Officer: Senior Planner – Vanessa
Direct Telephone: 07 4189 9100
Our Reference: RAL25/0023

SOUTH BURNETT REGIONAL COUNCIL

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

23 September 2025

Daniel Kajewski
C/- ONF Surveyors
PO Box 896
KINGAROY QLD 4610

Dear Sir

Decision Notice
Planning Act 2016

I refer to your application and advise that on 16 September 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:	RAL25/0023
Street Address:	165 Crumpton Drive BLACKBUTT NORTH QLD 4314
Real Property Description:	Lot 73 on RP174023
Planning Scheme:	South Burnett Regional Council

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Reconfiguration of a Lot – Subdivision (1 Lot into 4 Lots)
Date of Decision:	16 September 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 documents and conditions to this development approval:

Drawing No.	Drawing Title	Prepared By	Rev	Date
13083_P1	Proposal Plan of Lots 1 - 4 Cancelling Lot 73 on RP174023 165 Crumpton Drive, Blackbutt North	ONF Surveyors	A	27/06/202

Approved Document

Document No.	Document Title	Prepared By	Rev	Date
25112	Bushfire Management Plan	Wollemi Eco-Logical Pty Ltd	V2	03/04/2025
J002378	Ecological Assessment Report	Range Environmental Consultants	2	12/06/2025

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.

DEVELOPMENT PERIOD - RAL

GEN3. 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

GEN4. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan unless otherwise stated. It is the applicant's responsibility to notify Council to inspect compliance for conditions that are required to be satisfied prior to Council endorsing the Survey Plan.

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

OUTSTANDING FEES

GEN5. 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

GEN6. 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)

GEN7. The development must be carried out in accordance with the Approved *Bushfire Management Plan* (BMP) prepared by *Wollemi Eco-Logical Pty Ltd* as referenced at GEN1 of this conditions package and noting the following:

- Subdivision layout to be in accordance with the approved plan 'Proposal Plan of Lots 1 - 4 Cancelling Lot 73 on RP174023 165 Crumpton Drive, Blackbutt North' (Drawing Number 13083_P1 Rev. A).
  Timing – Prior to sealing of the survey plan.
- Subdivision works to be carried out in accordance with recommendations in Section 4.0 of the BMP (where relevant to Reconfiguring a Lot);
  Timing – Prior to sealing of the survey plan.
- All lots are to retain or install access and egress in accordance with outcomes specified in Section 3.4 of the BMP;
  Timing – Prior to sealing of the survey plan.
- 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 3.5 of the BMP; and
  Timing – Prior to the issue of a Building Approval for a Future Dwelling on the proposed lots.
- 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 unless otherwise stated.

BIODIVERSITY OVERLAY

GEN8. Development must be carried out generally in accordance with the Ecological Assessment Report prepared by *Range Environmental Consultants*, dated 12 June 2025. In particular, the vegetation retention areas identified in the approved report must be protected from clearing, except where required for:

- the establishment of approved building envelopes, driveways and necessary infrastructure; or
- bushfire management works in accordance with the approved Bushfire Management Plan.

Comment: Retained vegetation must be clearly identified on site prior to construction and protected during works in accordance with *AS4970–2009 Protection of Trees on Development Sites*.

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 $53.50 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, 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.

VEHICLE ACCESS

ENG9. For each lot, design and construct a gravelled driveway and a crossover having a minimum width of 4 metres and vehicle turnout in accordance with Council's Standard Drawing No. 00049.

VEHICLE ACCESS - REAR ACCESS LOTS

ENG10. Construct a gravel driveway with a minimum depth of 100mm compacted gravel:

a. along the full length of the access strip providing access to proposed rear access Lot 4;
b. having a minimum width of 4 metres; and
c. in an access strip having a minimum width of 7 metres.

ENG11. Design and construct all services along the full length of the access strip.

ENG12. 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).

TELECOMMUNICATION

ENG13. Provide telecommunication services to each lot in accordance with the standards and requirements of the relevant service provider.

Note: The area may only be serviced by NBN wireless, and no cable service is available. It is the applicant/developer's responsibility to confirm that the requirements under the section 372G/H of the Telecommunications Act 1997 (fibre ready facilities - pit and pipe) do not apply and that the subject site is 'exempt'. https://www.communications.gov.au/policy/policy[1]listing/exemption-pit-and-pipe-requirements

ELECTRICITY

ENG14. Provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.

ENG15. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.

SERVICES - EXISTING CONNECTIONS

ENG16. Ensure that all services provided to the existing house on proposed Lot 4 are wholly located within the lot(s) it serves.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG17. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

ENG18. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
13083_P1	A	*Proposal Plan of Lots 1 - 4 Cancelling Lot 73 on RP174023 165 Crumpton Drive, Blackbutt North*, prepared by ONF Surveyors.	27/06/2025

REFERENCED DOCUMENTS

Referenced Documents

Document No.	Rev.	Document Name	Date
25112	V2	*Bushfire Management Plan*, prepared by Wollemi Eco-Logical Pty Ltd.	03/04/2025
J002378	2	*Ecological Assessment Report*, prepared by Range Environmental Consultants.	12/06/2025

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. Future Dwellings must be connected to an on-site wastewater disposal system, in accordance with *AS1547:2012 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 lots.

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 1, 2 and 3 are required to be Located within the located Bushfire Location Envelope's (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, or at Council Offices.

Yours faithfully

DAVID HURSTHOUSE
COORDINATOR DEVELOPMENT SERVICES

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

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: Daniel Kajewski
C/- ONF Surveyors
PO Box 896
KINGAROY QLD 4610

APPLICATION: Reconfiguration of a Lot – Subdivision (1 Lot into 4 Lots) - Code Assessable

DATE: 23/09/2025

FILE REFERENCE: RAL25/0023

AMOUNT OF THE LEVIED CHARGE: **$13,257.00** **Total**
(Details of how these charges were calculated are shown overleaf)

$0.00	Water Supply Network
$0.00	Sewerage Network
$7,230.00	Transport Network
$6,027.00	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 73 on RP174023

SITE ADDRESS: 165 Crumpton Drive, Blackbutt North 4314

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

Water Supply

Adopted Charges

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

Discounts*

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

Sewerage

Adopted Charges

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

Discounts*

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

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring A Lot (1 into 4)	4	Allotments	$2,410.00	CR Table 2.3	$9,640.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lots	1	Allotments	$2,410.00	CR Table 2.3	$2,410.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (1 into 4)	4	Allotments	$2,009.00	CR Table 2.3	$8,036.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lots	1	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	-	$0.00

Discounts*

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

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (1 into 4)	$0.00	$0.00	$7230.00	$6027.00	$0.00	$13,257.00
Total	**$0.00**	**$0.00**	**$7230.00**	**$6027.00**	**$0.00**	**$13,257.00**

** 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.*

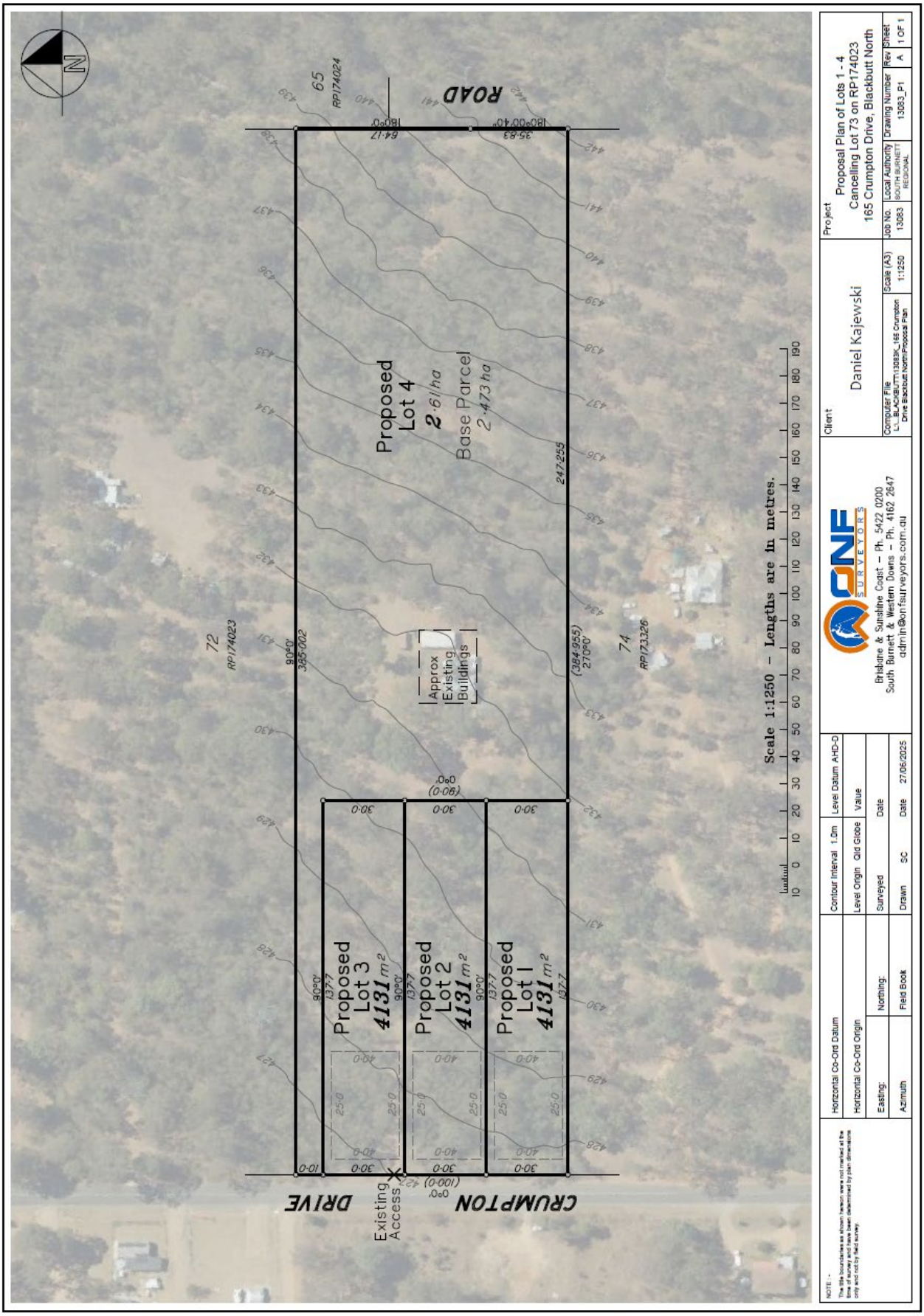
INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the *Planning Act 2016* to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the *Planning Act 2016* a person may appeal an Infrastructure Charges Notice. Attached is an extract from the *Planning Act 2016* that details your appeal rights.
Automatic Increase Provision of charge rate ($)	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. 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. 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.
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the *Planning Act* 2016 are GST exempt.
Making a Payment	This Infrastructure Charges Notice cannot be used to pay your infrastructure charges. 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. An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au 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


ROAD
65
RP174024
72
RP174023
74
RP173326
Proposed Lot 4
2·61ha
Base Parcel
2·473ha
Approx Existing Buildings
Proposed Lot 3
4131m²
Proposed Lot 2
4131m²
Proposed Lot 1
4131m²
DRIVE
CRUMPTON
Existing Access
Scale 1:1250 – Lengths are in metres.
Daniel Kajewski
Proposal Plan of Lots 1 - 4
Cancelling Lot 73 on RP174023
165 Crumpton Drive, Blackbutt North
Brisbane & Sunshine Coast – Ph. 5422 0200
South Burnett & Western Downs – Ph. 4162 2647
admin@cnfsurveyors.com.au

Wollemi Eco-Logical

Environmental Project Management | Bushfire Assessment | Vegetation Management

Bushfire Management Plan

165 Crumpton Drive Blackbutt

Lot 73 on RP174023

South Burnett Regional Council, Qld

Prepared by:

Wollemi Eco-Logical Pty Ltd
PO BOX 123
WAMURAN QLD 4512

Project Reference: **25112**

Version / Date: **V2 / 3 April 2025**

Author: **Scott Edwards**

Prepared for:

Daniel Kajewski

Proviso

This report has been prepared for the sole use of Daniel Kajewski for the purposes for which it is provided. No part of this report, its attachments or appendices may be reproduced or distributed to third parties, not connected with the delivery of the purpose, by or on behalf of the client, without the express written consent of Wollemi Eco-Logical.

It should be noted that the recommendations within this BMP have been formulated based on site conditions at the time of writing and utilising current best-practise hazard and impact assessment methodologies, and have been developed to reduce the potential severity of impacts on the proposed development in the event of a bushfire emergency rather than prevent impacts altogether. No guarantee is provided or assumed that the area will not be affected by bushfire at some time.

Contents

1.0 INTRODUCTION

Wollemi Eco-Logical has been commissioned to undertake a Site-Specific Bushfire Hazard Assessment and to prepare a Bushfire Management Plan (BMP) for a proposed development on the subject site (**Figure 1**).

This report aims to assess the Bushfire Hazard and risk to the proposed development with regard to: the Queensland State Government Single State Planning Policy - Part E (SPP 2017); & the Bushfire Resilient Communities Technical Reference Guide (QFES, 2019); the *Australian Standard – Construction in Bushfire Prone Areas (AS3959-2018); and the South Burnett Regional Council Planning Scheme Version 2.0 (2017) – Bushfire Hazard Overlay;* and. These references, detail State and Council requirements and guidelines, with regard to Bushfire Hazard Assessment and Risk Mitigation, for the purpose of informing suitability of development applications.

The potential Bushfire Hazard acting on the proposed development, is informed by vegetation composition and extent, slope and industry standard fuel load classifications, and assessment methodologies. Bushfire Risk Mitigation Measures are subsequently detailed in order to demonstrate compliance with Councils Planning Scheme Performance Outcomes, and to inform the safety of people and property in the event of a bushfire emergency.

1.1 Suitably Qualified Person

This BMP has been prepared by Scott Edwards, a suitably qualified and experienced Bushfire Consultant with over 24 years of relevant experience in Environmental Management & Bushfire Planning and Design experience specific to South East Queensland. Scott is the Managing Director of Wollemi Eco-Logical Pty Ltd, and has Degree qualifications in Environmental Science supported by diverse experience in Ecological Assessment, Land Management and Environmental Resource Management consistent with the requirements for suitably qualified persons as per the S*PP State Planning Policy (SPP) – Natural Hazards, Risk & Resilience – Bushfire (DSDMIP 2019)* and the supporting document *Bushfire Resilient Communities Technical Reference Guide (QFES, 2019)*.

1.2 Subject Site

Address: 165 Crumpton Drive Blackbutt.

Titles: Lot 73 on RP174023

Local Government: South Burnett Regional Council

Total Area: 38,500m^2

Zoning: Rural Residential

Topography: The site is effectively flat, with a mild upslope to the east at ~1 degree from Crumpton Drive adjacent the western boundary.

Current Use: Established rural land uses.

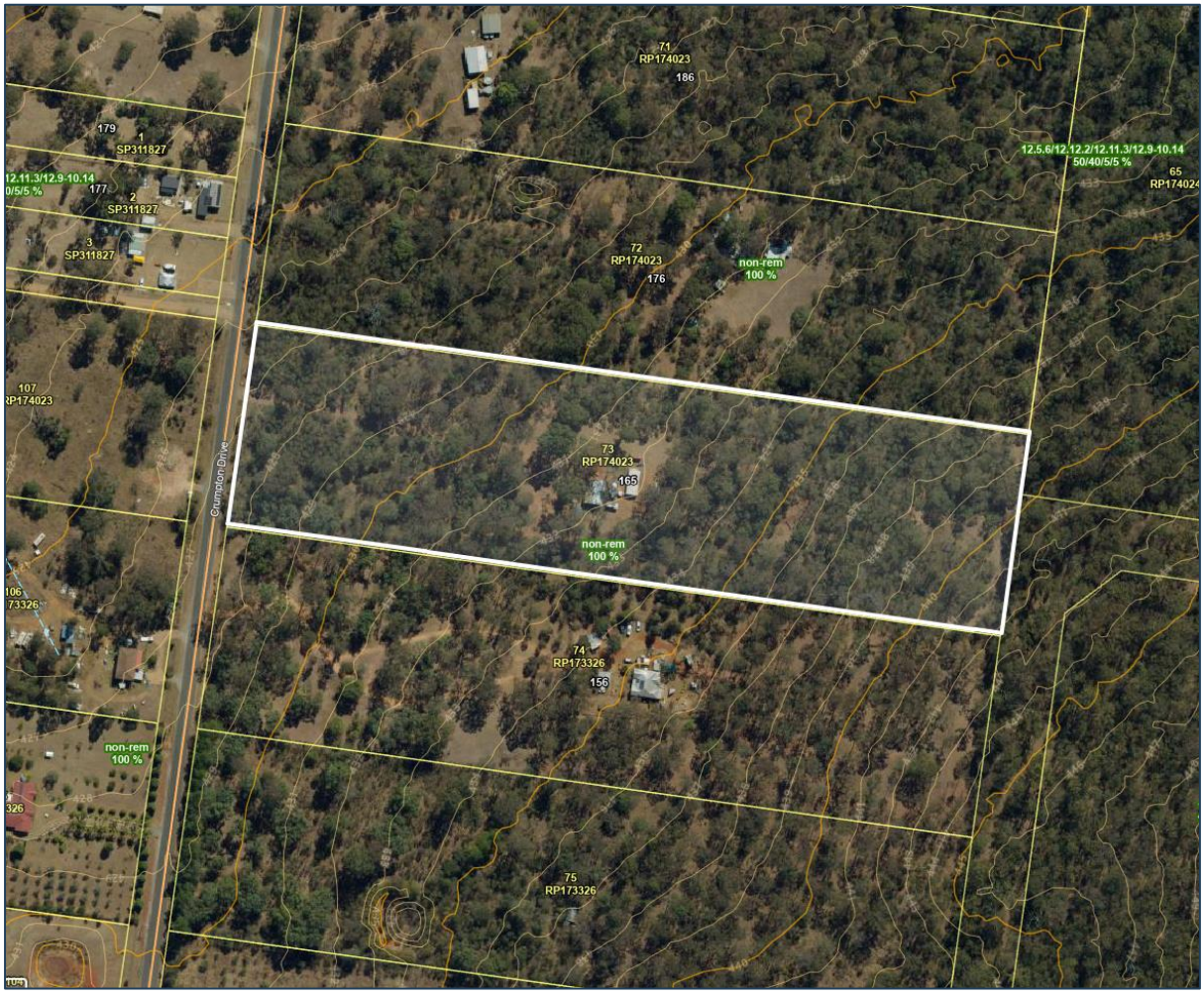


Figure 1: Subject Site

1.3 Proposed Development

It is understood a Reconfiguration of a Lot (1 into 4) is proposed for rural residential land uses on the subject site. The proposed development location is represented in **Figure 2**.

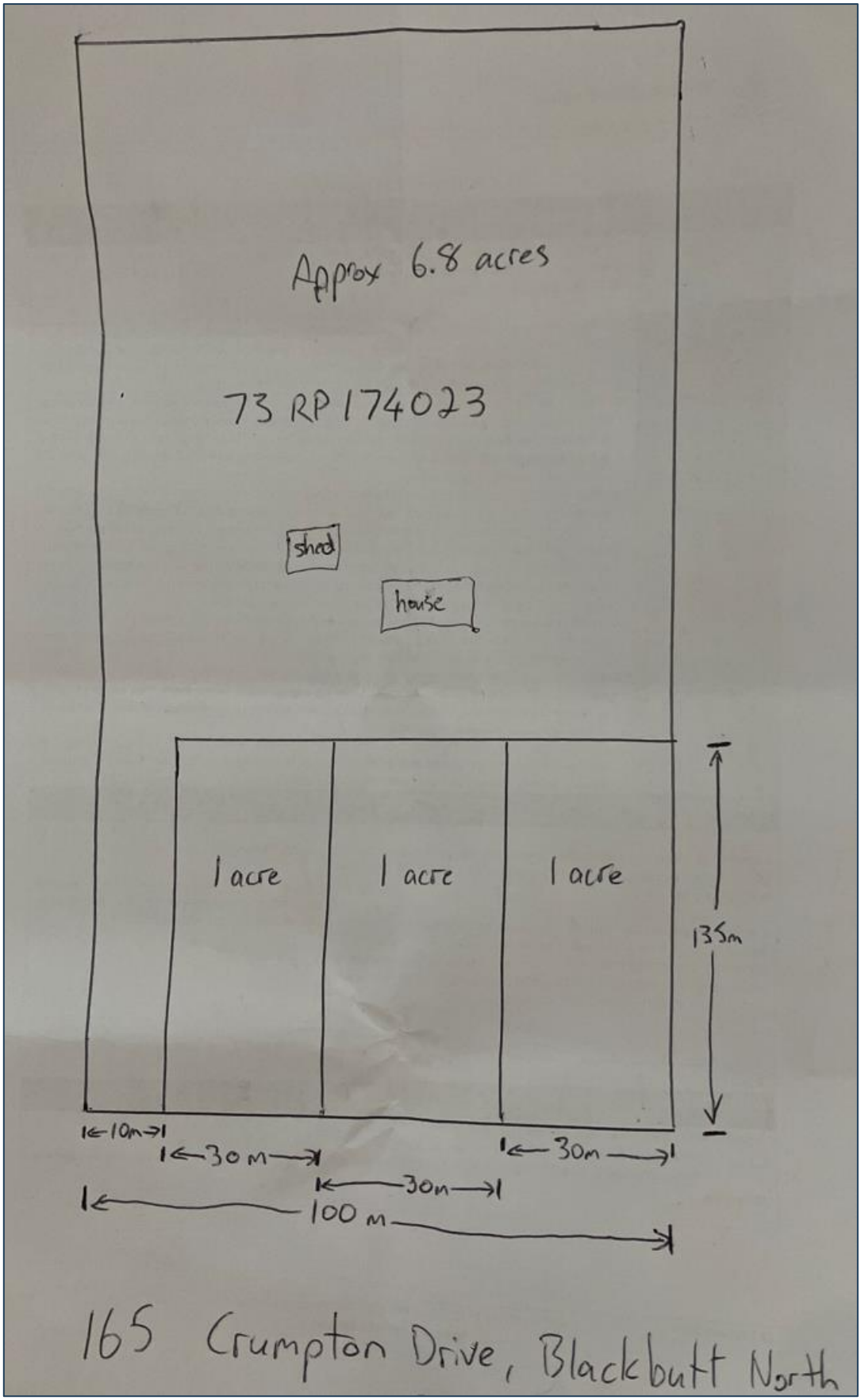


Figure 2: Proposed Development Location

2.0 Bushfire Hazard Assessment

The prevalence of Bushfire in the landscape is dependent on vegetation type and fuel load available to sustain a bushfire. Bushfire intensity and rate of spread are influenced by fuel load, (including type and extent of vegetation), topography and to a lesser extent aspect. Land uses surrounding potentially hazardous vegetation, and consequently the connectivity of vegetation communities, all influence the potential for a bushfire to develop and be sustained.

2.1 Current Bushfire Hazard Mapping

A review of State Bushfire Hazard Overlay Mapping, as maintained by the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP), revealed the site is within a potential bushfire hazard area (**Figure 3**).

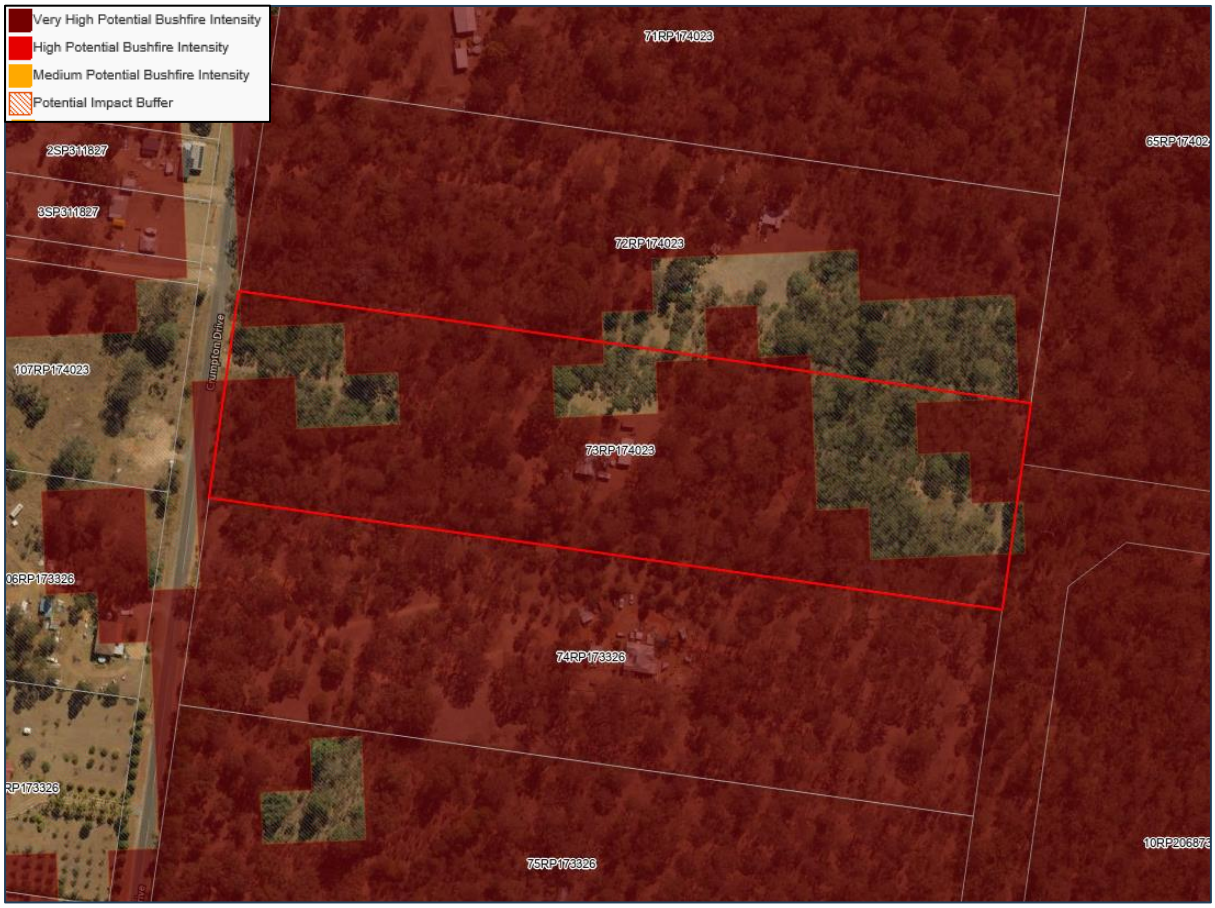


Figure 3: State Bushfire Hazard Overlay Mapping

To verify the Council Bushfire Hazard mapping, a Site-Specific Bushfire Hazard Assessment is triggered, and is addressed below.

2.2 On-Site Hazard Assessment

This site-specific Bushfire Hazard Assessment, Classification, Fire-line intensity and Management Plan, references: *State Planning Policy (SPP) – Natural Hazards, Risk &*

Resilience – Bushfire (DSDMIP 2019); *A new methodology for state-wide mapping of bushfire prone areas in Queensland*. CSIRO, Australia. (2014)[1]; the Bushfire Resilient Communities Technical Reference Guide (QFES, 2019)[2]; the Bushfire Attack Level (BAL), Building setback requirements and Construction Standards as per the Australian Standard AS 3959- 2018 - *Construction of buildings in bushfire prone areas*[3]; and current industry best-practice assessment and Risk Mitigation Measures in compliance with the SPP Assessment Benchmarks where triggered. Additionally, this BMP will address the requirements of the proposed development against the *South Burnett Regional Council Planning Scheme Version 2.0 (2017) – Bushfire Hazard Overlay,* with regard to the proposed development.

Vegetation composition and extent, slope and industry standard Fuel Load calculations will be used to determine the Potential Bushfire Hazard acting on the proposed development.

Two key features of the landscape strongly contribute towards the behaviour of bushfires:

1. Vegetation community structure/composition

   The structure and composition of vegetation communities determine the rate at which dry fuel accumulates. Some vegetation communities protect fuel from drying out in all but extreme bushfire seasons, making the vegetation susceptible to very destructive bushfires, whilst other vegetation communities may expose fuels to drying and therefore be frequently available for burning.

2. Slope

   As a general rule, bushfire intensity and the rate of spread of bushfires rises in proportion to slope, with bushfires burning faster uphill and slower downhill. Studies have shown that the speed and intensity of fires moving up slopes generally doubles every 10 degrees of slope. Steeper slopes also increase the difficulty of constructing ring roads and firebreaks and limit the access for emergency crews.

Several investigative tools were utilised to determine the site specific bushfire hazard risk including:

- A review of local aerial photography;
- A review of site and local topography;
- Review of site development plan;
- A review of DoR Regional Ecosystem Mapping; and

[1] This methodology updates the calculations apparent in the Australian Standard AS3959: 2018 based on current fire weather modelling and includes detailed Vegetation Hazard Classes, used to inform State-wide Mapping.

[2] The Bushfire Resilient Communities Technical Reference Guide (QFES, 2019), supports the SPP 2017 by providing technical guidance for bushfire hazard assessment and bushfire management Planning.

[3] The Australian Standard AS3959: 2018 defines Fire Danger Index as the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long and short term drought effects.

- An inspection of the site.

The risk assessment comprised an analysis of the site and the surrounding lands (i.e. within 100m) to determine characteristic bushfire risk based on Vegetation Hazard Classifications for vegetation within 100m of the site.

2.2.1 Site Inspection & Findings

A site inspection was completed on the 26 March 2025 to verify the bushfire hazard mapping over the site and surrounds. All vegetated areas of the site and within 100m of the proposed development site were assessed during the site investigations.

A summary of the findings of the site inspection is provided:

1. Site access is Crumpton Drive, a formed public, bitumen roadway, from the west of the site.
2. The subject site contains an established residential dwelling and associated infrastructure and access driveway.
3. The site is effectively flat, with a mild upslope to the east at ~1 degree from Crumpton Drive adjacent the western boundary.
4. Regulated Vegetation as maintained by Qld Department of Resources (DoR), does not map the site as containing remnant vegetation. The site is mapped as containing regrowth woodland communities (Refer **Figure 4**).

   Site assessment confirmed that site vegetation is limited to scattered trees and open woodland and grassland communities.

   Adjacent vegetation to the north and south consists of scattered trees and open woodland and grassland communities.
5. Adjacent vegetation to the west consists of scattered trees associated with predominantly managed grassland communities.
6. The eastern extent of the site transitions to woodland and forest communities. It is noted this vegetation is located >100m from the proposed new Lots and associated potential building footprints.

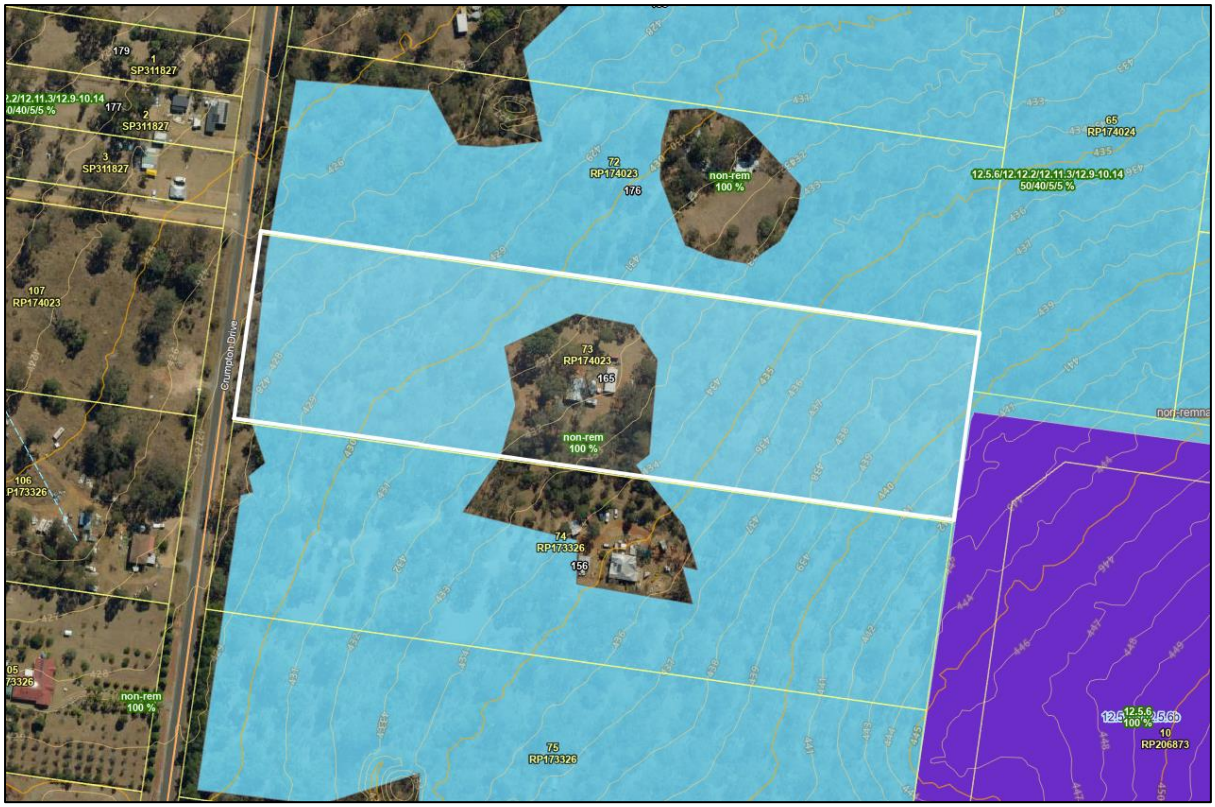


Figure 4: Regional Ecosystem Mapping

2.2.2 Vegetation Classification

The structure and composition of vegetation communities determine the rate at which dry fuel accumulates. Some vegetation communities protect fuel from drying out in all but extreme bushfire seasons, making the vegetation susceptible to very destructive bushfires, whilst other vegetation communities may expose fuels to drying and therefore be frequently available for burning.

Vegetation communities surrounding the proposed development were referenced against mapped RE's in the general vicinity, and Vegetation Hazard Classifications and Potential Fire-line Intensity calculations as detailed in Leonard etal (2014) & the BRCTRG 2019. Potential Fuel Load calculations were undertaken on site to validate vegetation classifications and subsequently potential bushfire hazard to the proposed development.

Vegetation ecotones result in varying fuel load availability. Subsequently, vegetation communities have been referenced against predominant vegetation with highest fuel loads with regard to potential sources of Bushfire Hazard posed to the proposed development. Observed vegetation communities are described in **Table 1**.

Table 1 Vegetation Hazard Classifications

Direction of Bushfire Hazard	Vegetation Description (Sub-Unit – if relevant)	DoR Regional Ecosystem	Vegetation Hazard Class (QFES, 2019)	Potential Fuel Load (t/ha)	Potential Fire-line Intensity (kw/m)	Potential Bushfire Hazard
Subject site (western extent)	Open woodland and grassland (SU1)	NA	Class 40.4 Continuous low grass or tree cover	8t/ha (calculated)	<4000	Low
Subject site (Eastern extent) & Adjacent site to East	Woodland to forest communities (SU2)	NA	Class 9.1 Moist to dry eucalypt open forests on coastal lowlands and ranges	24.2t/ha	18,229	Medium
North & South	Open woodland communities (SU3)	NA	Class 16.2 Eucalyptus dominated woodland on drainage lines and alluvial plains	11.6t/ha (calculated)	4618	Medium
West	Scattered trees and grassland communities (SU4)	NA	Class 40.4 Continuous low grass or tree cover	5t/ha	<4000	Low

2.2.3 Potentially Hazardous Vegetation

Based on the above assessment, vegetation posing a Medium Potential Bushfire Hazard to the proposed development is present to the east of the site, and to the north and south. These vegetation communities have the potential to carry Moderate fuel loads and subsequently present a potential Bushfire Hazard to the proposed development. Vegetation on the western site extent and to the west of the site has been classified as posing a low threat.

Potentially hazardous vegetation within 100m the subject site is represented in **Figure 5**.

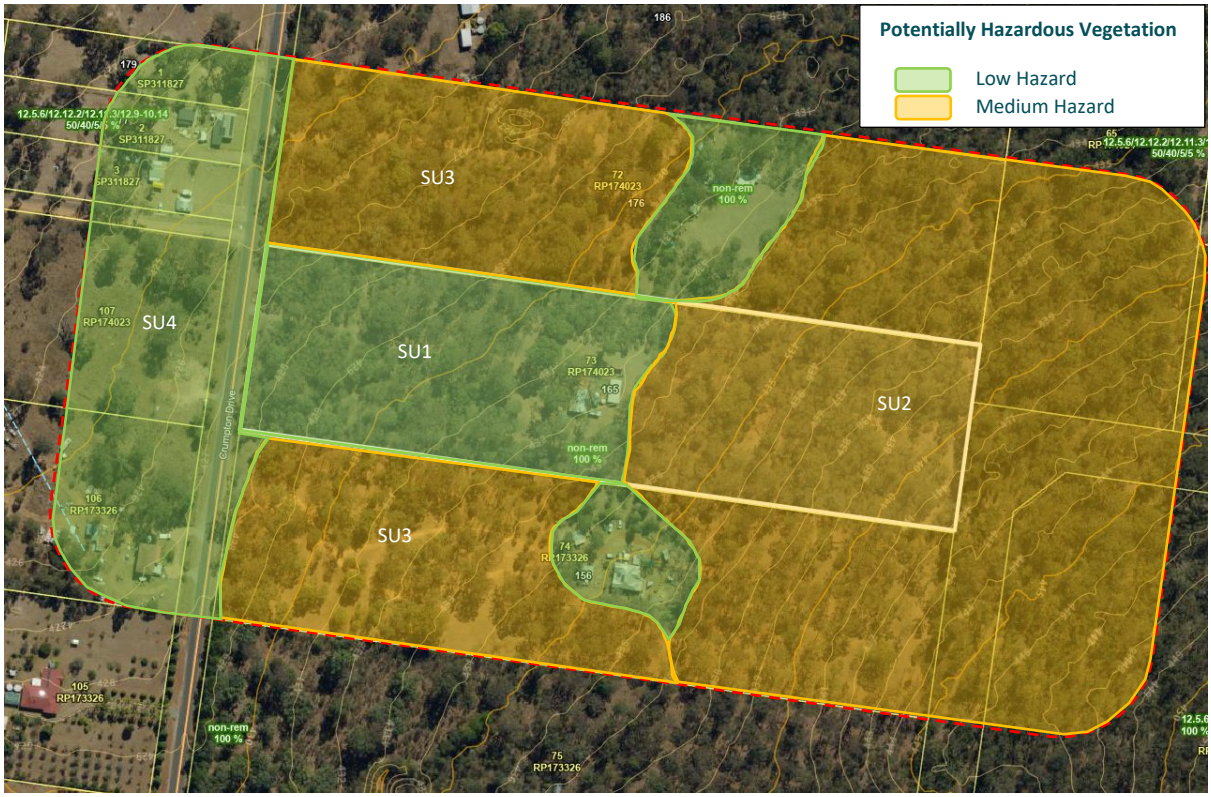


Figure 5: Vegetation Hazard Classification

The following section details Bushfire Risk Mitigation measures to be implemented on the site to address the Bushfire Hazard and compliance requirements acting on the proposed development.

3.0 Bushfire Risk Mitigation Measures

The following section describes Bushfire Risk Mitigation measures, recommended to be utilised at the subject site to reduce the risk of Bushfire impacting on people and property.

The scope of proposed Bushfire Risk Mitigation Measures have been drawn from the following sources:

- the *Queensland State Government Single State Planning Policy* - Part E (SPP 2017);
- *the Bushfire Resilient Communities Technical Reference Guide (QFES,2019);*
- the *South Burnett Regional Council Planning Scheme Version 1.4 (2017) – Bushfire Hazard Overlay*; and
- the Australian Standard (AS3959:2018) - *Construction of buildings in bushfire prone areas*.

The intent of the above legislation is to protect people and premises in the event of a bushfire emergency, through achieving acceptable Performance Outcomes for the development given the identified bushfire hazard. Performance Outcomes are generally achieved by appropriate separation of a development from bushfire hazard, appropriate access for fire-fighting vehicles, and appropriate construction standards of buildings. Additional factors are detailed where considered appropriate.

3.1 Asset Protection Zones

Asset protection zones (APZ's) provide a defensive tool to assist in the reduction of potential bushfire impact to people and property situated in bushfire prone areas. APZ's are the most strategically valuable defence against radiant heat and flame, and to a lesser extent, embers.

Whilst APZ's should prevent buildings from being subjected to direct contact from flames, and reduced levels of radiant heat in the event of a bushfire, building construction standards will also be key to ensuring the performance of buildings subjected to ember attack. Bushfire Attack Level for the proposed development is determined in **Section 3.2**.

Based on the above Bushfire Hazard Assessment, APZ's may be required adjacent the proposed development. These are detailed in the following section.

3.1.1 Performance Outcomes

APZ and setback distances have not been prescribed in the SPP 2017. The SPP refers to '*provision of appropriate defendable space between dwellings and medium or above Bushfire Hazard*'. The *Bushfire Resilient Communities Technical Reference Guide* (QFES, 2019), refers to determining APZ's based on achieving a maximum 29kW/m^2 radiant heat flux exposure. This is achieved by using either the *Method 2 Bushfire Attack Level Assessment as per the AS3959:2018 for Construction of Buildings in Bushfire Prone Areas* or *Bushfire Asset Protection*

Zone Width Calculator (QFES, 2019), which uses the calculations underpinned by the AS3959:2018 calculation.

The *South Burnett Regional Council Planning Scheme Version 2.0 (2017) – Bushfire Hazard Overlay* (PO1) prescribes: '*(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*'.

Consequently, and as per the *Bushfire Resilient Communities Technical Reference Guide* (QFES, 2019), the required setbacks (APZ's) detailed in the AS3959:2018, with regard the minimum distance required to achieve achieving a maximum 29kW/m^2 radiant heat flux exposure for the proposed development, are considered appropriate to inform the identified bushfire hazard to the proposed development and consequently meeting the intent of Councils Planning Scheme and State Methodologies.

Subsequently, the following section details the minimum distance required to achieve a maximum 29kW/m^2 radiant heat flux exposure for the proposed development. These calculations are subsequently used to inform required APZ distances adjacent the proposed development, in order to comply with the performance outcomes of the Australian Standard (AS3959:2018) and the intent of the SBRC Bushfire Hazard Overlay.

3.2 Bushfire Hazard & APZ Modelling

The Building Code of Australia (BCA) requires all Class 1-3, and Class 10a structures associated with a dwelling, to be constructed in accordance with the Australian Standard 3959 (2018) - *Construction of buildings in bushfire-prone areas* (AS3959:2018). This Standard provides minimum construction standards for new dwellings in designated Bushfire Prone Areas.

The construction standards are intended to improve the performance of buildings subjected to burning debris, radiant heat or flame contact. The AS3959:2018 methodology prescribes Bushfire Attack Levels (BAL's) to the facades of proposed buildings to which corresponding construction safety standards are applied. AS3959-2018 defines Bushfire Attack Levels as:

> *'A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, which is the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire.'*

3.2.1 Bushfire Modelling

In accordance with the Australian Standard – Construction of Buildings in Bushfire-prone Areas (AS3959:2018), an Assessment of the required APZ's and construction standards for the proposed development has been undertaken based on the potential Bushfire Hazard adjacent the proposed development location as detailed above (**Table 2**).

This assessment has been based on the following assumptions:

- A Fire Danger Index (FDI) of 54 (QFES - 2025);
- Proposed development will be located in the layout as represented in **Figure 2**.
- Fuel load calculations (Method 2 BAL) for potentially hazardous vegetation adjacent the proposed development are detailed in Table 1
- Slope is mildly upslope to the east at ~1 degree.

Additional parameters used to determine the minimum distances for relative BAL ratings are detailed in the following Table/s.

Table 2: BAL Requirements - Potentially Hazardous Vegetation: Western Site Extent (SU2)

Calculated March 27, 2025, 5:26 pm (MDc v.4.9)

165 Crumpton Drive Blackbutt - W (SU2)

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	54	Rate of spread	1.45 km/h
Vegetation Classification	Forest	Flame length	12.38 m
Understorey fuel load	21 t/ha	Flame angle	54 °, 64 °, 72 °, 77 °, 79 ° & 84 °
Total fuel load	24.2 t/ha	Elevation of receiver	4.82 m, 5.32 m, 5.53 m, 5.52 m, 5.47 m & 4.66 m
Vegetation height	n/a	Fire intensity	18,229 kW/m
Effective slope	1 °	Transmissivity	0.876, 0.86, 0.835, 0.8100000000000001, 0.797 & 0.732
Site slope	1 °	Viewfactor	0.5953000000000001, 0.4433, 0.2976, 0.2022, 0.1648 & 0.0448
Flame width	100 m	Minimum distance to < 40 kW/m²	10.2 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	13.7 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	20.3 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	28.9 m

Table 3: BAL Requirements - Potentially Hazardous Vegetation: North & South (SU3)

Calculated March 27, 2025, 5:30 pm (MDc v.4.9)

165 Crumpton Drive Blackbutt - N &S SU3)

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	54	Rate of spread	0.77 km/h
Vegetation Classification	Woodland	Flame length	6.4 m
Understorey fuel load	11.1 t/ha	Flame angle	55 °, 65 °, 74 °, 79 °, 81 ° & 86 °
Total fuel load	11.6 t/ha	Elevation of receiver	2.52 m, 2.77 m, 2.88 m, 2.85 m, 2.81 m & 2.19 m
Vegetation height	n/a	Fire intensity	4,618 kW/m
Effective slope	1 °	Transmissivity	0.889, 0.879, 0.863, 0.844, 0.833 & 0.758
Site slope	1 °	Viewfactor	0.5877, 0.4292, 0.2885, 0.1946, 0.1578 & 0.0432
Flame width	100 m	Minimum distance to < 40 kW/m²	5.3 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	7.3 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	10.9 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	16.1 m

3.2.2 APZ Requirements

Based on this assessment, in order to achieve a maximum 29Kw/m2 radiant heat flux exposure of future dwellings, APZ's to be implemented are as follows: >7.3m to the north and south of the site, and >13.7m to the east. It is noted that the setback to the east is achieved due to the managed vegetation adjacent the exiting site dwelling. Additionally, the required APZ's to the north and south are readily achieved within the subject site. It is recommended that APZ's be represented on the proposed Site Plan at the time of detailed design. Proposed future dwellings on subject Lots are required to be outside the identified APZ's with no additional setbacks to these APZ's applicable.

Consequently, where achieved, APZ's as detailed above are considered appropriate to separate the proposed development from potentially hazardous vegetation in accordance with the intent of PO19.

N.B. The above setback requirements for each elevation has been provided to inform design of the proposed development. Final applicable BAL rating/s are recommended to be detailed at the building approval detailed design stage.

3.3 Landscaping and Vegetation Management

The landscaping and ongoing management of vegetation in areas susceptible to Bushfire Hazard is an important tool to mitigate bushfire risk. Previously detailed APZ's should prevent buildings from being subjected to direct contact from flames, and reduced levels of radiant heat in the event of a bushfire.

Landscaping and vegetation retention within the APZ should consider the following guidelines:

- Immediately adjacent proposed buildings should either be fully cleared and regularly maintained (i.e. lawn) or retain trees as isolated individuals, small isolated clumps or islands and provide a tree canopy cover of less than 15% and tree canopies should be located greater than 2 metres from any part of the roofline of a building. Any trees should have lower limbs removed up to a height of 2 metres above the ground.
- Any landscaping performed on site shall maintain the APZ effectively free of available fuel. Landscaping plants may be used in this area so long as they are selected for their low combustibility, by virtue of high moisture content, low volatile oil content, high leaf mineral levels, large fleshy leaves, and absence of shedding bark. They should be placed so as to not provide either vertical or horizontal connectedness of plant material, and avoid overhanging rooflines or contact with flammable parts of buildings. Any planted trees should be of species which grow to over 2m, to maintain separation between lower canopy and the ground.
- Turf is to be maintained regularly to reduce the potential for long grass to fuel an advancing fire toward buildings.

3.4 Emergency Access & Egress

New developments in bushfire prone areas should be serviced by safe access/exit points for both residents and emergency services personnel in the event of an emergency. The *South Burnett Regional Council Planning Scheme Version 2.0 (2017) – Bushfire Hazard Overlay* prescribes: (PO1) '*(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. access and egress requirements*'; (PO2) '*The subdivision layout enables: (a) future buildings to be located as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (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*'.

The proposed new Lots are understood to be accessed directly via Crumpton Road from the immediate west of the site. This roadway is in a low hazard area and provides direct access to each Lot. The balance Lot, and existing residence located on the east of the site, is understood to be serviced by a new driveway immediately adjacent the northern site

boundary. This access is understood to be in the order of ~200m in length, consistent with the current access driveway length. All proposed site access is of a low gradient.

All Lots are recommended to meet the following recommendations:

a. Have a minimum width of 3.5m;
b. Accommodate turning areas for fire-fighting appliances in accordance with Qld Fire & Emergency Services (QFES) Fire Hydrant and Vehicle Access Guideline.

With the above recommendations being met, the proposed development will be considered appropriate to accommodate a turning area for fire-fighting appliances in accordance with *Qld Fire & Emergency Services (QFES) Fire Hydrant and Vehicle Access Guideline* and subsequently access and egress is considered appropriate to service the site in the event of a bushfire emergency in accordance with PO1 and PO2 of the SBRC Bushfire Hazard Overlay Code.

3.5 Water Availability for Fire-Fighting Purposes

The *South Burnett Regional Council Planning Scheme Version 2.0 (2017) – Bushfire Hazard Overlay* does prescribes (PO13) '*Development is located within a reticulated water supply area or includes a dedicated static water supply that is available solely for fire-fighting purposes and can be accessed by fire-fighting vehicles*'. No provision for specific water supply requirements are detailed in this version of the planning scheme. Consequently, as the proposed development will be on tank water, it is subsequently recommended the following be included for each Lot:

- a *dedicated fire fighting water storage must have a volume of water not less than 25,000 litres for each building, be provided within 10m of each building and be (a) a separate tank that is either below ground or of non-flammable construction or (b) a reserve section in the bottom part of the main water supply tank that is either below ground level or of non-flammable construction*'.
- *all fire-fighting water storage tanks, including domestic water supply tanks, are fitted with the standard rural fire brigade fittings*' being '*50mm outlet fitted with 50mm ball valve and 50mm male camlock (standard rural fire brigade fitting)*.
- *water supply provided for fire fighting purposes is safely located and accessible for fire-fighting purposes at all times*' being '*at least 9m from any potential fire hazards such as venting gas bottles and combustible structures*', and
- have *a safe assessable hard stand area capable of accommodating a fire fighting vehicle, not more than 6m from the water supply outlet*'.

With the above recommendations being met, the proposed development will be considered to be appropriately services in the event of a bushfire emergency.

4.0 Recommendations and Conclusions

This report details the assessment of Bushfire Hazard and risk mitigation measures acting on the proposed development, with consideration to the requirements of: the *Queensland State Government Single State Planning Policy - Part E* (SPP 2017); *the Bushfire Resilient Communities Technical Reference Guide (QFES,2019);* the Australian Standard (AS3959:2018) - *Construction of buildings in bushfire prone areas;* and the *South Burnett Regional Council Planning Scheme Version 2.0 (2017) – Bushfire Hazard Overlay.*

This assessment has confirmed, vegetation posing a Medium Potential Bushfire Hazard to the proposed development is present to the east of the site, and to the north and south (Refer Section 2.2). These vegetation communities have the potential to carry Moderate fuel loads and subsequently present a potential Bushfire Hazard to the proposed development. Vegetation on the western site extent and to the west of the site has been classified as posing a low threat.

The following Bushfire Risk Mitigation Measures, as detailed above, are considered appropriate to substantially mitigate the Bushfire Hazard acting on the proposed development:

- Asset Protection Zone (APZ) widths have been determined for areas of the proposed development (refer Section 3.1). Based on this assessment, in order to achieve a maximum 29Kw/m2 radiant heat flux exposure setbacks of future dwellings, APZ's to be implemented are as follows: >7.3m to the north and south of the site, and >13.7m to the east. It is noted that the setback to the east is achieved due to the managed vegetation adjacent the exiting site dwelling. Additionally, the required APZ's to the north and south are readily achieved within the subject site. It is recommended that APZ's be represented on the proposed Site Plan at the time of detailed design. Proposed future dwellings on subject Lots are required to be outside the identified APZ's with no additional setbacks to these APZ's applicable.

  Consequently, where achieved, APZ's as detailed above are considered appropriate to separate the proposed development from potentially hazardous vegetation in accordance with the intent of PO19.
- BAL determination and Construction Standard requirements have been considered for the proposed development (refer Section 3.2). The above setback requirements for each elevation has been provided to inform design of the proposed development. Final applicable BAL rating/s are recommended to be detailed at the building approval detailed design stage.
- Vegetation management within the APZ has been detailed to ensure low fuel availability and reduced connectivity to buildings (refer Section 3.3).
- Vehicular Access and Egress of the proposed development has been considered for the proposed development (refer Section 3.4). With the above recommendations

being met, the proposed development will be considered appropriate to accommodate a turning area for fire-fighting appliances in accordance with *Qld Fire & Emergency Services (QFES) Fire Hydrant and Vehicle Access Guideline* and subsequently access and egress is considered appropriate to service the site in the event of a bushfire emergency.

- Water Availability for Fire-fighting Purposes as per Councils Planning Scheme has been detailed and recommendations to achieve compliance have been made (refer Section 3.5). The proposed development will be on tank water, and it is subsequently recommended this include a dedicated fire fighting water storage must have a volume of water not less than 25,000 litres for each building, with recommendations made for fittings and accessibility.

This assessment has been undertaken based on vegetative condition and bushfire hazards identified on and adjacent the subject site in March 2025.

It should be noted that the recommendations within this BMP have been formulated based on site conditions at the time of writing and utilising current best-practise hazard and impact assessment methodologies, and have been developed to reduce the potential severity of impacts on the proposed development in the event of a bushfire emergency rather than prevent impacts altogether. No guarantee is provided or assumed that the area will not be affected by bushfire at some time.

Site occupants should seek advice from the local fire authority every 5 years (as a minimum) to ensure the subject recommendations remain appropriate as site conditions and hazard assessment methodologies may change over time.

Bushfires are an intrinsic part of Australia's environment, are often unpredictable, and have potentially extremely serious consequences. All Queenslanders should be familiar with the official Bushfire Warnings system and have a completed Bushfire Survival Plan. Print ready guides for preparing a Bushfire Survival Plan and to assist in the interpretation of the official Bushfire Warnings system are available for download from the Rural Fire Service Queensland website:

https://ruralfire.qld.gov.au/bushfires/
https://www.ruralfire.qld.gov.au/BushFire_Safety/Pages/Create-your-bushfire-survival-plan.aspx

There are three formal Bushfire Warning levels:

Advice

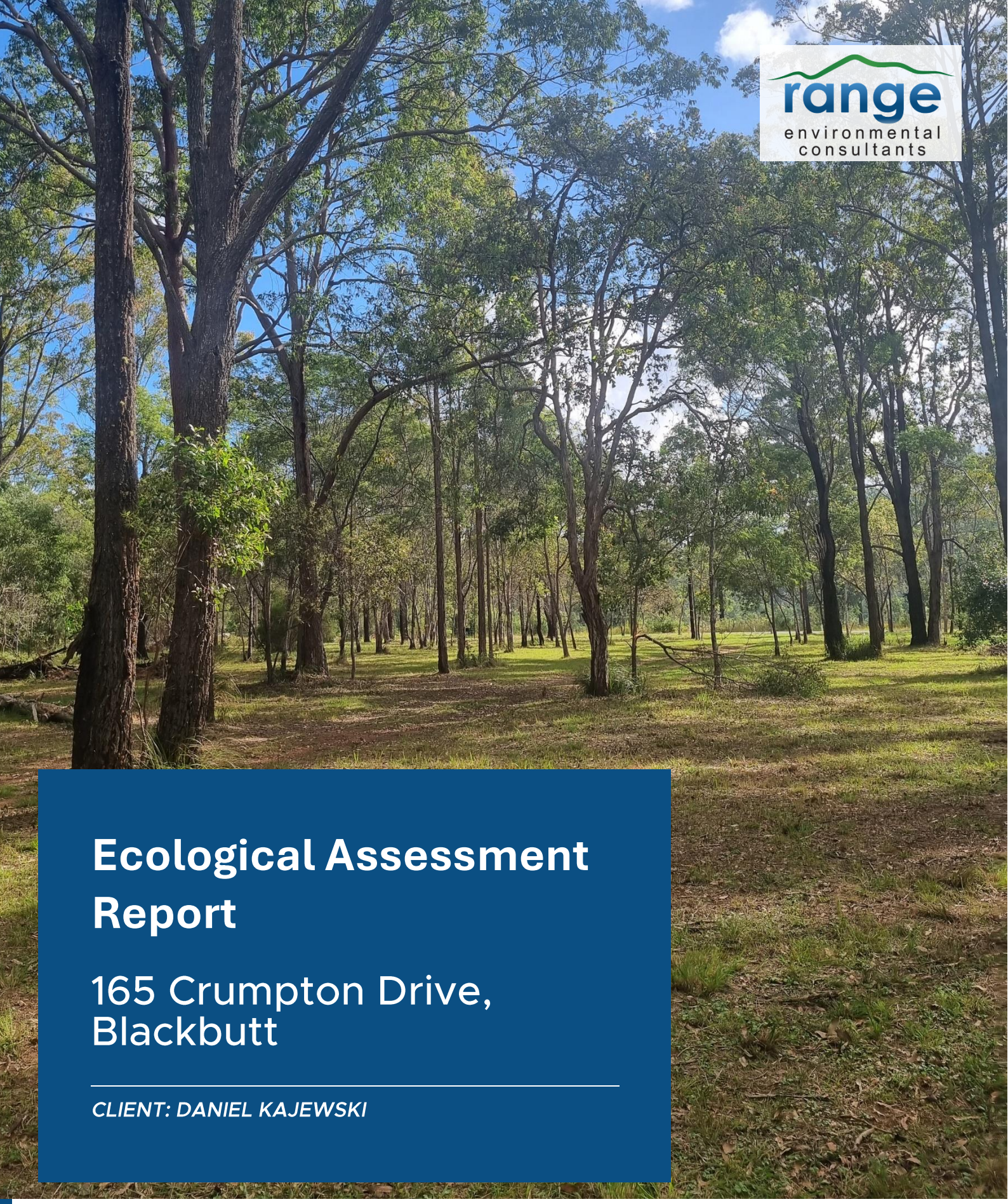
Monitor conditions and review your bushfire survival plan.

Watch and act

Conditions are changing. Start taking action and follow your bushfire survival plan.

Emergency Warnings

You are in danger. Act on your bushfire survival plan now.



Ecological Assessment Report

165 Crumpton Drive, Blackbutt

CLIENT: DANIEL KAJEWSKI

PROJECT NO.	**J002378**
STATUS	**FINAL**
DATE	**12/06/2025**
VERSION	**2**

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Document Control

Version	Purpose	Lead Author	Reviewer	Approved by	Date
1.	Draft Report	SM	WG	LMT	15/05/2025
2.	Final Report	SM	WG	LMT	12/06/2025

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1 Introduction

1.1 Overview

Range Environmental was engaged by Daniel Kajewski to prepare an Ecological Assessment Report for a proposed development at 165 Crumpton Drive, Blackbutt, formally described as Lot 73 RP174023 (Figure 1) (hereafter referred to as 'the site'). A development application for a Reconfiguring of a Lot (RaL) for a one (1) into four (4) rural residential (RR1-4,000) lots is proposed to be lodged to South Burnett Regional Council (SBRC) (Figure 2).

Range Environmental Consultants was commissioned to undertake an ecological assessment of the site to determine its ecological values and allow for assessment of the proposed development. This Ecological Assessment Report addresses the requirements of the South Burnett Regional Council (SBRC)(2017 Version 2) rural residential code.

This Ecological Assessment Report addresses the requirements of Council (the assessment manager).

1.2 Objectives and Scope

The objective of the assessment was to evaluate the ecological features and values across the site to determine the potential impacts from the proposed development and provide appropriate mitigation measures to minimise identified ecological impacts.

This report documents the results of the assessment and addresses relevant Commonwealth, State and Local legislative requirements. The scope of works included:

- A review of Commonwealth, State and Local regulatory mapping and database records;
- A site assessment for in-situ confirmation of relevant regulatory trigger mapped extents, assessment of the presence, or otherwise, of ecological features and values within or adjoining the site;
- Preparation of an assessment of likelihood of occurrence for threatened species presence within the site;
- Identification of any existing impacts or threatening processes for identified ecological features and values;
- A review and assessment of the potential impacts of the proposed development on identified ecological features and values;
- Determination of mitigation and management strategies (where required) to avoid or reduce identified impacts;
- Address relevant Commonwealth, State and Local Government legislative requirements;
- A limited tree survey of native trees within areas impacted by the development;
- Provision of recommendations to be enacted prior to and during construction and development.

1.3 Site Context and Proposed Development

The site occurs on approximately 3.9ha of land currently zoned as rural residential (RR1-4,000) under the SBRC (2017 Version 2). The site is bounded by Crumpton Drive to the south and rural residential zones (RR1-4,000) areas to the north, east, south and west (Figure 1). The site is surrounded by rural residential lands that contain bushland areas. The site currently contains a dwelling and associated shed in the central portion. The proposed

development will establish the existing lot into four (4) rural residential lots with lot sizes between approximately 0.4 and 2.7 hectares (Figure 2). The existing residence onsite will be retained within proposed Lot 1.

The majority of the site is covered by bushland, comprising a native regrowth canopy and subcanopy and a sparse native shrub cover. This development aims to minimise impacts to regulated vegetation through deliberate siting of minimum rectangles in least vegetated areas in proximity to Crumpton Drive to the west and identification of a vegetation retention area on each lot to retain existing canopy values. A minimum rectangle of 27 x 60 metres has been identified for Lots 2-4 to reduce clearing associated with future dwellings on the site. Clearing of native canopy vegetation values within the vegetation retention areas is not proposed, with retention of existing canopy values within this area.

A Bushfire Management Plan has been previously completed by Wollemi Eco-logical (dated 3 April 2025) that identifies the required setbacks to achieve a maximum radiant heat flux of 29kW/m^2 for the proposed lots. Bushfire management requirements have been considered in development design, with a dwelling envelope (20.5 x 60 metres) identified for Lot 4 to enable the establishment of the provided asset protection zones while achieving the minimum rectangle size specified in Table 8.4.2 of the SBRC Planning Scheme.

Figure 1
Site Locality

Project: Ecological Assessment Report, 165 Crumpton Drive, Blackbutt

Client: Daniel Kajewski

Project No.: J002378

Compiled by: SkyeMelton Date: 15/05/2025
Approved by: Will Gibson Date: 15/05/2025

Metres
0 40 80

Legend

- Cadastre
- Roads
- Site boundary

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 (2025). Aerial imagery sourced from NearMap (2025).

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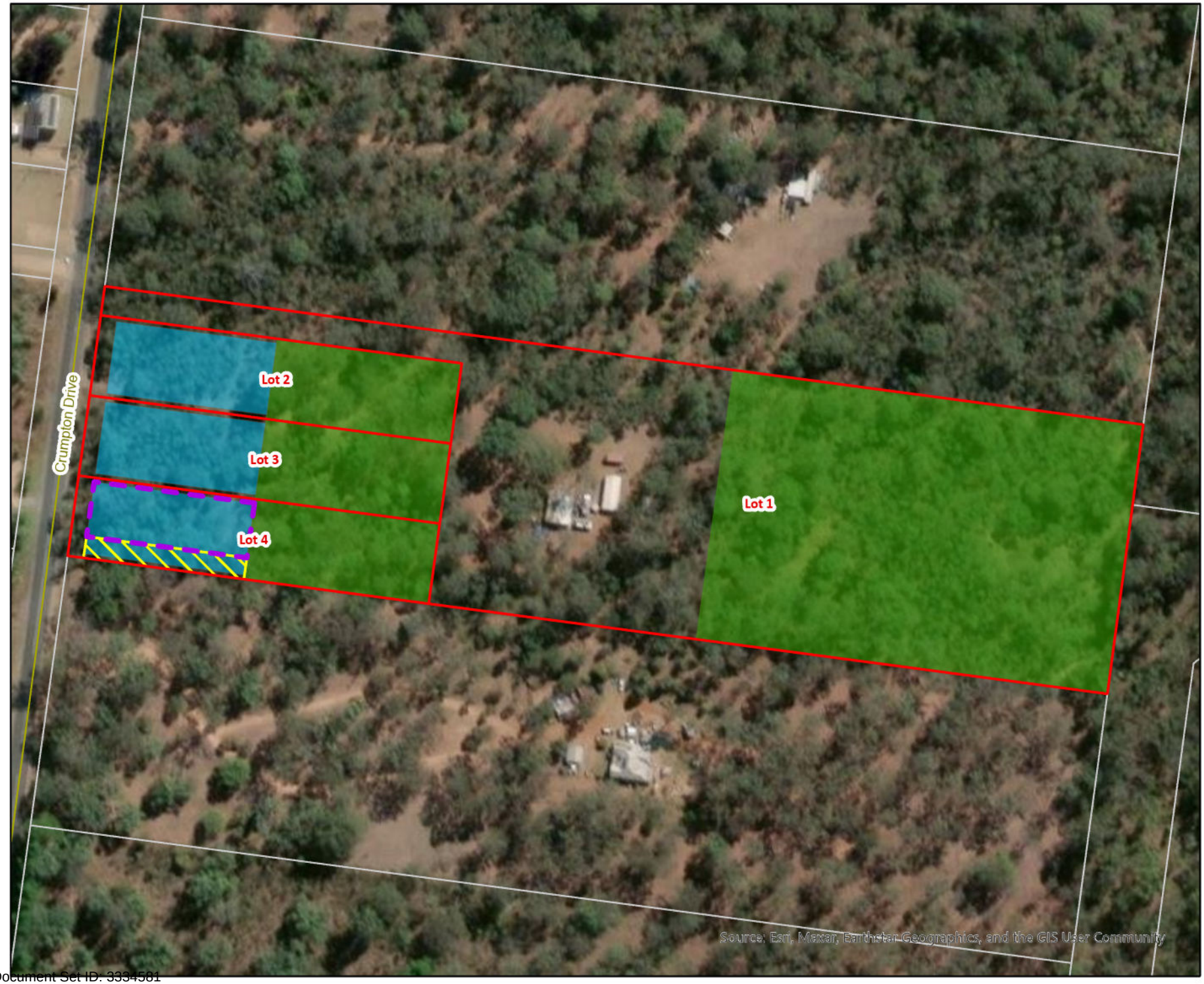

Figure 2 Proposed Development

Project: Ecological Assessment Report, 165 Crumpton Drive, Blackbutt

Client: Daniel Kajewski

Project No.: J002378

Compiled by: SkyeMelton Date: 15/05/2025
Approved by: Will Gibson Date: 15/05/2025

Metres
0 20 40

Legend

- Cadastre
- Roads
- Lot Layout
- Minimum Rectangle
- Dwelling Envelope (Future dwelling must be located in this area to achieve minimum setback for a maximum BAL-29)
- Asset Protection Zone
- Vegetation Retention Areas

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 (2025). Aerial imagery sourced from NearMap (2025).

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2 Methods

2.1 Desktop Assessment and Legislative Review

A desktop assessment was undertaken to review and confirm Commonwealth, State and Local Government environmental mapping and databases that affect the site. The following legislation, associated triggers and databases were reviewed:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (Cth):
  - Protected Matters Search Tool Report (PMST) as issued by the Department of Climate Change, Energy, the Environment and Water (DCCEEW).
- *Planning Act 2016* (Planning Act) (Qld) and Planning Regulation 2017 (Planning Regulation) (Qld):
  - Development Assessment Mapping System provided by the (Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) to review mapping under the State Development Assessment Provisions (SDAP).
- *Vegetation Management Act 1999* (VM Act) (Qld):
  - Regulated Vegetation Management Map as issued by the Department of Resources (DOR);
  - Vegetation Management Report (DOR); and
  - Vegetation Management Pre-Clear Regional Ecosystem Map.
- *Nature Conservation Act 1992* (NC Act) (Qld):
  - Wildlife Online Extract issued by the Department of Environment and Science (DES), for a search radius of 5 km from the approximate centre of the site (-26.8722, 152.1176)
  - Protected Plants Flora Survey Trigger Map issued by DES; and
  - *Nature Conservation (Koala) Conservation Plan 2017* (NC Koala Plan) – Koala Habitat District Map;
- State Planning Policy (SPP) mapping for Matters of State Environmental Significance (MSES); and
- South Burnett Regional Council (SBRC) (2017 Version 2).

A copy of the obtained search results is provided as Appendix A.

2.2 Field Assessment

2.2.1 Ecological Assessment

A diurnal field assessment of the site was conducted by two ecologists on 6th May 2025. The following data were collected during the survey:

- the floristic structure, composition and condition of vegetation communities located within the site. A primary survey was undertaken to mark trees and collect detailed information regarding each tree. Structural forms were described in accordance with Specht (1970);
- in-situ confirmation of relevant regulatory trigger mapped extents with methodologies undertaken in accordance with the relevant standards;
- opportunistic observations of fauna encountered throughout the site;
- ecological features, such as fauna habitat values, within the site and assessing the potential for threatened flora and fauna species to utilise habitats throughout the site;

- the ecological function of the site and surrounds.

A combination of Garmin GPSMAP 64S and ArcGIS Field Maps on tablets were used to delineate the extent of vegetation communities within the site and record flora and fauna species encountered. While no targeted fauna surveys were conducted, opportunistic observations were recorded during the field assessment.

Captured data was validated, mapped and assessed using a geographical information system, whereby the development footprint and observed features and extents were overlaid on the relevant regulatory mapping (GDA2020).

2.2.2 Tree survey

All native trees within the tree survey area were assessed to determine their status and if they meet the criteria for a non-juvenile koala habitat tree (NJKHTs[1]). NJKHT are protected under state and federal legislation as they are essential habitat for the koala. Due to the proximity of koala sightings and presence of NJKHTs, the koala was identified as the key species of concern for the site and proposed development. Tree locations were recorded by ArcGIS Field Maps. For each tree, the following data was collected:

- A generated identification number
- Location (GPS location)
- Species (scientific name and common name)
- Height
- Diameter of the tree at 1.3m above the ground
- Habitat features including scratch marks, hollows, nests, arboreal termitaria, and scats
- Evidence of koala usage (presence/absence and scratches)

Following collection of field data further data was generated, including:

- Tree protection zone
- Tree species utility for koala (as per Spatial modelling for koalas in South East Queensland DES 2020)
- Determination as a NJKHT

Further on-site information that was collected to assist with assessment of koala habitat within the survey area included an onsite koala survey (presence/absence, scats and scratches where recorded during the tree survey).

A copy of the collected tree survey data is provided as Appendix D.

2.3 Likelihood of Occurrence Assessments

Threatened flora and fauna species identified in the desktop review were assessed for their likelihood of occurrence within the site. This assessment considered the species distribution, habitat requirements and historical records in proximity to the site as well as observations and evidence of occurrence, habitat suitability, threats and on-site conditions identified during the field survey.

---

[1] A non-juvenile Koala Habitat Tree is defined as:

– any tree of the *Angophora, Corymbia, Melaleuca, Lophostemon* or *Eucalyptus* genera; and

– >10cm DBH or > 4m in height

The likelihood of occurrence of threatened species were based on the following criteria:

- Known to occur: species were recorded during field surveys;
- Likely to occur: suitable habitat to support the species is present and the species has previously been recorded within the desktop search extent;
- Possible occurrence: The site is within the species known distribution and suitable habitat to support the species is present; however,
  - the species has not previously been recorded within the desktop search extent; and/or,
  - suitable habitat is degraded or of limited extent, thereby reducing the likelihood of the species occurrence; or
- Unlikely to occur: the site does not comprise suitable habitat for the species, or is outside of the species known distribution.

For fauna species assessed as known or likely to occur, the site was categorised as containing:

- Core habitat where suitable habitat/microhabitat was present that comprised suitable breeding places, habitat connectivity and access to foraging resources. Removal of core habitat is likely to cause a decline in the local population of the species.
- General habitat where habitat is limited to a movement corridor by transient individuals used intermittently or seasonally by foraging individuals and/or lacks suitable breeding places for the species. Removal of general habitat is unlikely to affect the species local population.

2.4 Survey Limitations

Ecological surveys have a range of inherent limitations associated with seasonal timing of the survey, variable climate conditions and species behaviour. As such, the survey conducted only represents a “snapshot” in time and may not provide a true indication of presence or absence of flora and fauna species within the site. In light of the identified limitations, precautionary principles were applied to assume presence where necessary for impact assessment purposes.

3 Results

3.1 Desktop Assessment and Legislative Review

3.1.1 Commonwealth Legislative Considerations

The EPBC Act protects the environment in relation to Matters of National Environmental Significance (MNES) which include:

- World Heritage properties;
- National Heritage properties;
- Wetlands of International Importance (listed under the Ramsar Convention);
- listed threatened species and ecological communities; migratory species protected under international agreements; Commonwealth marine areas;
- the Great Barrier Reef Marine Park; or
- nuclear actions.

Under the EPBC Act, if a development proposal involves an action that is likely to result in a significant impact on an MNES, the proposal must be referred to the Department of Climate Change, Energy, the Environment and Water (DCCEEW). When an EPBC referral for a development proposal is submitted, DCCEEW provides a determination as to whether the project is considered a Controlled Action or Not a Controlled Action.

A Protected Matters Search Tool Report (PMST), developed by the DCCEEW, was generated to identify MNES that are predicted to occur within 5 km of the site (the search results have been included in Appendix A). The report identified that the following MNES have the potential to occur within a 5 km radius of the site:

- Three (3) Threatened Ecological Communities (TEC);
- A total of 53 threatened species, including:
  - 21 flora species;
  - 17 birds;
  - 10 mammals; and
  - 5 reptiles.

The PMST identified numerous marine species. These species have not been considered in this report as the site is located approximately 100km from the east coast.

Likelihood of occurrence assessments were conducted for fauna and flora identified within the PMST and which have been recorded as occurring within 5km of the site in the Wildnet database (Appendix B and Appendix C).

3.1.2 State Legislation Considerations

3.1.2.1 Planning Act 2016

The *Planning Act 2016* mandates the framework of planning instruments and process for development assessment whilst incorporating the regulatory requirements of other Queensland environmental statutory legislation, such as the VM Act, CPM Act and Fisheries Act.

Supporting legislation termed ‘categorising instruments’ (i.e. *Planning Regulation 2017* (Planning Regulation) or local planning instruments) set out the triggers, thresholds and planning rules for development proposals and include:

- the categorisation of development;
- categories of assessment for assessable development; and
- 'assessment benchmarks' which describe and label the matters that assessable development must be assessed against.

3.1.2.2 State Development Assessment Provisions

SDAP mapping for the site shows that it is affected by the following overlays (Figure 3):

- Native Vegetation Clearing
  - Category C endangered regional ecosystem

The development layout has been designed to minimise impacts to regulated vegetation values within the site. Impacts to SDAP matters are discussed in Section 6.

No wetland protection, coastal protection or koala habitat areas are mapped on the site.

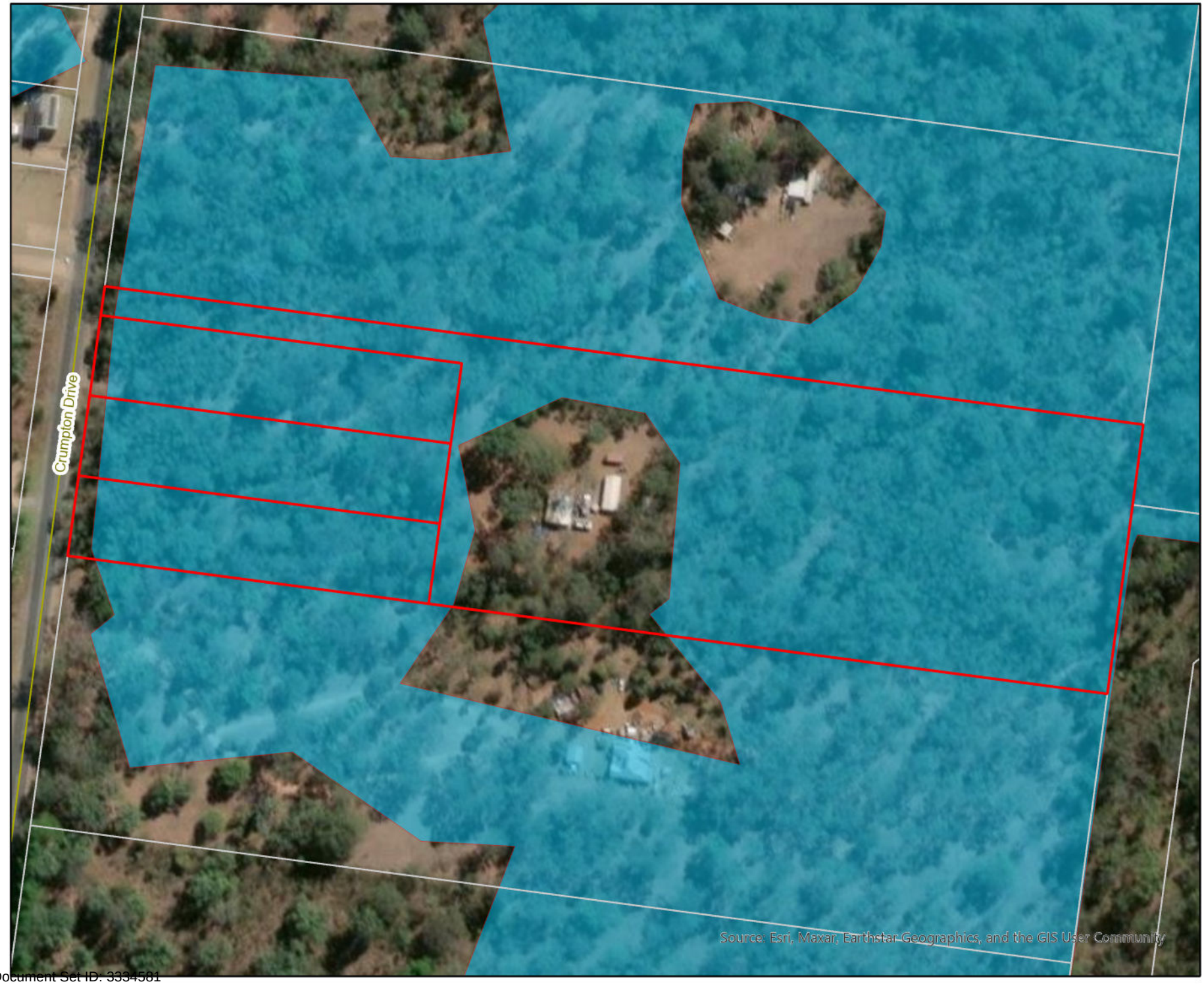

Figure 3
SDAP Mapping

Project: Ecological Assessment Report, 165 Crumpton Drive, Blackbutt

Client: Daniel Kajewski

Project No.: J002378

Compiled by: SkyeMelton Date: 15/05/2025
Approved by: Will Gibson Date: 15/05/2025

Metres
0 20 40

Legend

- Cadastre
- Roads
- Lot Layout
- Category C

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 (2025). Aerial imagery sourced from NearMap (2025).

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3.1.2.3 State Planning Policy (State Interest – Biodiversity)

SPP mapping shows that the site is mapped as including the following Matters of State Environmental Significance (MSES) (Figure 4 and Appendix A):

- Regulated vegetation (category C)

The development layout has been designed to minimise impacts to regulated vegetation values within the site. Detailed discussion of impacts to biodiversity matters, and assessment of legislative compliance is provided in Section 6.

3.1.2.4 Vegetation Management Act 1999

The majority of the site is classified as Category C (high-value regrowth) vegetation, with a limited patch of Category X (non-remnant) vegetation in the central portion of the site in association with the existing dwelling.

The Category C Regulated Vegetation is mapped as Endangered Regional Ecosystem (RE) 12.5.6, 12.12.2, 12.11.3 and 12.9-10.14 (Figure 5). Vegetation at the site was assessed as generally aligning with the mapped REs. The description of the mapped REs at the site has been included in Table 1.

Table 1 Description of Regional Ecosystems for the site

Regional Ecosystem	12.5.6	**Conservation Status**	Endangered
Description	*Eucalyptus siderophloia*, *E. propinqua* and/or *E. pilularis* open forest +/- *Corymbia intermedia, E. microcorys, E. acmenoides, E. tereticornis, E. biturbinata, Lophostemon confertus* with *E. saligna, E. montivaga* at higher altitudes. Occurs on remnant Tertiary surfaces. Usually deep red soils. Not a Wetland. (BVG1M: 9a). Vegetation communities in this regional ecosystem include: 12.5.6a: *Eucalyptus saligna* or *E. grandis* open forest, often with vine forest understorey. Occurs on remnant Tertiary surfaces. Usually deep red soils. Not a Wetland. (BVG1M: 8a). 12.5.6b: *Eucalyptus siderophloia, Corymbia intermedia, E. propinqua or E. major* or *E. longirostrata* open forest +/- *E. microcorys, E. acmenoides, E. tereticornis, E. biturbinata, E. pilularis, Lophostemon confertus*. Occurs on remnant Tertiary surfaces. Usually deep red soils. Not a Wetland. (BVG1M: 9a). 12.5.6c: *Eucalyptus pilularis* open forest +/- *E. siderophloia, E. propinqua, Corymbia intermedia, E. microcorys, E. acmenoides, E. tereticornis, E. biturbinata, Lophostemon confertus* with *E. saligna, E. montivaga* at higher altitudes. Occurs on remnant Tertiary surfaces. Usually deep red soils. Not a Wetland. (BVG1M: 8b). 12.5.6d: *Eucalyptus montivaga, Corymbia intermedia* woodland +/- *E. acmenoides, E. melliodora*, *Angophora subvelutina* and *E. eugenioides*. Occurs on remnant Tertiary surfaces. Usually deep red soils at higher altitudes. Not a Wetland. (BVG1M: 8b).		
Regional Ecosystem	12.12.2	**Conservation Status**	Least concern
Description	*Eucalyptus pilularis* tall open forest with shrubby or grassy understorey. Other canopy species include *Syncarpia glomulifera* or *S. verecunda*, *Angophora woodsiana, Eucalyptus microcorys, E. resinifera, E. tindaliae, E. propinqua* and *E. saligna*. Occurs on Mesozoic to Proterozoic igneous rocks. Not a Wetland. (BVG1M: 8b). Vegetation communities in this regional ecosystem include:		

	12.12.2a: *Eucalyptus pilularis* tall open forest with subdominant Eucalyptus spp. and *Syncarpia spp.* and a shrubby or grassy understorey. Occurs on Mesozoic to Proterozoic igneous rocks. Not a Wetland. (BVG1M: 8b). 12.12.2b: *Eucalyptus pilularis* tall open forest with subdominant Eucalyptus spp. And *Syncarpia spp*. and a distinct understorey dominated by rainforest species. Occurs on Mesozoic to Proterozoic igneous rocks. Not a Wetland. (BVG1M: 8b).		
Regional Ecosystem	12.11.3	**Conservation Status**	Least concern
Description	*Eucalyptus siderophloia* and *E. propinqua* open forest +/- *E. microcorys*, *Lophostemon confertus, Corymbia intermedia, E. biturbinata*, *E. acmenoides, E. tereticornis, E. moluccana, Angophora leiocarpa, Syncarpia verecunda* with vine forest species and *E. grandis* or *E. saligna* in gullies. *Eucalyptus pilularis* and *E. tindaliae* sometimes present e.g. mid D'Aguilar Range, Conondale Range. Occurs predominantly on hills and ranges of Palaeozoic and older moderately to strongly deformed and metamorphosed sediments and interbedded volcanics. Not a Wetland. (BVG1M: 9a). Vegetation communities in this regional ecosystem include: 12.11.3a: *Lophostemon confertus* +/- *Eucalyptus microcorys*, *E. carnea, E. propinqua, E. major, E. siderophloi*a woodland. Occurs in gullies and exposed ridges of Palaeozoic and older moderately to strongly deformed and metamorphosed sediments and interbedded volcanics. Not a Wetland. (BVG1M: 9a). 12.11.3b: *Eucalyptus pilularis* tall open forest. Other frequently occurring species include *Eucalyptus microcorys, E. saligna, E. siderophloia, E. carnea, Corymbia intermedia* and *E. propinqua*. Occurs on higher altitude (>300m) subcoastal hills and ranges of Palaeozoic and older moderately to strongly deformed and metamorphosed sediments and interbedded volcanics. Not a Wetland. (BVG1M: 8b).		
Regional Ecosystem	12.9-10.14	**Conservation Status**	Least concern
Description	*Eucalyptus pilularis* tall open forest with shrubby understorey. Other species include *Syncarpia glomulifera subsp. glomulifera*, *S. verecunda, Corymbia intermedia, Angophora woodsiana* and *Eucalyptus microcorys* in coastal areas and species of RE 12.9-10.5 in drier sub coastal areas. *Eucalyptus pilularis* sometimes extends onto colluvial lower slopes. Occurs on Cainozoic and Mesozoic sediments especially sandstone. Not a Wetland. (BVG1M: 8b). Vegetation communities in this regional ecosystem include: 12.9-10.14a: Open forest of Eucalyptus grandis, *Lophostemon confertus, E. microcorys, Syncarpia glomulifera subsp. glomulifera* +/- *E. pilularis*. Occurs on Cainozoic and Mesozoic sediments especially sandstone in wet gullies and southern slopes. Not a Wetland. (BVG1M: 8a). 12.9-10.14b: *Eucalyptus pilularis* open forest. Other canopy species may include *Angophora woodsiana, Eucalyptus baileyana, Corymbia henryi, C. trachyphloia, E. taurina*, and *E. microcorys*. Occurs in dry sub coastal areas on Cainozoic and Mesozoic sediments especially quartzose sandstone. Not a Wetland. (BVG1M: 8b).		

The information above was sourced from the Queensland Herbarium (2024) Regional Ecosystem Description Database (REDD). Version 13.1 (May 2024) (DESI: Brisbane).

3.1.2.5 Nature Conservation Act 1992

A Wildnet extract was obtained to identify the confirmed recorded presence of threatened flora and fauna species within a 5 km radius of the site (Appendix A). The extract listed:

- 0 flora species;
- 5 birds;
- 2 mammals; and
- 1 frog.

To determine potential presence within the site, a likelihood of occurrence assessment has been conducted for these species (Appendix B and Appendix C).

A review of the Protected Plants Flora Survey Trigger Map identified that the site is not located within a High-Risk Area (Figure 6).

The site is within Koala District C. As such, prescribed requirements within Section 11 of the Nature Conservation (Koala) Conservation Plan 2017 must be met during construction when clearing koala habitat.

3.1.3 Local Legislative Considerations

The site is located within the SBRC Local Government area and is subject to native vegetation clearing requirements in accordance with the South Burnett Planning Scheme (2017 Version 2). The site is located in a Biodiversity Areas Overlay under the SBPS which duplicates the Queensland Government State Planning Policy (SPP) Interactive Mapping System Biodiversity Mapping (State Planning Policy April 2016). As such, the development requires assessment against the relevant biodiversity overlay provisions of the rural residential code.

Figure 4
SPP Mapping

Project: Ecological Assessment Report, 165 Crumpton Drive, Blackbutt

Client: Daniel Kajewski

Project No.: J002378

Compiled by: SkyeMelton Date: 15/05/2025
Approved by: Will Gibson Date: 15/05/2025

Metres
0 20 40

Legend

- Cadastre
- Roads
- Lot Layout
- MSES - Regulated Vegetation (Category C)

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 (2025). Aerial imagery sourced from NearMap (2025).

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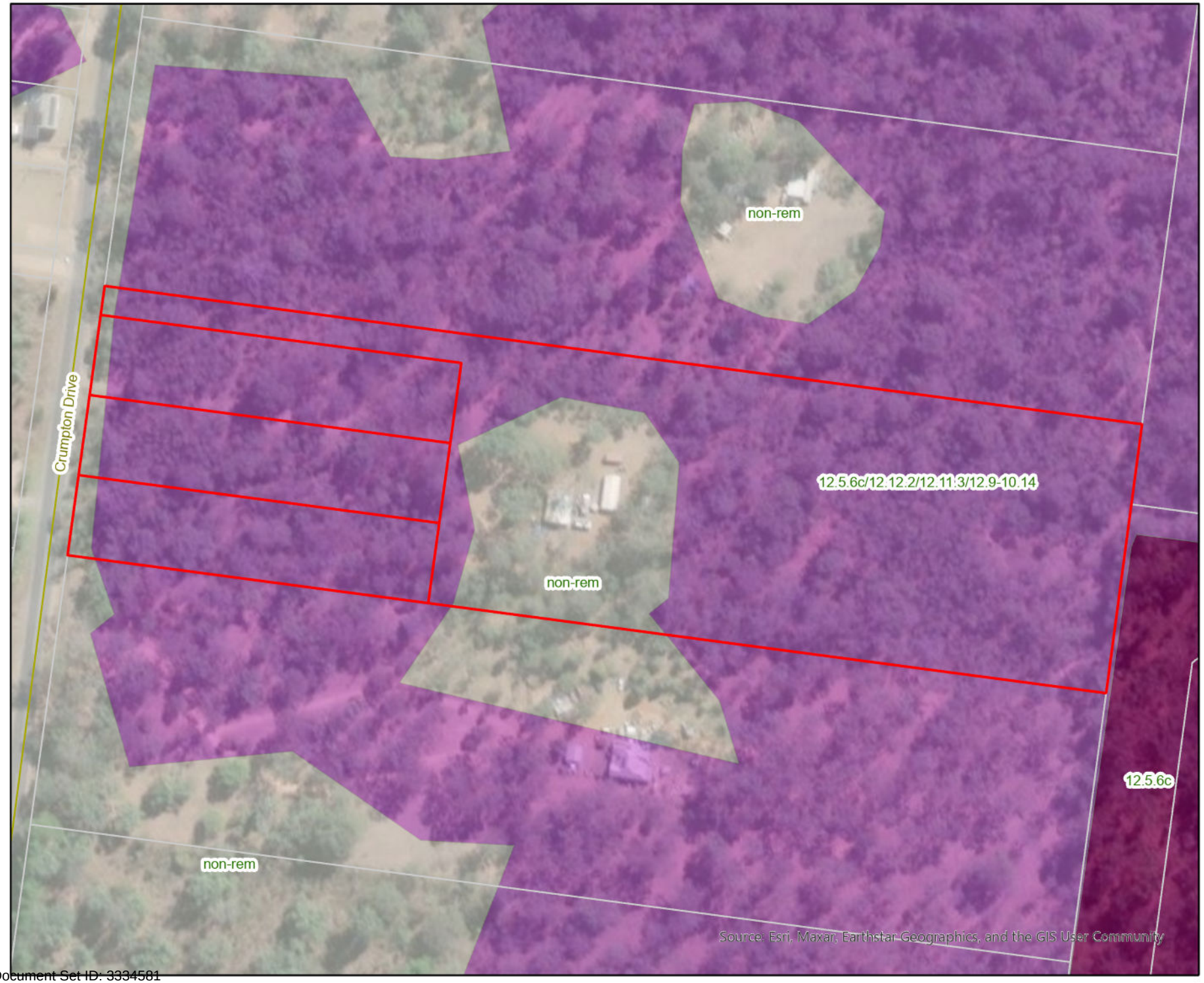

Figure 5 Regulated Vegetation and Regional Ecosystems

Project: Ecological Assessment Report, 165 Crumpton Drive, Blackbutt

Client: Daniel Kajewski

Project No.: J002378

Compiled by: SkyeMelton Date: 15/05/2025
Approved by: Will Gibson Date: 15/05/2025

Metres
0 20 40

Legend

- Cadastre
- Roads
- Lot Layout
- Category A or B containing endangered
- Category C or R containing endangered
- non-remnant

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 (2025). Aerial imagery sourced from NearMap (2025).

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Figure 6 Protected Plants Trigger Map

Project: Ecological Assessment Report, 165 Crumpton Drive, Blackbutt

Client: Daniel Kajewski

Project No.: J002378

Compiled by: SkyeMelton Date: 15/05/2025
Approved by: Will Gibson Date: 15/05/2025

Metres
0 20 40

Legend

- Cadastre
- Roads
- Lot Layout
- Protected Plants Trigger Map

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 (2025). Aerial imagery sourced from NearMap (2025).

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3.2 Field Assessment

For ease of reading, the scientific name of each species has only been mentioned in the first instance where that species is described in the text.

A species list of flora species recorded within the surveyed extent of the site is provided in Appendix E.

3.2.1 Vegetation Communities and Regional Ecosystems

The site comprises mapped regrowth vegetation consistent with RE 12.5.6/12.11.13. The field assessment identified two (2) dominant vegetation communities at the site (Figure 7).

- Vegetation Community 1 (VC1) – Canopy species consistent with RE 12.5.6/12.11.13 with dominant Grey ironbark (*Eucalyptus siderophloia*) and Broadleaf apple (*Angophora subvelutina*), Acacia species and Swamp box (*Lophostemon suveloenas*) dominated understory with a sparse native shrub layer and mixed composition groundcover.
- Vegetation Community 2 (VC2)- Category X area containing existing dwelling and associated infrastructure.

3.2.2 Vegetation Community 1 – Canopy species consistent with RE 12.5.6/12.11.13 with dominant Grey ironbark (*Eucalyptus siderophloia*) and Broadleaf apple (*Angophora subvelutina*), Acacia species and Swamp box (*Lophostemon suveloenas*) dominated understory with a sparse native shrub layer and mixed composition groundcover.

The majority of the site was contained within this vegetation community. Vegetation Community 1 consisted of a native canopy, native understory, limited native shrub layer and mixed composition ground cover.

The canopy layer contained species consistent with RE 12.5.6/12.11.13 dominated by Grey ironbark (*Eucalyptus siderophloia*) and Broadleaf apple (*Angophora subvelutina*) with associated Pink bloodwood (*Corymbia intermedia*), White mahogany (*Eucalyptus acmenoides*), Spotted gum (*Corymbia citriodora subsp. variegata*), *Casuarina sp.* and Cadaghi (*Corymbia torelliana*).

The understory was dominated by Hickory wattle (*Acacia glaucocarpa*) and Swamp box (*Lophostemon suveloenas*) with associated acacia species and Kurrajong (*Brachychiton populneus*).

The shrub layer was sparse with observed Native cherry (*Exocarpos cupressiformis*), Narrow-leaved orangebark (*Denhamia silvestris),* Soap tree (*Alphitonia excelsa*) and Lantana (*Lantana camara*) regrowth.

Groundcover was maintained in the western portion of the site, with sparse native and invasive forbs observed. The eastern portion of the site contained an unmaintained grassy groundcover with associated forb species. Groundcover species observed across the site included Yellow buttons (*Chrysocephalum apiculatum*), Barbed-wire grass (*Cymbopogon refractus*), Common bracken (*Pteridium esculentum*), Spear thistle (*Cirsium vulgare*), Vernonia (*Cyanthillium cinereum*), Brown's lovegrass (*Eragrostis brownii*), African lovegrass (*Eragrostis curvula*), Winter apple (Eremophila debilis), Wombat berry (Eustrephus latifolius), Cut sedge (*Gahnia aspera*), Stinking pennywort (*Hydrocotyle laxiflora*), Blady grass (*Imperata cylindrica*), Red natal grass (*Melinis repens*), Devil's needles (*Solanum stelligerum*) and Blackberry nightshade (*Solanum nigrum*).

Vine species were observed growing up trees including Monkey rope (*Parsonsia straminea*) and Corky passion flower (*Passiflora suberosa*).

Photograph 1 VC1 – Typical composition of VC1 in the western portion of the site containing a native canopy and subcanopy and maintained groundcover.

Photograph 2 VC1 – View of vegetation to be retained in the vegetation area on Lot 3.

Photograph 3 VC1- Typical composition of VC1 in the eastern portion of the site containing a native canopy and subcanopy and unmaintained groundcover.

Photograph 4 VC1- Native canopy values to be retained in the vegetation retention area on Lot 1 (view north).

Figure 7 Vegetation Communities

Project: Ecological Assessment Report, 165 Crumpton Drive, Blackbutt

Client: Daniel Kajewski

Project No.: J002378

Compiled by: SkyeMelton Date: 15/05/2025
Approved by: Will Gibson Date: 15/05/2025

Metres
0 20 40

Legend

- Cadastre
- Roads
- Lot Layout
- Vegetation Community 1
- Vegetation Community 2

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 (2025). Aerial imagery sourced from NearMap (2025).

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3.2.3 Threatened Ecological Communities

The desktop assessment identified three (3) TECs, listed under the EPBC Act, as potentially occurring within 5 km of the site. No vegetation communities observed within the site satisfied the criteria of any TECs listed under the EPBC Act.

3.2.4 Threatened Flora

A review of the Protected Plants Flora Survey Trigger Map identified that the site does not contain any High-Risk Areas.

A likelihood of occurrence assessment based on species habitat preferences, known distribution and field survey data is provided in Appendix B.

No threatened species were identified during the site assessment or are considered likely to occur within the site.

3.2.5 Pest Flora

One (1) weed species listed as a Weed of National Environmental Significance (WoNS) and/or restricted matter under the *Biosecurity Act 2014* (Biosecurity Act) was recorded within the site (Table 2). The 'general biosecurity obligation' under Part 1 of the Biosecurity Act states all individuals and organisations are responsible for biosecurity risks and threats under their control. A full list of flora species recorded on the site can be found in Appendix E.

Table 2 Listed weed species recorded within the site

Species	Common name	Weeds of National Environmental Significance	Biosecurity Act 2014 status
Lantana camara	Lantana	Yes	Category 3

3.2.6 Fauna Species

Few incidental fauna observations were recorded within the site, potentially due to the timing of the survey (midmorning) and associated temperatures. Species recorded were generalist species typical of a woodland environment. Table 3 shows the species observed on site during the field survey and their legal status under state and federal legislation.

Table 3 Incidental fauna species observed on site.

Species	Common name	NC Act status	EPBC Act Status
Acanthiza reguloides	Buff-rumped thornbill	Least concern	Not listed
Corvus orru	Torresian crow	Least concern	Not listed
Dacelo novaeguineae	Laughing kookaburra	Least concern	Not listed
Eopsaltria australis	Eastern yellow robin	Least concern	Not listed
Gymnorhina tibicen	Australian magpie	Least concern	Not listed
Malurus sp.	-	Least concern	Not listed
Manorina melanocephala	Noisy miner	Least concern	Not listed
Meliphaga lewinii	Lewin's honeyeater	Least concern	Not listed
Microeca fascinans	Jacky winter	Least concern	Not listed
Neochmia temporalis	Red-browed finch	Least concern	Not listed

Pachycephala pectoralis	Golden whistler	Least concern	Not listed
Pachycephala rufiventris	Rufous whistler	Least concern	Not listed
Pardalotus striatus	Striated pardalote	Least concern	Not listed
Petroica rosea	Rose robin	Least concern	Not listed
Rhipidura albiscapa	Grey fantail	Least concern	Not listed
Rhipidura leucophrys	Willie wagtail	Least concern	Not listed
Strepera graculina	Pied currawong	Least concern	Not listed
Taeniopygia bichenovii	Double-barred finch	Least concern	Not listed
Trichoglossus moluccanus	Rainbow lorikeet	Least concern	Not listed

3.2.7 Fauna Habitat

Habitat complexity was reduced on the site due to the sparsity of vegetation within the shrub layer across VC1, and minimal accumulation of large woody debris. Mature canopy trees contained numerous flowering/fruiting tree species and are likely to provide foraging resources for nectivorous mammals and birds as well as decorticating bark for small reptiles. Fauna habitat, including animal breeding places for Least concern (NC Act) fauna, identified within the site include:

- arboreal termitaria;
- stags;
- mistletoe;
- bird nest;
- decorticating bark, which provide potential habitat for microchiropteran bats and arboreal reptiles;
- flowering trees and shrubs that provide a source of nectar for birds and flying-foxes.

3.2.7.1 Threatened Fauna

The desktop assessment identified that 34 threatened fauna species have been recorded (Wildnet) or predicted to occur (PMST) within 5 km of the site. No threatened fauna species were identified at the site at the time of the survey. An assessment of likelihood of occurrence based on the field assessment, species habitat preferences and distribution are provided in Appendix C.

The likelihood of occurrence assessment determined the site is likely to provide suitable habitat for two threatened species, the koala (*Phascolarctos cinereus*), listed as Endangered under the EPBC Act and the NC Act and the grey-headed flying fox (*Pteropus poliocephalus*), listed as Vulnerable under the EPBC Act. Limited evidence of the species (scratches and scat) was observed during the survey, however the species has been previously recorded within the desktop search extent and the site contained a number of koala habitat trees.

Koala habitat within Queensland includes a range of temperate, sub-tropical and tropical forest, woodland and semi-arid communities dominated by myrtaceous species (i.e. *Eucalyptus, Angophora* and *Corymbia spp*.) (limited to <800 m above sea level) (DAWE, 2020). Although the site and surrounds contain existing threats to the species, primarily domestic dogs and high-traffic roads, regrowth woodland habitat comprising RE 12.5.6/12.11.13 and mature trees within site provides suitable foraging habitat for the species.

No flying fox roosts were recorded within the site, however the site is likely to provide suitable foraging habitat for the grey-headed flying fox through flowering eucalypt species. There is a known roost at Taromeo Creek, Blackbutt approximately 2.5km southwest of the site.

No other threatened fauna species were considered likely to occur within the site.

3.2.7.2 Migratory Species

The desktop assessment identified a number of migratory species as potentially occurring within the desktop search extent (Appendix A). However, due to the limited extent of proposed development on site (one into four), it is considered unlikely that the development would significantly disturb important habitat (foraging, breeding and connectivity) for any migratory species described under the EPBC Act. As such, the proposed development is not considered likely to have a significant impact on listed migratory species.

3.2.8 Waterway and wetland features

The site contains no watercourses mapped under the *Water Act 2000 and Vegetation Management Act (VMA) 1999*.

No Waterway Barrier Works mapping is mapped as occurring at the site.

3.2.9 Corridors and Connectivity

Regrowth vegetation within the site is contiguous with extensive areas of regrowth vegetation to the north, south and east of the site and remnant vegetation to the east in the surrounding landscape. The site contains a small portion of Category X vegetation in association with the existing structure in the central portion, however connectivity is proposed to be retained in vegetation retention areas surrounding this modified area. Vegetation retention areas within Lots 1-4 with retain existing canopy values across 2.16ha and retain connectivity to extensive areas of vegetation immediately north, east and south.

The site and surrounds provide potential habitat for koala and other fauna species due to vegetation values present. The connectivity of the site to adjacent lots allows movement of fauna between surrounding areas of vegetation.

3.2.10 Tree Survey Results

Noting that the proposed development has been considered under one (1) level of assessment being Local, one assessment method has been applied in respect to quantification of tree survey results.

3.2.10.1 Local assessment methodology

In respect to consideration of matters under the local planning instrument, being the South Burnett Regional Council (2017 Version 2), consideration of native trees has occurred. A native tree survey was undertaken for all trees greater than 100mm diameter and greater at breast height (DBH) or 4m in height within the tree survey area.

Due to the size of the site and the large extent of regrowth, a reduced survey has been undertaken including native trees in areas impacted by the proposed development.

The location of identified native trees is shown in Figure 8.

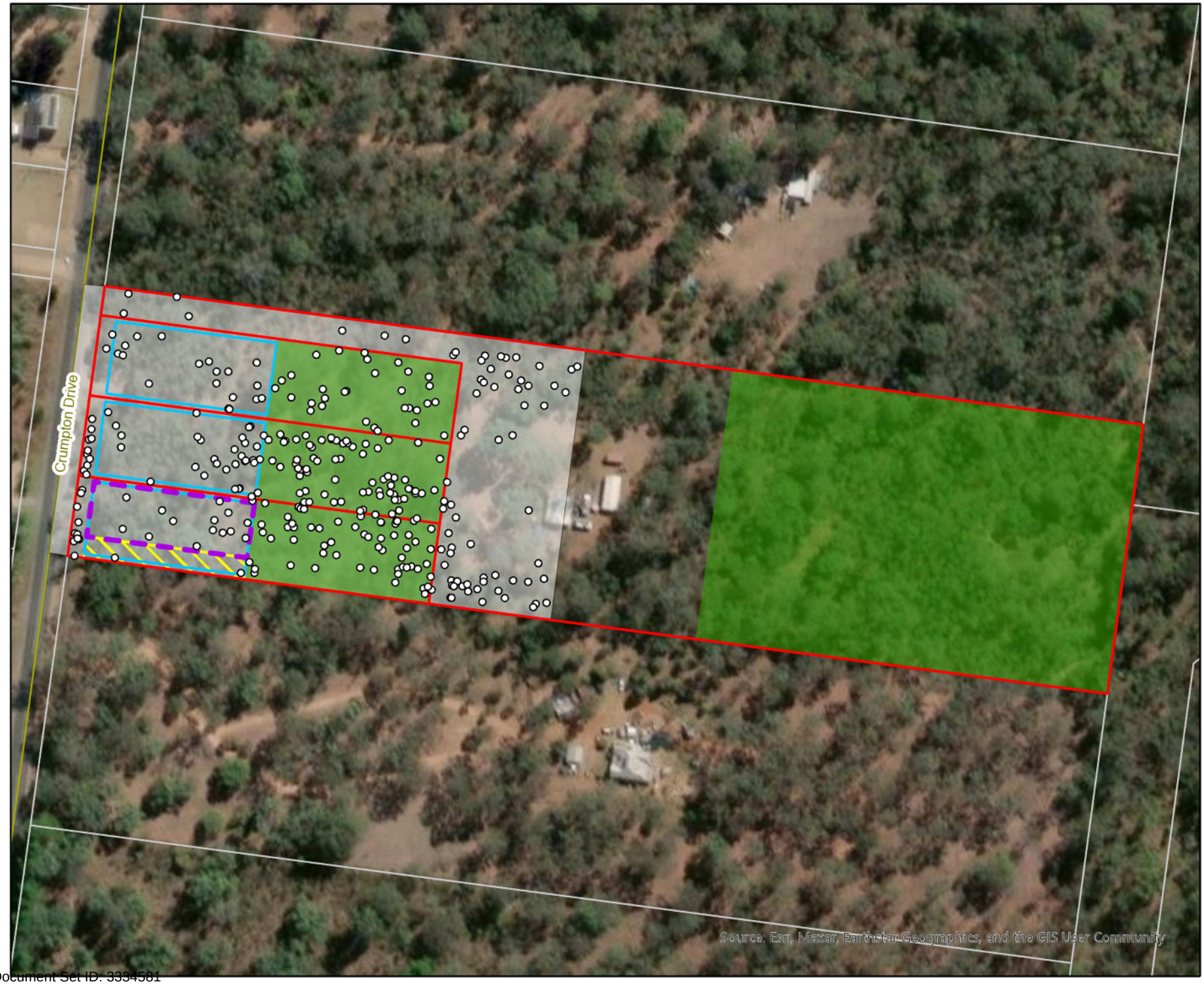

Figure 8 Location of Native Trees

Project: Ecological Assessment Report, 165 Crumpton Drive, Blackbutt

Client: Daniel Kajewski

Project No.: J002378

Compiled by: SkyeMelton Date: 15/05/2025
Approved by: Will Gibson Date: 15/05/2025

Metres
0 20 40

Legend

- Cadastre
- Roads
- Lot Layout
- Minimum Rectangle
- Dwelling Envelope
- Asset Protection Zone
- Vegetation Retention Areas
- Tree Survey Area
- Native Tree (322)

Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2025).

N

range environmental consultants

4 Vegetation Impact Assessment

4.1 South Burnett Regional Council

A total of 322 native trees were recorded within the tree survey area exceeding 100mm DBH or 4m in height. Of these trees, impacts to 151 native trees are assessed in association with the proposed development. Figure 9 provides an assessment of impacts to identified native trees exceeding 100mm DBH or 4m in height.

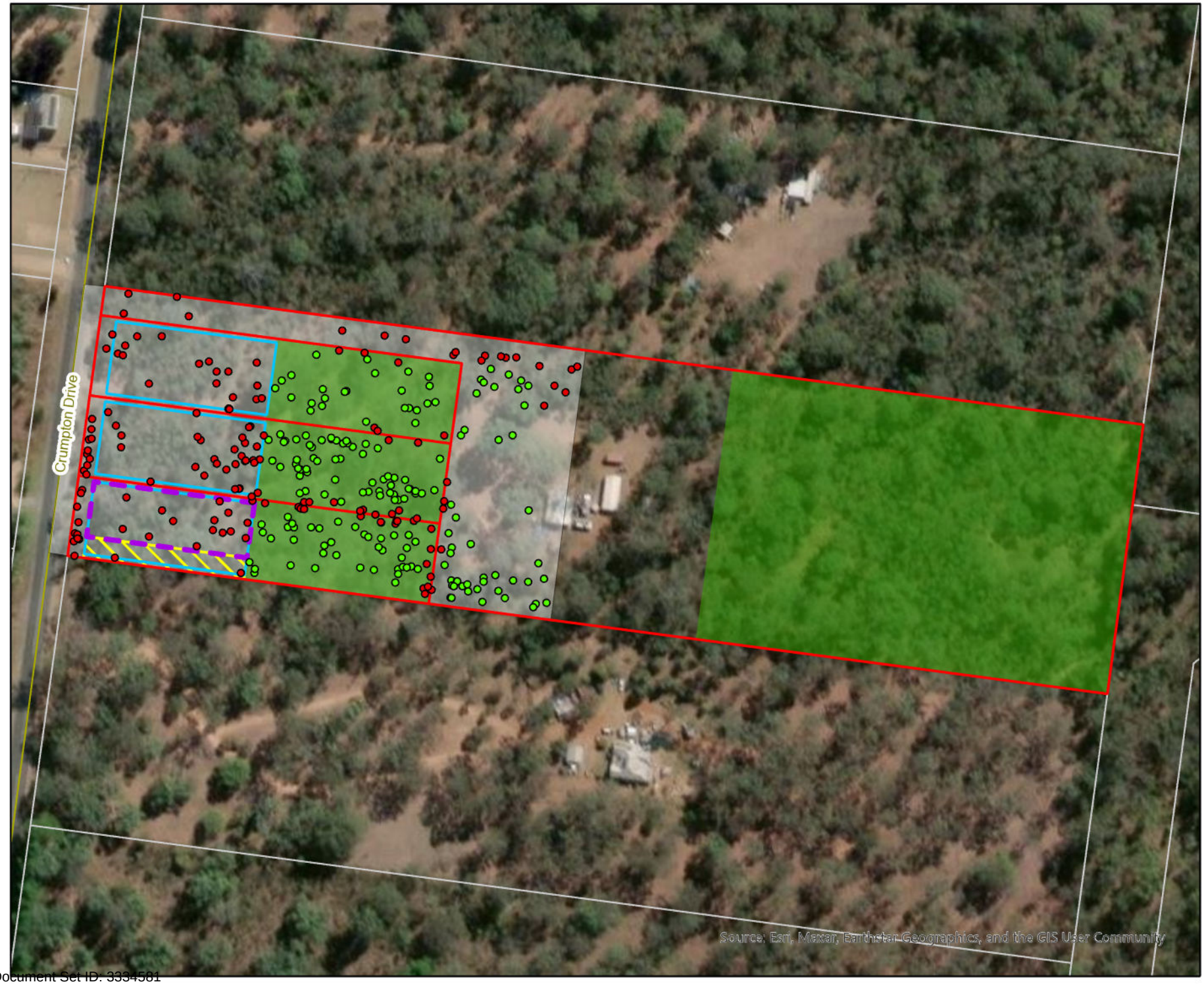

Figure 9 Vegetation Removal Plan

Project: Ecological Assessment Report, 165 Crumpton Drive, Blackbutt

Client: Daniel Kajewski

Project No.: J002378

Compiled by: SkyeMelton Date: 12/06/2025
Approved by: Will Gibson Date: 12/06/2025

Metres
0 20 40

Legend

- Cadastre
- Roads
- Lot Layout
- Minimum Rectangle
- Dwelling Envelope
- Asset Protection Zone
- Vegetation Retention Areas
- Tree Survey Area
- Retain Native Tree (171)
- Remove Native Tree (151)

Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2025).

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5 Potential Ecological Impacts and Mitigation Measures

5.1 Key Matters of Concern

The desktop and field assessment results confirmed that impacts to koala habitat is the primary matter of concern. Impacts to grey-headed flying fox habitat were considered, however due to the absence of protections afforded to the species, outside of the EPBC Act, which has a significant impact threshold beyond the scale of the project no further consideration has been made.

5.2 Mitigation Measures

5.2.1 Vegetation and Soil Management

Impacts to native vegetation during earthworks and construction can be effectively mitigated and minimised through the implementation of the following measures:

- Identify vegetation to be retained at the site and in accordance with Australian Standard 4970-2009 and mark out the Tree Protection Zone (TPZ) (using barricade fencing, signage etc.) prior to the commencement of works on the site.
- Do not store stockpiles, materials, plant and equipment or wastes within the TPZ of retained vegetation;
- Construction and machinery hygiene measures (i.e., weed washdowns) to be implemented if plant and equipment has been used in weed infested areas to prevent further spread of weeds at the site; and
- Preparation and implementation of an erosion and sediment control plan (ESCP) that complies with Aust IECA (2008) Best Practice Erosion and Sediment Control.

5.2.2 Vehicle Management

Access to the site is via Crumpton Road for Lots 1-4, with a proposed access way for Lot 1. Driveways in proximity to retained vegetation are expected to be low traffic, low speed roads, which are unlikely to provide a major source of vehicle-wildlife strike mortality commonly associated with high speed roads.

5.2.3 Hydrology and Water Quality

Impacts associated with hydrology and water quality will be managed through effluent disposal in accordance with the Queensland Plumbing and Wastewater Code within each proposed lot.

On-site wastewater disposal is proposed on the site. It is recommended the effluent irrigation zones be sited within the designated 30m x 69m vegetation retention area on each lot.

5.2.4 Noise and Light

The proposed development will not significantly change the use of the site. This is unlikely to have a significant impact on the ambient noise and light levels already experienced in the local area.

5.2.5 Waste Management

As a consequence of the development of a dwelling there may be impacts associated with waste generation on site. An impact of focus, includes potential attraction of wild dogs to refuse storage areas, which may increase interaction between wild dogs and koalas/koala habitat areas. As such, the following control measures are to be undertaken within the site:

- General waste and recycling wheelie bins shall be provided for each lot.

- General and recyclable wastes shall be removed as part of SBRC's kerb side waste collection program.
- Wheelie bins have lids to prevent access by animals.

6 Legislative Compliance

6.1 Federal Legislative Considerations

The field assessment identified the site affords habitat for two Matters of National Environmental Significance (MNES), namely suitable habitat for the Endangered koala (*Phascolarctos cinereus*) and Vulnerable grey-headed flying fox (*Pteropus poliocephalus*). No vegetation communities observed were consistent with any Threatened Ecological Communities identified under the EPBC Act.

A significant impact to MNES values is not likely as a result of the development.

6.1.1 MNES - Koala

For the koala, a project requires referral where there is the potential to adversely affect habitat critical to the survival of the koala and / or the project may interfere substantially with the recovery of the koala through the introduction or exacerbation of key threats in areas of habitat critical to the survival of the koala. The EPBC Act referral guidelines for the endangered koala require consideration of the following in the context of the Significant Impact Guidelines 1.1:

- the scale of the action and its impacts
- the intensity of the action and its impacts
- the duration and frequency of the action and its impacts
- the environmental context, for example, the sensitivity, value, quality and size of the environment, the site's connectivity to other habitats in the broader landscape and its importance in the conservation of the environment
- the nature of the potential impacts that are likely to result from your actions
- whether mitigation measures will avoid or reduce these impacts.

In accordance with the Significant Impact Guidelines 1.1 for critically endangered and endangered species a development is likely to a significant impact if there is a real chance or possibility that it will:

- lead to a long-term decrease in the size of a population;
- reduce the area of occupancy of the species;
- fragment an existing population into two or more populations;
- adversely affect habitat critical to the survival of a species;
- disrupt the breeding cycle of a population;
- modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline;
- result in invasive species that are harmful to a critically endangered or endangered species becoming established in the endangered or critically endangered species' habitat;
- introduce disease that may cause the species to decline; or
- interfere with the recovery of the species.

Significant impacts to koala are not anticipated as part of the proposed development. It has been considered unlikely that the development will result in outcomes listed above and as such, the development does not require referral under the EPBC Act for impacts to the koala.

6.1.2 MNES - Grey-headed Flying Fox

The proposed development's impacts on the grey-headed flying fox (*Pteropus poliocephalus*) have been considered in relation to the EPBC Act. Based on the Significant impact guidelines 1.1 (Commonwealth of Australia 2013) a significant impact under the EPBC Act has not been considered likely.

In accordance with the guidelines for vulnerable species a development is likely to a significant impact if there is a real chance or possibility that it will:

- lead to a long-term decrease in the size of an important population of a species;
- reduce the area of occupancy of an important population;
- fragment an existing important population into two or more populations;
- adversely affect habitat critical to the survival of a species;
- disrupt the breeding cycle of an important population;
- modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline;
- result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat;
- introduce disease that may cause the species to decline, or
- interfere substantially with the recovery of the species.

It has been considered unlikely that the development will result in outcomes listed above and as such, the development does not require referral under the EPBC Act for impacts to the grey-headed flying fox.

6.2 State Legislative Compliance

6.2.1 Planning Act 2016

6.2.1.1 Native Vegetation Clearing (State Code 16)

The development application does not require referral to SARA for native vegetation clearing as clearing of native vegetation areas onsite will not include clearing of Category B (Remnant) vegetation.

Accordingly, no referral for impacts to native vegetation areas is required.

6.2.1.2 Development in South East Queensland Koala Habitat Areas (State Code 25)

The development does not include clearing of core koala habitat areas. Accordingly, no referral for impacts to SEQ core koala habitat areas is required.

6.2.2 Nature Conservation Act 1992

6.2.2.1 Nature Conservation (Koala) Conservation Plan 2017

As discussed in Section 3.1.2, the site is located within 'Koala District C' on the Koala Conservation Plan Map under the *Nature Conservation (Koala) Conservation Plan 2017* and must comply with the prescribed requirements within Section 11. Where clearing koala food trees, clearing must be undertaken:

- under the supervision of a suitably qualified koala spotter.

6.2.2.2 Nature Conservation (Plants) Regulation 2020

The site is not mapped as containing any high risk protected plant flora survey trigger areas and no threatened flora species are known to occur at the site.

No requirements under the *Nature Conservation (Plants) Regulation 2020* have been assessed as relevant.

6.2.2.3 MSES-Regulated Vegetation (Category C)

Under the Significant Residual Impact Guidelines for MNES (Department of State Development, Infrastructure and Planning 2014), the definition of a prescribed regional ecosystem in the *Environmental Offsets Regulation 2014*, does not include regrowth vegetation.

Accordingly, the development is unlikely to result in the impacts listed in the Significant Residual Impact Guidelines for MNES and is unlikely to have a significant residual impact on regulated vegetation.

6.3 Local Council

6.3.1 South Burnett Regional Council Planning Scheme- Biodiversity Areas Overlay

The South Burnett Regional Council Natural Systems & Sustainability strategic outcome contains provisions to protect matters of State environmental significance to minimise adverse impacts on biodiversity values. The site is contained in a Regulated vegetation (Category C) overlay under the SBRC Biodiversity aeras overlay mapping (OM5). Responses to PO12, PO13 and PO14 biodiversity overlay of the rural residential code have been provided in Table 4.

Table 4 Response to SBRC Biodiversity Overlay of the Rural Residential Code Performance Outcome and Probable Solutions

Performance outcomes	Acceptable outcomes	Response
Biodiversity overlay		
PO12 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	**AO12.1** Uses and associated works are confined to areas not identified on Overlay Map 05. or **AO12.2** Development is compatible with the environmental values of the area. or **AO12.3** Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.	**PO12.1-12.3** The development is proposed in a regulated vegetation (Category C) area as identified under SBRC Planning Scheme Mapping Overlay Map 05. An Ecological Assessment Report has been prepared detailing current vegetation values, mitigation measures and development siting to balance ecological and bushfire values on the site. Future development in mapped areas has been limited by the establishment of 27m x 60m minimum rectangle areas on Lots 2-4. The minimum rectangle areas have been sited in proximity to Crumpton Drive in clearer areas of the site. The eastern portions of Lots 2-4 are designated as 30m x 69m vegetation retention areas. The eastern portion of Lot 1 is designated as an approximately 100m x 153m vegetation retention area. Vegetation retention areas with retain existing canopy values onsite and retain connectivity to extensive areas of vegetation in the surrounding landscape. The vegetation retention area on Lot 1 will retain existing connectivity to areas of Category B and Category C vegetation immediatley north, east and south. The vegetation retention area on Lots 2-4 will retain existing connectivity to areas of vegetation further north and south.
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development.	**AO13** Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	Not applicable. The site is not located adjacent to a Protected Area identified on Overlay Map 05.
PO14	**AO14.1**	**AO14.1**

There are no significant adverse effects on water quality, ecological and biodiversity values.	Uses and associated works are confined to areas outside overland flow paths and natural drainage reserves. **AO14.2** All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05. And **A014.3** The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.	Not applicable. The site is located outside waterway corridors located on Overlay Map 05 and flood hazard areas on Overlay Map OM3. The site contains no mapped waterways or drainage lines under the *Water Act 2000*. **AO14.12-AO14.3** Not applicable. The site does not contain or is adjacent to a waterway corridor or a river, creek, stream or wetland identified on Overlay Map 05. Impacts associated with hydrology and water quality will be managed through effluent disposal in accordance with the Queensland Plumbing and Wastewater Code within each proposed lot.

6.4 State Planning Policy 2017 - Biodiversity Interests

The State Planning Policy (July 2017) has not been fully integrated into the SBRC (2017 Version 2). Accordingly, assessment against the state planning policy 'biodiversity' state interests has been undertaken to ensure that state interests have been considered in development planning (Table 5).

Table 5 Response to SPP Biodiversity Interests

State Interest Policy (Biodiversity)	Response to SPP Biodiversity
(1) Development is located in areas to avoid significant impacts on matters of national environmental significance and considers the requirements of the Environment Protection and Biodiversity Conservation Act 1999.	No MNES Threatened Ecological Communities (TECs) were identified during the site inspection. Habitat for two CEEVNT fauna species (koala and grey-headed flying fox) recorded within 5km, however this habitat is unlikely to be significant due to its size and minimal evidence of use record during field surveys. Minimum rectangles have limited future development to clearer areas in proximity to Crumpton Drive. Vegetation retention areas have been sited over existing canopy vegetation values with the highest connectivity that are to be retained. A significant impact to MNES is not anticipated as part of the development.
(2) Matters of state environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.	The development minimises impacts to areas mapped as containing areas of MSES regulated vegetation (Category C). Impacts to regulated vegetation are minimised through the use of minimum rectangles which locate future built infrastructure in proximity to the existing road in areas with sparser native vegetation values.
(3) Matters of local environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.	The majority of the site contains areas of MSES-regulated vegetation (Category C) under the South Burnett Regional Council planning scheme mapping. The SBRC planning scheme duplicates the State Planning Policy April 2016. Minimum rectangles have limited future development to clearer areas in proximity to Crumpton Drive. Vegetation retention areas have been sited over existing canopy vegetation values with the highest connectivity that are to be retained. A significant impact to MNES is not anticipated as part of the development.
(4) Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation of matters of environmental significance.	Minimum rectangles have been located in proximity to the existing access road and areas with sparser canopy vegetation to minimise removal of habitat and edge effects and to avoid areas of greatest potential connectivity function. Approximately 2.16ha of existing canopy vegetation values will be retained across Lots 1-4 across the four (4) vegetation retention areas.

(5) Viable koala populations in South East Queensland are protected by conserving and enhancing koala habitat extent and condition.	Fragmentation of habitat is minimised by locating minimum rectangles in proximity to the existing road and areas with sparser canopy vegetation, which retains highly connected vegetation in the eastern portion of the site. Retention of vegetation to the east of Lot 1 allows continued connectivity to extensive areas of vegetation further north, east and south. Vegetation retention areas in Lots 2-4 allows continued connectivity north and south.

7 Conclusion

A Development Application is proposed to be lodged for a Reconfiguring of a Lot (RAL) for a one (1) into four (4) rural residential lots at 165 Crumpton Drive, Blackbutt. Range Environmental Consultants was engaged to undertake an ecological assessment for the proposed development to facilitate assessment of the application by SBRC. The objective of the assessment was to evaluate the ecological features and values across the site to determine the potential impacts from the proposed development and provide appropriate mitigation measures to minimise identified ecological impacts.

Native vegetation values were determined to be the most notable ecological value at the site that warranted consideration for potential ecological impacts to the development. Following detailed assessment of the sites values and the proposed extent of development, impacts to 151 native trees were assessed in association with the minimum rectangles, proposed access for Lot 1 and boundary clearing.

The development has avoided and minimised impacts to native vegetation values as far as practical as detailed in Section 5. Key development layout measures to avoid and minimise impacts to native vegetation include deliberate siting of minimum rectangles in proximity to the existing road in least vegetated areas, identification of vegetation retention areas and continuation of vegetation management regimes reducing the Lantana regrowth at the site. Vegetation retention areas are proposed on Lots 1-4 to retain 2.16ha of existing native canopy values in areas with the highest connectivity. Vegetation retention areas allow continued connectivity to extensive areas of vegetation further north, east and south.

Following detailed assessment of the sites values and the proposed extent of development, two CEEVNT species or their habitat may potentially occur on the site, being the koala (*Phascolarctos cinereus*) and the grey-headed flying fox (*Pteropus poliocephalus*). However, due to the limited extent of proposed development onsite (one into four), development within the site is unlikely to result in a significant impact.

7.1 Recommendations

That development be conducted in accordance with the below recommendations:

Recommendation number	Recommendation	Relevant entity
Impact minimisation and environmental offsets		
1	Clearing of native vegetation for the proposed development uses is to be conducted in accordance with Figure 2 ' Proposed Development'.	South Burnett Regional Council
2	Bushfire Hazard Management works be conducted in accordance with the Bushfire Management Plan (Wollemi Eco-logical dated 3 April 2025).	South Burnett Regional Council
Clearing of vegetation		
3	Clearing of vegetation at the site be conducted in accordance with Figure 9.	South Burnett Regional Council
4	A suitable qualified and licenced fauna spotter is to be engaged to oversee vegetation clearing works. The fauna spotter is to be present for any native vegetation clearing works.	South Burnett Regional Council
5	Vegetation to be retained is to be clearly marked and isolated from vegetation removal areas.	South Burnett Regional Council
Nature Conservation Act 1992		
6	That the proponent apply for and obtain a low-risk species management plan (LRSMP) prior to the commencement of vegetation clearing works.	N/A - proponent obligation

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 us 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 and 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.