06 February 2026

Gryphon Energy Pty Ltd
C/o Red Hill Renewable Energy Pty Ltd
29 Gilmore Street Tarragindi QLD

Attention: James Basham - Director

Dear James,

Re: Staged Preliminary Agricultural Land Assessment under State Code 27 - proposed BESS development, 837 Red Hill Rd, Bororen, Queensland

Thank you for instructing Gilbert & Sutherland Pty Ltd (G&S) to undertake 'Stage 1' (as outlined within the previously issued fee proposal), consisting of a preliminary agricultural land assessment (ALA) for Lot 132 FD700, located south-south east of Gladstone, at 837 Red Hill Road, Bororen, Queensland (referred to herein as 'the site'). Drawing 12416_001 (Attachment 1) shows the site location.

Background

From the briefing material provided, we understand that a Material Change of Use is sought to support the Rutherglen Battery project via the proposed development of a Battery Energy Storage System (BESS). The proposed development seeks to subdivide Lot 132 FD700 into three (3) individual lots. Lot 1 will comprise approximately 15 hectares (ha) of the total 1,274.8 ha area, with approximately 3.6 ha of this area proposed to host the BESS units and associated infrastructure. Lot 2 will comprise approximately 7.8ha of the total area and will house the proposed Powerlink IUSA Substation and the established easement zoning. Lot 3 will constitute a balance Lot of approximately 1,252 ha and would remain as cattle grazing property. The proposed project plans provided by Gilvear Planning are presented under Attachment 2.

The total Lot size is approximately 1,275 ha and is currently spatially mapped Agricultural Land Class (ALC) C1, C2 and C3 land under Queensland Globe mapping (Qld Globe). The site is not spatially mapped as containing any State level Important Agricultural Areas, Stocking Routes or Strategic Cropping Land (SCL).

BESS projects within Queensland are to be considered and lodged for approval under the State Assessment and Referral Agency (SARA). As such, proposed development of Battery Storage Facility (BSF) projects are to be submitted in accordance with State Code 27: Battery Storage Facility as part of State Development Assessment Provisions (SDAP).

State Development Assessment Provisions 2025 (version 3.5)
The SDAP provide assessment benchmarks for the assessment of development applications involving the SARA. SARA uses SDAP to deliver a coordinated, whole-of-government approach to the state's assessment of development applications.

State codes provide a purpose statement which identifies the overall intent of the code and a set of performance codes (PO) which set benchmarks which must be complied with to achieve the purpose statement of the code. The following State Codes apply to this proposed development:

State Code 27: Battery Storage Facility
The purpose of the code is to ensure development for a battery storage facility (BSF):

1. *avoids and/or appropriately integrates risk mitigation strategies and responsive design measures to address potential fire hazards, and other environmental risks, ensuring long-term safety and resilience for people, surrounding land uses and the environment.*
2. *Minimises the loss or fragmentation of high-quality agricultural land.*
3. *Does not result in unacceptable adverse impacts on individuals, communities, the environment, adjacent sensitive land uses and sensitive receptors, landscape values and infrastructure and services.*
4. *Is decommissioned in a timely and efficient manner that reuses, recycles, and/or repurposes materials to the greatest extent possible and rehabilitates the environment.*

Defining high-quality agricultural land
Under State Code 27, high-quality agricultural land is defined to mean:

- *Strategic cropping land, and priority agricultural areas, or Agricultural Land Classification (ALC) Class A and B land identified on the SPP interactive mapping system, Development assessment mapping system (DAMs) or local planning instruments.*

Performance Outcomes
In respect to agricultural land, the following relevant POs are outlined:

- *PO9 Development is located and designed to ensure there is no unacceptable loss*

of high-quality agricultural land.

- *PO10 Development does not fragment high-quality agricultural land in a way that restricts connectivity of agricultural land necessary to ensure its ongoing productivity and operation.*
- *PO11 Development is constructed to maintain the fertility and soil attributes of high-quality agricultural land and enable decommissioning at the end of operations to return the land to pre-construction agricultural land productive value.*
- *PO12 Development on or adjacent to the stock route network maintains its operational efficiency and ongoing integrity and function.*

Achieving Performance Outcomes
In order to effectively achieve the above stated POs, the assessment under State Code 27 should consist of the following assessment criteria as outlined within the related guidance document – *Planning Guideline: State Code 27 (section 4.6 – meeting performance outcomes: Agricultural land).* The assessment criteria are replicated below:

- *Identify whether the site contains high-quality agricultural land values (as defined in State Code 27 of the SDAP);*
- *Clarification and spatial mapping of the amount of hectares of high-quality agricultural land the footprint of the proposal will impact; and*
- *If the amount of hectares of impacted high-quality agricultural land is believed to constitute 'no unacceptable loss' – provide a short ALA report supporting this conclusion as evidence of compliance with PO9 – PO12.*

Site features
The site is forked in a north to south fashion by Red Hill Road and an access track, which in a cadastral sense, splits the site into three sections. The western section of the site features spatially visible access tracks, with two primary dwellings occupying the lower southern portion of the western section of the site. Ancillary infrastructure such as sheds, water tanks, a fenced holding pen and a dam are visible also. Across the remainder of the site, additional access tacks and dams are located with no additional structures evident spatially. Multiple mapped watercourses (provided by Qld Globe) are present within the site (considered stream order 1), draining to Killarney Creek, which bounds the most south-western boundary of the site. A power easement (mapped under SPP mapping) crosses the site in a north-west to south-east fashion.

Topography
Elevation contours provided by Qld Globe show site elevation ranges from an approximate minimum of 45m up to approximately 240m. In terms of terrain, the western

portion of the site carries the predominant lower ranges of elevation, with elevation increasing in the east of the site. Site contours are presented in Drawing 12416_005 (Attachment 1)

Slope

Site slope generally ranges from <1% up to 10-32%. In the eastern portion of the site, and some minor areas in the western portion of the site, slopes reach a range of 32-56%. Slopes for the site are illustrated within Drawing 12416_006 (Attachment 1)

Registered bores

No registered bores were spatially located within the site.

Vegetation and the State Planning Policy Mapping

Biodiversity mapping provided by the SPP IMS indicates the site contains areas mapped as Matters of State Significance (MSES). This overlay encompasses the same areas mapped on both Queensland Globe and in the site-specific Vegetation Management Report generated by requesting a site report, as referred to in further detail below. The vegetation report is presented in full under Attachment 3.

On Site Vegetation

Queensland Globe and a Site Vegetation Report were consulted in determining vegetation within the site. Site vegetation provided by initiating a vegetation management report for the site (attachment 3) indicates the presence of Category B area (remnant vegetation) existing on the site, predominantly on the eastern and western portions of the site. Further to this, Category C area (high value regrowth vegetation) exists in smaller portions being sited along and within the established Category B areas. Category R area (Reef regrowth watercourse vegetation) is mapped in minor portions across the site. The remainder of the site exists as “exempt”, indicating that generally no approval is needed to clear in these areas. Queensland Globe supports the same mapping overlays and parameters.

The vegetation report also observes Category A or B area containing of concern regional ecosystems and endangered regional ecosystems. Further to this, Category C or R area containing of concern regional ecosystems is mapped under the same area observed as containing high value regrowth vegetation. This same area is mapped as essential habitat and is generally attributed with mapped watercourses (stream order 1). The remainder of the site exists as “exempt”, indicating that generally no approval is needed to clear in these areas. Queensland Globe supports the same mapping overlays and parameters.

The MSES vegetation mapping is depicted in Drawing 12416_007a and 12416_007b (Attachment 1).

The Regional Ecosystems mapped in these areas can be found with the site specific vegetation report generated for the site, found within Attachment 3.

Geology and soils

Geology

A review of the Qld Globe spatial mapping indicates the site geology is mapped as containing middle to late aged Triassic felsite and mafite. The dominant felsite lithology is best described as being (Rvw/id) *medium- to coarse-grained volcaniclastic sandstone, pebbly sandstone and boulder conglomerate (base and top); thick, lithic-rich, strongly welded dacitic ignimbrite (main central part)*. The dominant mafite lithology is described as (Bvw/m) *Basaltic to andesitic lavas, thin pyroclastic deposits, volcaniclastic sandstone to boulder conglomerate.*

Additional stratum present are quaternary aged alluvium and carboniferous aged arenite-mudrock. The dominant alluvium lithology is best described as being of (Qa-QLD) *Clay, silt, sand and gravel; flood-plain alluvium* whilst the (Ccs) arenite-mudrock lithology is best described as containing *Quartzose sandstone, mudstone; local quartz-muscovite-biotite schist.* The geology of the site is provided in Drawing 12416_008 (Attachment 1).

Australian Soil Classification

The site is further mapped in terms of the Australian Soil Classification (ASC) as consisting entirely of being a Sodosol. This is defined below and provided in Drawing 12416_009 (Attachment 1).

Sodosol Definition:

Soils with a clear or abrupt textural B horizon and in which the major part of the upper 0.2 m of the B2t horizon (or the major part of the entire B2t horizon if it is less than 0.2 m thick) is sodic and not strongly acid. Hydrosols and soils with strongly subplastic upper B2t horizons are excluded.

Land Systems mapped (Donnollan et al., 2004)

Soil mapping undertaken and reported by Donnollan et al. (2004) described four soil types (or 'land systems') within the subject site at a scale of 1:250 000. The land systems presented also represent what is considered the *best available polygon mapping* overlay, under Qld Globe. These land systems mirror the mapping demonstrated under the ASC and as such, further define the above mapping of Sodosols under the ASC. The land systems were denoted and detailed as:

Ec1 Described as *Moderately deep to deep, grey, yellow and brown, sodic duplex soils (Sodosols) and moderately deep to deep, brown, grey and red, sodic duplex soils (Sodosols and Chromosols).*

Ec2 described as *shallow, uniform, medium textured soils (Tenosols) and brown, sodic duplex soils (Sodosols) and moderately deep to deep, brown, grey and red, sodic duplex soils (Sodosols and Chromosols).*

Aw2 Described as *Moderately deep to deep, grey, brown and yellow, sodic duplex soils (Sodosols, Kurosols and Chromosols) and brown and yellow, gradational soils (Dermosols).*

Aw3 Described as *very shallow to shallow, uniform, medium to coarse textured soils (Tenosols) and moderately deep to deep, brown, yellow and grey, gradational soils (Dermosols and Kandosols) and sodic duplex soils (Sodosols and Chromosols).*

In addition to the above soil mapping, ten soil profile sites were found either within the bounds of the site or to influence external spatial polygons that form areas within the bounds of the site and are provided on Qld Globe. The ten soil sites are outlined in table 3 below

Table 3. Site soil IDs mapped on Qld Globe that feature within the site or to influence the site.

Location ID	Soil type
MVK54	Kandosol
MVK55	Sodosol
MVK56	Sodosol
MVK57	Dermosol
MVK58	Sodosol
MVK59	Chromosol
MVK60	Dermosol
MVK61	Dermosol

MVK62	Sodosol
MVK63	Sodosol

Surrounding land uses

Present and historical surrounding land uses were examined by desktop to give a brief indication to the rural uses of the area, in proximity to the site, using Qld Globe. The site is denoted as containing a range of C class land, specifically C1, C2 and C3. The site is further surrounded by this range of ALC mapping, which generally splits ALC C2 to the west of the site and C3 to the east of the site, across the general locale. North of the site appears mostly land used for grazing on rural properties and it is in this direction the power easement interreacts with the site. West of the site, land use appears similar to the northern areas and extends westward to Bororen. East of the site appears to bound the outer limits of Eurimbula National Park, encountering steep slopes. To the south, Killarney Creek dissects multiple lots however all appear to be of a similar land use to areas observed to the north and west. The power easement continues south of the site.

Preliminary ALA assessment

This preliminary ALA assessment is based on the planning guidance attributed with State Code 27 (*State Code 27: Battery Storage Facility Development).* Under this guidance (and considered from desktop spatial information), it is believed at a preliminary stage, that this site would not constitute an *unacceptable loss* under State Code 27. As such, a short desktop Preliminary ALA is warranted and is provided as follows.

In this respect, the *Regional Land Suitability Framework* was not implemented for the purposes of land suitability assessment and classification, including the development of preliminary on-site Unique Mapping Area's (UMAs) in line with the planning guidance noted above. Additional site-based assessment and reporting can be prepared if required by SARA, however it is not anticipated that this would result in a material difference to our findings presented below.

Current spatial agricultural mapping

Current State Planning Policy (SPP) agricultural land mapping does not indicate the site contains ALC A or B Land. Furthermore, the site is not spatially mapped as containing any Important Agricultural Areas (IAA), Stocking Routes or Strategic Cropping Land (SCL). The relevant mapping is presented in Drawings 12416_002a and 002b (Attachment 1)

Qld Globe spatial mapping depicted in Drawing 12416_003 (Attachment 1) indicates the site consists of ALC C1, C2 and C3 land. For the purposes of demonstrating the proposed impact to agricultural land the proposed BESS and associated infrastructure have been superimposed. The ALC descriptions for C1, C2 and C3 are further defined below as per the SPP.

Agricultural land classification (ALC)

The classification of agricultural land follows a simple hierarchical scheme that is applicable across the State. Three broad classes of agricultural land and one non-agricultural land class are identified as follows:

Class A Crop land

Class B Limited crop land

Class C Pasture land

Class D Non-agricultural land.

The ALCs are further divided as shown in Table 1.

Table 1 Agricultural land class descriptions (source: State Planning Policy – State Interest Guideline Agriculture)

Class	Description
A	**Crop land – Land that is suitable for a wide range[1] of current and potential crops with nil to moderate limitations to production**
A1	Suitable for a wide range of current and potential broadacre and horticultural[2] crops.
A2	Suitable for a wide range of current and potential horticultural crops only.
B	**Limited crop land – Land that is suitable for a narrow range[3] or crops. The land is suitable for sown pastures and may be suitable for a wider range of crops with changes to knowledge, economics and technology.**
C	**Pasture land – Land that is suitable only for improved or native pastures due to limitations that preclude cultivation for crop production. Some areas may tolerate a short period of ground disturbance for pasture establishment.**
C1	Suitable for grazing sown pastures requiring ground disturbance for establishment; or native pastures on higher fertility soils.
C2	Suitable for grazing native pastures, with or without the introduction of pasture species, and with lower fertility soils than C1.
C3	Suitable for light grazing of native pastures in accessible areas, and includes steep land more suited to forestry or catchment protection

1 A wide range of crops is four or more crop types of local commercial significance.
2 Horticulture includes intensively grown small crops (i.e., vegetables) as well as tree crops (e.g., grown for nuts, seeds or fruit). Silviculture (plantation forestry) is not included.
3 A narrow range of crops is three or fewer crop types (broadacre or horticulture) of local commercial significance. Silviculture (plantation forestry) may be included. Crops with similar agronomic requirements e.g., maize and grain sorghum, peaches and nectarines are not generally regarded as different crop types. Different management regimes (including irrigation strategies) for the same crop do not increase the number of crops.

D	**Non-agricultural land[4] – Land not suitable for agricultural use, including land alienated from agricultural use.**
A/C A/D B/C C/D	Land that is a complex class of A, B, C or D land where it is not possible to delineate the land class at the map scale. The dominant class is the first code in the sequence and is assumed to be >50% of the area, but <70%.[5]

Historical Imagery

A review of available historical aerial imagery for the site provides an insight into the likely land use, both past and present. The historical aerial imager (at a scale of 1: 20,000) for the site is provided in Drawings 12416_HI001 to HI006 (Attachment 1) and is summarised below.

1965 – The site features low level disturbance, with the concentrated portion of site activity appearing in the south-west portion of the site, featuring an access road to the primary dwelling. This access road also connects to Red Hill Road. The remainder of the site appears largely untouched. In the north part of the western section, an isolated water body (dam) is observed. Vegetation across the site is focused on the most eastern and western sections of the site.

1977 – Similar to 1965, the site has undergone little change. Access tracks on the western portion of the site, separate to the primary dwelling access road have formed, heading in a northerly direction and intersecting with the waterbody (dam) previously observed. The primary dwelling itself appears to have additional minor ancillary structures observed. In the eastern portion of the site, an additional waterbody (dam) is noted. A minor access road can be observed through the power easement.

1986 – The site exists in a similar state to that of 1977.

1996 – The site appears in a similar state to that of 1986 with a few additional inclusions. Specifically, additional waterbodies (dams) are present across the site at various locations. The primary dwelling on the site features additional ancillary structures. Vegetation appears more widespread and denser across the western portion of the site.

2017 – The site appears in a similar state to that of 1996 with minor changes relating to established access tracks and vegetation density. Access tracks from the primary dwelling to the power easement in a north-east direction are evident. Vegetation appears

4 Non-agricultural land includes land that cannot be placed in any of the other land classes and includes land such as urban areas and stream channels.
5 In cases where two or more land classes are equally dominant and none are greater than 50%, judgement is used to identify the most appropriate agricultural land class/es for the unit.

to have increased in density across the western half of the site.

2023 – Any changes appear to be concentrated to the south-western portion of the site. Additional access tracks are evident running from the primary dwelling and track north along the western portion of the site. The eastern portion of the site appears unchanged.

Previous land investigations

Donnellan et al (2004) Land Suitability

The previous land investigation 'Land Resources of the Miriam Vale and Kolan Shires' prepared by Donnellan et al (2004), was undertaken to assess the suitability of lands in Miram Vale and Kolan Shire area at a 1:250,000 scale. The site lies within the confines of the 2004 investigation. Drawing 12416_004 (Attachment 1) shows a total of four (4) Land Systems associated with the subject site. Table 2 summarises the findings of the assessment. As shown, the primary Land Suitability Class was determined to be Class VI land, which is considered not suitable for cultivation but is well suited to pastoral use and in which pasture improvement involving the use of machinery is practicable. Secondary land suitability was classed as Class VII in the eastern portion of the site and Class II in the western portion of the site. Secondary land suitability classes are considered the second dominant class where one or more land classes were mapped for each mapping unit. Based on the land Suitability Classes, the ALC for the site was determined to be made up of Class C1 and C2 land.

Table 2. UMA/Land System Descriptions found within the site.

UMA/Land System	Land System Capability (Primary)	Land System Capability (Secondary)	Land System Description	Agricultural Land Class
Electra 1 (Ec1)	Class VI - Land which is not suitable for cultivation but is well suited to pastoral use and in which pasture improvement involving the use of machinery is practicable.	Nil	**Landform and Geology:** Gently undulating rises to hills on Curtis Island Group. **Vegetation:** Open forest to woodland. Narrow-leaved iron bark, spotted gum, gum-toppled bloodwood, Queensland blue gum and swamp mahogany. **Soils:** Moderately deep to deep, grey, yellow and brown, sodic duplex soils (Sodosols) and moderately deep to deep, brown, grey and red, sodic duplex soils (Sodosols and Chromosols).	C1 Improved Pastures
Electra 2 (Ec2)	Class VI - Land which is not suitable for cultivation but is well suited to pastoral use and in which pasture improvement involving the use of machinery is practicable.	Class VII - Land which is not suitable for cultivation but on which pastoral use is possible only with careful management. Pasture improvement involving the use of machinery is	**Landform and Geology:** Undulating low hills to rolling hills on Curtis Island Group. **Vegetation:** Open forest. Narrow-leaved iron bark, spotted gum, gum-topped box, gum-topped bloodwood, Queensland blue gum and swamp mahogany. **Soils:** Shallow, uniform,	C2 native pastures

		not practicable.	medium textured soils (Tenosols) and brown, sodic duplex soils (Sodosols) and moderately deep to deep, brown, grey and red, sodic duplex soils (Sodosols and Chromosols).	
Agnes Water 2 (Aw2)	Class VI - Land which is not suitable for cultivation but is well suited to pastoral use and in which pasture improvement involving the use of machinery is practicable.	Nil	**Landform and Geology:** Gently undulating rises to undulating low hills on Agnes Waters Volcanics. **Vegetation:** Open forest. Yellow stringybark, bloodwoods, gum-topped box, Queensland blue gum, swamp mahogany, narrow-leaved iron bark with and understory of broad-leaved tea tree, wattles, *Casuarina* and *Banksia* species. **Soils:** Moderately deep to deep, grey, brown and yellow, sodic duplex soils (Sodosols, Kurosols and Chromosols) and brown and yellow, gradational soils (Dermosols).	C1 Improved pastures
Agnes Water 3 (Aw3)	Class VI - Land which is not suitable for cultivation but is	Class II - Land suitable for all agricultural	**Landform and Geology:** Undulating hills to steep mountains on Agnes	C2 native pastures

	well suited to pastoral use and in which pasture improvement involving the use of machinery is practicable.	uses but with slight restrictions for cultivation.	Water Volcanics. **Vegetation:** Closed forest. Narrow-leaved iron bark, bloodwoods, gum-topped box, yellow stringybark, Queensland blue gum, Moreton Bay Ash and spotted gum with an understory of wattles, *Casuarina* and *Grevillea* species or rainforest species. **Soils:** Very shallow to shallow, uniform, medium to coarse textured soils (Tenosols) and moderately deep to deep, brown, yellow and grey, gradational soils (Dermosols and Kandosols) and sodic duplex soils (Sodosols and Chromosols).	

Preliminary findings

Purpose of the preliminary investigation

A preliminary desktop investigation was undertaken to determine whether the site contains high-quality agricultural land, and if so, would the proposed development result in an unacceptable loss of high-quality agricultural land.

Summary of preliminary outcomes

Based on the preliminary assessment, the site was found to **not** contain any high-quality agricultural land. Therefore, the proposed development will not result in an unacceptable loss of high-quality agricultural land and will not impact any high-quality agricultural land.

The footprint of the proposed development will impact a maximum of 3.6 ha of Class C2 ALC land. It is our view there would be no quantifiable material loss of produceable agricultural land within the site or locale, associated with the proposed development footprint.

This conclusion is supported by a preliminary desktop assessment that considered current spatial mapping of agricultural land, historical imagery, previous land investigations, and an assessment of key site features – including topography, slope, the presence of registered bores and vegetation mapping. Additional consideration of spatially mapped geology, soil characteristics and surround land uses further support this outcome.

Meeting performance outcomes

Collectively, these preliminary findings indicate that the proposed development would achieve Performance Outcomes 9, 10, 11 and 12 under State Code 27, with consideration to the guidance provided under section 4.6 of the Planning Guideline for State Code 27.

Limitations and recommendations

This assessment has been undertaken using available desktop information and is therefore limited in nature. Further assessment including a field investigation would be required to properly 'ground-truth' the desktop findings.

We trust that this information is of assistance. Please do not hesitate to contact this office if you require any further details or elaboration.

Yours faithfully,





Greg Holland
Director/Principal Environmental Scientist
BSc(AES) GradDip SustLanMan

Blake McGill
Environmental Scientist
BSc (Geo)

Authors Blake McGill
Our Reference 12416_ADV_BM1F.docx
Your Reference
By ☐ Courier ☑ Email ☐ Facsimile ☐ Post
Enclosures 3 (Drawings, Gilvear Planning Drawings and Vegetation Report)

Attachment 1 – Drawings



ORIENTATION

SCALE
2000 4000 6000 8000 10000
metres

ROBINA
PO Box 4115 Robina QLD4230 07 5578 9944
Email robina@access.gs **www.access.gs**

LEGEND
- Site Boundary

SOURCES
IMAGE: Google Satellite

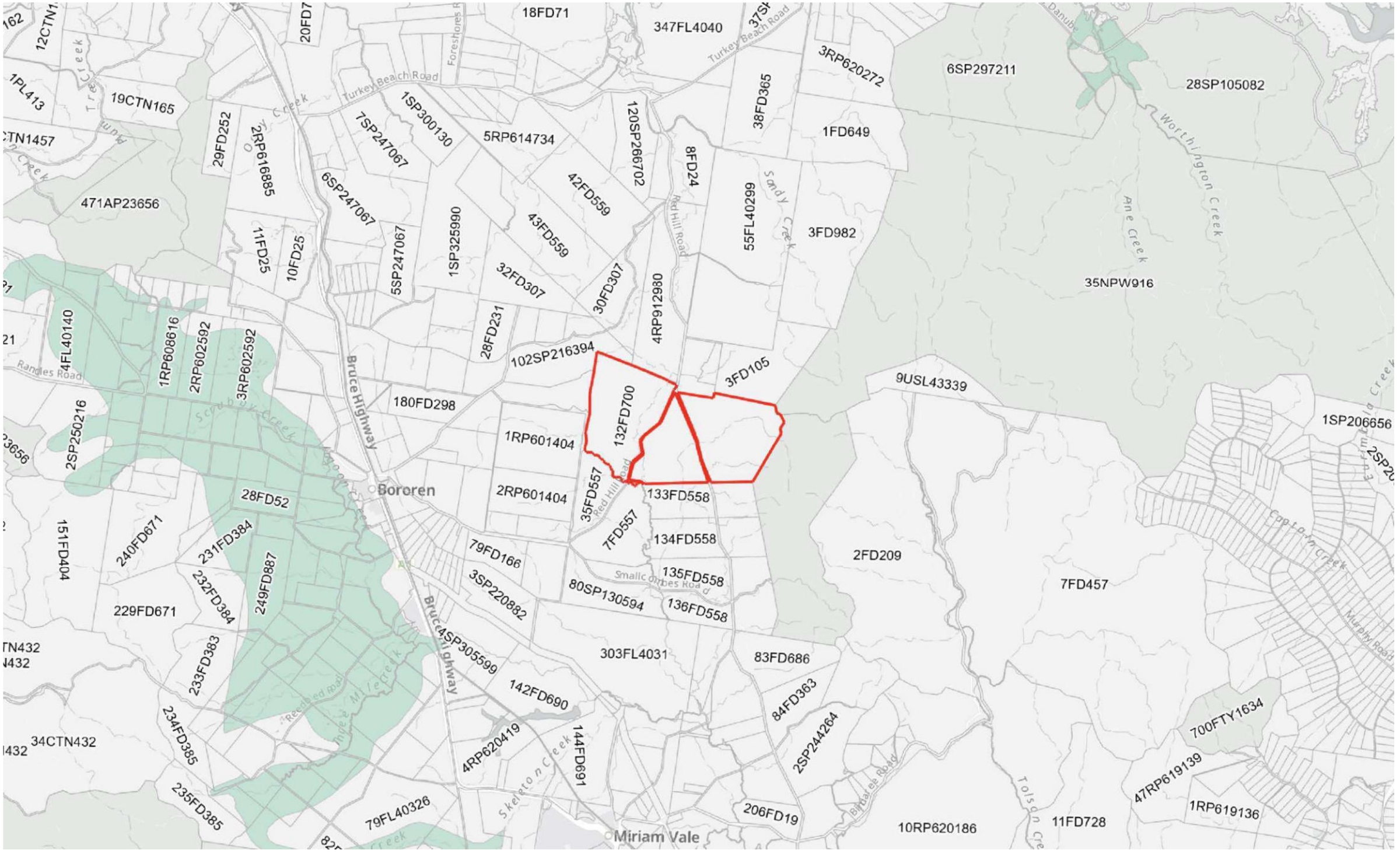
PROJECT
PRELIMINARY AGRICULTURAL LAND ASSESSMENT - PROPOSED BESS DEVELOPMENT

CLIENT
RED HILL RENEWABLE ENERGY PTY LTD

DRAWING
SITE LOCATION

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:200 000@A3	04/02/2026	AJS	BJM	12416	001	A

GILBERT SUTHERLAND



ORIENTATION

SCALE 1:100 000

1000 2000 3000 4000 5000 metres

ROBINA

PO Box 4115 Robina QLD4230 07 5578 9944
Email robina@access.gs www.access.gs

LEGEND

- Site Boundary
- Agricultural Land Classification - A & B

SOURCES

BASE IMAGE: *State Planning Policy IMS - Queensland Government*

PROJECT	CLIENT	DRAWING
PRELIMINARY AGRICULTURAL LAND ASSESSMENT PROPOSED BESS DEVELOPMENT	RED HILL RENEWABLE ENERGY PTY LTD	AGRICULTURAL LAND CLASSIFICATION - A & B

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:100 000@A3	04/02/2026	AJS	BJM	12416	002A	A

GILBERT SUTHERLAND

ORIENTATION

SCALE

10000 20000 30000 40000 50000 metres

ROBINA

PO Box 4115 Robina QLD4230 07 5578 9944

Email robina@access.gs **www.access.gs**

LEGEND

- Site Boundary
- Agricultural Land Audit - Important Agricultural Area (State Planning Policy IMS)

SOURCES

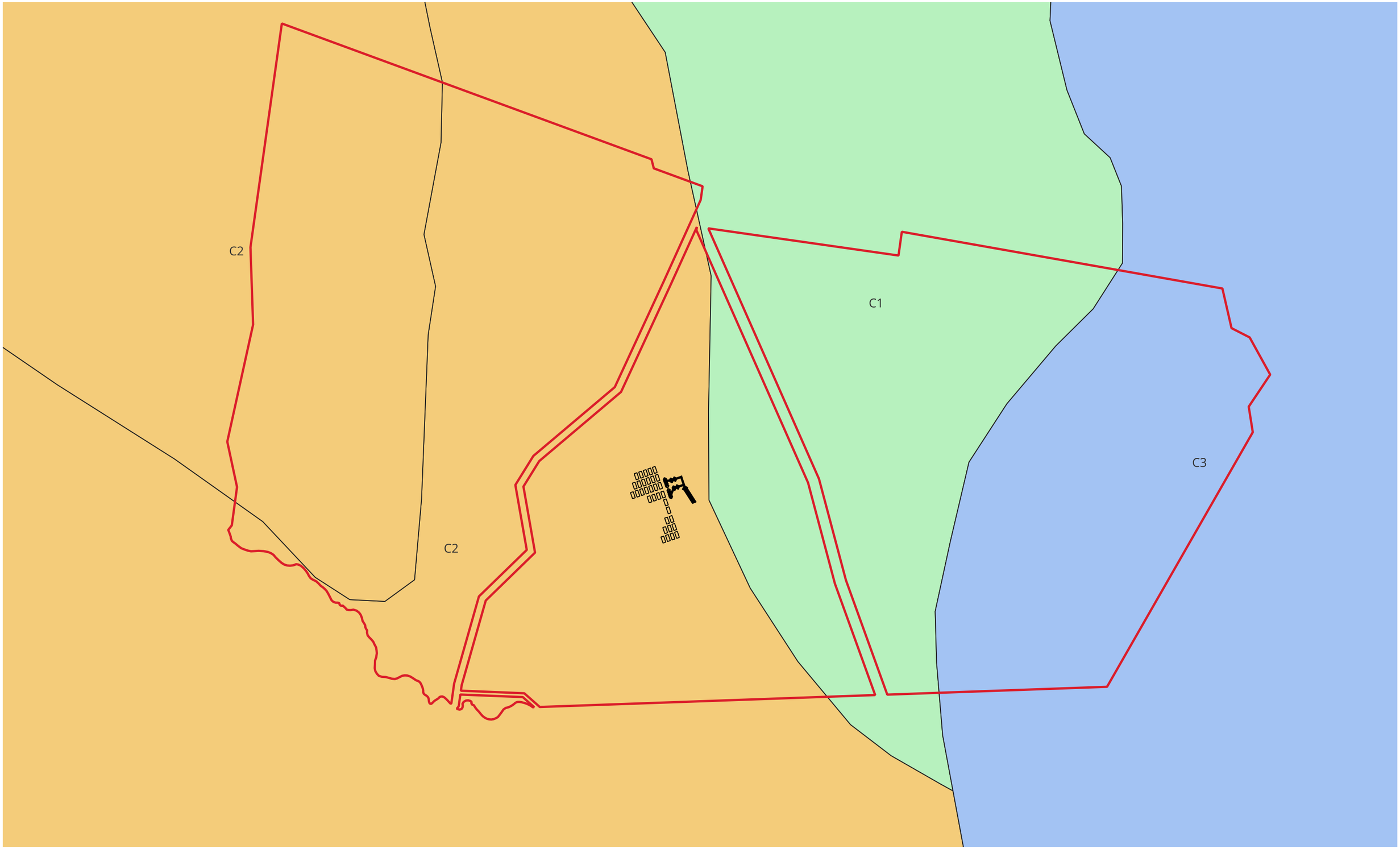
IMAGE: Google Street Maps

AREAS: Queensland Globe

PROJECT	CLIENT	DRAWING
PRELIMINARY AGRICULTURAL LAND ASSESSMENT - PROPOSED BESS DEVELOPMENT	RED HILL RENEWABLE ENERGY PTY LTD	IMPORTANT AGRICULTRAL AREAS

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:1 000 000@A3	04/02/2026	AJS	BJM	12416	002B	A

GILBERT SUTHERLAND



ORIENTATION

SCALE
200 400 600 800 1000
metres

ROBINA
PO Box 4115 Robina QLD4230 07 5578 9944
Email robina@access.gs **www.access.gs**

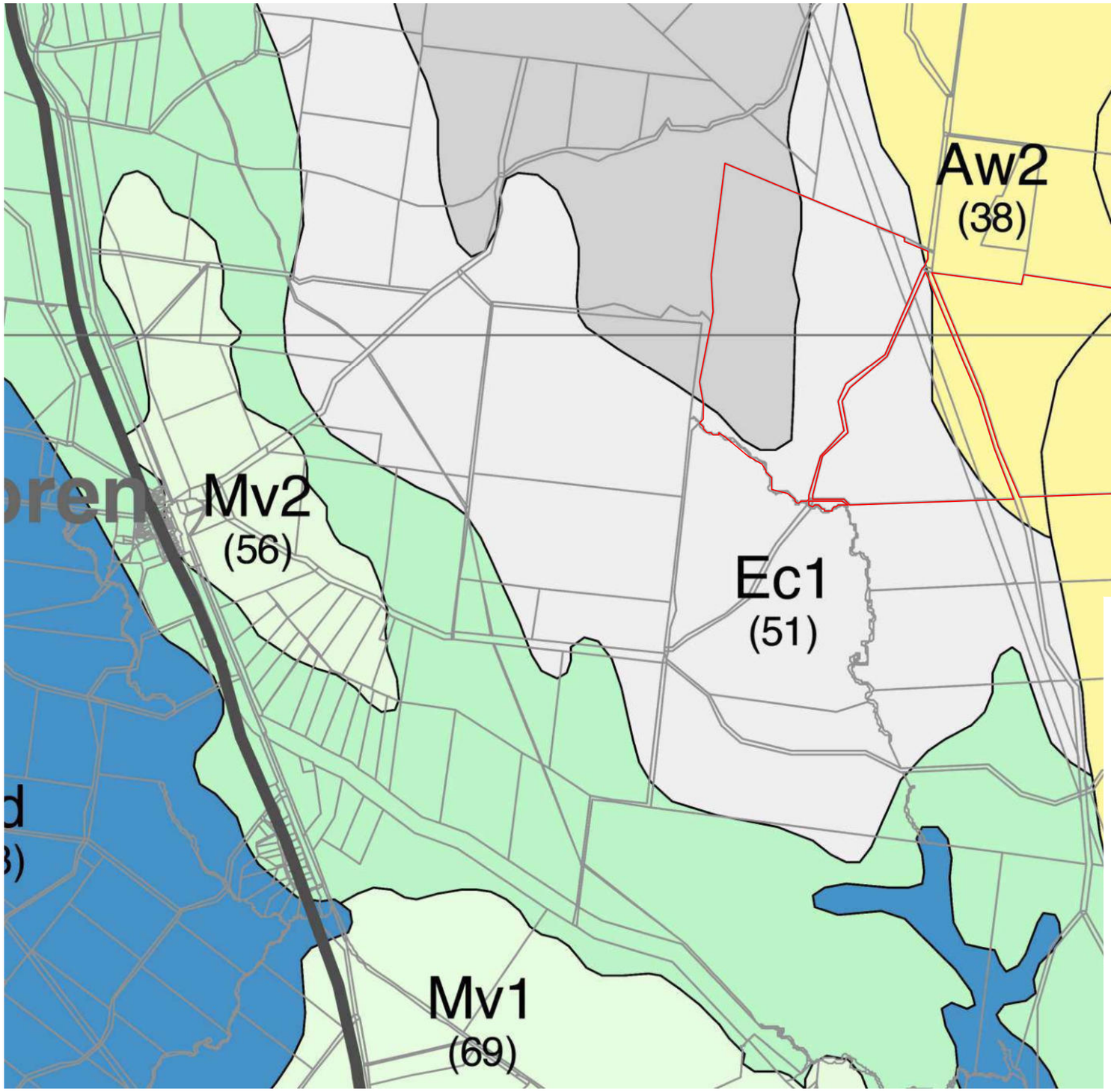
LEGEND
- Site Boundary
- BESS Infrastructure
- C2 - Pasture land (native pastures)
- C3 - Pasture land (native pastures, light grazing in accessible areas)
- C1 - Pasture land (sown pastures, and native pastures on high fertility soils)

SOURCES
ALC: Queensland Globe
IMAGE: Google Satellite

PROJECT	CLIENT	DRAWING
PRELIMINARY AGRICULTURAL LAND ASSESSMENT - PROPOSED BESS DEVELOPMENT	RED HILL RENEWABLE ENERGY PTY LTD	AGRICULTURAL LAND CLASSIFICATION

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:20 000@A3	04/02/2026	AJS	BJM	12416	003	A

GILBERT SUTHERLAND



MAP CODE	LAND SYSTEM	LANDFORM AND GEOLOGY	DOMINANT VEGETATION	MAJOR SOILS
Mv3	Miriam Vale 3	Gently undulating rises to undulating low hills on Miriam Vale Granodiorite.	Open forest. Narrow-leaved iron bark, bloodwoods, Moreton Bay ash, Queensland blue gum, gum-topped box, spotted gum and swamp mahogany.	Moderately deep to deep, brown, grey and yellow , sodic duplex soils (Sodosols and Chromosols) and grey, gradational soils and non cracking clays (Dermosols).
Metamorphic Rocks				
Ec1	Electra 1	Gently undulating rises to hills on Curtis Island Group.	Open forest to woodland. Narrow-leaved iron bark, spotted gum, gum-topped box, gum-topped bloodwood, Queensland blue gum and swamp mahogany.	Moderately deep to deep, grey, yellow and and brown, sodic duplex soils (Sodosols) and moderately deep to deep, brown, grey and red, sodic duplex soils (Sodosols and Chromosols).
Aw2	Agnes Water 2	Gently undulating rises to undulating low hills on Agnes Water Volcanics.	Open forest. Yellow stringybark, bloodwoods, gum-topped box, Queensland blue gum, swamp mahogany, narrow-leaved iron bark with and understorey of broad-leaved tea tree, wattles, *Casuarina* and *Banksia* species.	Moderately deep to deep, grey, brown and yellow, sodic duplex soils (Sodosols, Kurosols and Chromosols) and brown and yellow, gradational soils (Dermosols).
Mv1	Miriam Vale 1	Gently undulating rises to undulating rises on Miriam Vale Granodiorite.	Open forest to woodland. Narrow-leaved iron bark, bloodwoods, Moreton Bay ash, Queensland blue gum and silver-leaved iron bark.	Shallow to deep, brown and red, gradational soils (Dermosols)and non sodic duplex soils (Chromosols), moderately deep to deep, brown, yellow and grey sodic and non sodic duplex soils (Sodosols and Chromosols) and deep, black and grey, cracking clays (Vertosols).
Ec2	Electra 2	Undulating low hills to rolling hills on Curtis Island Group.	Open forest. Narrow-leaved iron bark, spotted gum, gum-topped box, gum-topped bloodwood, Queensland blue gum and swamp mahogany.	Shallow, uniform, medium textured soils (Tenosols) and brown, sodic duplex soils (Sodosols) and moderately deep to deep, brown, grey and red, sodic duplex soils (Sodosols and Chromosols).
Bf	Baffle	Level to gently undulating alluvial plains	Open forest to woodland. Queensland blue gum, gum-topped box, narrow-leaved iron bark, swamp mahogany, Moreton Bay ash and bloodwoods.	Deep to very deep, brown, grey and yellow, sodic and non sodic duplex soils (Sodosols and Chromosols), black, brown and red, uniform, coarse textured soils (Tenosols), gradational soils (Kandosols and Dermosols) and black and grey cracking clays (Vertosols).
Aw3	Agnes Water 3	Undulating hills to steep mountains on Agnes Water Volcanics.	Closed forest. Narrow-leaved iron bark, bloodwoods, gum-topped box, yellow stringybark, Queensland blue gum, Moreton Bay ash and spotted gum with an understorey of wattles, *Casuarina* and *Grevillea* species or rainforest species.	Very shallow to shallow, uniform, medium to coarse textured soils (Tenosols) and moderately deep to deep, brown, yellow and grey, gradational soils (Dermosols and Kandosols) and sodic duplex soils (Sodosols and Chromosols).

ORIENTATION

SCALE 1:50 000

500 1000 1500 2000 2500 metres

ROBINA

PO Box 4115 Robina QLD4230 07 5578 9944
Email robina@access.gs www.access.gs

LEGEND

Site Boundary

SOURCES

BASE IMAGE: *Land Systems of Miriam Vale and Kolan Shires. The State of Queensland (Department of Natural Resources, Mines and Energy) 2004*

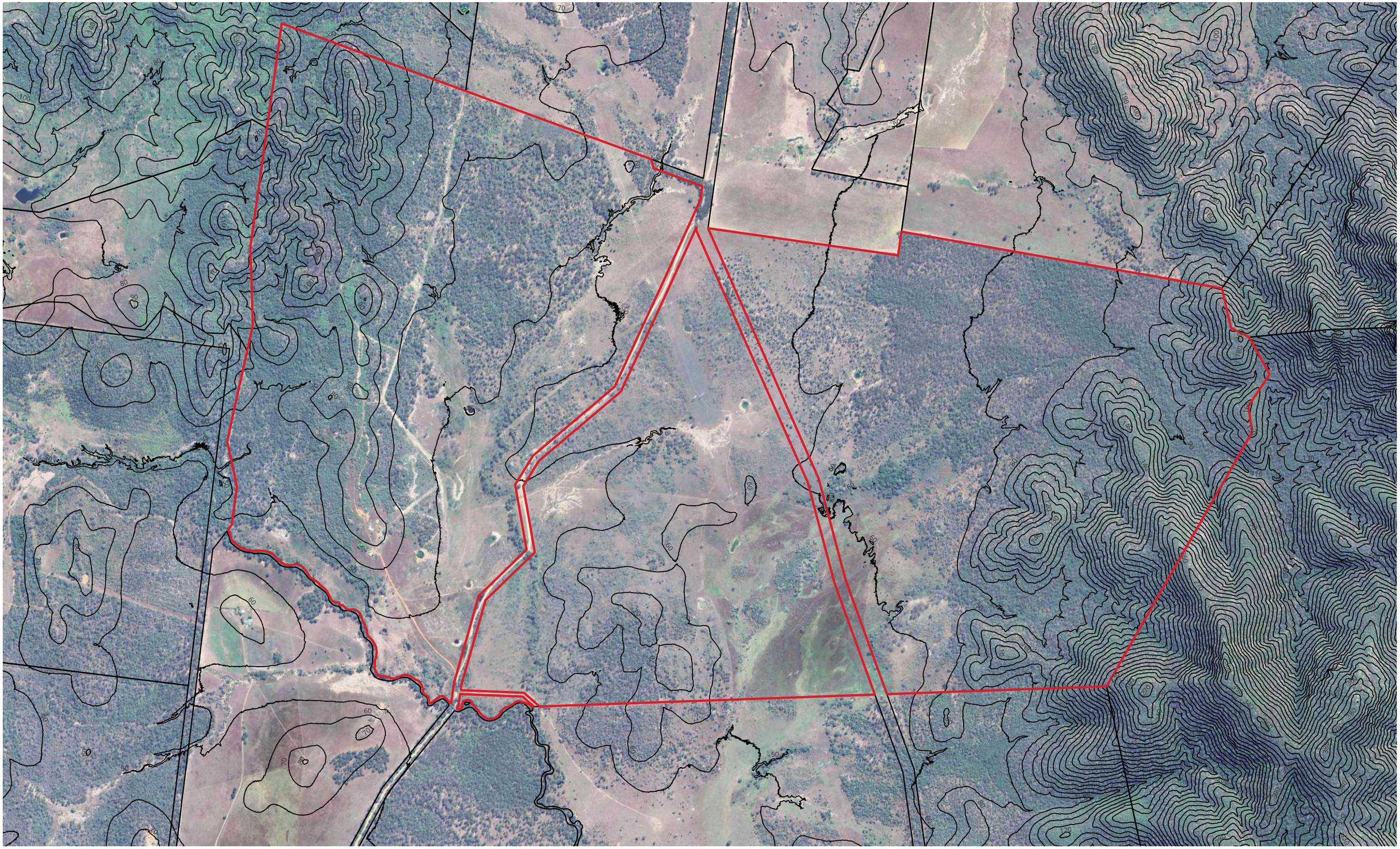
PROJECT
PRELIMINARY AGRICULTURAL LAND ASSESSMENT PROPOSED BESS DEVELOPMENT

CLIENT
RED HILL RENEWABLE ENERGY PTY LTD

DRAWING
PREVIOUS LAND STUDIES

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:50 000@A3	04/02/2026	AJS	BJM	12416	004	A

GILBERT SUTHERLAND



ORIENTATION

SCALE
200 400 600 800 1000
metres

ROBINA
PO Box 4115 Robina QLD4230
Email robina@access.gs
07 5578 9944
www.access.gs

LEGEND
- Site Boundary
- 10m Contour

SOURCES
LIDAR: ELVIS ELEVATION -Gladstone_2009_Rgn_2K_DEM_1m
IMAGE: Google Satellite

PROJECT	CLIENT	DRAWING
PRELIMINARY AGRICULTURAL LAND ASSESSMENT - PROPOSED BESS DEVELOPMENT	RED HILL RENEWABLE ENERGY PTY LTD	SITE CONTOURS

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:20 000@A3	04/02/2026	AJS	BJM	12416	005	A

GILBERT SUTHERLAND

Slope Analysis (%)
- <= 1
- 1 - 3
- 3 - 10
- 10 - 32
- 32 - 56
- >56

ORIENTATION

SCALE
200 400 600 800 1000
metres

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LEGEND
- Site Boundary
- 10m Contour

SOURCES
LIDAR: ELVIS ELEVATION -Gladstone_2009_Rgn_2K_DEM_1m

PROJECT
PRELIMINARY AGRICULTURAL LAND ASSESSMENT - PROPOSED BESS DEVELOPMENT

CLIENT
RED HILL RENEWABLE ENERGY PTY LTD

DRAWING
SLOPE ANALYSIS

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:20 000@A3	04/02/2026	AJS	BJM	12416	006	A

GILBERT SUTHERLAND

ORIENTATION

SCALE
200 400 600 800 1000
metres

ROBINA
PO Box 4115 Robina QLD4230
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07 5578 9944
www.access.gs

LEGEND

- Site Boundary
- MSES regulated vegetation [category B - endangered or of concern]
- MSES regulated vegetation [category C- endangered or of concern]
- MSES regulated vegetation [category R- GBR riverine]

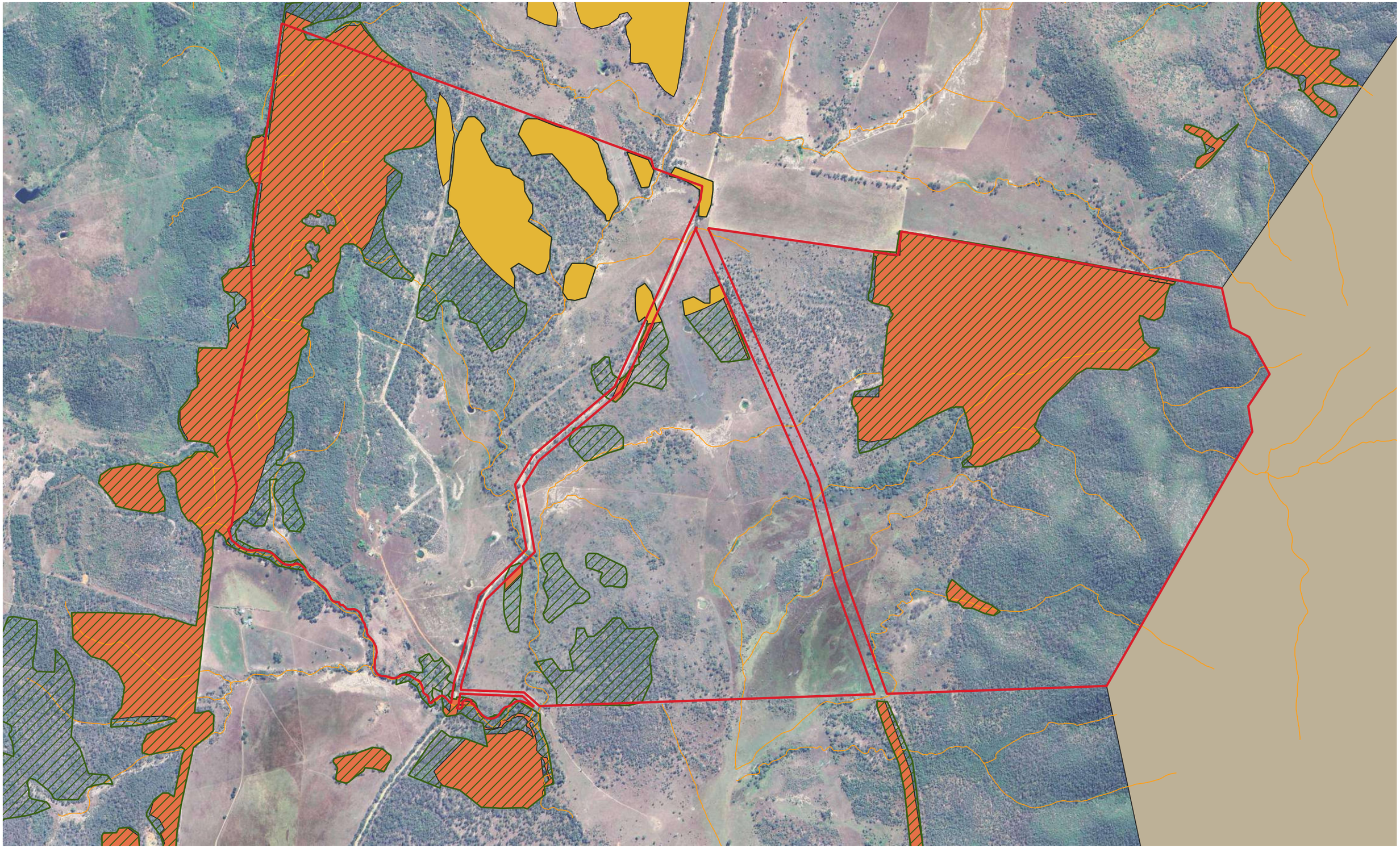
SOURCES
MSES: Queensland Globe

IMAGE: Google Satellite

PROJECT	CLIENT	DRAWING
PRELIMINARY AGRICULTURAL LAND ASSESSMENT - PROPOSED BESS DEVELOPMENT	RED HILL RENEWABLE ENERGY PTY LTD	MSES (MATTERS OF STATE ENVIRONMENTAL SIGNIFICANCE) - SHEET 1

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:20 000@A3	04/02/2026	AJS	BJM	12416	007A	A

GILBERT SUTHERLAND



ORIENTATION

SCALE
200 400 600 800 1000
metres

ROBINA
PO Box 4115 Robina QLD4230 07 5578 9944
Email robina@access.gs **www.access.gs**

LEGEND

- Site Boundary
- MSES protected area [estates]
- MSES regulated vegetation [defined watercourse]
- MSES regulated vegetation [essential habitat]
- MSES wildlife habitat [endangered or vulnerable]
- MSES wildlife habitat [special least concern animal]

SOURCES

MSES: Queensland Globe

IMAGE: Google Satellite

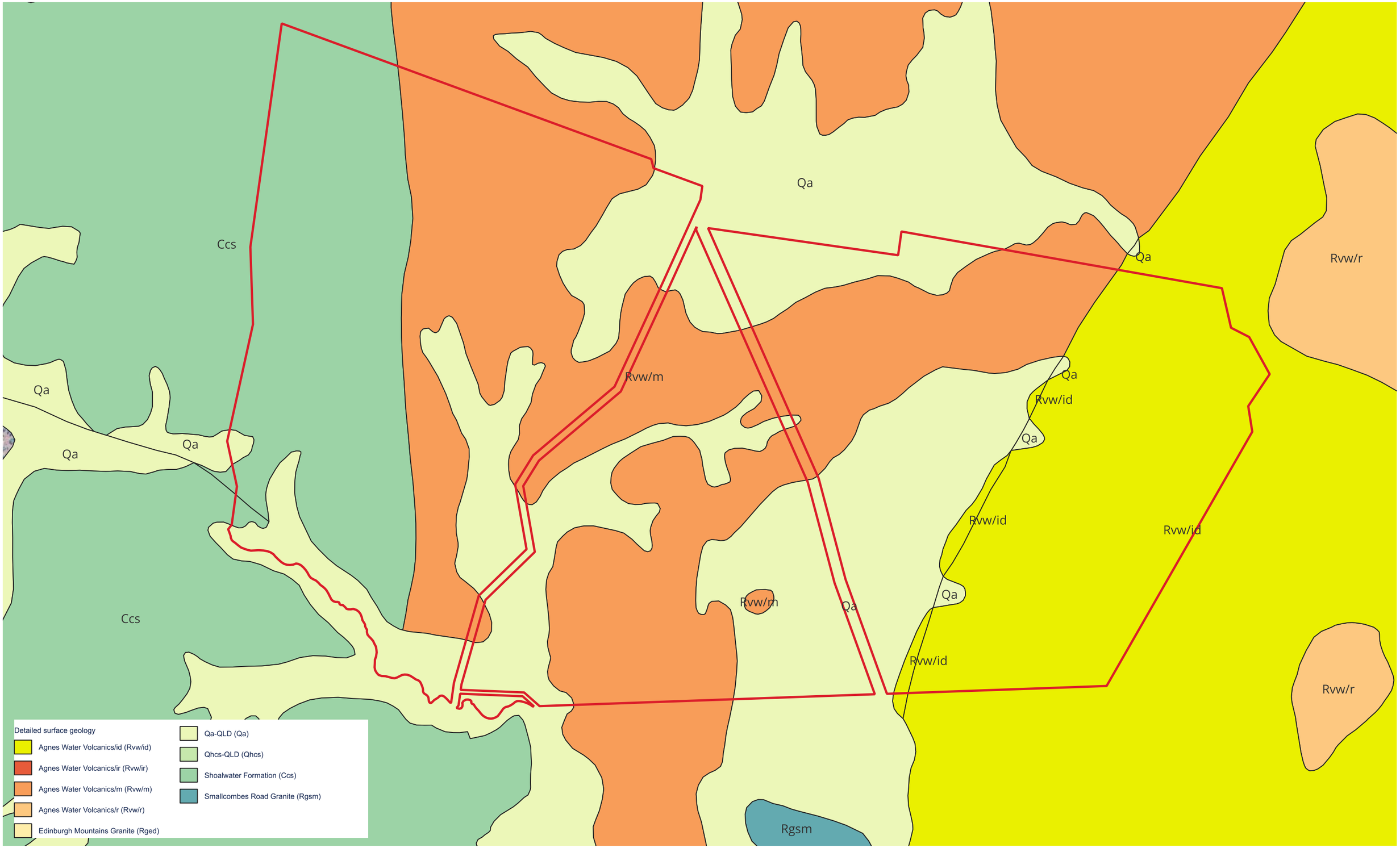
PROJECT
PRELIMINARY AGRICULTURAL LAND ASSESSMENT - PROPOSED BESS DEVELOPMENT

CLIENT
RED HILL RENEWABLE ENERGY PTY LTD

DRAWING
MSES (MATTERS OF STATE ENVIRONMENTAL SIGNIFICANCE) - SHEET 2

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:20 000@A3	04/02/2026	AJS	BJM	12416	007B	A

GILBERT SUTHERLAND



ORIENTATION

SCALE
200 400 600 800 1000
metres

ROBINA
PO Box 4115 Robina QLD4230 07 5578 9944
Email robina@access.gs **www.access.gs**

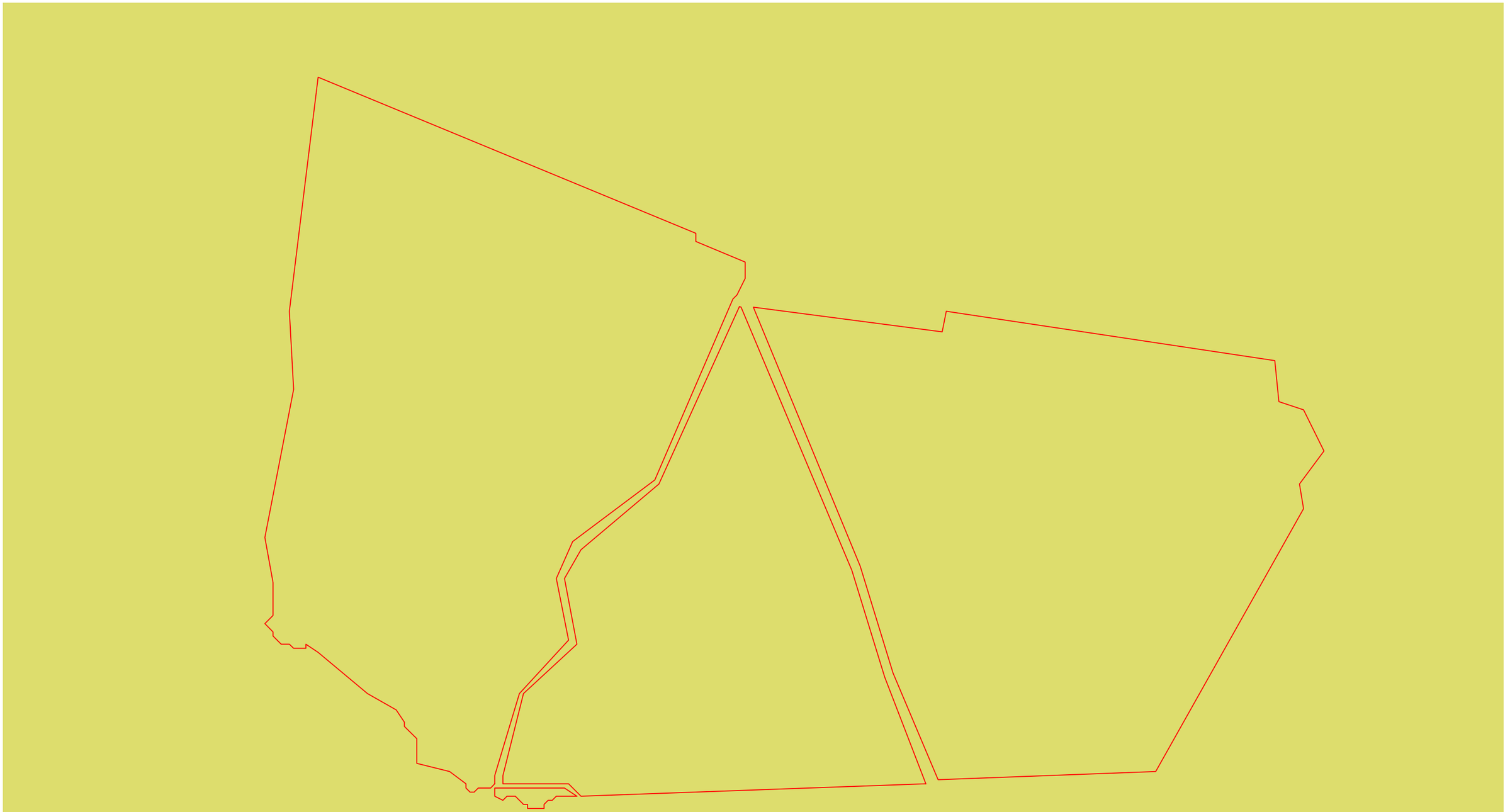
LEGEND
Site Boundary

SOURCES
GEO: Queensland Globe
IMAGE: Google Satellite

PROJECT	CLIENT	DRAWING
PRELIMINARY AGRICULTURAL LAND ASSESSMENT - PROPOSED BESS DEVELOPMENT	RED HILL RENEWABLE ENERGY PTY LTD	DETAILED SURFACE GEOLOGY

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:20 000@A3	04/02/2026	AJS	BJM	12416	008	A

GILBERT SUTHERLAND



ORIENTATION

SCALE 1:50 000

500 1000 1500 2000 2500 metres

ROBINA

PO Box 4115 Robina QLD4230
Email robina@access.gs
07 5578 9944
www.access.gs

LEGEND

- Site Boundary
- Soils (Sodosols)

SOURCES

BASE IMAGE: *QLD GLOBE - (SOILS - ALC)*

PROJECT	CLIENT	DRAWING
PRELIMINARY AGRICULTURAL LAND ASSESSMENT PROPOSED BESS DEVELOPMENT	RED HILL RENEWABLE ENERGY PTY LTD	SOILS (SODOSOLS)

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:50 000@A3	04/02/2026	AJS	BJM	12416	009	A

GILBERT SUTHERLAND



ORIENTATION

SCALE
200 400 600 800 1000
metres

ROBINA
PO Box 4115 Robina QLD4230
Email robina@access.gs
07 5578 9944
www.access.gs

LEGEND
- Site Boundary

SOURCES
Image: QImagery, Queensland Goverment image dated 1965, accessed 2026.

PROJECT
PRELIMINARY AGRICULTURAL LAND ASSESSMENT - PROPOSED BESS DEVELOPMENT

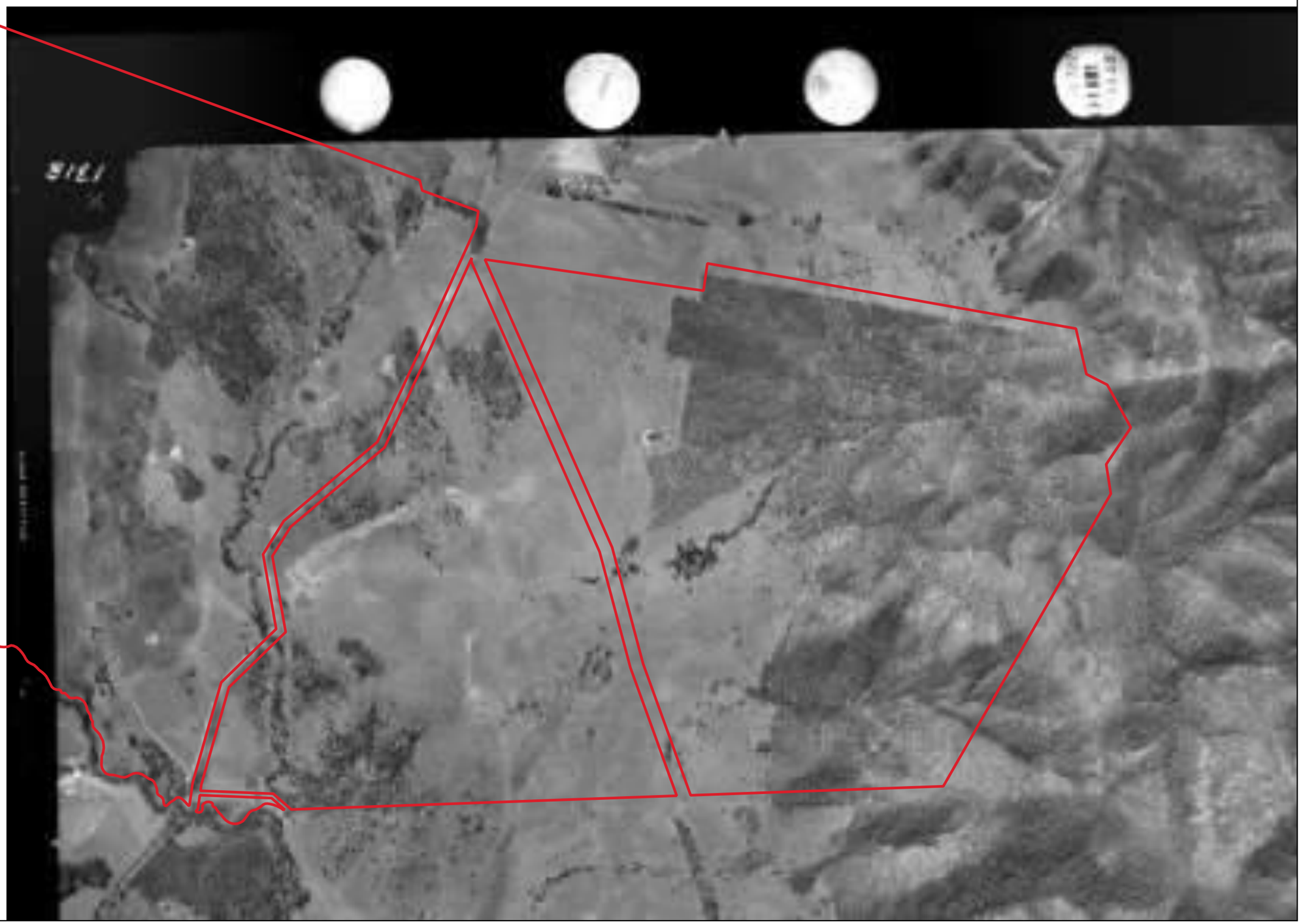
CLIENT
RED HILL RENEWABLE ENERGY PTY LTD

DRAWING
HISTORICAL AERIAL - 1965

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:20000@A3	04/02/2026	SEM	BJM	12416	HI001	-

GILBERT SUTHERLAND

1977



ORIENTATION

SCALE
200 400 600 800 1000
metres

ROBINA
PO Box 4115 Robina QLD4230 07 5578 9944
Email robina@access.gs **www.access.gs**

LEGEND
Site Boundary

SOURCES
Image: QImagery, Queensland Goverment image dated 1977, accessed 2026.

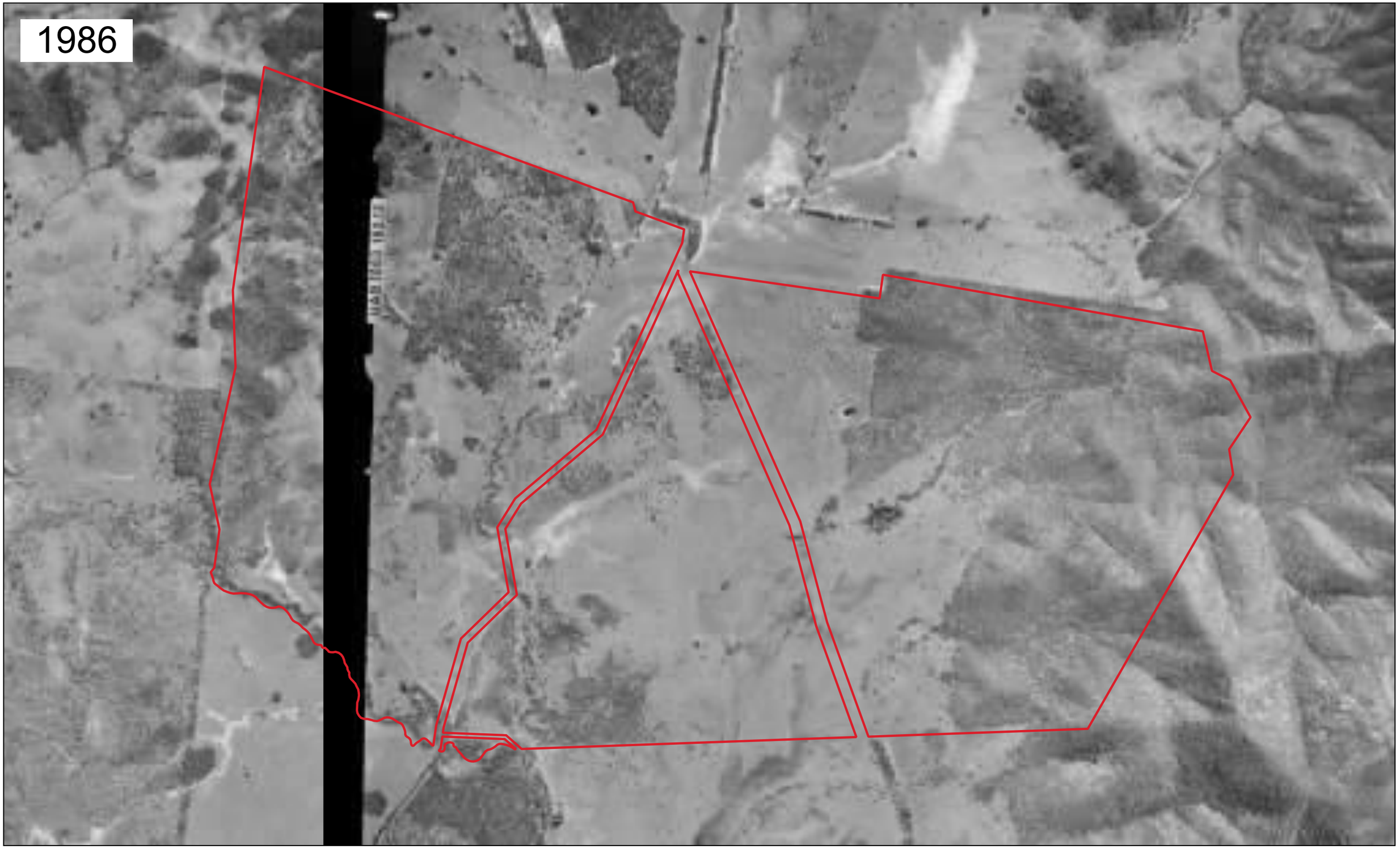
PROJECT
PRELIMINARY AGRICULTURAL LAND ASSESSMENT - PROPOSED BESS DEVELOPMENT

CLIENT
RED HILL RENEWABLE ENERGY PTY LTD

DRAWING
HISTORICAL AERIAL - 1977

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:20000@A3	04/02/2026	SEM	BJM	12416	HI002	-

GILBERT SUTHERLAND



ORIENTATION

SCALE
200 400 600 800 1000
metres

ROBINA
PO Box 4115 Robina QLD4230 07 5578 9944
Email robina@access.gs **www.access.gs**

LEGEND

Site Boundary

SOURCES

Image: QImagery, Queensland Goverment image dated 1986, accessed 2026.

PROJECT
PRELIMINARY AGRICULTURAL LAND ASSESSMENT - PROPOSED BESS DEVELOPMENT

CLIENT
RED HILL RENEWABLE ENERGY PTY LTD

DRAWING
HISTORICAL AERIAL - 1986

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:20000@A3	04/02/2026	SEM	BJM	12416	HI003	-

GILBERT SUTHERLAND

1996



ORIENTATION

SCALE

200 400 600 800 1000

metres

ROBINA

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Email robina@access.gs **www.access.gs**

LEGEND

Site Boundary

SOURCES

Image: QImagery, Queensland Goverment image dated 1996, accessed 2026.

PROJECT

PRELIMINARY AGRICULTURAL LAND ASSESSMENT - PROPOSED BESS DEVELOPMENT

CLIENT

RED HILL RENEWABLE ENERGY PTY LTD

DRAWING

HISTORICAL AERIAL - 1996

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:20000@A3	04/02/2026	SEM	BJM	12416	HI004	-

GILBERT SUTHERLAND



ORIENTATION

SCALE
200 400 600 800 1000
metres

ROBINA
PO Box 4115 Robina QLD4230 07 5578 9944
Email robina@access.gs **www.access.gs**

LEGEND

Site Boundary

SOURCES

Image: QImagery, Queensland Goverment image dated 2017, accessed 2026.

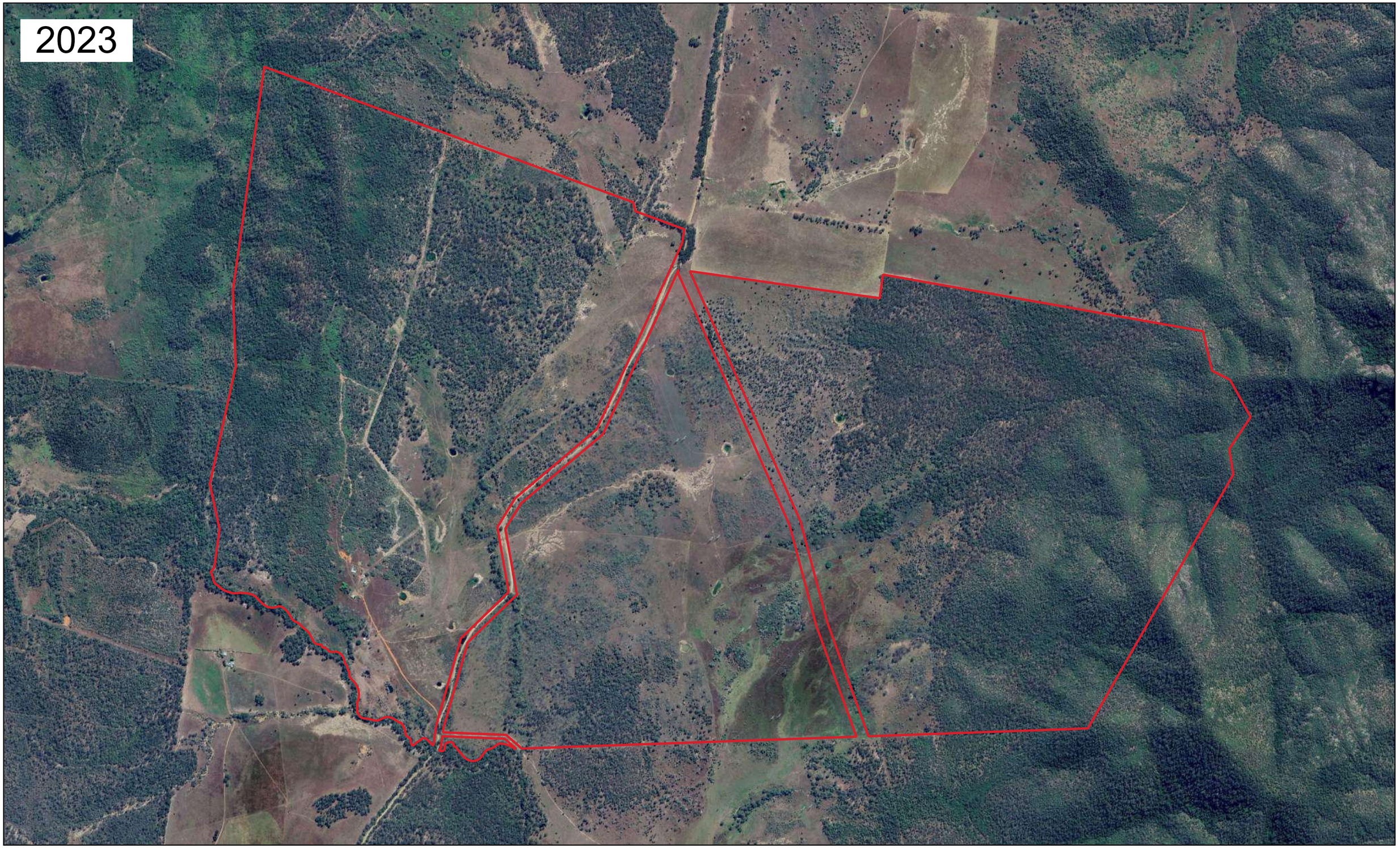
PROJECT
PRELIMINARY AGRICULTURAL LAND ASSESSMENT - PROPOSED BESS DEVELOPMENT

CLIENT
RED HILL RENEWABLE ENERGY PTY LTD

DRAWING
HISTORICAL AERIAL - 2017

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:20000@A3	04/02/2026	SEM	BJM	12416	HI005	-

GILBERT SUTHERLAND



ORIENTATION

SCALE
200 400 600 800 1000
metres

ROBINA
PO Box 4115 Robina QLD4230 07 5578 9944
Email robina@access.gs **www.access.gs**

LEGEND

Site Boundary

SOURCES

Image: Google Earth, image dated 2023, accessed 2026.

PROJECT	CLIENT	DRAWING
PRELIMINARY AGRICULTURAL LAND ASSESSMENT - PROPOSED BESS DEVELOPMENT	RED HILL RENEWABLE ENERGY PTY LTD	HISTORICAL AERIAL - 2023

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:20000@A3	04/02/2026	SEM	BJM	12416	HI006	-

GILBERT SUTHERLAND

Attachment 2 – Gilvear Planning Drawing Set

Rutherglen Project
Site Plan

- Roads and Tracks
- Existing Easement
- Future Easement - 40m Wide
  (Up to 185m Wide at Transmission Cut-In)
- Proposed Access Easement
  - Burdening the land for the benefit of Proposed Lot 2
- Energex LV Network
- Cadastre
- Proposed Lot 1 - 513.9ha
- Proposed Lot 2 - 282.7ha
  - Contains BESS
- Proposed Lot 3 - 472.2ha
- Proposed Lot 4 - 7.8ha
  - Contains Switchyard
  - Contains Proposed Access Easement
- Switchyard
- 15m Watercourse Setback
- Indicative Operations and Maintenance Building / Laydown and Parking Area
- Salinity Expression Area
- Steep Land Overlay
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)

BESS and Switchyard Layouts by Gryphon Energy. Please note these plans are indicative only and will be subject to further refinement at a later stage. Refer to the Switchyard and BESS Plan for further detail.



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SCALE:	MAIN: 1 : 20,000 / INSET: 1:1000000 @ A3
COORDINATE SYSTEM:	WGS84/Pseudo-Mercator EPSG:3857
JOB NUMBER:	J001639
CLIENT:	Gryphon Energy Pty Ltd
DATE:	22/10/2025

gilvear planning
GENUINE | VERSATILE | DEDICATED

Rutherglen Project
Subdivision Plan - Lot 132 on FD700

Billycan Road
Ferguson Road
Road
Track
Road
Proposed Lot 1
Red Hill Road
Proposed Lot 4
Proposed Lot 2
Proposed Lot 3
Track
Road
Road
Track
0
500
1,000 m

- Roads and Tracks
- Existing Easement
- Future Easement - 40m Wide
  (Up to 185m Wide at Transmission Cut-In)
- Proposed Access Easement - 8m Wide
  - Burdening Lot 4 for the benefit of Proposed Lot 2
- Cadastre
- Proposed Lot 1 - 513.9ha
- Proposed Lot 2 - 282.7ha
  - Contains BESS
- Proposed Lot 3 - 472.2ha
- Proposed Lot 4 - 7.8ha
  - Contains Switchyard
  - Contains Proposed Access Easement

BESS and Switchyard Layouts by Gryphon Energy

Please note these plans are indicative only and will be subject to further refinement at a later stage. Refer to the Switchyard and BESS Plan for further lot dimension detail.

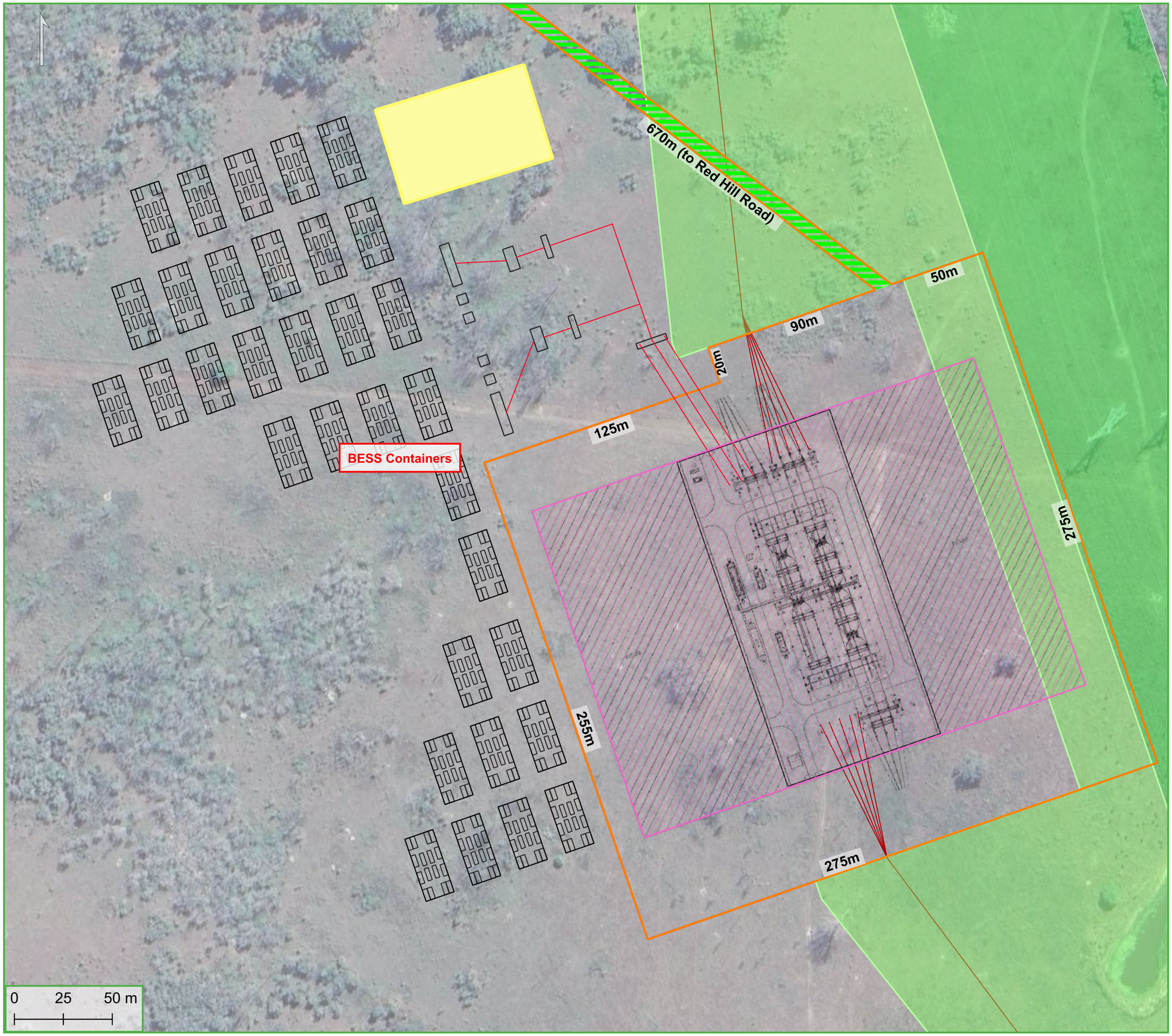


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SCALE:	MAIN: 1 : 20,000 / INSET: 1:1000000 @ A3
COORDINATE SYSTEM:	WGS84/Pseudo-Mercator EPSG:3857
JOB NUMBER:	J001639
CLIENT:	Gryphon Energy Pty Ltd
DATE:	22/10/2025

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Rutherglen Project
Switchyard and BESS

- Existing Easement
- Future Easement - 40m Wide
  (Up to 185m Wide at Transmission Cut-In)
- Proposed Access Easement - 8m Wide
  - Burdening Lot 4 for the benefit of Proposed Lot 2
- Proposed Lot 4 - 7.8ha
- HV Switchyard
  (235m x 175m - 4.1ha)
- Proposed 275 kV Transmission Line Cut-In
- MSES Regulated Vegetation
  - Intersecting a Watercourse
  - Stream Order 1 and 2
- Indicative Operations and Maintenance Building/ Laydown/ Parking Area

BESS, Switchyard Layouts, and Contour Plan provided by Gryphon Energy

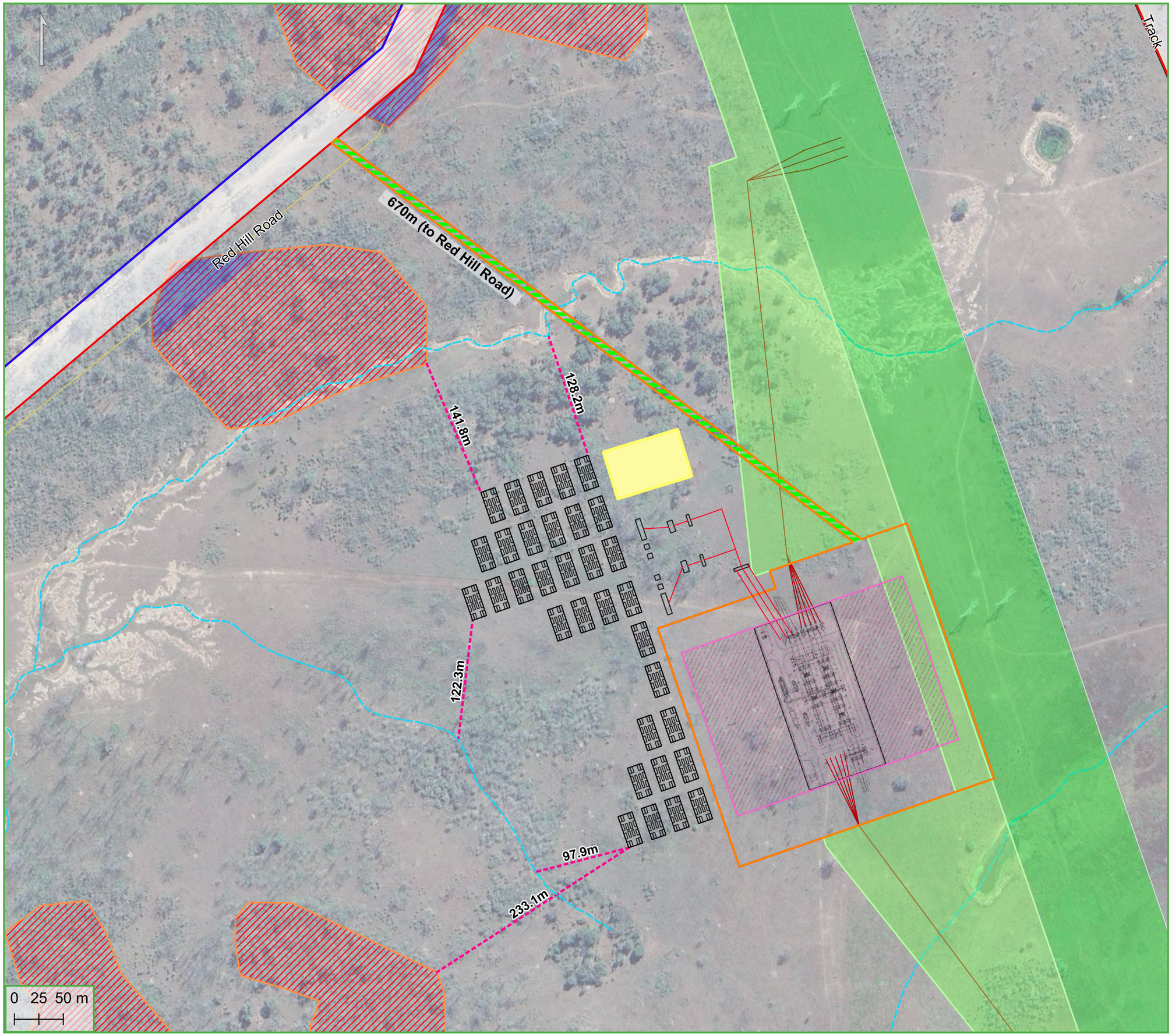
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SCALE:	1:2000 @ A3
COORDINATE SYSTEM:	EPSG:3857 / WGS84
JOB NUMBER:	J001639
CLIENT:	GRYPHON ENERGY PTY LTD
DATE:	21/10/2025

gilvear planning
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Rutherglen Project
Switchyard and BESS

- Existing Easement
- Future Easement - 40m Wide
  (Up to 185m Wide at Transmission Cut-In)
- Proposed Access Easement - 8m Wide
  - Burdening Lot 4 for the benefit of Proposed Lot 2
- Proposed Lot 1 - 513.9ha
- Proposed Lot 2 - 282.7ha
- Proposed Lot 4 - 7.8ha
- HV Switchyard
  (235m x 175m - 4.1ha)
- Proposed 275 kV Transmission Line Cut-In
- MSES Regulated Vegetation
  - Intersecting a Watercourse
  - Stream Order 1 and 2
- Category B area (Remnant vegetation)
- MSES Wildlife Habitat
  (Endangered or Vulnerable)
- Indicative Operations and Maintenance Building/
  Laydown/ Parking Area

BESS, Switchyard Layouts, and Contour Plan provided by Gryphon Energy

Please note these plans are indicative only and will be subject to further refinement at a later stage.

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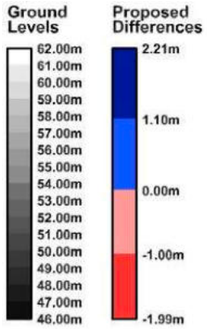
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SCALE:	1:4000 @ A3
COORDINATE SYSTEM:	EPSG:3857 / WGS84
JOB NUMBER:	J001639
CLIENT:	GRYPHON ENERGY PTY LTD
DATE:	22/10/2025

gilvear planning
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Rutherglen Project
Switchyard and BESS
Proposed Earthworks

- HV Switchyard (235m x 175m - 4.1ha)
- Existing Easement
- Future Easement - 40m Wide (Up to 185m Wide at Transmission Cut-In)
- Proposed Access Easement - 8m Wide - Burdening Lot 4 for the benefit of Proposed Lot 2
- Proposed Lot 4 - 7.8ha
- Proposed 275 kV Transmission Line Cut-In
- Proposed Berm (~6,574m²)
- Potential Detention Areas (~5,935.4m² total)
- Indicative Operations and Maintenance Building / Laydown/ Parking Area



BESS, Switchyard Layouts, and Contour Plan provided by Gryphon Energy

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SCALE:	1:2000 @ A3
COORDINATE SYSTEM:	EPSG:3857 / WGS84
JOB NUMBER:	J001639
CLIENT:	GRYPHON ENERGY PTY LTD
DATE:	21/10/2025

gilvear planning
GENUINE | VERSATILE | DEDICATED

0 25 50 m

Attachment 3 – Vegetation Report for Lot 132FD700



Vegetation management report

For Lot: 132 Plan: FD700
02/02/2026

nrmmrrd.qld.gov.au

Queensland Government

This publication has been compiled by Operations Support, Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

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Recent changes

Updated mapping

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

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

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

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development who administer the framework;

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

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

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

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

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

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

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

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

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

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 132 Plan: FD700 are listed in Table 1.

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

Lot	Plan	Tenure	Property title area (sq metres)
132	FD700	Freehold	12,779,970
A	RP615802	Easement	213,000
A	FD923	Easement	92,520
B	FD922	Easement	265,400

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

Does the property Lot: 132 Plan: FD700 have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

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

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 132 Plan: FD700, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Gladstone Regional	Baffle	Southeast Queensland	Burnett - Curtis Hills and Ranges

2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development)

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

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

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

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

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@nrmmrrd.qld.gov.au

Visit https://www.nrmmrrd.qld.gov.au/?contact=vegetation to submit an online enquiry.

3. Vegetation management framework for Lot: 132 Plan: FD700

3.1 Vegetation categories

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

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category B	428.73
Category C	11.14
Category R	4.14
Category X	832.63

Table 4: Description of vegetation categories

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

Property Map of Assessable Vegetation (PMAV)

The following Property Map of Assessable Vegetation (PMAVs) may be present on this property.
Reference number:
2010/005824

2008/004152

2005/107297

2005/109672

3.2 Regional ecosystems

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

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

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
12.11.14	Of concern	B	5.57	Eucalyptus crebra, E. tereticornis, Corymbia intermedia woodland on metamorphics +/- interbedded volcanics	Sparse
12.11.14	Of concern	C	0.29	Eucalyptus crebra, E. tereticornis, Corymbia intermedia woodland on metamorphics +/- interbedded volcanics	Sparse
12.11.14	Of concern	R	0.04	Eucalyptus crebra, E. tereticornis, Corymbia intermedia woodland on metamorphics +/- interbedded volcanics	Sparse
12.11.18	Least concern	B	16.70	Eucalyptus moluccana woodland on metamorphics +/- interbedded volcanics	Sparse
12.11.18	Least concern	C	0.88	Eucalyptus moluccana woodland on metamorphics +/- interbedded volcanics	Sparse
12.11.18	Least concern	R	0.12	Eucalyptus moluccana woodland on metamorphics +/- interbedded volcanics	Sparse
12.11.6	Least concern	B	89.08	Corymbia citriodora subsp. variegata, Eucalyptus crebra woodland on metamorphics +/- interbedded volcanics	Sparse
12.11.6	Least concern	C	4.70	Corymbia citriodora subsp. variegata, Eucalyptus crebra woodland on metamorphics +/- interbedded volcanics	Sparse
12.11.6	Least concern	R	0.63	Corymbia citriodora subsp. variegata, Eucalyptus crebra woodland on metamorphics +/- interbedded volcanics	Sparse
12.12.11	Least concern	B	159.55	Eucalyptus portuensis or E. acmenoides, Corymbia trachyphloia subsp. trachyphloia woodland on Mesozoic to Proterozoic igneous rocks	Sparse
12.12.11	Least concern	C	3.52	Eucalyptus portuensis or E. acmenoides, Corymbia trachyphloia subsp. trachyphloia woodland on Mesozoic to Proterozoic igneous rocks	Sparse
12.12.11	Least concern	R	0.05	Eucalyptus portuensis or E. acmenoides, Corymbia trachyphloia subsp. trachyphloia woodland on Mesozoic to Proterozoic igneous rocks	Sparse

12.12.12	Of concern	B	87.68	Eucalyptus tereticornis, Corymbia intermedia, E. crebra +/- Lophostemon suaveolens woodland on Mesozoic to Proterozoic igneous rocks	Sparse
12.12.12	Of concern	R	0.33	Eucalyptus tereticornis, Corymbia intermedia, E. crebra +/- Lophostemon suaveolens woodland on Mesozoic to Proterozoic igneous rocks	Sparse
12.12.13	Least concern	B	0.24	Araucarian Complex microphyll to notophyll vine forest on Mesozoic to Proterozoic igneous rocks	Dense
12.12.27	Of concern	B	8.86	Corymbia trachyphloia, Eucalyptus crebra and Callitris endlicheri woodland on Mesozoic to Proterozoic igneous rocks	Sparse
12.12.27	Of concern	C	0.20	Corymbia trachyphloia, Eucalyptus crebra and Callitris endlicheri woodland on Mesozoic to Proterozoic igneous rocks	Sparse
12.12.27	Of concern	R	less than 0.01	Corymbia trachyphloia, Eucalyptus crebra and Callitris endlicheri woodland on Mesozoic to Proterozoic igneous rocks	Sparse
12.12.4	Least concern	B	8.86	Eucalyptus acmenoides +/- Syncarpia glomulifera woodland on Mesozoic to Proterozoic igneous rocks, especially granite	Sparse
12.12.4	Least concern	C	0.20	Eucalyptus acmenoides +/- Syncarpia glomulifera woodland on Mesozoic to Proterozoic igneous rocks, especially granite	Sparse
12.12.4	Least concern	R	less than 0.01	Eucalyptus acmenoides +/- Syncarpia glomulifera woodland on Mesozoic to Proterozoic igneous rocks, especially granite	Sparse
12.12.7	Least concern	B	15.51	Eucalyptus crebra woodland on Mesozoic to Proterozoic igneous rocks	Sparse
12.3.3	Endangered	B	34.18	Eucalyptus tereticornis woodland on Quaternary alluvium	Sparse
12.3.3	Endangered	C	1.22	Eucalyptus tereticornis woodland on Quaternary alluvium	Sparse
12.3.3	Endangered	R	2.72	Eucalyptus tereticornis woodland on Quaternary alluvium	Sparse
12.3.7	Least concern	B	2.50	Eucalyptus tereticornis, Casuarina cunninghamiana subsp. cunninghamiana +/- Melaleuca spp. fringing woodland	Sparse
12.3.7	Least concern	C	0.14	Eucalyptus tereticornis, Casuarina cunninghamiana subsp. cunninghamiana +/- Melaleuca spp. fringing woodland	Sparse
12.3.7	Least concern	R	0.24	Eucalyptus tereticornis, Casuarina cunninghamiana subsp. cunninghamiana +/- Melaleuca spp. fringing woodland	Sparse

non-rem	None	X	832.63	None	None

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

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

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

3.3 Watercourses

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

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

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

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

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

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

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

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

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

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

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

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
860	Phascolarctos cinereus	koala	E	Open forests and woodlands containing Eucalyptus, Corymbia, Lophostemon or Melaleuca trees having a trunk of a diameter of more than 10cm at 1.3m above the ground. Tree species used for food and habitat varies across the state and can include: Corymbia citriodora, Corymbia henryi, Corymbia intermedia, Eucalyptus acmenoides, Eucalyptus bancroftii, Eucalyptus biturbinata, Eucalyptus blakelyi, Eucalyptus brownii, Eucalyptus camaldulensis, Eucalyptus carnea, Eucalyptus chloroclada, Eucalyptus coolabah, Eucalyptus crebra, Eucalyptus dealbata, Eucalyptus drepanophylla, Eucalyptus dunnii, Eucalyptus eugenioides, Eucalyptus exserta, Eucalyptus fibrosa, Eucalyptus grandis, Eucalyptus helidonica, Eucalyptus latisinensis, Eucalyptus longirostrata, Eucalyptus major, Eucalyptus melanophloia, Eucalyptus melliodora, Eucalyptus microcarpa, Eucalyptus microcorys, Eucalyptus microtheca, Eucalyptus moluccana, Eucalyptus montivaga, Eucalyptus orgadophila, Eucalyptus papuana, Eucalyptus pilularis, Eucalyptus platyphylla, Eucalyptus populnea, Eucalyptus portuensis, Eucalyptus propinqua, Eucalyptus racemosa, Eucalyptus resinifera, Eucalyptus robusta, Eucalyptus saligna, Eucalyptus seeana, Eucalyptus siderophloia, Eucalyptus sideroxylon, Eucalyptus tereticornis, Eucalyptus thozetiana, Eucalyptus tindaliae, Eucalyptus umbra, Lophostemon confertus, Melaleuca leucadendra, Melaleuca quinquenervia.	Sea level to 1000m.		Riparian areas, plains and hill/escarpment slopes.

Label	Regional Ecosystem (mandatory unless otherwise specified)
860	4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.8, 4.3.10, 4.3.11, 4.5.3, 4.5.5, 4.5.6, 4.5.8, 4.5.9, 4.7.1, 4.7.7, 4.7.8, 4.9.6, 4.9.10, 4.9.12, 4.9.17, 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.7, 6.3.8, 6.3.9, 6.3.11, 6.3.12, 6.3.17, 6.3.18, 6.3.22, 6.3.24, 6.3.25, 6.4.1, 6.4.2, 6.4.3, 6.4.4, 6.5.1, 6.5.2, 6.5.3, 6.5.5, 6.5.6, 6.5.7, 6.5.8, 6.5.9, 6.5.10, 6.5.11, 6.5.13, 6.5.14, 6.5.15, 6.5.16, 6.5.17, 6.5.18, 6.5.19, 6.6.2, 6.7.1, 6.7.2, 6.7.5, 6.7.6, 6.7.7, 6.7.9, 6.7.11, 6.7.12, 6.7.13, 6.7.14, 6.7.17, 6.9.3, 7.2.3, 7.2.4, 7.2.7, 7.2.11, 7.3.7, 7.3.8, 7.3.9, 7.3.12, 7.3.13, 7.3.14, 7.3.16, 7.3.19, 7.3.20, 7.3.21, 7.3.25, 7.3.26, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.47, 7.3.48, 7.3.50, 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.8.7, 7.8.8, 7.8.10, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.5, 7.11.6, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.20, 7.11.21, 7.11.31, 7.11.32, 7.11.33, 7.11.34, 7.11.35, 7.11.37, 7.11.41, 7.11.42, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.48, 7.11.49, 7.11.50, 7.11.51, 7.12.4, 7.12.5, 7.12.17, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.28, 7.12.29, 7.12.30, 7.12.33, 7.12.34, 7.12.35, 7.12.51, 7.12.52, 7.12.53, 7.12.54, 7.12.55, 7.12.56, 7.12.57, 7.12.58, 7.12.59, 7.12.60, 7.12.61, 7.12.62, 7.12.63, 7.12.65, 7.12.66, 7.12.69, 8.1.5, 8.2.3, 8.2.6, 8.2.7, 8.2.8, 8.2.11, 8.2.12, 8.2.13, 8.2.14, 8.3.1, 8.3.2, 8.3.3, 8.3.5, 8.3.6, 8.3.8, 8.3.10, 8.3.11, 8.3.13, 8.5.1, 8.5.2, 8.5.3, 8.5.5, 8.5.6, 8.5.7, 8.9.1, 8.10.1, 8.11.1, 8.11.3, 8.11.4, 8.11.5, 8.11.6, 8.11.8, 8.11.10, 8.11.12, 8.12.4, 8.12.5, 8.12.6, 8.12.7, 8.12.8, 8.12.9, 8.12.12, 8.12.14, 8.12.20, 8.12.22, 8.12.23, 8.12.25, 8.12.26, 8.12.27, 8.12.29, 8.12.31, 8.12.32, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.3.5, 9.3.6, 9.3.7, 9.3.8, 9.3.10, 9.3.11, 9.3.13, 9.3.14, 9.3.15, 9.3.16, 9.3.17, 9.3.19, 9.3.20, 9.3.21, 9.3.22, 9.3.27, 9.4.1, 9.4.2, 9.5.1, 9.5.3, 9.5.4, 9.5.5, 9.5.6, 9.5.7, 9.5.8, 9.5.9, 9.5.10, 9.5.11, 9.5.12, 9.5.15, 9.5.16, 9.5.17, 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3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

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

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

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

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

No Class A

No Class B

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

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 132 Plan: FD700.

4. Vegetation management framework maps

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

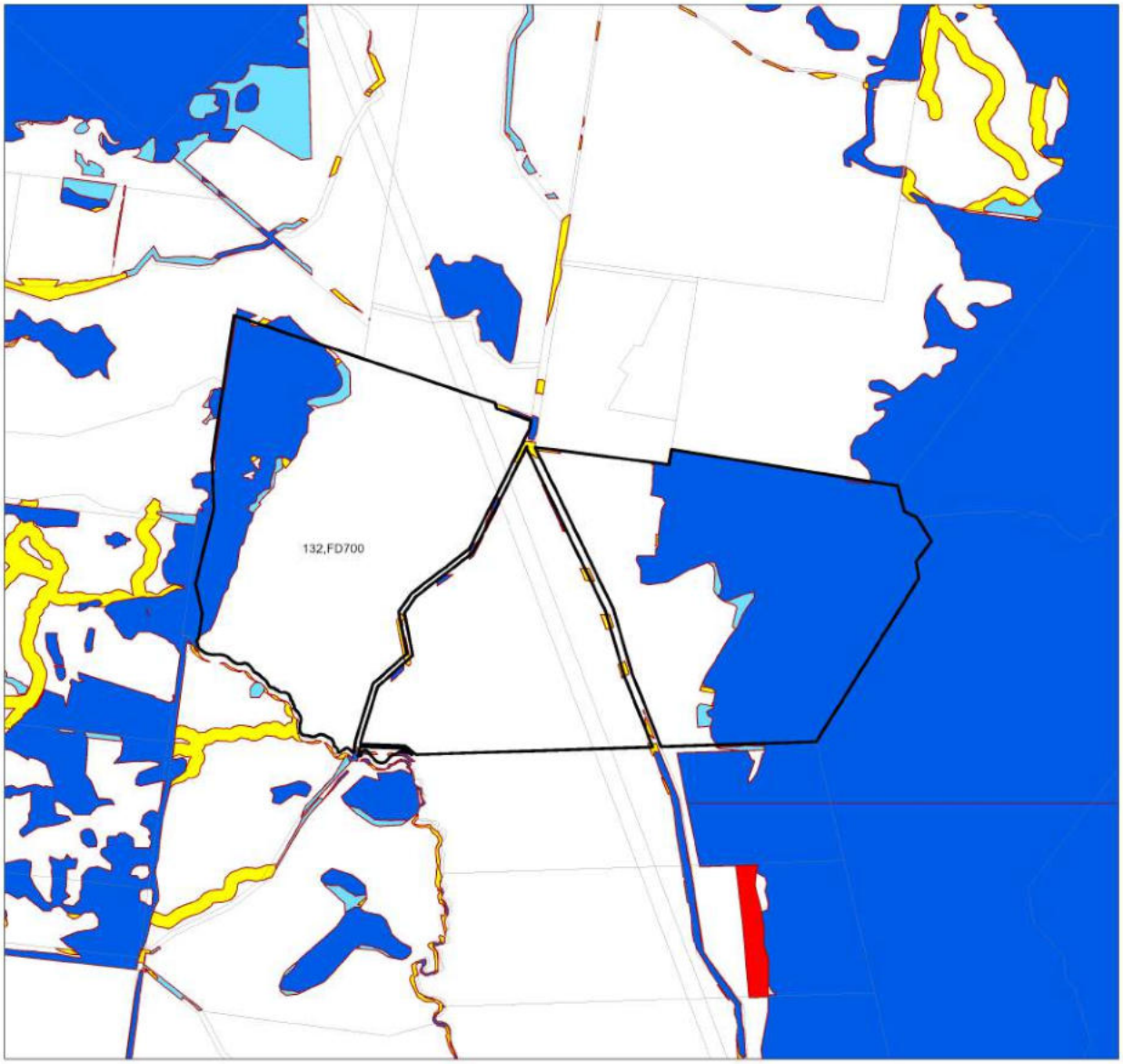
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

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

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

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

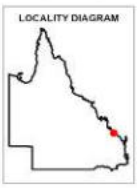
4.1 Regulated vegetation management map



Regulated Vegetation Management Map

Queensland Government

LOCALITY DIAGRAM



Category A area (Vegetation offsets/compliance notices/VDecs)
Category B area (Remnant vegetation)
Category C area (High-value regrowth vegetation)
Category R area (Reef regrowth watercourse vegetation)
Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
Water
Other land parcel boundaries
Selected Lot and Plan

N

0 490 980 1,470 1,960 2,450 m

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Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

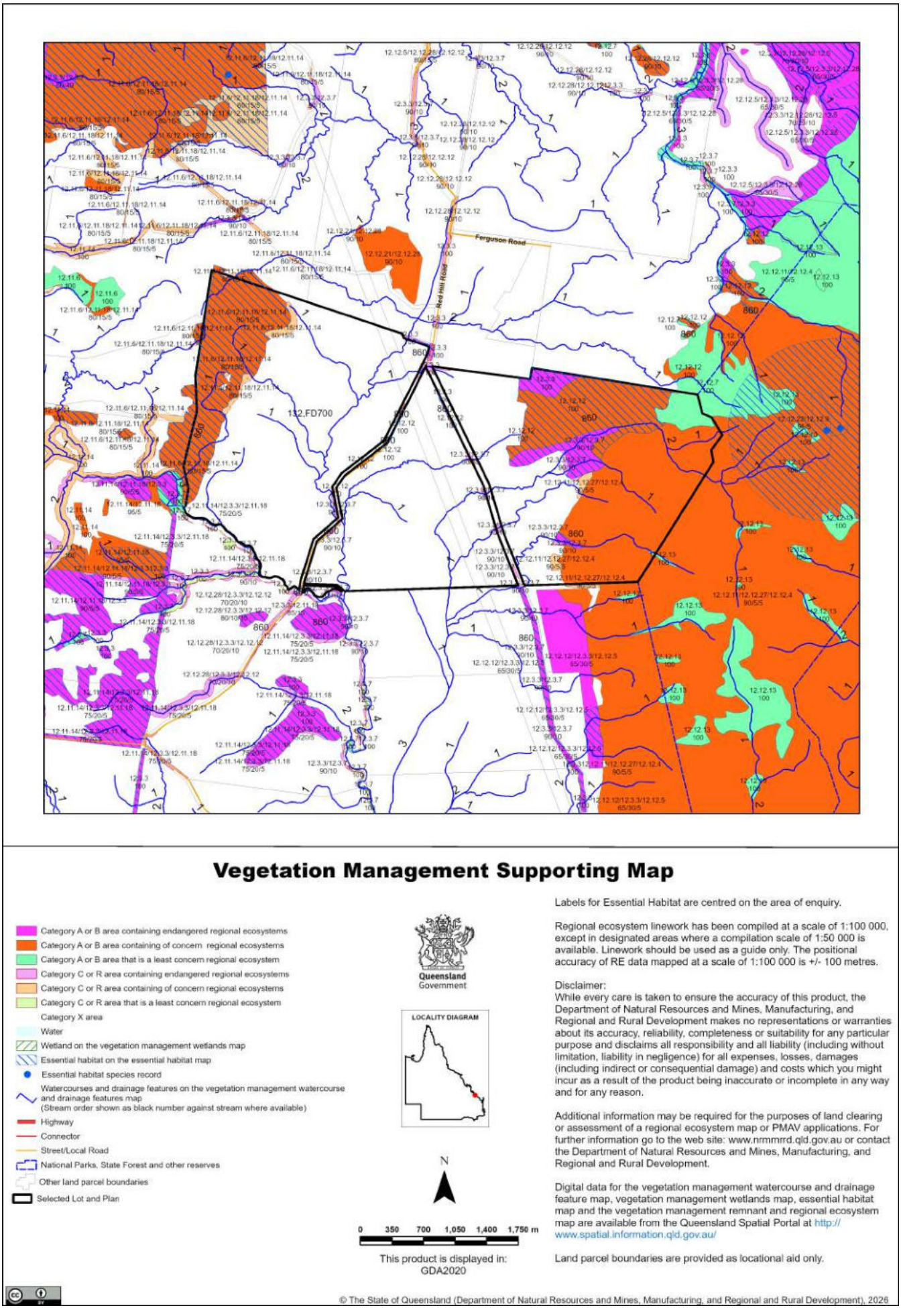
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

Land parcel boundaries are provided as locational aid only.

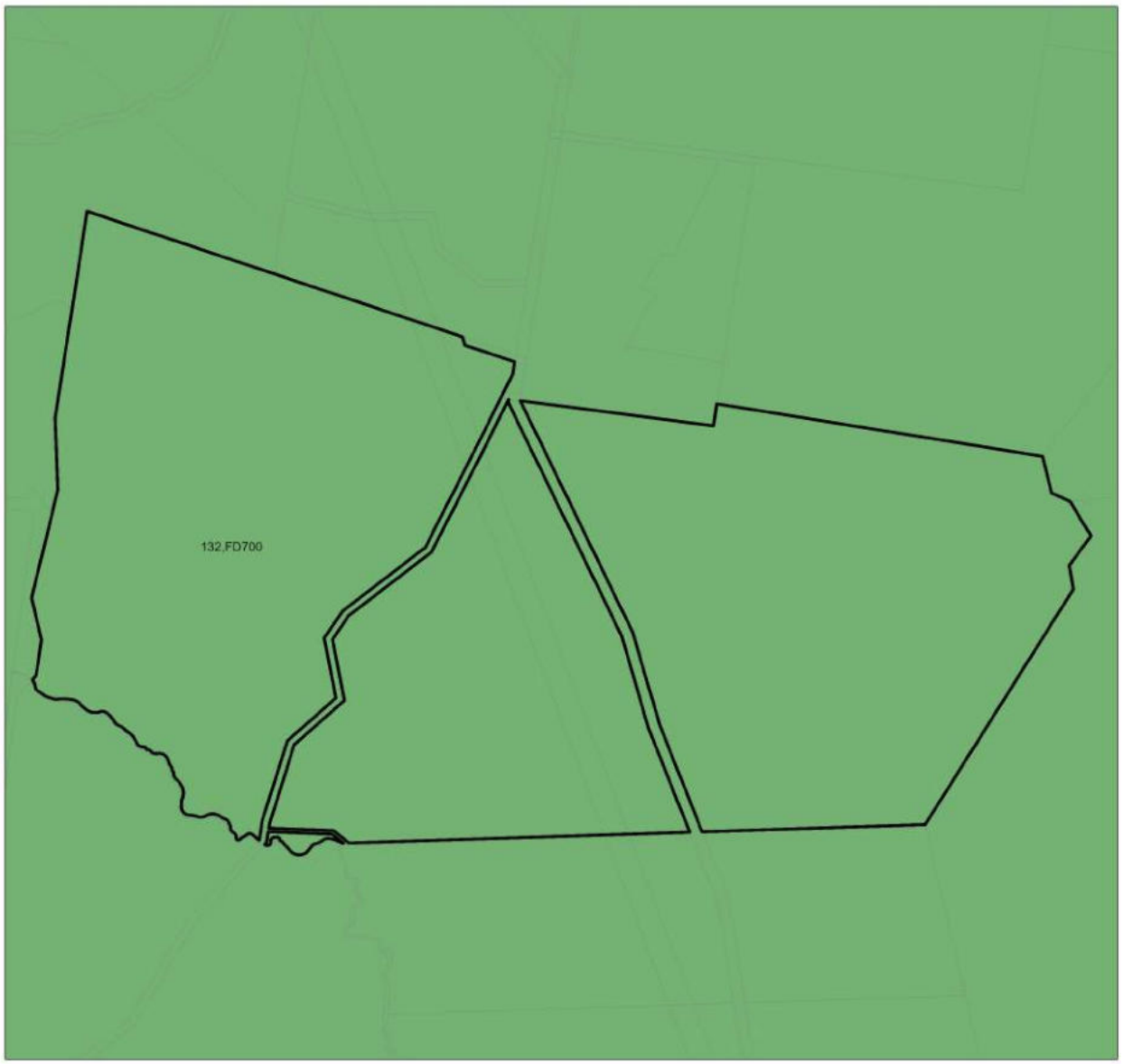
This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.

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4.2 Vegetation management supporting map



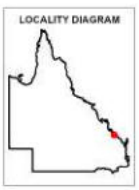
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



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Land parcel boundaries shown are provided as a locational aid only.

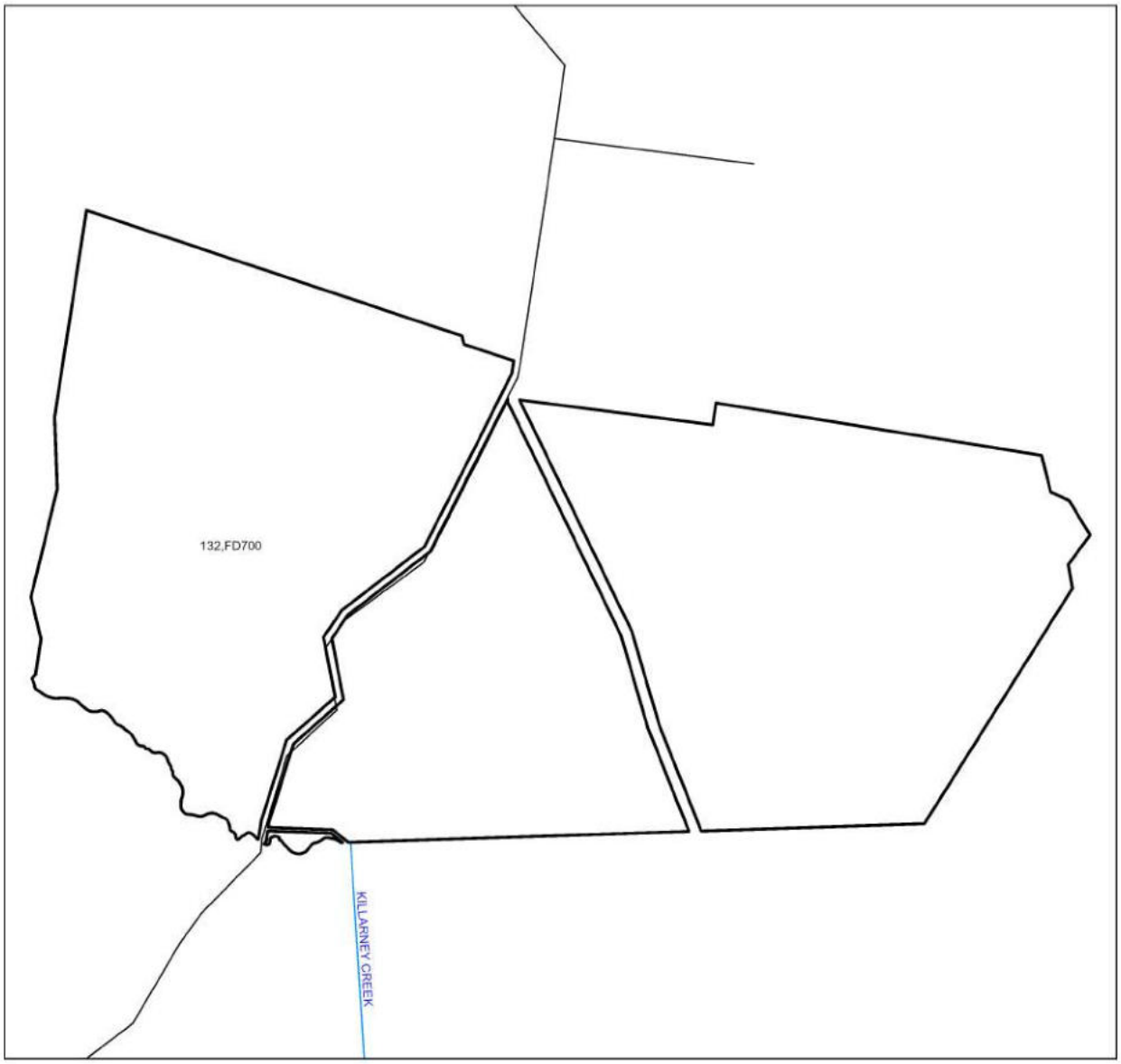
N

0 340 680 1,020 1,360 1,700 m

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



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

Towns
Rivers and creeks
Freeways / motorways; Highways
Secondary roads; Streets
Agricultural land class A or B
A
B
Not class A or B
Selected Lot and Plan

LOCALITY DIAGRAM

N

0 340 680 1020 1360 1700 m

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

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@detsi.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

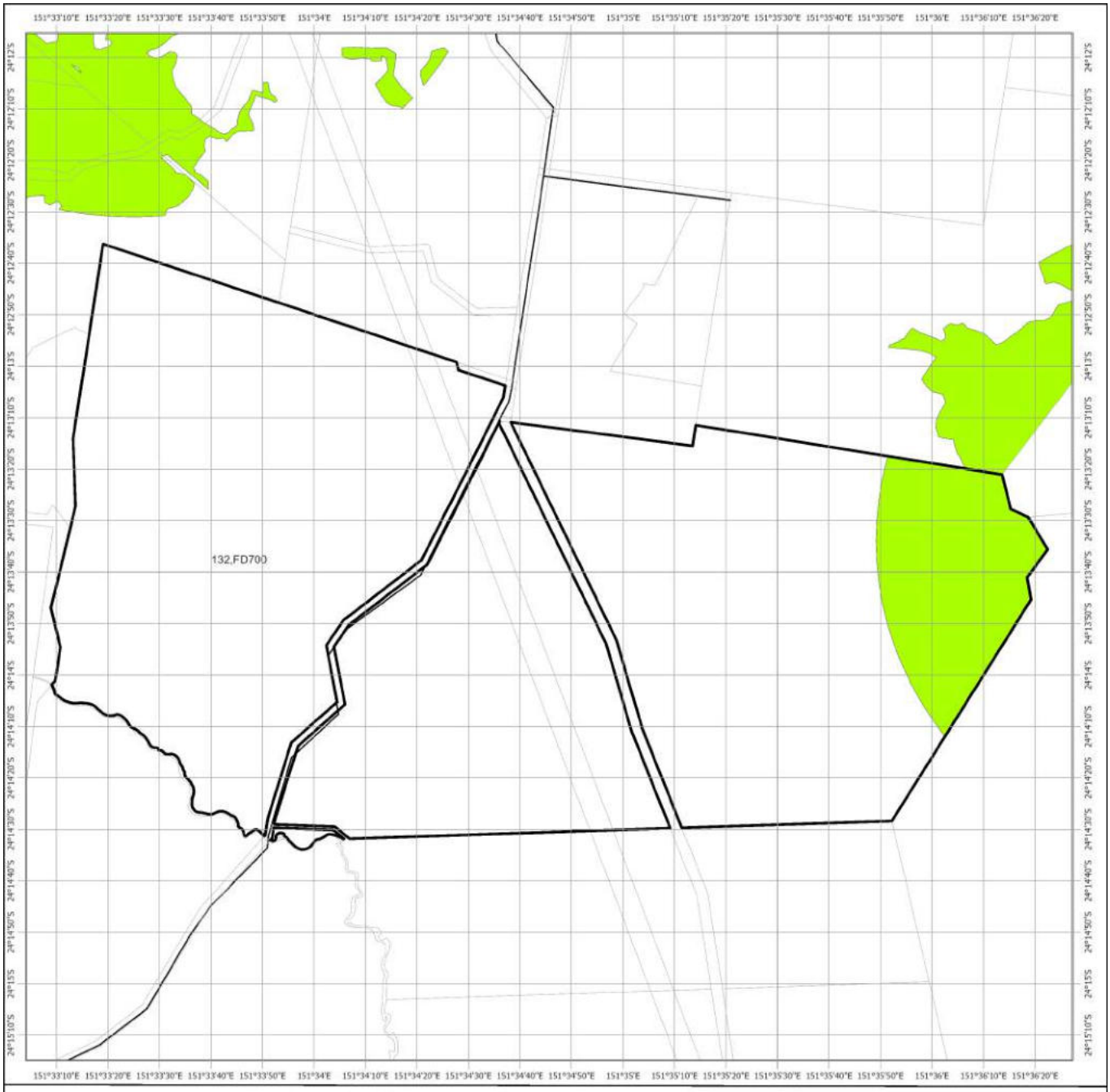
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

Updates to the data informing the flora survey trigger map

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

Species information

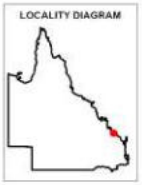
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of the Environment, Tourism, Science and Innovation does not provide species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



Protected Plants Flora Survey Trigger Map

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

LOCALITY DIAGRAM



N

0 230 460 690 920 1,150 m

This product is displayed in:
GDA2020

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

Land parcel boundaries are provided as locational aid only.

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

For further information or assistance with interpretation of this product, please contact the Department of the Environment, Tourism, Science and Innovation at palm@detsi.qld.gov.au

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

Interfering with koala habitat means:

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

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

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

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

6.4 Contact information for DETSI

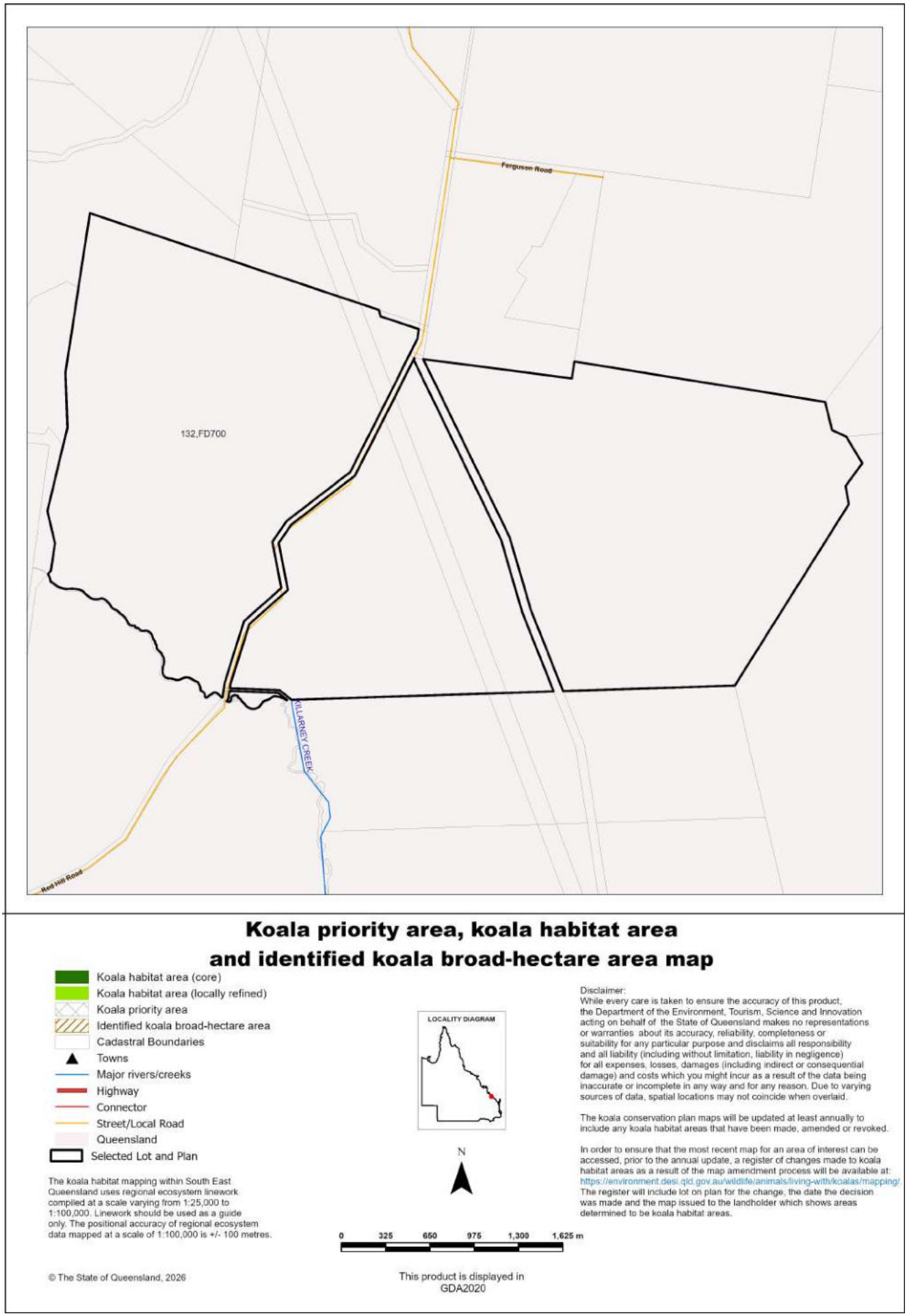
For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 132 Plan: FD700

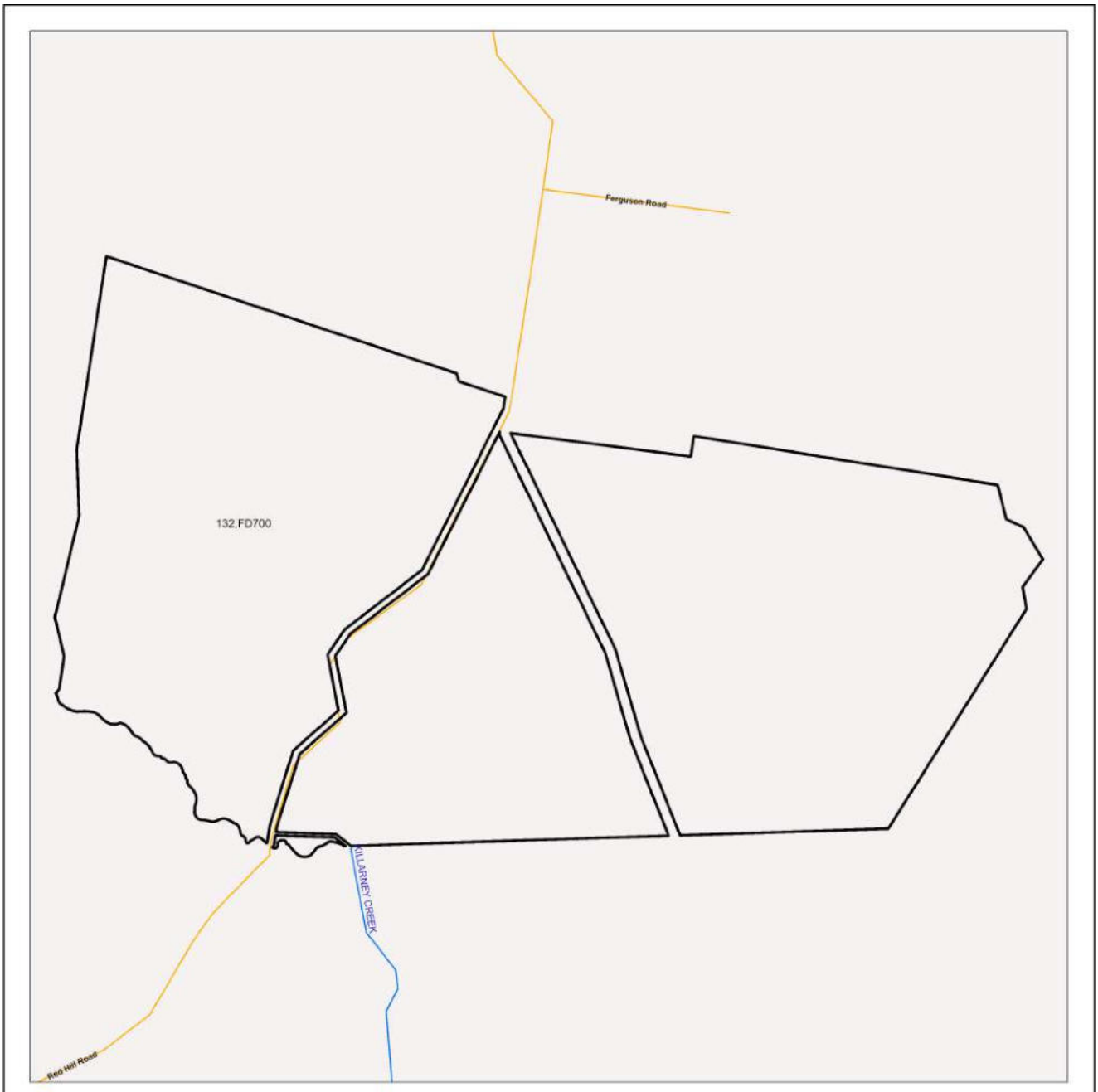
7.1 Koala districts

Koala District B

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



7.3 Koala habitat regional ecosystems for core koala habitat areas



Koala habitat regional ecosystems for core koala habitat areas

Koala habitat area (core)
Towns
Highway
Connector
Street/Local Road
Major rivers/creeks
Queensland
Selected Lot and Plan

LOCALITY DIAGRAM

N

0 325 650 975 1,300 1,625 m

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Due to varying sources of data, spatial locations may not coincide when overlaid.

The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.

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8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.dpi.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 920 528 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory