING.
- NON-SURVIVING STOCK IS TO BE REPLANTED AS REQUIRED.
- PLANTING IS SETBACK 1m TO INFRASTRUCTURE SERVICES.
- EXPOSED SOILS THAT ARE NOT INTENDED FOR TURFING ARE MULCHED.
- ALL LANDSCAPING TO BE IN ACCORDANCE WITH COUNCIL'S LANDSCAPING PLANNING POLICY.



Landscaping Plan for S Dunn, Proposed Lot 11, 2 & 4 Hastings Street, Murgon

Proposed Subdivision of Lots 1 & 2 on SP254463

SCALE 1:500 (A3) DATE 14/2/25

Plan No:- 12589 LI

Ph. (07) 462 2647  
Email: admin@denisburton.com.au

# Appeal Rights

## PLANNING ACT 2016 & THE PLANNING REGULATION 2017

### Chapter 6 Dispute resolution

#### Part 1 Appeal rights

##### 229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the *Planning Act 2016* states –
  - (a) Matters that may be appealed to –
    - (i) either a tribunal or the P&E Court; or
    - (ii) only a tribunal; or
    - (iii) only the P&E Court; and
  - (b) The person-
    - (i) who may appeal a matter (**the appellant**); and
    - (ii) who is a respondent in an appeal of the matter; and
    - (iii) who is a co-respondent in an appeal of the matter; and
    - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
  - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
  - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
  - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
  - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note –*

*See the P&E Court Act for the court's power to extend the appeal period.*

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund-
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

##### 230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
  - (a) is in the approved form; and
  - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
  - (a) the respondent for the appeal ; and
  - (b) each co-respondent for the appeal; and

- (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
  - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
  - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
  - (f) for an appeal to the P&E Court – the chief executive; and
  - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The **service period** is –
    - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
    - (b) otherwise – 10 business days after the appeal is started.
  - (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
  - (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

##### 231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –**decision** includes-
  - (a) conduct engaged in for the purpose of making a decision; and
  - (b) other conduct that relates to the making of a decision; and
  - (c) the making of a decision or failure to make a decision; and
  - (d) a purported decision ; and
  - (e) a deemed refusal.**non-appealable**, for a decision or matter, means the decision or matter-
  - (a) is final and conclusive; and
  - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
  - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

##### 232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal. However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

**The Assessment Manager  
South Burnett Regional Council  
PO Box 896  
Kingaroy 4610**

**Our Reference: J002304  
Date: 28 April 2025**

## **BUSHFIRE HAZARD ADVICE LETTER FOR 2 & 4 HASTINGS STREET, MURGON**

**To whom it may concern,**

Range Environmental has been engaged by AS & KD Dunn to provide bushfire hazard advice to support assessment by South Burnett Regional Council (SBRC) of a proposed two (2) into three (3) rural residential subdivision at 2 & 4 Hastings Street, Murgon ('the site'). The site is formally described as Lots 1 & 2 SP254463.

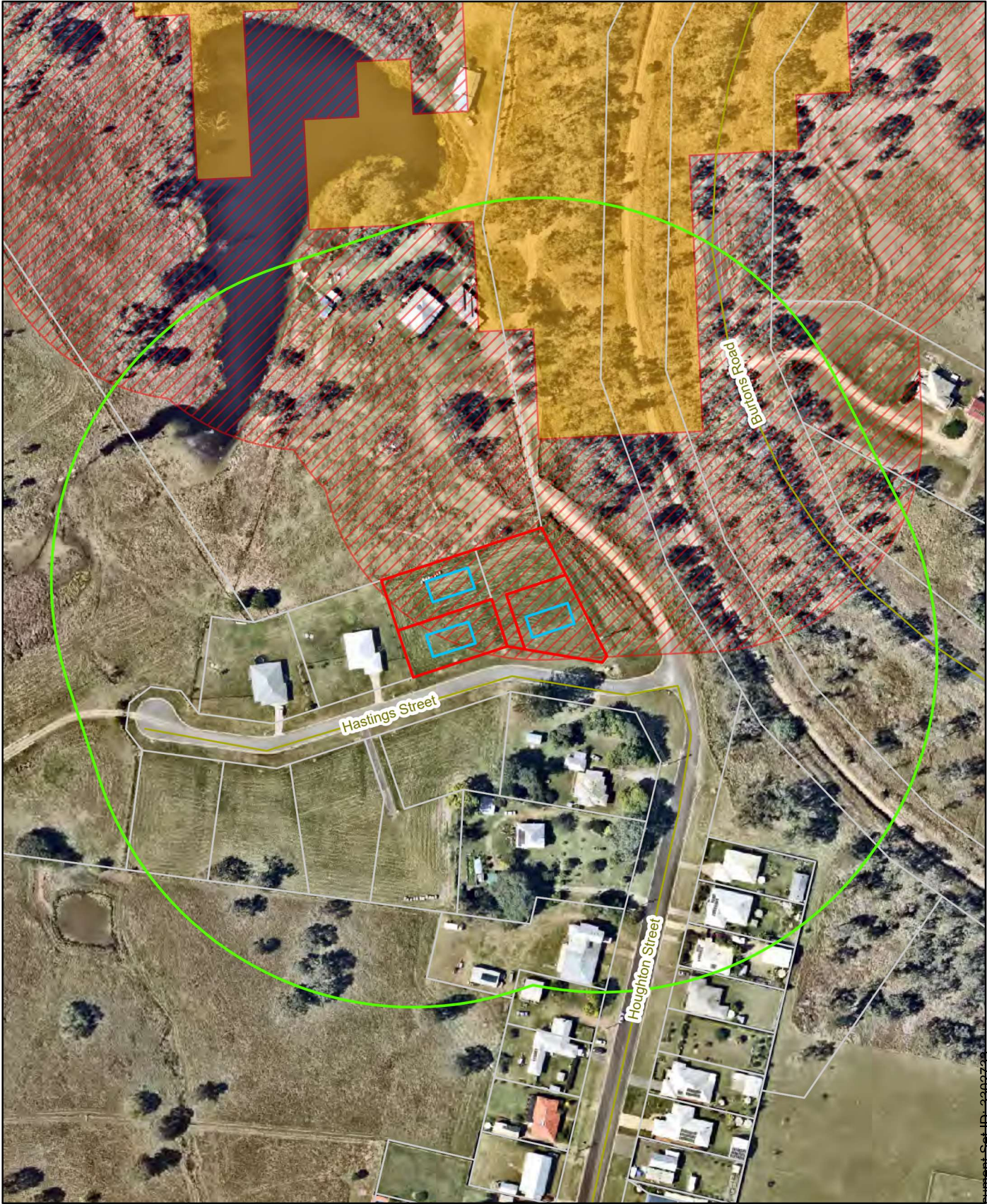
Range Environmental understands that SBRC are currently assessing the subdivision development application and have requested further supporting information relating to the presence of mapped bushfire hazard constraints in proximity to the site.

This assessment primarily relates to assessment of hazard associated with the proposed development.

Review of State Planning Policy (SPP) Natural Hazard, Risk and Resilience (Bushfire) mapping in proximity to the site identifies that the site is mapped as containing areas of Potential Impact Buffer (i.e. within 100m of identified areas of Medium, High or Very High Potential Bushfire Intensity) with areas of Medium Potential Bushfire Intensity further to the east. Figure 1 shows the bushfire hazard as mapped by the SPP. The SBRC Planning Scheme utilises the SPP mapping.

Range Environmental has been engaged to undertake review of this mapping based on analysis of available aerial imagery and site images, and application of the SPP technical supporting document – Bushfire Resilient Communities.





**Figure 1**  
**SPP Bushfire**  
**Hazard Map**

Project: Bushfire  
Hazard Advice  
Letter, Murgon

Client: AS & KD Dunn

Project No.: J002304

Compiled by: Gabl evay Date: 28/02/2025  
Approved by: RG Date: 28/02/2025

0 25 50  
Metres

**Legend**

- Cadastral
- Roads
- Indicative building envelope
- Lot layout
- 150m buffer
- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

The content of this document includes third party data. Range Environmental Consultants does not guarantee the accuracy of such data.  
Source: Cadastral data sourced from DNRME (2023). Aerial imagery sourced from Neatmap (2023).





# 1 Vegetation Communities and Vegetation Hazard Classes

## 1.1 Desktop Review

Current Regulated Vegetation Mapping identifies that the site is completely contained within an area of Category X (non-remnant) vegetation. A copy of the site Vegetation Management Report (DOR) is provided as Attachment 1.

Areas of Category B (remnant), Category C (regrowth) and Category R (regrowth – watercourse) vegetation present on lands to the east of the site are identified as Regional Ecosystem (RE) 12.12.28. RE 12.12.28 is described under the Queensland regional ecosystem descriptions as *Eucalyptus moluccana* woodland on Mesozoic to Proterozoic igneous rocks.

## 1.2 Site Vegetation Hazard Class Review

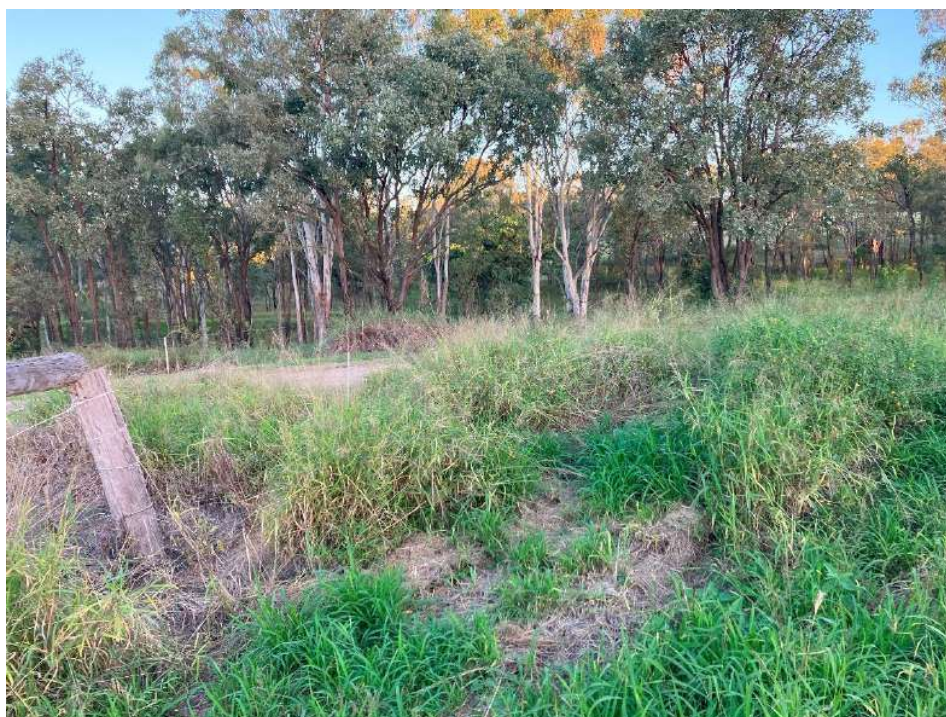
Range Environmental has obtained site images to facilitate a review of vegetation hazard classes within 150m of the site, which are the basis for determining the bushfire hazard class for the area. The following photos provide an overview of the site and surrounds at the time of the assessment and letter preparation.



**Photograph 1 View to the north of the site**



*Photograph 2 View to the west of the site*



*Photograph 3 View to the south of the site*





***Photograph 4 View of vegetation to the southeast of the site***



***Photograph 5 View of vegetation to the southeast of the site***

Based on the review of site images and aerial imagery Range Environmental has prepared a refined vegetation hazard class map for the site and surrounding areas which considers site conditions and the actual occurrence of

vegetation values. Table 1 provides a summary of the VHCs and potential fuel loads. Figure 1 provides an overview of assessed ground truthed VHC occurrence.

**Table 1 Vegetation Hazard Class Summary**

Vegetation Hazard Class (VHC)	Surface and near surface Fuel Load (t/ha)	Total Fuel Load (t/ha)	Prone type <sup>1</sup>	Fuel continuity <sup>2</sup>
13.2 Dry to moist eucalypt woodlands on undulating metamorphics and granite	12.8	14.4	1	1
39.2 Low to moderate tree cover in built up areas	5	8	3	2
40.4 Continuous low grass or tree cover	4.5	5	2	1
41.4 Discontinuous low grass or tree cover	2.5	3	3	2
42.6 Nil to very low vegetation cover	2	2	3	2
43.6 Water bodies or very low vegetation cover	0	0	3	2

Fuel load data sources from Bushfire Resilient Communities Technical Reference Guide October 2019

The identification of VHCs determines the extent to which the vegetation contributes to prevailing bushfire hazard. All VHCs are identified as being one of three prone types<sup>1</sup>, with prone types being a categorical indicator of the capacity of a VHC to support a significant bushfire. VHCs are also given a binary indicator of fuel continuity<sup>2</sup>. Continuous fuel vegetation generally has a consistent distribution of fuel. Discontinuous fuel types include non-hazardous vegetation or land uses.

VHC 39.2, 40.4, 41.4, 42.6 and 43.6 are considered non-bushfire prone VHCs under Bushfire Resilient Communities (2019) and BAL calculations using the SPP APZ calculator involving these VHCs results in a radiant heat flux of 0kW/m<sup>2</sup> (BAL-Low). VHC 40.4, while listed as a grass fire prone VHC with a continuous fuel load under Bushfire Resilient Communities (2019), is considered a non-hazardous VHC due to low fuels loads of 5t/ha or less and calculations using the SPP APZ calculator involving this VHC results in a radiant heat flux of 0kW/m<sup>2</sup> (BAL-Low).

<sup>1</sup> Prone type: 1= Bushfire prone, 2 = Grass fire prone, 3 = Low hazard

<sup>2</sup> Fuel continuity: 1= Continuous, 2 = Discontinuous



# Figure 2

## Ground Truthed VHCs

Project: Bushfire Hazard Advice Letter, Murgon

Client: AS & KD Dunn

Project No.: J002304

Compiled by: Gabl'evay Date: 22/04/2025  
Approved by: RG Date: 22/04/2025

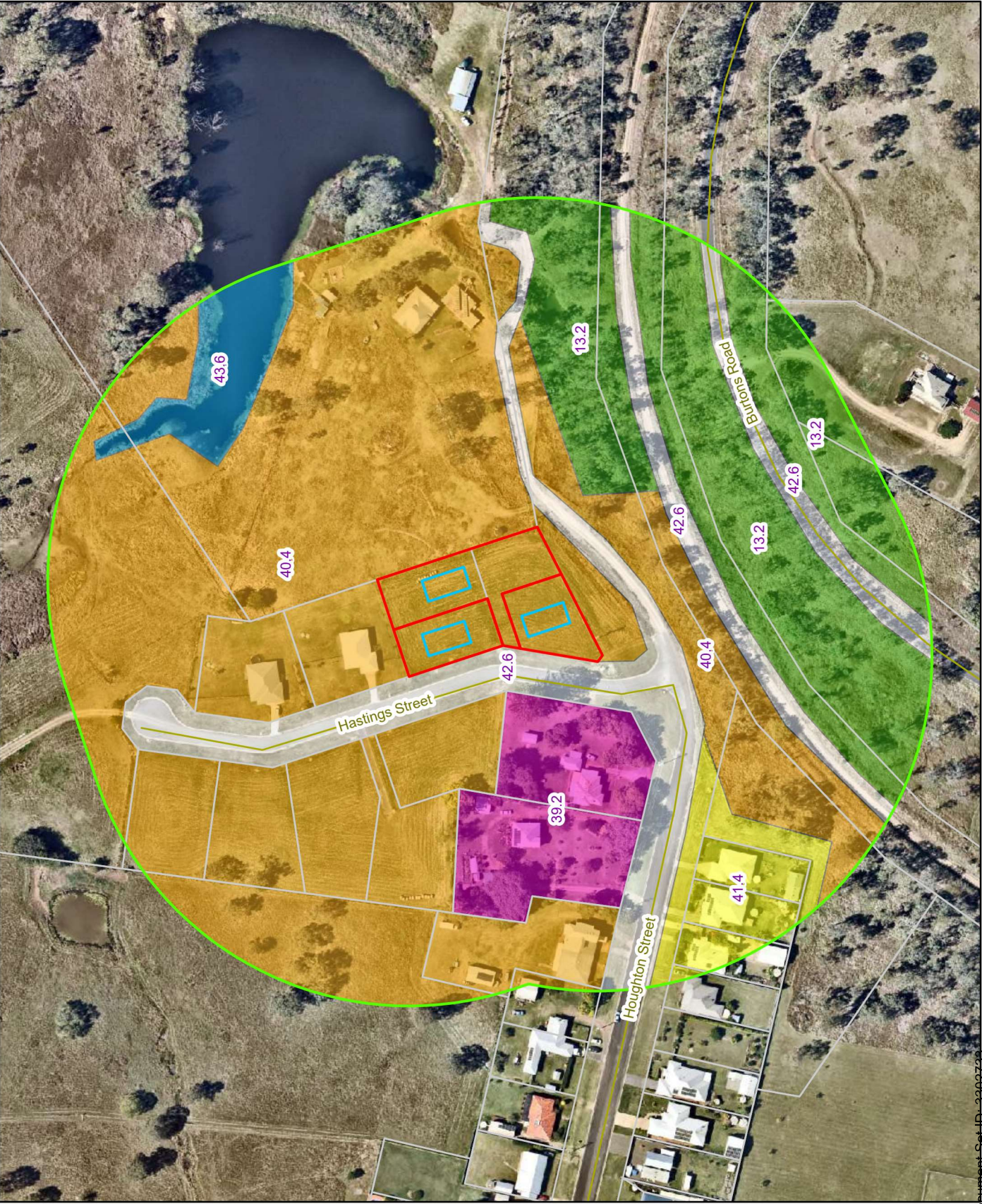
0 25 50 Metres

**Legend**

- Cadastral
- Roads
- Indicative building envelope
- Lot layout
- 150m buffer
- 13.2 Dry to moist eucalypt woodlands on undulating metamorphics and granite
- 39.2 Low to moderate tree cover in built up areas
- 40.4 Continuous low grass or tree cover
- 41.4 Discontinuous low grass or tree cover
- 42.6 Nil to very low vegetation cover
- 43.6 Water bodies or very low vegetation cover

The content of this document includes third party data. Range Environmental Consultants does not guarantee the accuracy of such data.  
Source: Cadastral data sourced from DNRME (2023). Aerial imagery sourced from Neatmap (2023).

N





## 2 Potential Bushfire Hazard Classes

A 'fit for purpose' approach was undertaken to identify the bushfire risk present using the statewide mapping methodology in conjunction with local-scale vegetation and slope maps. The location of assessed VHCs on the site and in the surrounding landscape in conjunction with the underlying slope of land was utilised to develop Potential Bushfire Hazard Classes. The Potential Fireline Intensity calculator was used to calculate the Potential Fireline Intensity (kW/m) to which a Potential Bushfire Hazard Class was attributed. The maximum slope in any direction was used for each area of identified ground-truthed VHC as outlined in Figure 2. Table 2 provides the various site attributes used to calculate the Potential Bushfire Hazard Class at representative locations around the site. Table 3 provides the correlation between Potential Fireline Intensity and Potential Bushfire Hazard Class.

**Table 2 Attributes used to calculate the Potential Bushfire Hazard Class**

Vegetation Hazard Class (VHC)	Potential Fuel Load (t/ha)	Potential Fire Weather Severity (FFDI)	Slope under hazardous vegetation (deg)	Potential Fireline Intensity (kW/m)	Potential Bushfire Hazard Class
13.2 Dry to moist eucalypt woodlands on undulating metamorphics and granite	14.4	52	6 - 10	10114 - 13329	Medium
39.2 Low to moderate tree cover in built up areas	8	52	2 - 6	2369 - 3122	Low
40.4 Continuous low grass or tree cover	5	52	3 - 10	991 - 1607	Low
41.4 Discontinuous low grass or tree cover	3	52	4	382	Low
42.6 Nil to very low vegetation cover	2	52	10	257	Low
43.6 Water bodies or very low vegetation cover	0	52	0	0	Low

**Table 3 Potential Bushfire Hazard Classes**

Potential Bushfire Intensity Class	Potential Fire-line Intensity
1. Very high (potential intensity)	40,000+kW/m
2. High (potential intensity)	20,000 – 40,000kW/m
3. Medium (potential intensity)	4,000 – 20,000kW/m
4. Low hazard (potential impact buffer)	<4,000kW/m

Figure 3 identifies the Potential Bushfire Hazard for the site and immediate surrounding areas (within a radius of 150 metres of the site). Areas assessed as Low hazard within a 100 metre radius of vegetation mapped as comprising Medium Potential Intensity or higher were classified as 'Potential Impact Buffer'.

The location of vegetation in relation to the site is a key attribute to be considered when mapping bushfire hazards. In this situation, most of the potentially hazardous vegetation is located downslope of the site.







### 3 Bushfire Attack Level Assessment

Subsequent to determination of the assessed vegetation hazard classes in proximity to the site, and assessed bushfire hazard classes, Range Environmental has undertaken a radiant heat flux assessment to identify the likely setbacks to achieve corresponding Bushfire Attack Level (BAL) ratings (Table 4). The edge of classified (hazardous) vegetation under AS3959:2018 has been assessed to be areas identified as comprising VHC 13.2 as shown in Figure 2.

**Table 4 Assessed BAL rating setback requirements (downslope of the site)**

Radiant heat level exposure	Setback to achieve corresponding radiant heat exposure	BAL equivalent
Greater than 40kW/m <sup>2</sup>	0-12m	BAL-FZ
Between 29 and 40kW/m <sup>2</sup>	12-16m	BAL-40
Between 19 and 29kW/m <sup>2</sup>	16-23m	BAL-29
Between 12.5 and 19kW/m <sup>2</sup>	23-32m	BAL-19
Less than 12.5kW/m <sup>2</sup>	32-100m	BAL-12.5
N/A	Greater than 100m	BAL-LOW

All indicative building envelopes achieve a setback of greater than 49m from potentially hazardous vegetation, which allows a BAL-12.5 to be readily achieved for each envelope. Figure 4 shows a BAL assessment at the time of letter preparation.

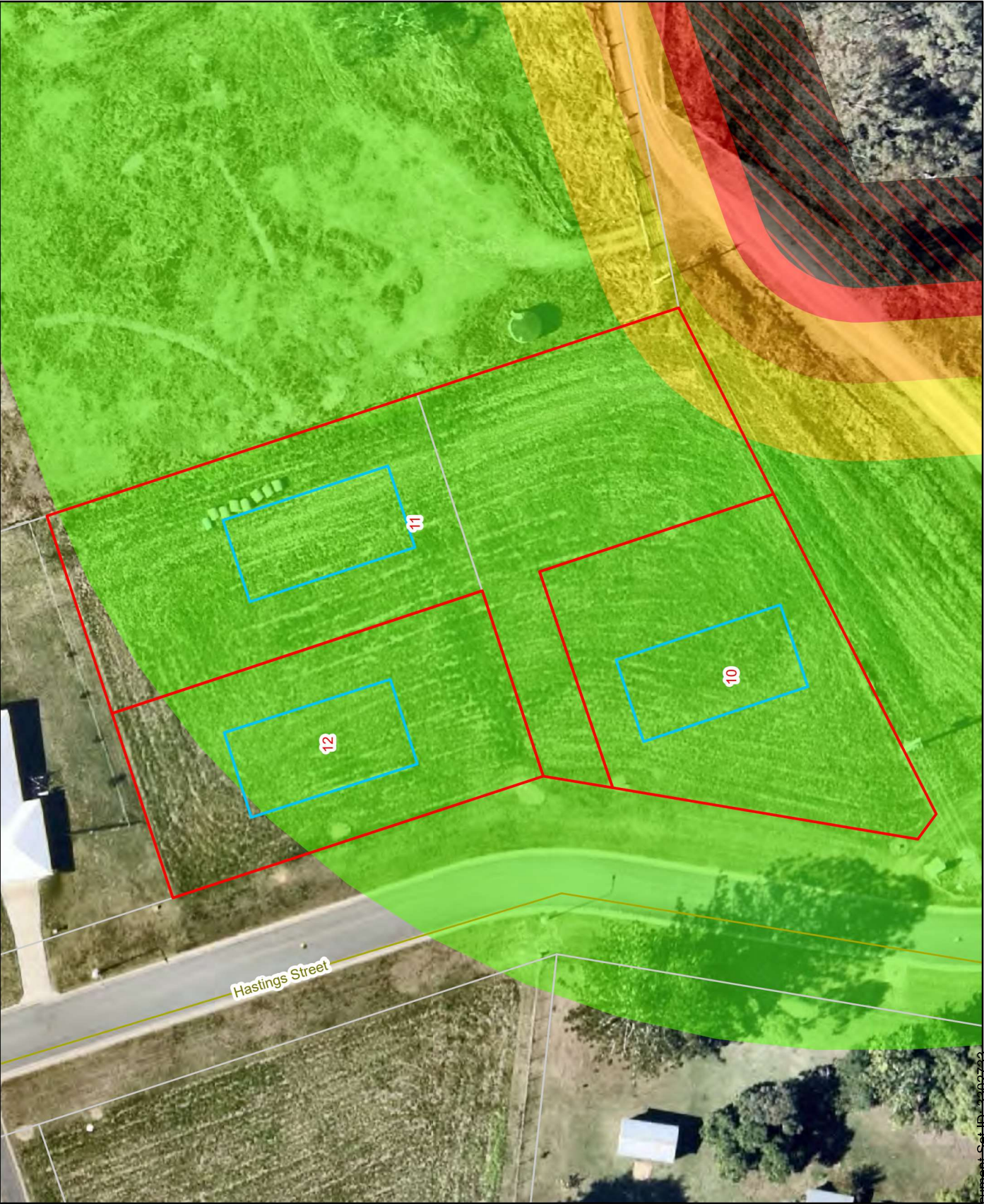
Copies of the SPP Bushfire Asset Protection zone width calculator outputs are provided as Attachment 2.

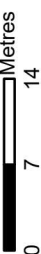











#### 3.1 Queensland Development Code Construction Requirements

The site is partially identified as a bushfire prone area under the SBRC Planning Scheme (Potential Impact Buffer). Under the *Building Regulation 2021*, Part 3, 7, (1), this mapping is taken to be a designation of the site as a bushfire prone area.

Under the *Building Regulation 2021*, Part 3, 7, (2), the provisions of the BCA or QDC that apply to construction in bushfire prone area apply to any building assessment works in that area (a designated bushfire prone area).

Due to the provisions of the above, it will be necessary for any future building works for a dwelling to comply with the construction in bushfire prone area requirements under the BCA. Noting that sufficient area is readily available for construction to a range of BAL standards (including BAL-12.5), no further consideration of this matter is required at the subdivision stage.



<b>Figure 4</b> <b>Assessed BAL</b> <b>Contour Map</b>		Project: Bushfire Hazard Advice Letter, Murgon
Client: AS & KD Dunn		
Project No.: J002304		
Compiled by: GablLevay Date: 28/02/2025 Approved by: RG Date: 28/02/2025		
 Metres 0 7 14		
<b>Legend</b>		
	Cadastre	
	Roads	
	Indicative building envelope	
	Lot layout	
	BAL-12.5	
	BAL-19	
	BAL-29	
	BAL-40	
	Flame Zone	
<small>The content of this document includes third party data. Range Environmental Consultants does not guarantee the accuracy of such data. Source: Cadastral data sourced from DNRME (2023). Aerial imagery sourced from NearMap (2025).</small>		
		



## 4 Bushfire Hazard Assessment and Council Code Response

The site is identified by the Natural Hazards and Risk Resilience Mapping in the Queensland Government State Planning Policy (SPP) Interactive Mapping System as containing areas of Potential Impact Buffer (Figure 1). The South Burnett Regional Council (SBRC) Planning Scheme utilises the SPP mapping. The site occurs on gently sloping lands falling from the west to the east with underlying slopes in the order of 5% or 3 degrees, with slopes under vegetated areas further to the east/southeast increasing up to 6-10 degrees. Under adverse conditions, a bushfire could potentially approach from any direction, however is most likely to approach from the southeast. The intensity of bushfires approaching the site is moderated in part by the presence of formed roadways (Burtons Road Road) and maintained residential gardens.

The bushfire hazard that buildings could potentially be exposed to was calculated using the QFES SPP Asset Protection Zone (APZ) Calculator and fuel loads consistent with the assessed VHCs as set out in SPP technical reference guide 'Bushfire Resilient Communities' (2019).

An individual building report should be completed at the time of building and construction of a dwelling to determine the BAL that a dwelling will be exposed to, as this will be dependent on final dwelling location and the extent of vegetation maintenance on the site and surrounds (i.e. if this changes between the time of preparation of this advice letter and planning of a structure).

A response to the SBRC's Bushfire Hazard Overlay Code is provided in Table 5.

**Table 5 SBRC Bushfire Hazard Overlay Code**

Performance outcomes	Acceptable outcomes	Proposed solutions
<b>Section A</b> <b>Reconfiguring a lot (RaL) – where creating any number of lots of more than 2,000 square metres</b>		
<p>PO1 The subdivision layout:</p> <p>(a) enables future buildings to be located away from slopes and land forms that expose people or property to an intolerable risk to life or property; and</p> <p>(b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level</p>	<p>AO1.1 A development footprint plan is identified for each lot that avoids ridgelines, saddles and crests where slopes exceed 28 per cent.</p> <p>AO1.2 A development footprint plan is identified for each lot that is separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by:</p> <p>(a) a distance that achieves a radiant heat flux level of 29 kW/m<sup>2</sup> or less at all development footprint plan boundaries.</p>	<p>PS1.1 Development is a Reconfiguration of a Lot for a two (2) into three (3) lot subdivision with areas between 1012 and 2050 square metres. The indicative building envelopes avoid ridgelines, saddles and crests and are located on lands with underlying slopes in the order of 5% or 3 degrees.</p> <p>PS1.2 Development occurs in an area mapped as Potential Impact Buffer.</p> <p>A Bushfire Hazard Advice Letter and assessment has been prepared which confirmed that these areas are consistent with areas of Potential Impact Buffer (Figure 3). The indicative building envelopes achieve an adequate separation distance of greater than 49 metres from potentially hazardous vegetation to the southeast, which will achieve a radiant heat flux level of less than, or equal to 12.5 kW/m<sup>2</sup> (BAL-12.5).</p>
<p>PO2 The subdivision layout enables:</p> <p>(a) future buildings to be located as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and</p> <p>(b) future site access to be located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions</p>	<p>AO2 A development footprint plan is identified for each lot that:</p> <p>(a) is located within 60 metres of the street frontage; and</p> <p>(b) sited to enable a route between the development footprint plan and the street frontage with a gradient that does not exceed of 12.5 per cent.</p>	<p>PS2 (a) Indicative building envelopes have been identified that enable a dwelling to be safely located with ready access to Hastings Street. All indicative building envelopes are located within 30m of Hastings Street frontage.</p> <p>(b) The site is located on gently sloping lands with underlying slopes in the order of 5% or 3 degrees.</p>
<b>Section B</b> <b>Reconfiguring a lot (RaL) – where creating any number of lots of 2,000 square metres or less</b>		

<p>PO3 The subdivision layout:</p> <ul style="list-style-type: none"> <li>(a) avoids creating lots on slopes and landforms that expose people or property to an intolerable risk to life or property; and</li> <li>(b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level</li> </ul>	<p>AO3.1 The subdivision layout results in lots that are sited so that they are separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by a distance that achieves a radiant heat flux level of 29 kW/m<sup>2</sup> or less:</p> <ul style="list-style-type: none"> <li>(a) at the building envelope, if identified at RaL stage; or</li> <li>(b) where a building envelope is not identified, at all lot boundaries.</li> </ul>	<p>PS3.1 Development occurs in an area mapped as Potential Impact Buffer.</p> <p>A Bushfire Hazard Advice Letter and assessment has been prepared which confirmed that these areas are consistent with areas of Potential Impact Buffer (Figure 3). The indicative building envelopes achieve an adequate separation distance of greater than 49 metres from potentially hazardous vegetation to the southeast, which will achieve a radiant heat flux level of less than, or equal to 12.5 kW/m<sup>2</sup> (BAL-12.5).</p>
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## 5 Conclusion and Recommendations

A basic site-specific bushfire assessment has been undertaken in accordance with Bushfire Resilient Communities (QFES 2019) and AS3959-2018. Based on this assessment a revised vegetation hazard class map has been developed to inform bushfire hazard assessment at the site.

The bushfire assessment of the site identified that in general hazards are in the low category (Potential Impact Buffer – within 100m of identified Medium, High or Very High Potential Bushfire Intensity areas).

The bushfire risk to built assets can be effectively managed at the design and construction phase through the application of the National Construction Code and the Australian Standard Construction of buildings in bushfire-prone areas (AS3959-2018) and ongoing vegetation management. At the time of future dwelling siting and construction, a building specific bushfire report is to be prepared which confirms the BAL rating for a structure, dependent on the final location and extent of ongoing vegetation management.

The proposed development is recommended to be supported in relation to bushfire hazard assessment matters. No bushfire specific conditions are recommended to be imposed for actioning prior to plan sealing. Conditions recommended to be imposed relate to requirements for future dwellings and include:

### **BUSHFIRE MANAGEMENT - FUTURE DWELLING REQUIREMENTS**

*xx. Where not connected to a reticulated water supply, all future dwellings in bushfire prone areas must be provided with a water storage reservoir having a minimum 25,000 litres of water for emergency firefighting purposes. Such storage must be provided in addition to the water supply capacity required for domestic use and must be provided in the form of either a dam, swimming pool, or rainwater tank located within 40m of the dwelling, or with pumped supply to within 40m of the dwelling.*

*xx. Where water storage is provided by way of rainwater tank, separate water storage for firefighting purposes must be provided either in a separate rainwater tank or a reserve section in the main water supply tank on which:*

*xx.x the domestic take off from the tank is at or above the 25,000 litre point; and*

*xx.x standard rural fire brigade fittings (a 50mm male camlock coupling and ball valve) are fitted to the tank outlet for access by four wheel drive rural services vehicles.*

*xx. The water storage reservoir must be provided with a water delivery mechanism that will function during an emergency event (such as an electric pump with auxiliary power supply or a petrol driven firefighting pump) and hose of sufficient length to easily reach around to all sides of the dwelling.*

*xx. A hard stand or cleared area within 6m of the water storage reservoir must be provided to ensure accessibility for fire fighting vehicles.*

The above conditions are modelled off exemplar conditions utilised in Toowoomba Regional Council (TRC). No further conditions are considered necessary to be imposed in relation to bushfire matters, with the provisions of the *Building Regulation 2021* requiring construction to a BAL level commensurate to the level of separation from identified hazardous areas.

Please do not hesitate to contact me at [gabi.levay@rangeenviro.com.au](mailto:gabi.levay@rangeenviro.com.au) or on 0477 903 457 if you have any queries regarding this advice.

Yours sincerely,



**Gabi Levay**  
Ecologist



**Range Environmental Consultants**

**Attachment 1 – Vegetation Management Property Reports (DOR)**



## **Vegetation management report**

For Lot: 1 Plan: SP254463

2/28/2025



**Queensland Government**

This publication has been compiled by Operations Support, Department of Resources.

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# Recent changes

## Updated mapping

Updated vegetation mapping was released on 22 November 2023 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, essential habitat, wetland and high-value regrowth mapping.

The Department of Environment, Science and Innovation have also updated their koala protection mapping to align with the Queensland Herbarium scientific updates.

The latest version (v10) of the Protected Plants Flora Survey Trigger Map (trigger map) was released on 6 September 2023.

## Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:

**Property details** - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

**Vegetation management framework** - an explanation of the application of the framework and contact details for the Department of Resources who administer the framework;

**Vegetation management framework details for the specified Lot on Plan** including:

- the vegetation management categories on the property;
- the vegetation management regional ecosystems on the property;
- vegetation management watercourses or drainage features on the property;
- vegetation management wetlands on the property;
- vegetation management essential habitat on the property;
- whether any area management plans are associated with the property;
- whether the property is coastal or non-coastal; and
- whether the property is mapped as Agricultural Land Class A or B;

**Protected plant framework** - an explanation of the application of the framework and contact details for the Department of Environment, Science and Innovation who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

**Koala protection framework** - an explanation of the application of the framework and contact details for the Department of Environment, Science and Innovation who administer the framework; and

**Koala protection framework details for the specified Lot on Plan** including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:

- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;



## Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

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# 1. Property details

## 1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 1 Plan: SP254463 are listed in Table 1.

**Table 1: Lot, plan, tenure and title area information for the property**

Lot	Plan	Tenure	Property title area (sq metres)
1	SP254463	Freehold	2,065

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

### **Does the property Lot: 1 Plan: SP254463 have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?**

No, this property is not located in the Wet Tropics of Queensland World Heritage Area.

## 1.2 Property location

Table 2 provides a summary of the locations for property Lot: 1 Plan: SP254463, in relation to natural and administrative boundaries.

**Table 2: Property location details**

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
South Burnett Regional	Burnett	Southeast Queensland	South Burnett

## 2. Vegetation management framework (administered by the Department of Resources)

The *Vegetation Management Act 1999* (VMA), the *Vegetation Management Regulation 2023*, the *Planning Act 2016* and the *Planning Regulation 2017*, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem identified in the Vegetation Management Regional Ecosystem Description Database (VM REDD) as having a grassland structure; and
- a mangrove.

### 2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Resources or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Resources before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions/>.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Resources prior to clearing in any of these areas.

### 2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes/>

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Resources before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at  
<https://vegetation-apps.dnrm.qld.gov.au>

## 2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Resources and then follow the conditions and requirements listed in the AMP.

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/area-management-plans>

## 2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development>

## 2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

**Phone** 135VEG (135 834)

**Email** [vegetation@resources.qld.gov.au](mailto:vegetation@resources.qld.gov.au)

**Visit** <https://www.resources.qld.gov.au/?contact=vegetation> to submit an online enquiry.

### 3. Vegetation management framework for Lot: 1 Plan: SP254463

#### 3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

**Table 3: Vegetation categories for subject property**

Vegetation category	Area (ha)
Category X	0.21

**Table 4: Description of vegetation categories**

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Resources to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department of Resources to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

#### Property Map of Assessable Vegetation (PMAV)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

#### 3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at <https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

**Table 5: Regional ecosystems present on subject property**

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	0.21	None	None

Please note:

1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

### 3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

### 3.4 Wetlands

There are no vegetation management wetlands present on this property.

### 3.5 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992 (NCA)* as critically endangered, endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map -

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

## Category A and/or Category B and/or Category C

### Table 6: Essential habitat in Category A and/or Category B and/or Category C

No records

### 3.6 Area Management Plan(s)

Nil

### 3.7 Coastal or non-coastal

For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as\*

Coastal

\*See also Map 4.3

### 3.8 Agricultural Land Class A or B

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

#### Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

No Class A

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 1 Plan: SP254463.



## 4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:  
<https://www.resources.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

### **Regulated vegetation management map**

The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new [property maps of assessable vegetation \(PMAV\)](#).

### **Vegetation management supporting map**

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

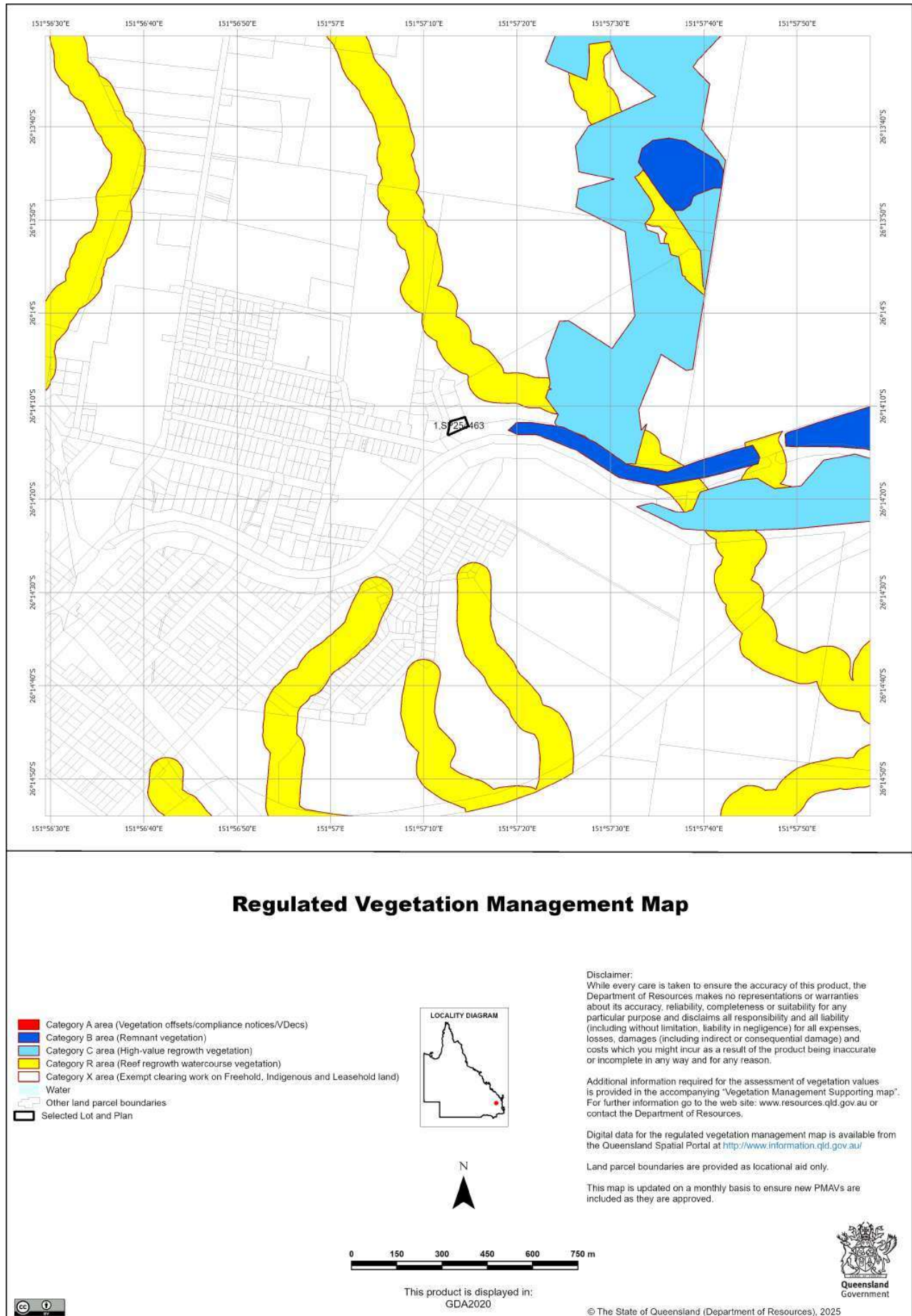
### **Coastal/non-coastal map**

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

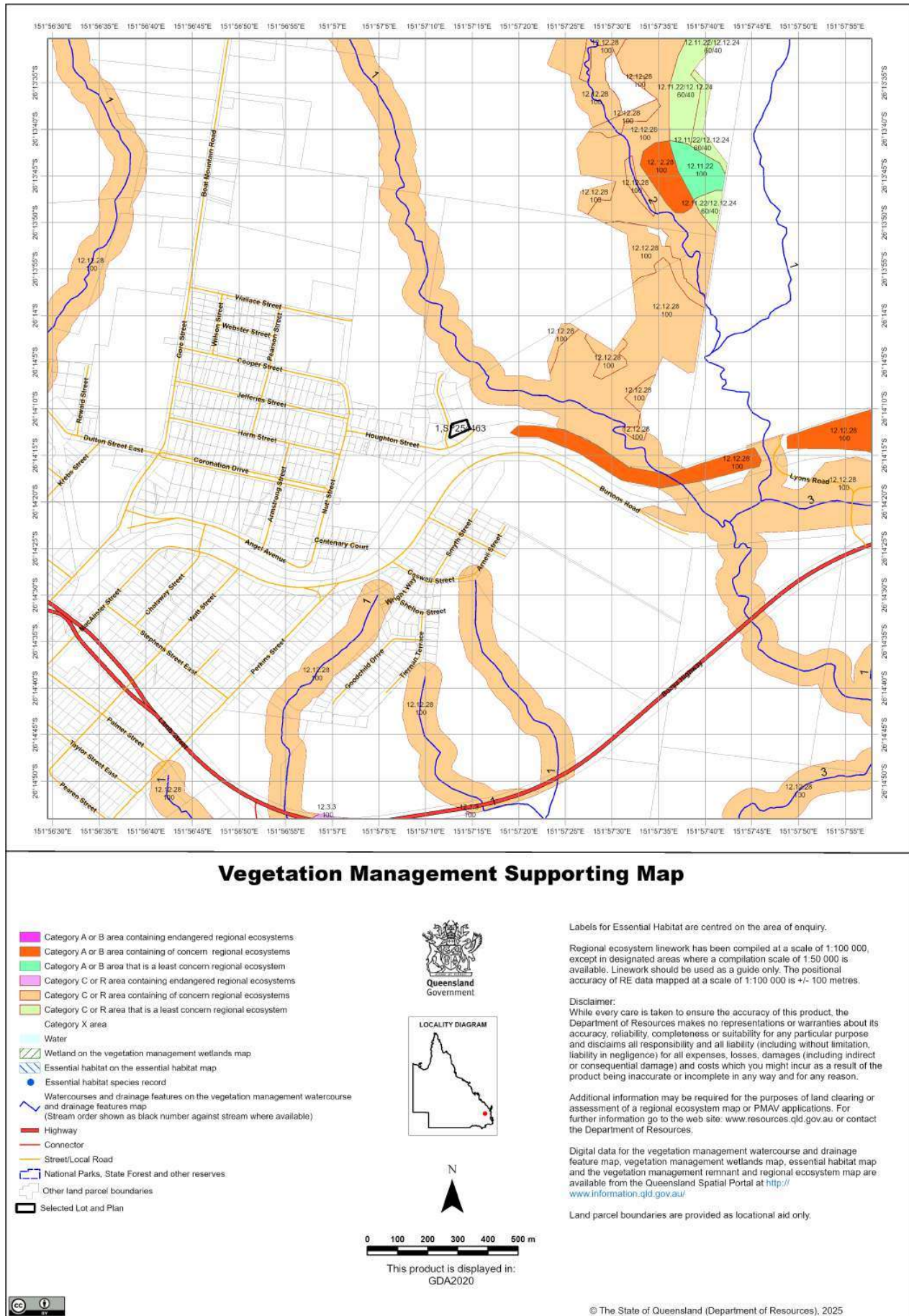
### **Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture**

The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

## 4.1 Regulated vegetation management map

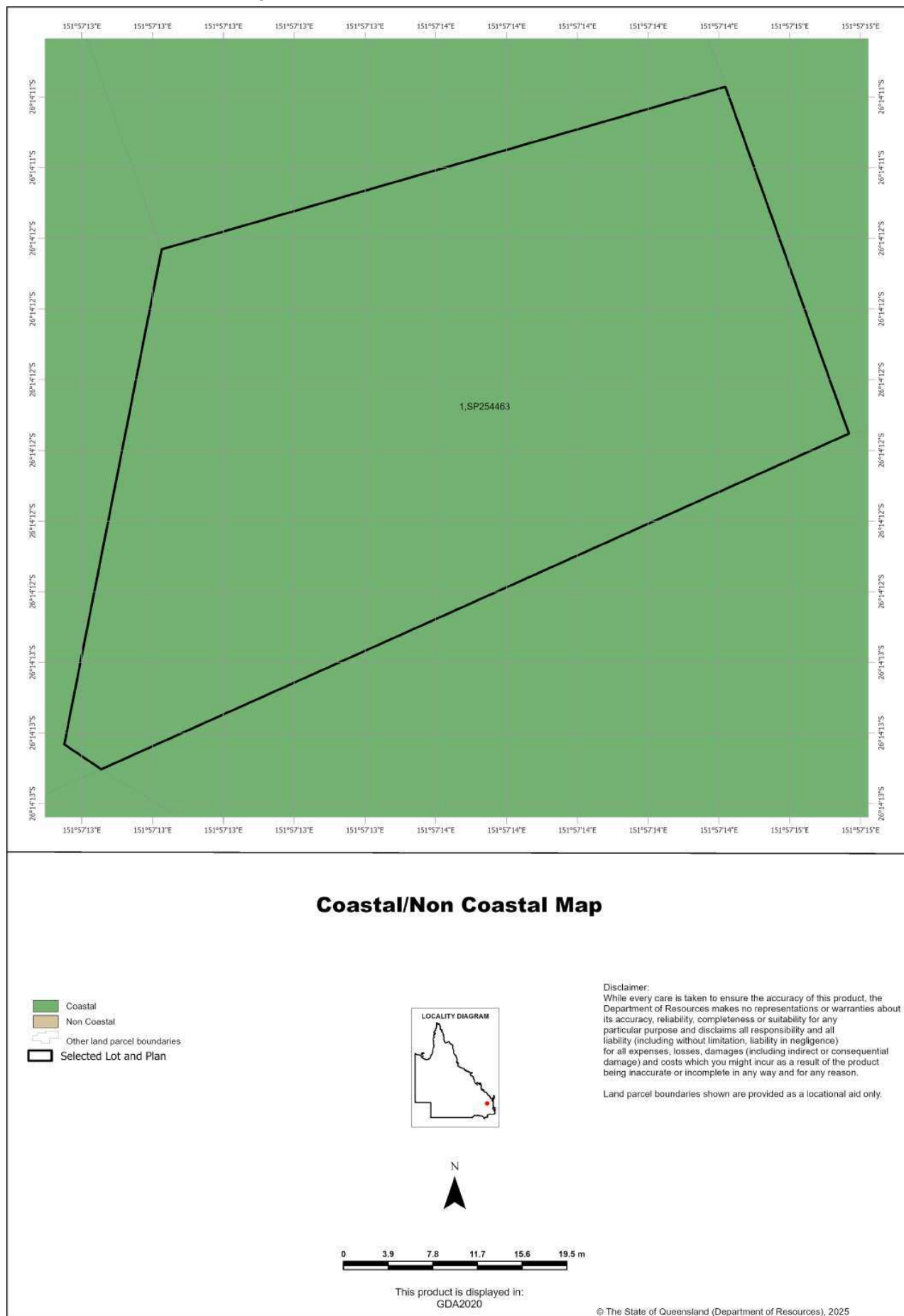


## 4.2 Vegetation management supporting map

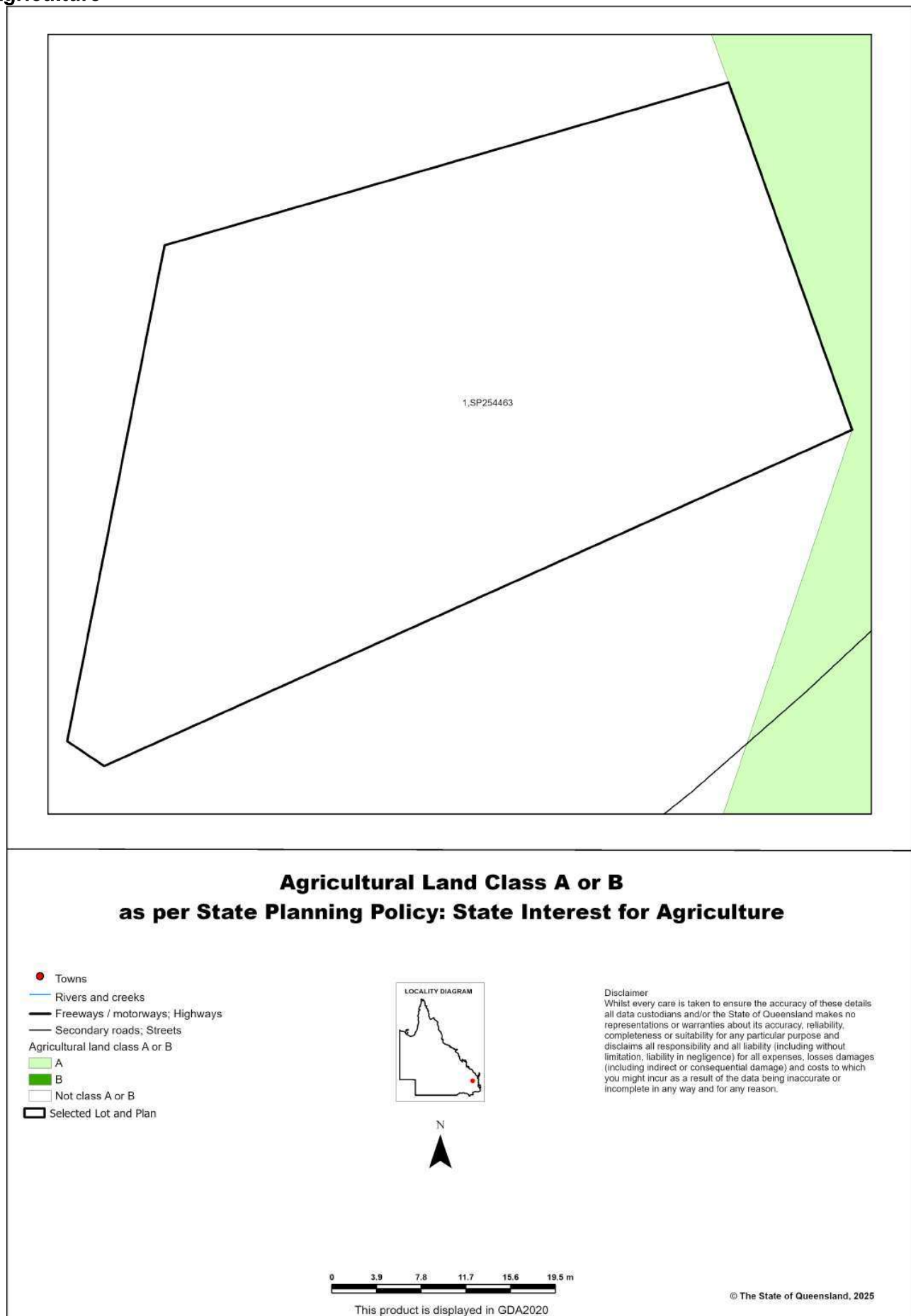




### 4.3 Coastal/non-coastal map



#### 4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



## 5. Protected plants framework (administered by the Department of Environment, Science and Innovation (DESI))

In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#) (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

### 5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the [Flora survey guidelines](#). The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of EVNT plants can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of Environment, Science and Innovation, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the [clearing permit application form](#).

### 5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

### 5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

### 5.4 Contact information for DESI

For further information on the protected plants framework:

**Phone** 1300 130 372 (and select option four)

**Email** [palm@des.qld.gov.au](mailto:palm@des.qld.gov.au)

**Visit** <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants>

## 5.5 Protected plants flora survey trigger map

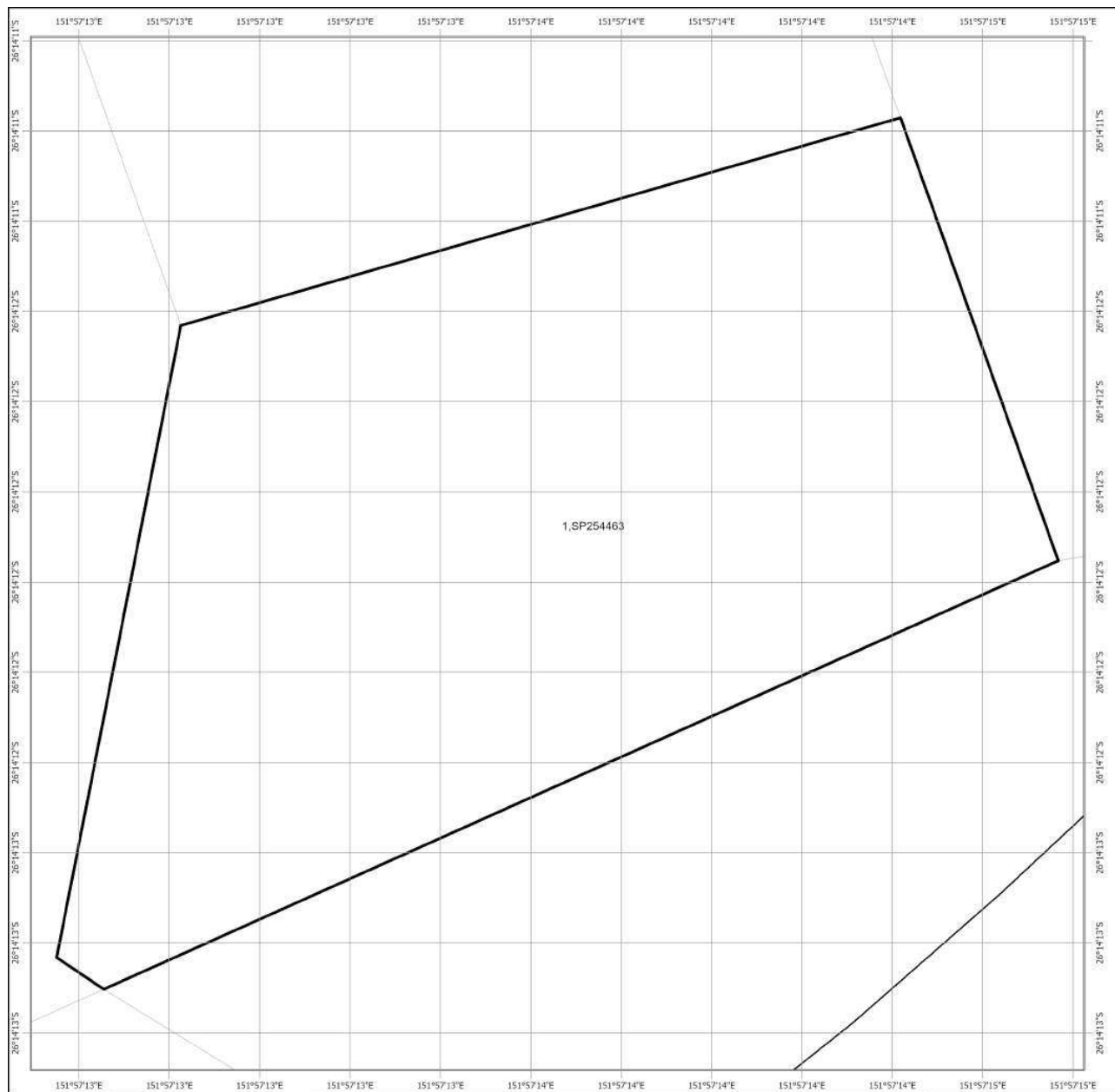
This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

### Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

### Species information

Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of Environment, Science and Innovation webpage on the [clearing of protected plants](#) for more information.



## Protected Plants Flora Survey Trigger Map

- High risk area
- Other land parcel boundaries
- Freeways / motorways / highways
- Secondary roads / streets
- Selected Lot and Plan



This product is displayed in:  
GDA2020

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of the Environment, Tourism, Science and Innovation at [palm@des.qld.gov.au](mailto:palm@des.qld.gov.au)

**Disclaimer:** While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

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## 6. Koala protection framework (administered by the Department of Environment, Science and Innovation (DESI))

The koala (*Phascolarctos cinereus*) is listed in Queensland as endangered by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the *Nature Conservation (Animals) Regulation 2020*, the *Nature Conservation (Koala) Conservation Plan 2017*, the *Planning Act 2016* and the *Planning Regulation 2017*.

### 6.1 Koala mapping

#### 6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

#### 6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the *Planning Regulation 2017* for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document [Spatial modelling in South East Queensland](#).

Section 7.2 shows any koala habitat area that exists on your property.

Under the *Nature Conservation (Koala) Conservation Plan 2017*, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document [Guideline - Requests to make, amend or revoke a koala habitat area determination](#).

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps>. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

#### 6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the *Planning Regulation 2017* (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

#### 6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

## 6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

**Interfering with koala habitat** means:

1. Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
2. Does not include destroying standing vegetation stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the [Planning Regulation 2017](#). More information on exempted development can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:

- the local government planning scheme makes the development assessable;
- the premises includes an area that is both a koala priority area and a koala habitat area; and
- the development does not involve interfering with koala habitat (defined above); and

- development in identified koala broad-hectare areas.

The [Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks](#) outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

### 6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the [Nature Conservation \(Koala\) Conservation Plan 2017](#) prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

### 6.4 Contact information for DESI

For further information on the koala protection framework:

**Phone** 13 QGOV (13 74 68)

**Email** [koala.assessment@des.qld.gov.au](mailto:koala.assessment@des.qld.gov.au)

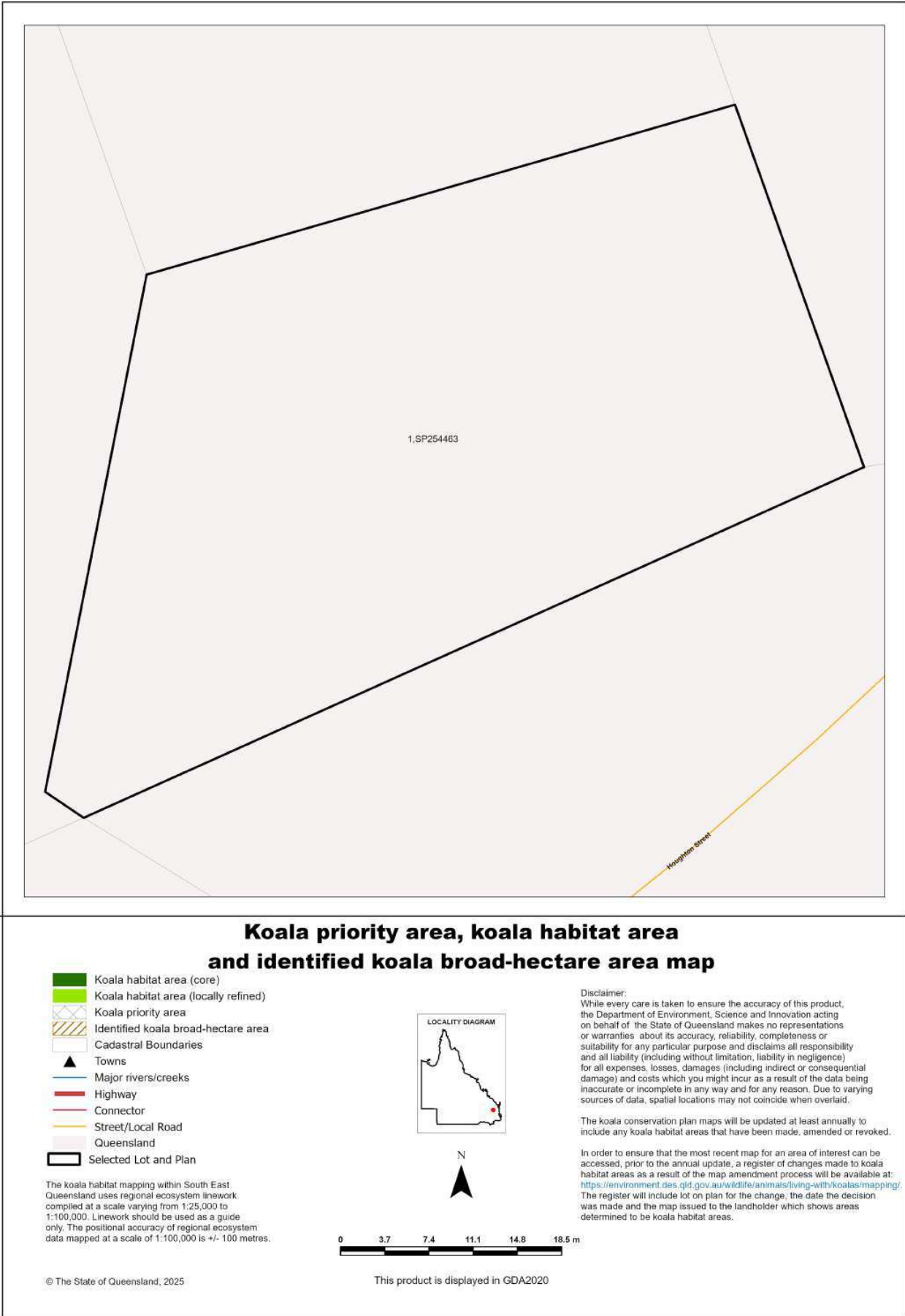
**Visit** <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

# 7. Koala protection framework details for Lot: 1 Plan: SP254463

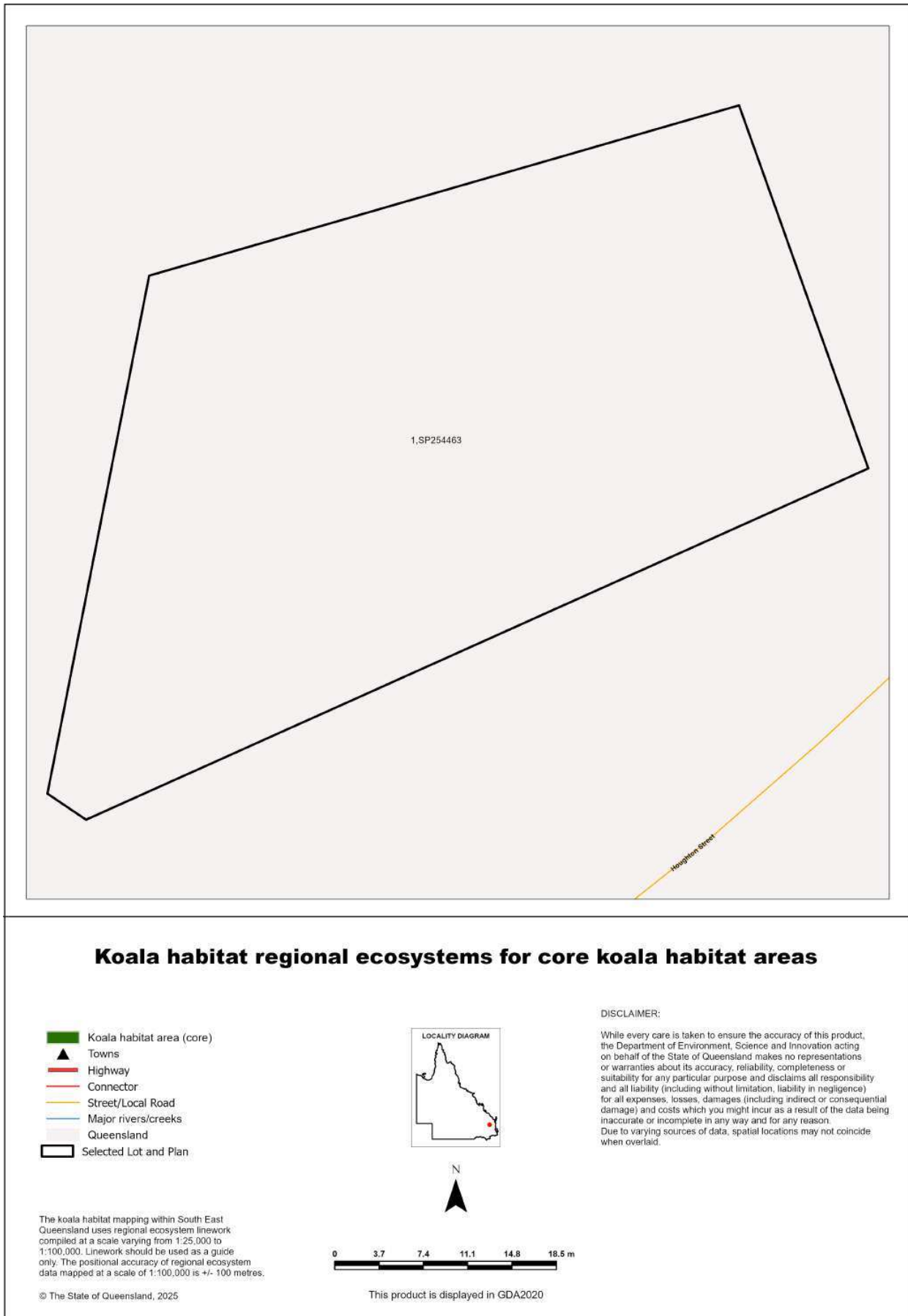
## 7.1 Koala districts

Koala District B

## 7.2 Koala priority area, koala habitat area and identified koala broad-hectare map



### 7.3 Koala habitat regional ecosystems for core koala habitat areas



## 8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow	<i>Water Act 2000</i>	Queensland Department of Regional Development, Manufacturing and Water	Ph: 13 QGOV (13 74 68) <a href="http://www.rdmw.qld.gov.au">www.rdmw.qld.gov.au</a>
Earthworks, significant disturbance	<i>Soil Conservation Act 1986</i>	Queensland Department of Resources	Ph: 13 QGOV (13 74 68) <a href="http://www.resources.qld.gov.au">www.resources.qld.gov.au</a>
Fire Permits	<i>Fire and Emergency Services Act 1990</i>	Queensland Fire Department	Ph: 13 QGOV (13 74 68) <a href="http://www.fire.qld.gov.au">www.fire.qld.gov.au</a>
Indigenous Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Queensland Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts	Ph: 13 QGOV (13 74 68) <a href="http://www.dsdsatsip.qld.gov.au">www.dsdsatsip.qld.gov.au</a>
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i>	Queensland Department of Environment, Science and Innovation	Ph: 13 QGOV (13 74 68) <a href="http://www.desi.qld.gov.au">www.desi.qld.gov.au</a>
Protected plants and protected areas	<i>Nature Conservation Act 1992</i> <i>Planning Act 2016</i>	Queensland Department of Environment, Science and Innovation	Ph: 1300 130 372 (option 4) <a href="mailto:palm@des.qld.gov.au">palm@des.qld.gov.au</a> <a href="http://www.desi.qld.gov.au">www.desi.qld.gov.au</a>
Koala mapping and regulations	<i>Nature Conservation Act 1992</i>	Queensland Department of Environment, Science and Innovation	Ph: 13 QGOV (13 74 68) <a href="mailto:Koala.assessment@des.qld.gov.au">Koala.assessment@des.qld.gov.au</a>
Interference with fish passage in a watercourse, mangroves Forestry activities	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Queensland Department of Agriculture and Fisheries	Ph: 13 QGOV (13 74 68) <a href="http://www.daf.qld.gov.au">www.daf.qld.gov.au</a>
Matters of National Environmental Significance including listed threatened species and ecological communities	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 <a href="http://www.dcceew.gov.au">www.dcceew.gov.au</a>
Development and planning processes	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Queensland Department of Housing, Local Government, Planning and Public Works	Ph: 13 QGOV (13 74 68) <a href="http://www.planning.qld.gov.au">www.planning.qld.gov.au</a>
Coordinated projects	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) <a href="http://www.statedevelopment.qld.gov.au/coordinator-general">www.statedevelopment.qld.gov.au/coordinator-general</a>
Wet Tropics World Heritage Area	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 <a href="http://www.wettropics.gov.au">www.wettropics.gov.au</a>
Requirements on State controlled road	<i>Transport Infrastructure Act 1994</i>	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) <a href="https://www.tmr.qld.gov.au">https://www.tmr.qld.gov.au</a>
Local government requirements	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Your relevant local government office	



## **Vegetation management report**

For Lot: 2 Plan: SP254463

2/28/2025



**Queensland Government**



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# Recent changes

## Updated mapping

Updated vegetation mapping was released on 22 November 2023 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, essential habitat, wetland and high-value regrowth mapping.

The Department of Environment, Science and Innovation have also updated their koala protection mapping to align with the Queensland Herbarium scientific updates.

The latest version (v10) of the Protected Plants Flora Survey Trigger Map (trigger map) was released on 6 September 2023.

## Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:

**Property details** - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

**Vegetation management framework** - an explanation of the application of the framework and contact details for the Department of Resources who administer the framework;

**Vegetation management framework details for the specified Lot on Plan** including:

- the vegetation management categories on the property;
- the vegetation management regional ecosystems on the property;
- vegetation management watercourses or drainage features on the property;
- vegetation management wetlands on the property;
- vegetation management essential habitat on the property;
- whether any area management plans are associated with the property;
- whether the property is coastal or non-coastal; and
- whether the property is mapped as Agricultural Land Class A or B;

**Protected plant framework** - an explanation of the application of the framework and contact details for the Department of Environment, Science and Innovation who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

**Koala protection framework** - an explanation of the application of the framework and contact details for the Department of Environment, Science and Innovation who administer the framework; and

**Koala protection framework details for the specified Lot on Plan** including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:

- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;

## Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

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# 1. Property details

## 1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 2 Plan: SP254463 are listed in Table 1.

**Table 1: Lot, plan, tenure and title area information for the property**

Lot	Plan	Tenure	Property title area (sq metres)
2	SP254463	Freehold	2,089

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

### **Does the property Lot: 2 Plan: SP254463 have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?**

No, this property is not located in the Wet Tropics of Queensland World Heritage Area.

## 1.2 Property location

Table 2 provides a summary of the locations for property Lot: 2 Plan: SP254463, in relation to natural and administrative boundaries.

**Table 2: Property location details**

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
South Burnett Regional	Burnett	Southeast Queensland	South Burnett

## 2. Vegetation management framework (administered by the Department of Resources)

The *Vegetation Management Act 1999* (VMA), the *Vegetation Management Regulation 2023*, the *Planning Act 2016* and the *Planning Regulation 2017*, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem identified in the Vegetation Management Regional Ecosystem Description Database (VM REDD) as having a grassland structure; and
- a mangrove.

### 2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Resources or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Resources before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions/>.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Resources prior to clearing in any of these areas.

### 2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes/>

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Resources before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at  
<https://vegetation-apps.dnrm.qld.gov.au>

## 2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Resources and then follow the conditions and requirements listed in the AMP.

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/area-management-plans>

## 2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development>

## 2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

**Phone** 135VEG (135 834)

**Email** [vegetation@resources.qld.gov.au](mailto:vegetation@resources.qld.gov.au)

**Visit** <https://www.resources.qld.gov.au/?contact=vegetation> to submit an online enquiry.



### 3. Vegetation management framework for Lot: 2 Plan: SP254463

#### 3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

**Table 3: Vegetation categories for subject property**

Vegetation category	Area (ha)
Category X	0.21

**Table 4: Description of vegetation categories**

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Resources to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department of Resources to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

#### Property Map of Assessable Vegetation (PMAV)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

#### 3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at <https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

**Table 5: Regional ecosystems present on subject property**

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	0.21	None	None

Please note:

1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

### 3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

### 3.4 Wetlands

There are no vegetation management wetlands present on this property.

### 3.5 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992 (NCA)* as critically endangered, endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map -

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

## Category A and/or Category B and/or Category C

### Table 6: Essential habitat in Category A and/or Category B and/or Category C

No records

### 3.6 Area Management Plan(s)

Nil

### 3.7 Coastal or non-coastal

For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as\*

Coastal

\*See also Map 4.3

### 3.8 Agricultural Land Class A or B

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

#### Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

No Class A

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 2 Plan: SP254463.

## 4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:  
<https://www.resources.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

### **Regulated vegetation management map**

The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new [property maps of assessable vegetation \(PMAV\)](#).

### **Vegetation management supporting map**

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

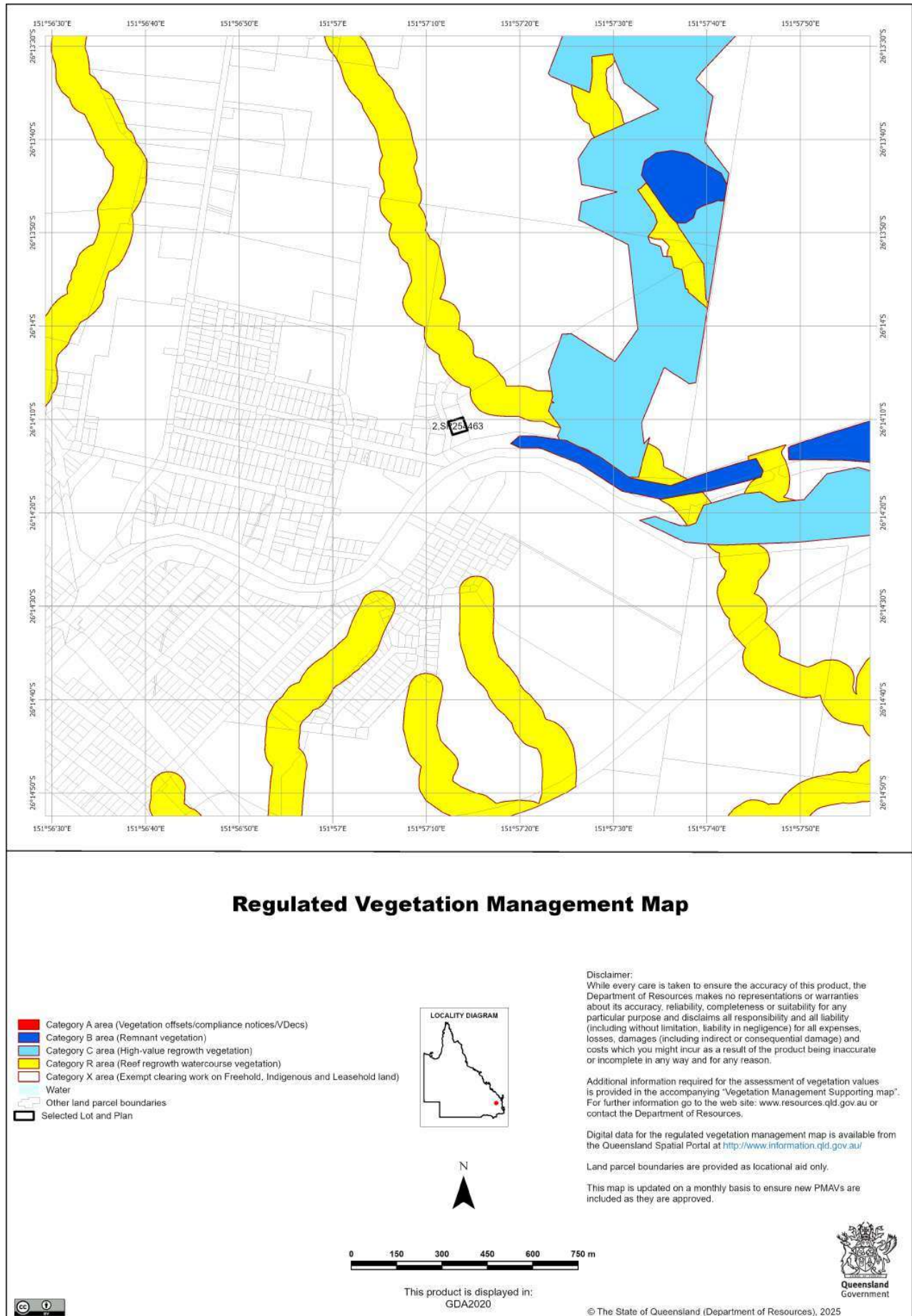
### **Coastal/non-coastal map**

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

### **Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture**

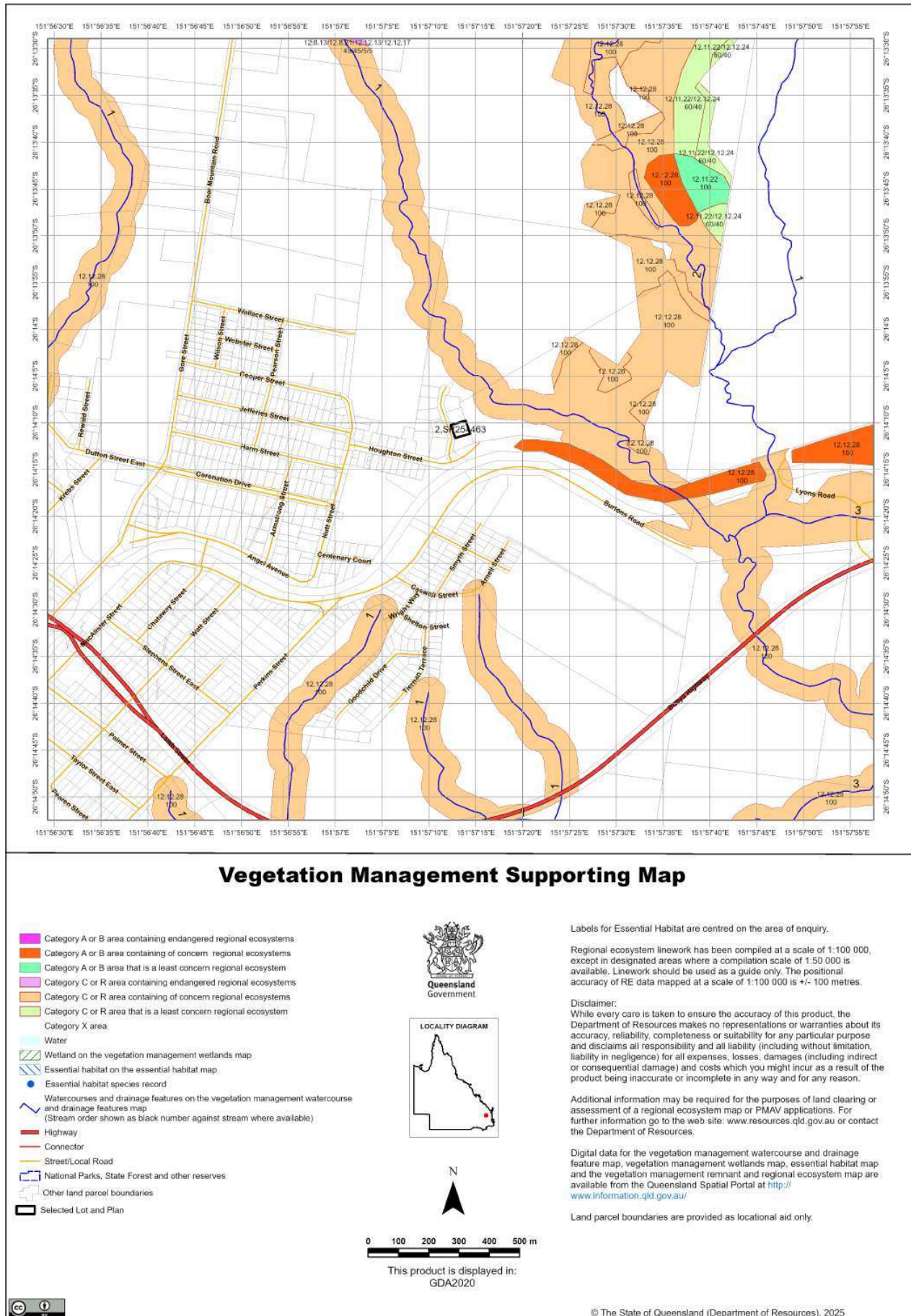
The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

## 4.1 Regulated vegetation management map

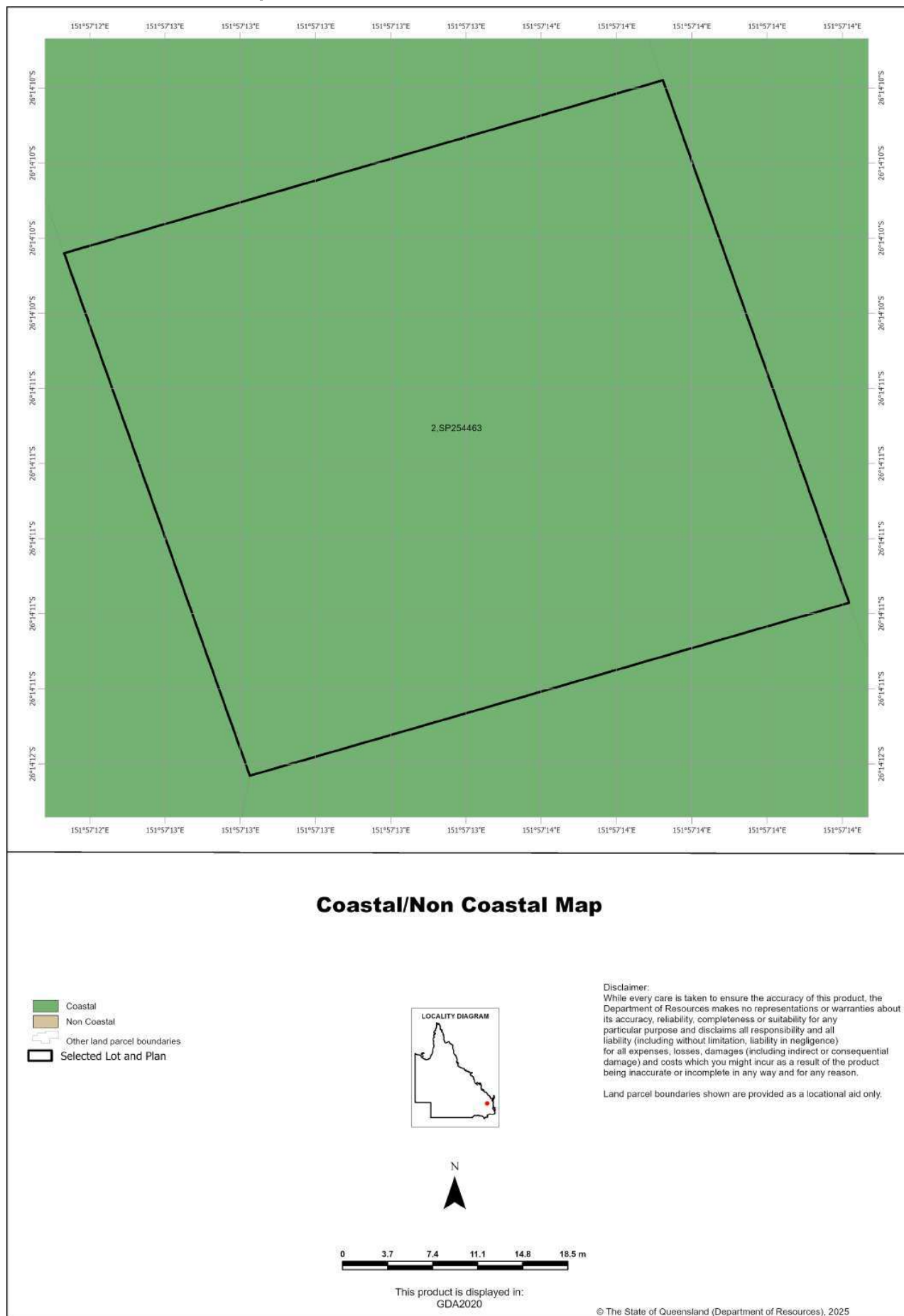




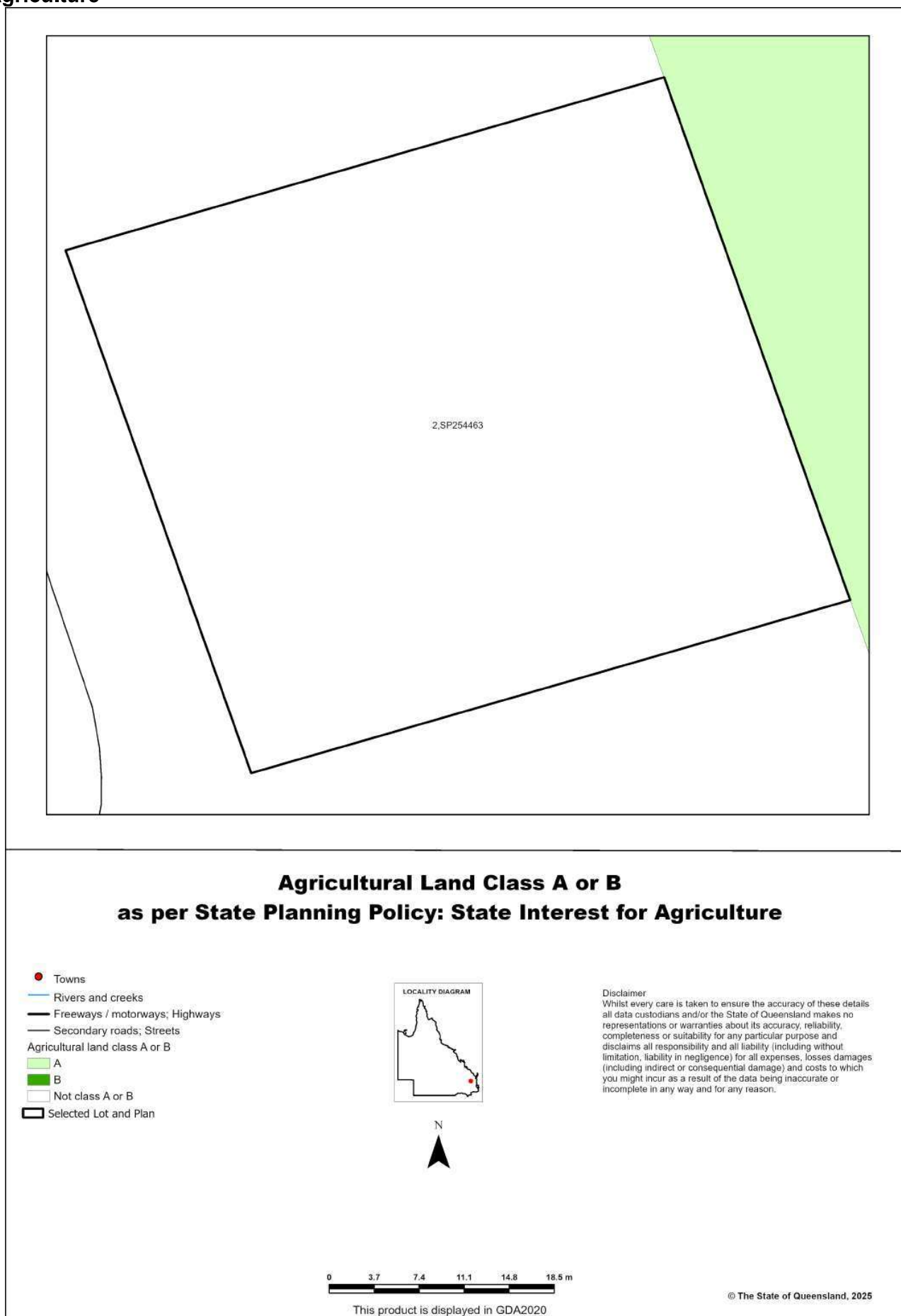
## 4.2 Vegetation management supporting map



### 4.3 Coastal/non-coastal map



#### 4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



## 5. Protected plants framework (administered by the Department of Environment, Science and Innovation (DESI))

In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#) (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

### 5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the [Flora survey guidelines](#). The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of EVNT plants can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of Environment, Science and Innovation, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the [clearing permit application form](#).

### 5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

### 5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

### 5.4 Contact information for DESI

For further information on the protected plants framework:

**Phone** 1300 130 372 (and select option four)

**Email** [palm@des.qld.gov.au](mailto:palm@des.qld.gov.au)

**Visit** <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants>

## 5.5 Protected plants flora survey trigger map

This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

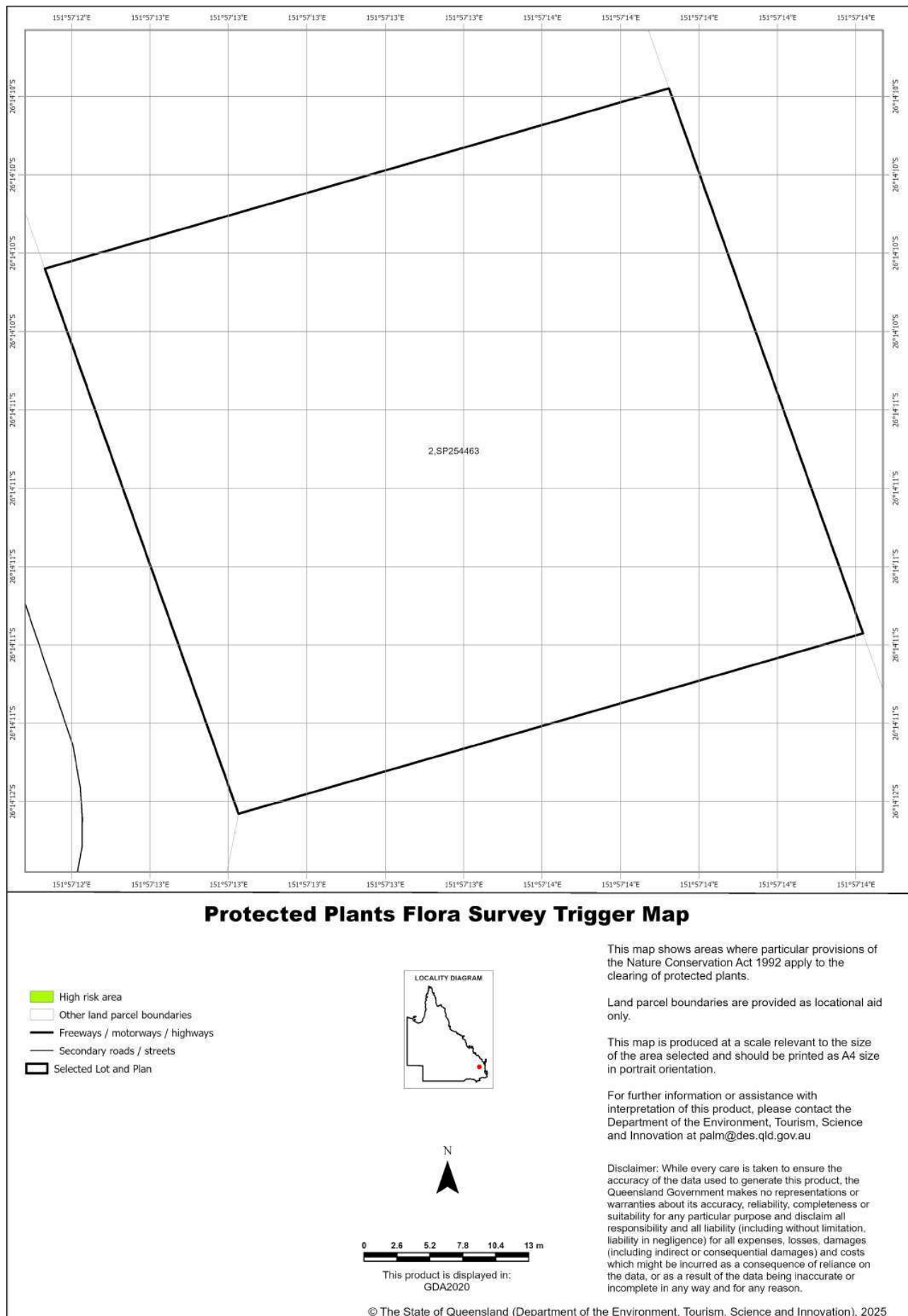
### Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

### Species information

Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of Environment, Science and Innovation webpage on the [clearing of protected plants](#) for more information.





## 6. Koala protection framework (administered by the Department of Environment, Science and Innovation (DESI))

The koala (*Phascolarctos cinereus*) is listed in Queensland as endangered by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the *Nature Conservation (Animals) Regulation 2020*, the *Nature Conservation (Koala) Conservation Plan 2017*, the *Planning Act 2016* and the *Planning Regulation 2017*.

### 6.1 Koala mapping

#### 6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

#### 6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the *Planning Regulation 2017* for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document [Spatial modelling in South East Queensland](#).

Section 7.2 shows any koala habitat area that exists on your property.

Under the *Nature Conservation (Koala) Conservation Plan 2017*, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document [Guideline - Requests to make, amend or revoke a koala habitat area determination](#).

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps>. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

#### 6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the *Planning Regulation 2017* (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

#### 6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

## 6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

**Interfering with koala habitat** means:

1. Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
2. Does not include destroying standing vegetation stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the [Planning Regulation 2017](#). More information on exempted development can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:

- the local government planning scheme makes the development assessable;
- the premises includes an area that is both a koala priority area and a koala habitat area; and
- the development does not involve interfering with koala habitat (defined above); and

- development in identified koala broad-hectare areas.

The [Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks](#) outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

### 6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the [Nature Conservation \(Koala\) Conservation Plan 2017](#) prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

### 6.4 Contact information for DESI

For further information on the koala protection framework:

**Phone** 13 QGOV (13 74 68)

**Email** [koala.assessment@des.qld.gov.au](mailto:koala.assessment@des.qld.gov.au)

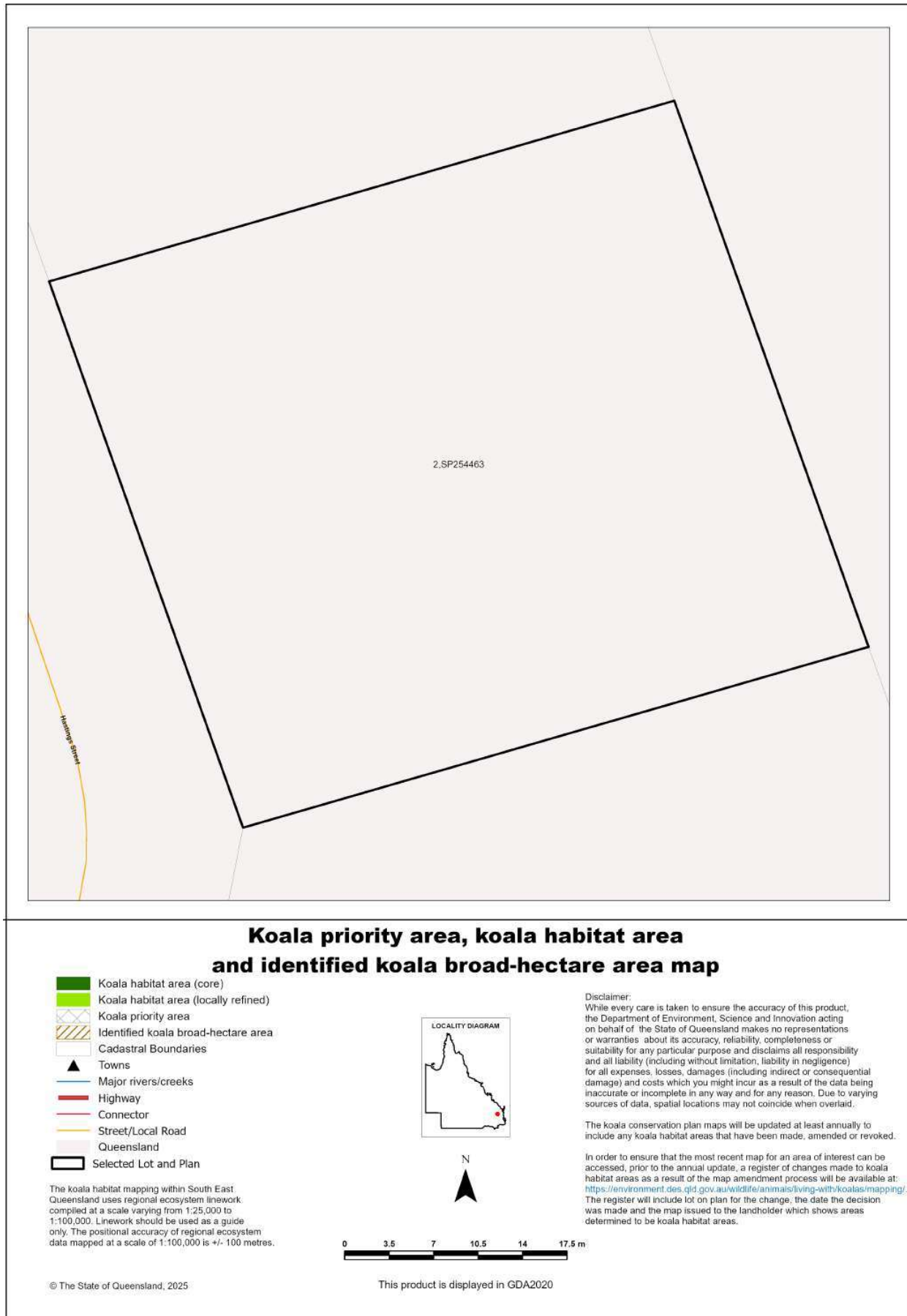
**Visit** <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

## 7. Koala protection framework details for Lot: 2 Plan: SP254463

### 7.1 Koala districts

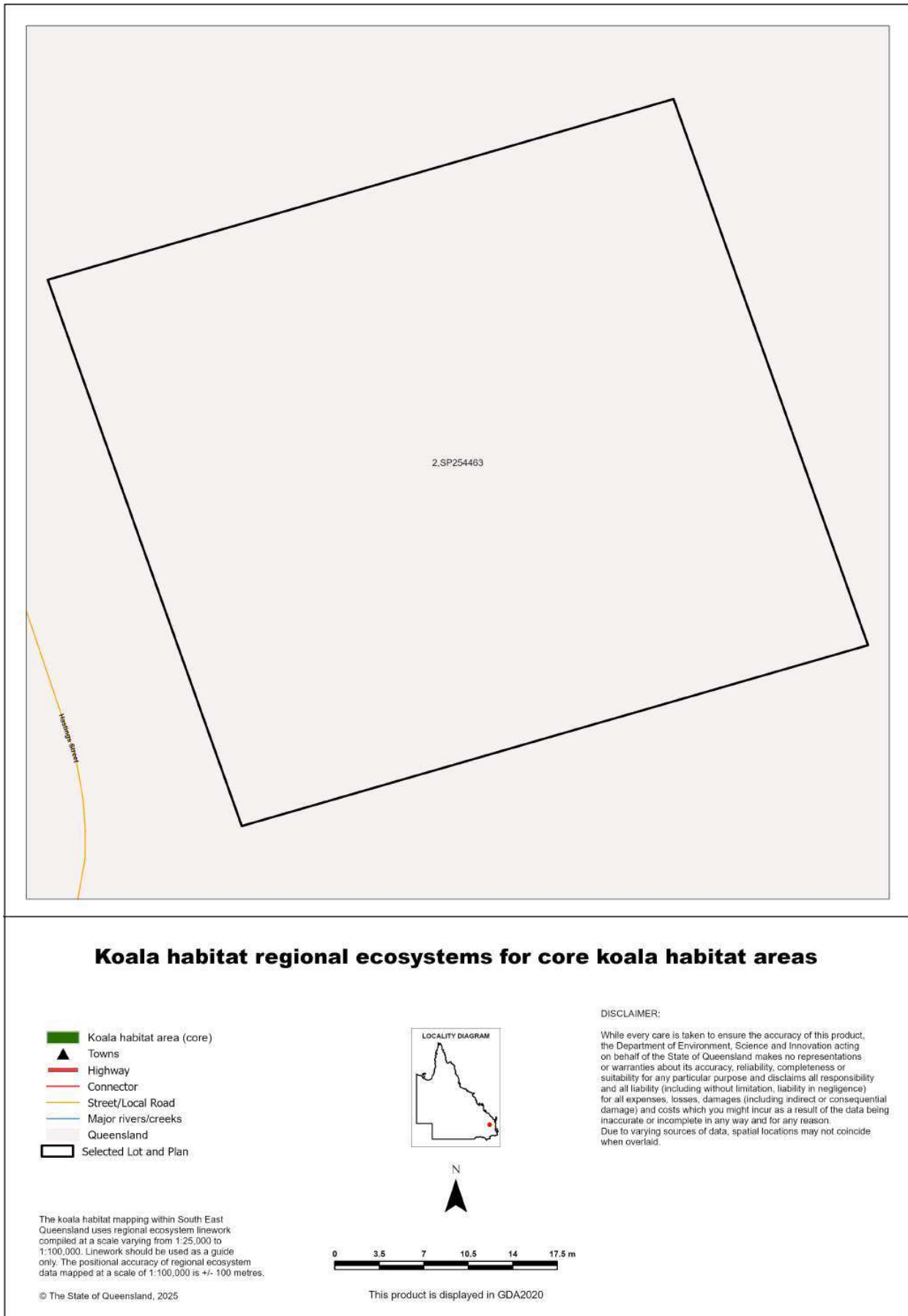
Koala District B

### 7.2 Koala priority area, koala habitat area and identified koala broad-hectare map





### 7.3 Koala habitat regional ecosystems for core koala habitat areas



## 8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow	<i>Water Act 2000</i>	Queensland Department of Regional Development, Manufacturing and Water	Ph: 13 QGOV (13 74 68) <a href="http://www.rdmw.qld.gov.au">www.rdmw.qld.gov.au</a>
Earthworks, significant disturbance	<i>Soil Conservation Act 1986</i>	Queensland Department of Resources	Ph: 13 QGOV (13 74 68) <a href="http://www.resources.qld.gov.au">www.resources.qld.gov.au</a>
Fire Permits	<i>Fire and Emergency Services Act 1990</i>	Queensland Fire Department	Ph: 13 QGOV (13 74 68) <a href="http://www.fire.qld.gov.au">www.fire.qld.gov.au</a>
Indigenous Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Queensland Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts	Ph: 13 QGOV (13 74 68) <a href="http://www.dsdsatsip.qld.gov.au">www.dsdsatsip.qld.gov.au</a>
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i>	Queensland Department of Environment, Science and Innovation	Ph: 13 QGOV (13 74 68) <a href="http://www.desi.qld.gov.au">www.desi.qld.gov.au</a>
Protected plants and protected areas	<i>Nature Conservation Act 1992</i> <i>Planning Act 2016</i>	Queensland Department of Environment, Science and Innovation	Ph: 1300 130 372 (option 4) <a href="mailto:palm@des.qld.gov.au">palm@des.qld.gov.au</a> <a href="http://www.desi.qld.gov.au">www.desi.qld.gov.au</a>
Koala mapping and regulations	<i>Nature Conservation Act 1992</i>	Queensland Department of Environment, Science and Innovation	Ph: 13 QGOV (13 74 68) <a href="mailto:Koala.assessment@des.qld.gov.au">Koala.assessment@des.qld.gov.au</a>
Interference with fish passage in a watercourse, mangroves Forestry activities	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Queensland Department of Agriculture and Fisheries	Ph: 13 QGOV (13 74 68) <a href="http://www.daf.qld.gov.au">www.daf.qld.gov.au</a>
Matters of National Environmental Significance including listed threatened species and ecological communities	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 <a href="http://www.dcceew.gov.au">www.dcceew.gov.au</a>
Development and planning processes	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Queensland Department of Housing, Local Government, Planning and Public Works	Ph: 13 QGOV (13 74 68) <a href="http://www.planning.qld.gov.au">www.planning.qld.gov.au</a>
Coordinated projects	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) <a href="http://www.statedevelopment.qld.gov.au/coordinator-general">www.statedevelopment.qld.gov.au/coordinator-general</a>
Wet Tropics World Heritage Area	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 <a href="http://www.wettropics.gov.au">www.wettropics.gov.au</a>
Requirements on State controlled road	<i>Transport Infrastructure Act 1994</i>	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) <a href="https://www.tmr.qld.gov.au">https://www.tmr.qld.gov.au</a>
Local government requirements	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Your relevant local government office	

## Attachment 2 – SPP Bushfire Asset Protection Zone Width Calculator Results (downslope)

SPP Bushfire Asset Protection Zone Width Calculator						
VARIABLE DESCRIPTION	VARIABLE	UNITS	VALUE			
Input Values						
FIRE WEATHER SEVERITY	FDI		52.00			
VEGETATION HAZARD CLASS	VHC	-	13.2 Dry to moist eucalypt woodlands on undulating metamorphics and granite			
REMNANT STATUS	-	-	Non-Remnant			
SLOPE TYPE (UPSLOPE OR DOWNSLOPE)	ST	-	Downslope			
EFFECTIVE SLOPE UNDER THE HAZARDOUS VEGETATION	eSlope	degrees	6			
SLOPE BETWEEN SITE AND HAZARDOUS VEGETATION	θ	degrees	6			
DISTANCE OF THE SITE FROM HAZARDOUS VEGETATION	d	m	12	16	23	32
Output Values						
SURFACE FUEL LOAD	-	t/ha	9.40			
NEAR SURFACE FUEL LOAD	-	t/ha	3.40			
BARK FUEL LOAD	-	t/ha	0.60			
ELEVATED FUEL LOAD	-	t/ha	1.00			
TOTAL OVERALL FUEL LOAD	W	t/ha	14.40			
TOTAL SURFACE FUEL LOAD	w	t/ha	12.80			
POTENTIAL FIRE LINE INTENSITY	I	kW/m	8990			
RADIANT HEAT FLUX	q	kW/m²	37.30	27.56	18.46	12.44
BUSHFIRE ATTACK LEVEL (AS 3959-2018)	BAL	-	BAL-40	BAL-29	BAL-19	BAL-12.5
DISCLAIMER: Fire-line intensity and radiant heat calculations where effective slope exceeds 20 degrees (downslope) or 15 degrees (upslope) may be unreliable. In these locations, specialist assessment is warranted.						