

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	13337204	Search Date:	05/03/2026 13:25
Date Title Created:	11/10/1960	Request No:	55297610
Previous Title:	12994041, 12994042		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 45234
Local Government: SCENIC RIM

REGISTERED OWNER

Dealing No: 722194302 20/12/2022

QUEENSLAND ENERGY AND RESOURCE CENTRE PTY A.C.N. 661
737 999 TRUSTEE
UNDER INSTRUMENT 722194302

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10600025 (POR 69A)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Dye and Durham Terrain
GPO Box 1612
Brisbane QLD 4001

Transaction ID: 51124955 EMR Site Id: 05 March 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 1 Plan: RP45234
BEAUDESERT BOONAH RD
BROMELTON

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

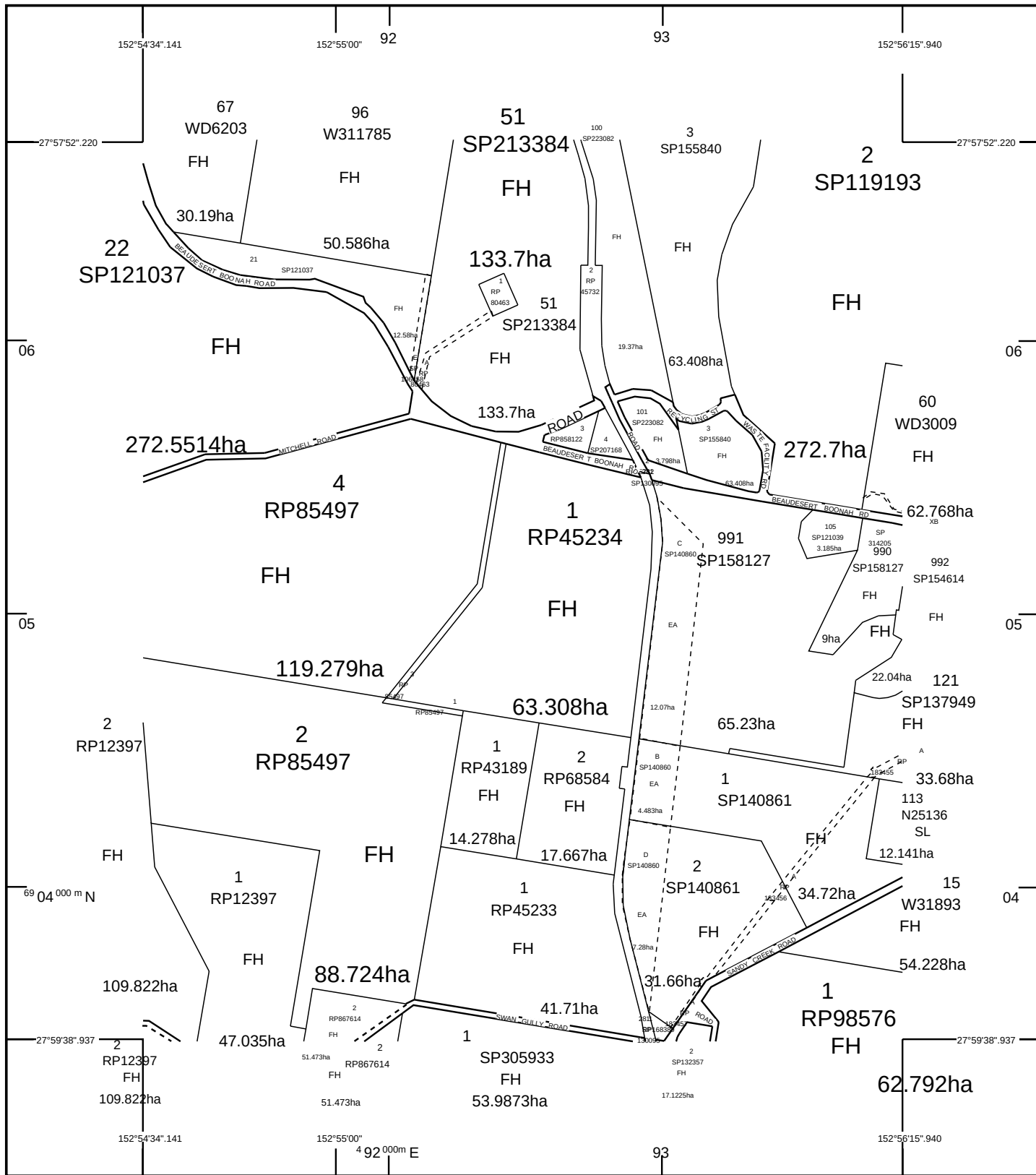
ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

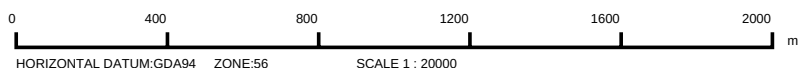
1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

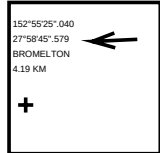
Administering Authority



STANDARD MAP NUMBER
9442-22321



MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/RP45234
Area/Volume	63.308ha
Tenure	FREEHOLD
Local Government	SCENIC RIM REGIONAL
Locality	BROMELTON
Segment/Parcel	11233/1

CLIENT SERVICE STANDARDS

PRINTED 17/02/2026

DCDB 16/02/2026 (Lots with an area less than 3000m² are not shown)

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For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base



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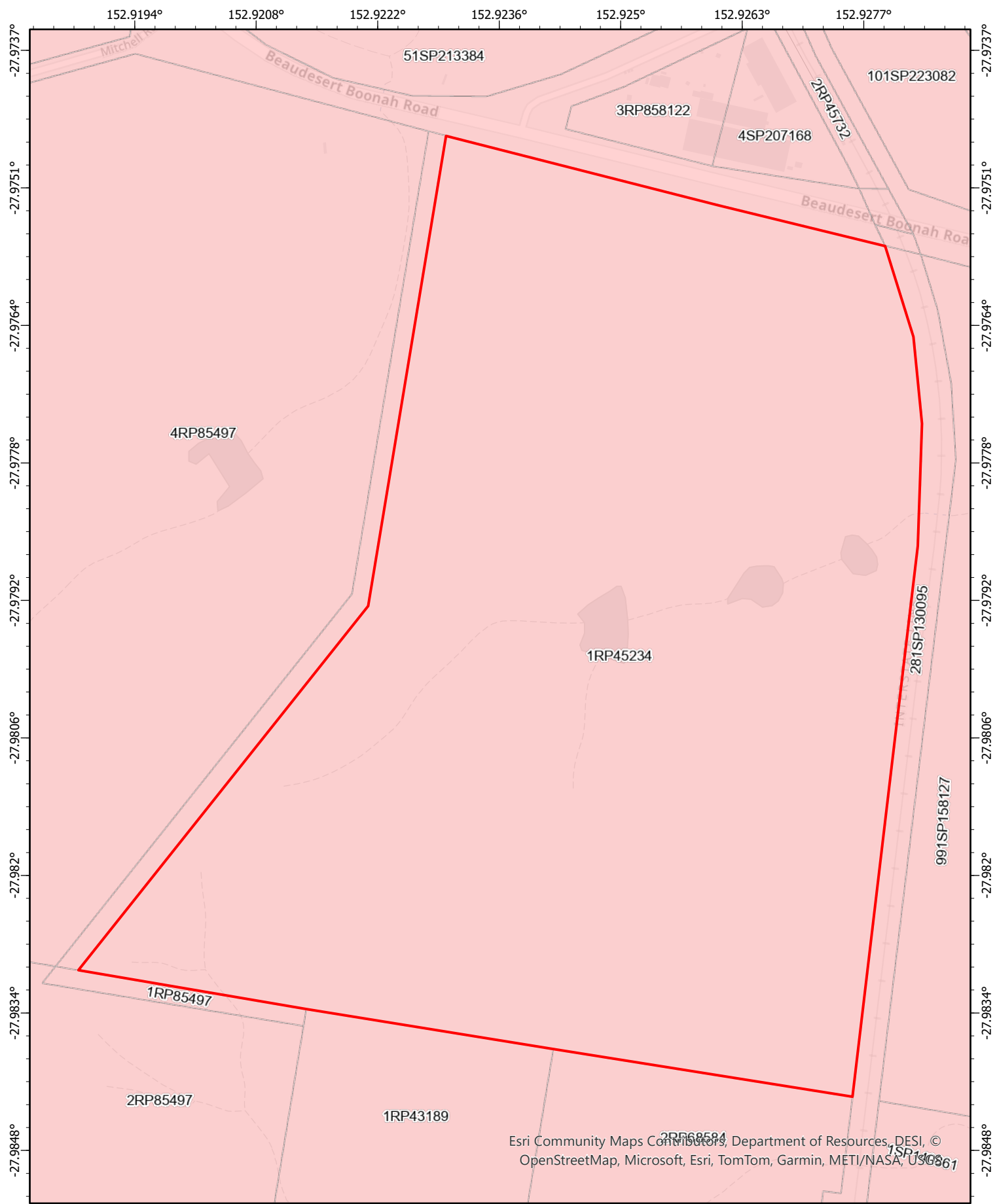
Matters of Interest for all selected Lot Plans

SEQ major enterprise and industrial area (MEIA)
SEQ Regional Plan land use categories
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Core koala habitat area
State-controlled road
Railway corridor
Area within 25m of a State-controlled road
Area within 25m of a railway corridor

Matters of Interest by Lot Plan

Lot Plan: 1RP45234 (Area: 633080 m²)

SEQ major enterprise and industrial area (MEIA)
SEQ Regional Plan land use categories
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Core koala habitat area
State-controlled road
Railway corridor
Area within 25m of a State-controlled road
Area within 25m of a railway corridor

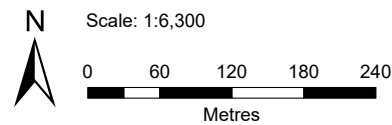


SEQ Regional Plan land use categories

Regional Land Use Category

Urban Footprint

Date: 17/02/2026

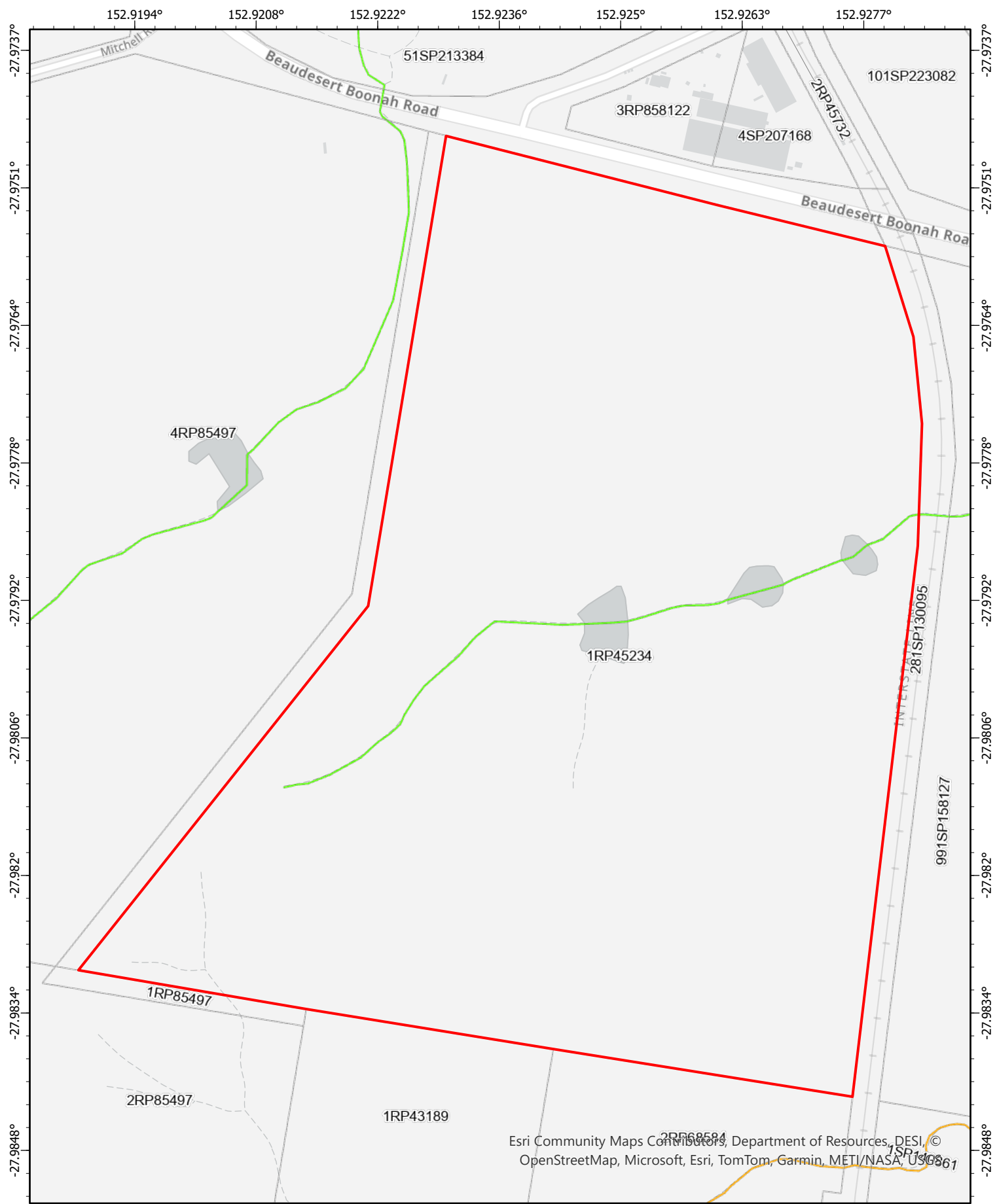


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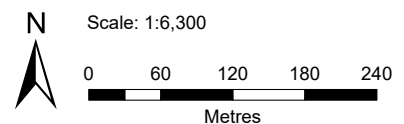


Queensland waterways for waterway barrier works

Risk of impact

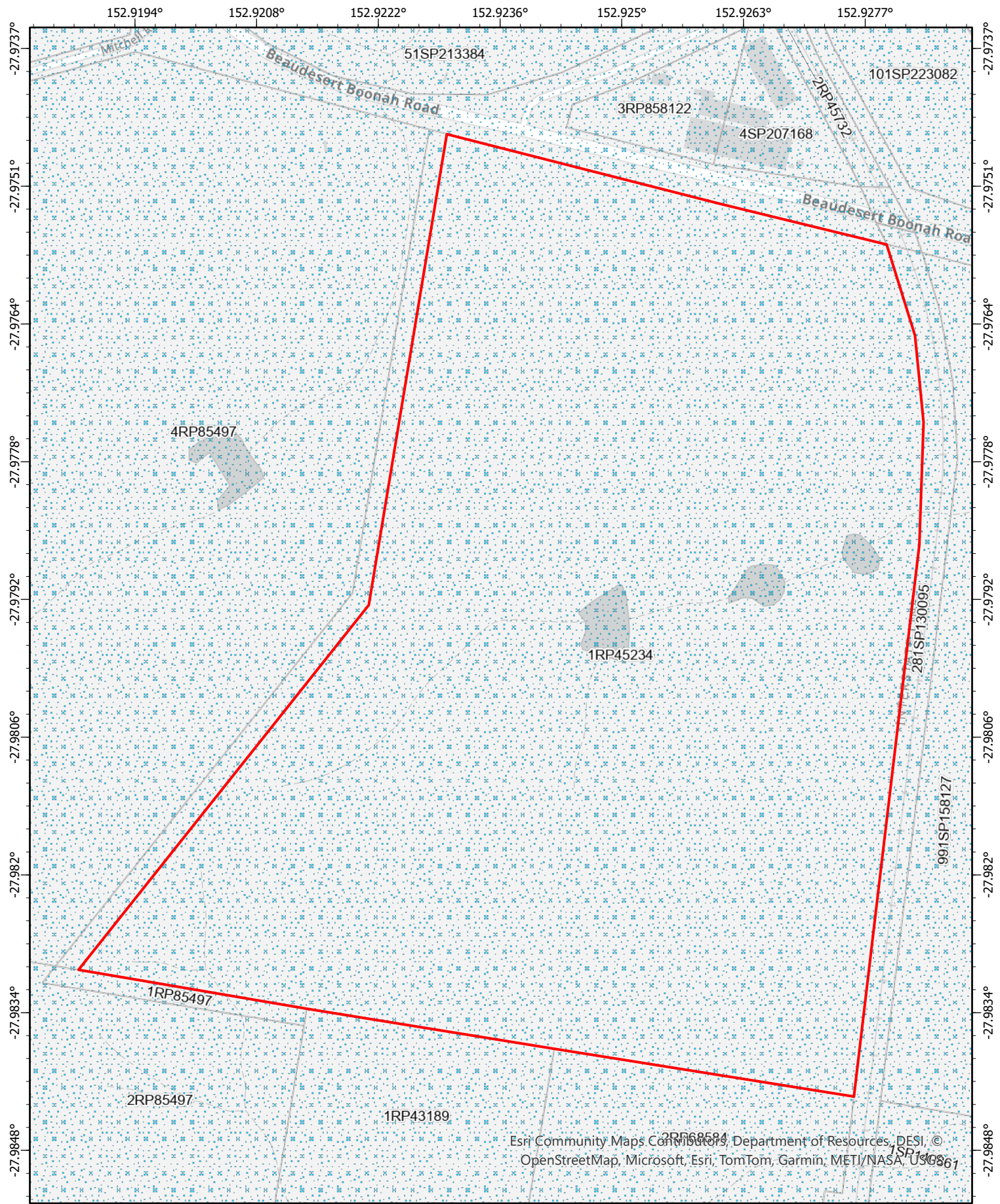
- Low
- Moderate

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 Water resource planning area boundaries

Date: 17/02/2026



Scale: 1:6,300

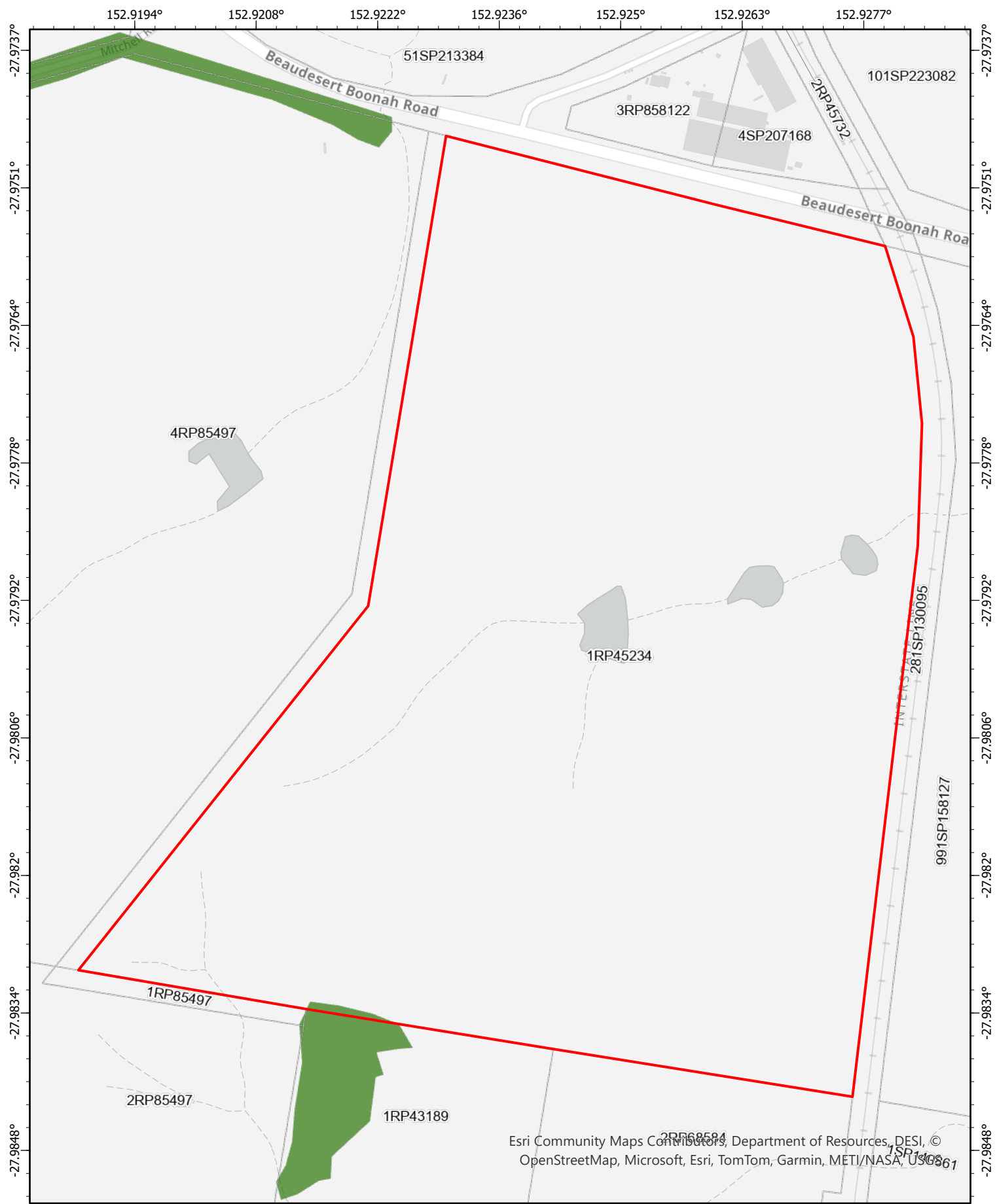
0 60 120 180 240
Metres

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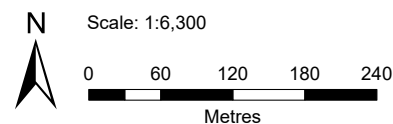
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 Core koala habitat area

Date: 17/02/2026

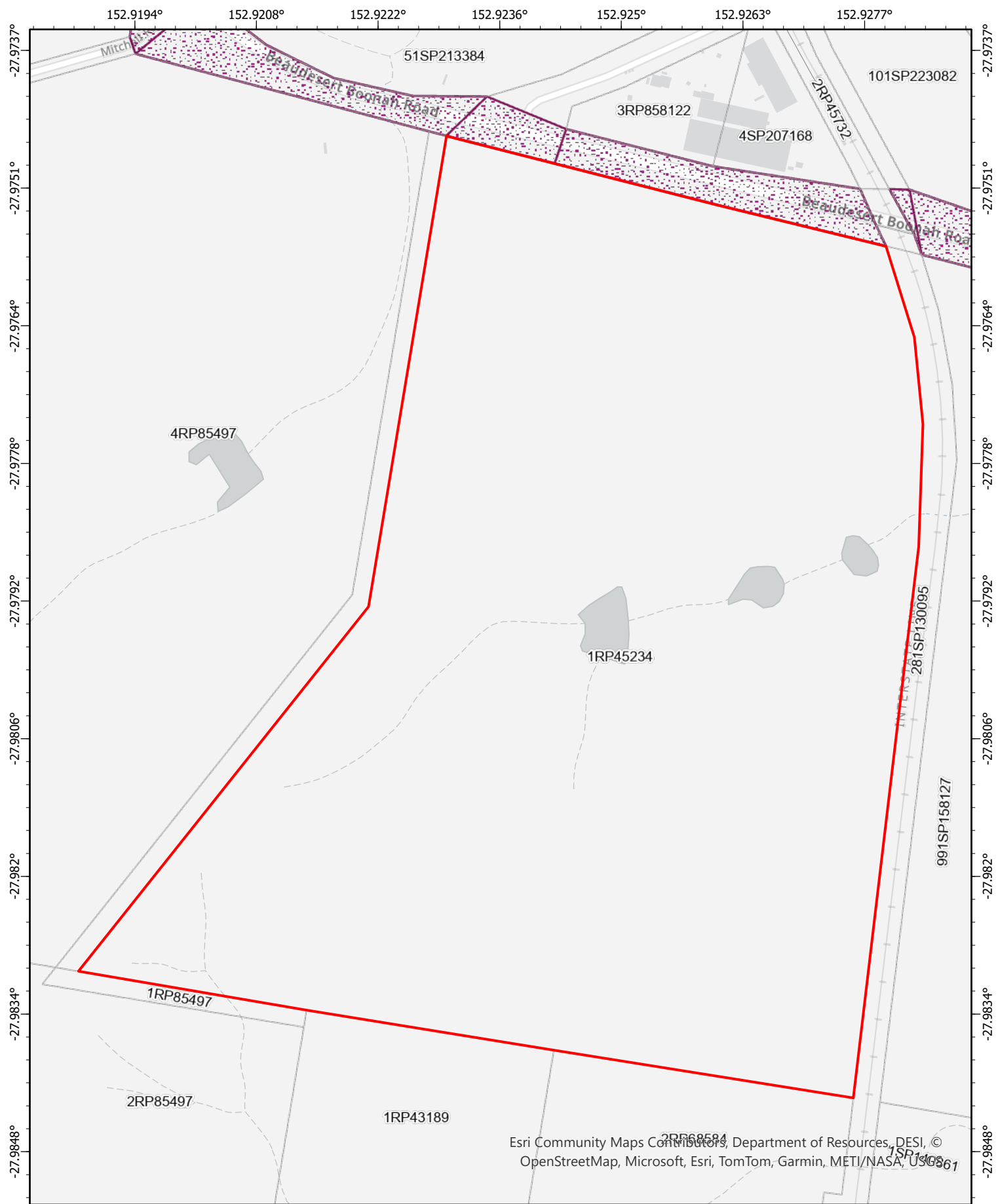


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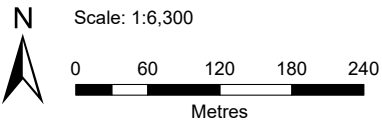




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Date: 17/02/2026

 State-controlled road

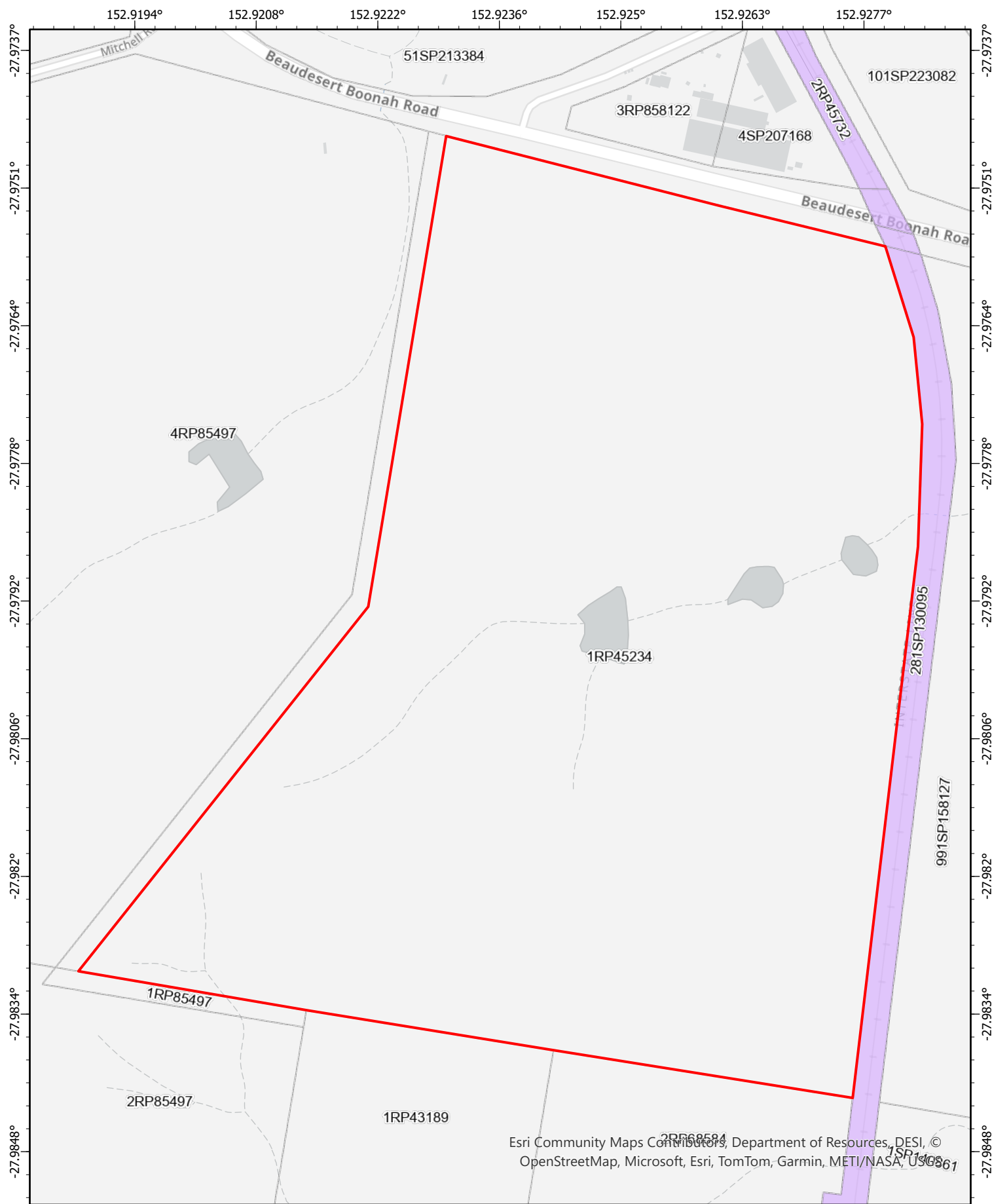


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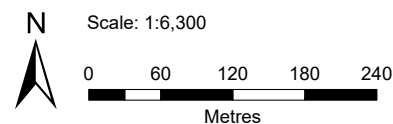


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 Railway corridor

Date: 17/02/2026

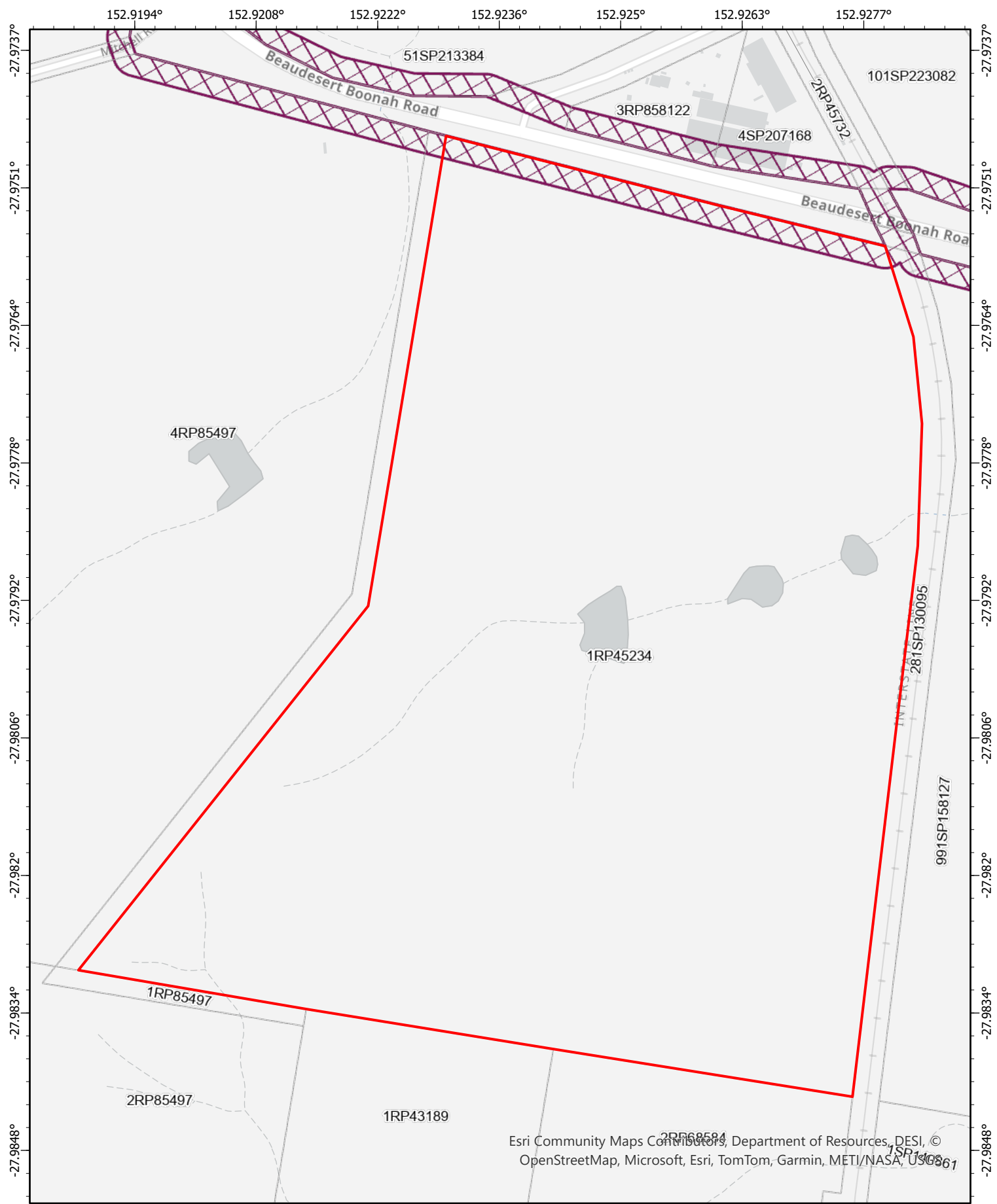


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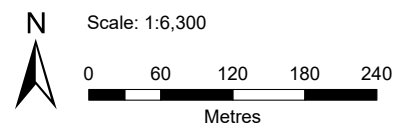
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 Area within 25m of a State-controlled road

Date: 17/02/2026

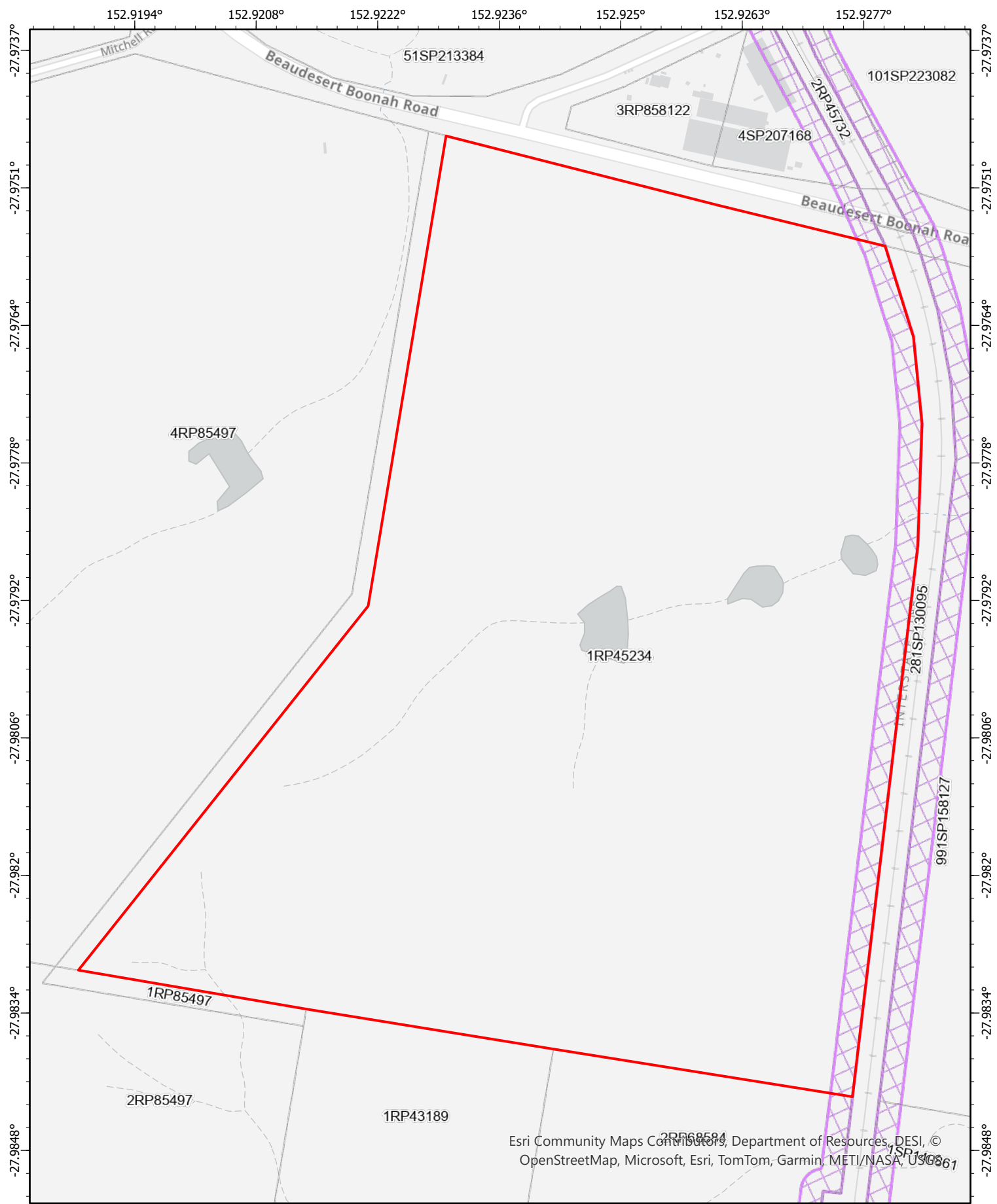


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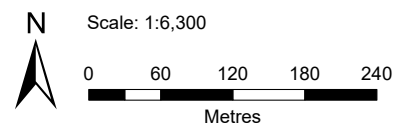
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Date: 17/02/2026

 Area within 25m of a
railway corridor

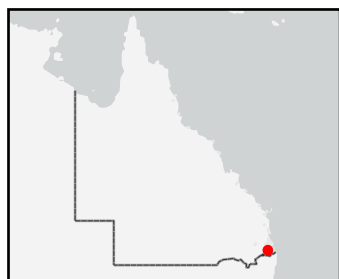


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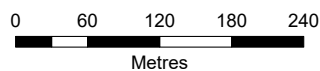
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Date: 05/03/2026

State Planning Policy mapping layers - consolidated list for all selected Lot Plans

State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)
- MSES - Wildlife habitat (koala habitat areas - core)
- MSES - Regulated vegetation (category C)
- MSES - Regulated vegetation (essential habitat)

WATER QUALITY

- Water resource catchments
- Water supply buffer area

AGRICULTURE

- Important agricultural areas
- Agricultural land classification - class A and B

TRANSPORT INFRASTRUCTURE

- State-controlled road
- Railway corridor

DEVELOPMENT AND CONSTRUCTION

- State development area

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Level 1 - Queensland floodplain assessment overlay
- Flood hazard area - local government flood mapping area
- Bushfire prone area

State Planning Policy mapping layers for selected

Lot Plan: 1RP45234 (Area: 633080 m²)

AGRICULTURE

- Agricultural land classification - class A and B
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DEVELOPMENT AND CONSTRUCTION

- State development area

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- Bushfire prone area
- Flood hazard area - Level 1 - Queensland floodplain assessment overlay

TRANSPORT INFRASTRUCTURE

- Railway corridor
- State-controlled road



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State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure
Date: 05/03/2026

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State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

Date: 19/02/2026

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Scale: 1:9,100

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Cadastre (10k)

Agricultural land
classification - class A
and B



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Making or amending a local planning instrument and designing land for local infrastructure

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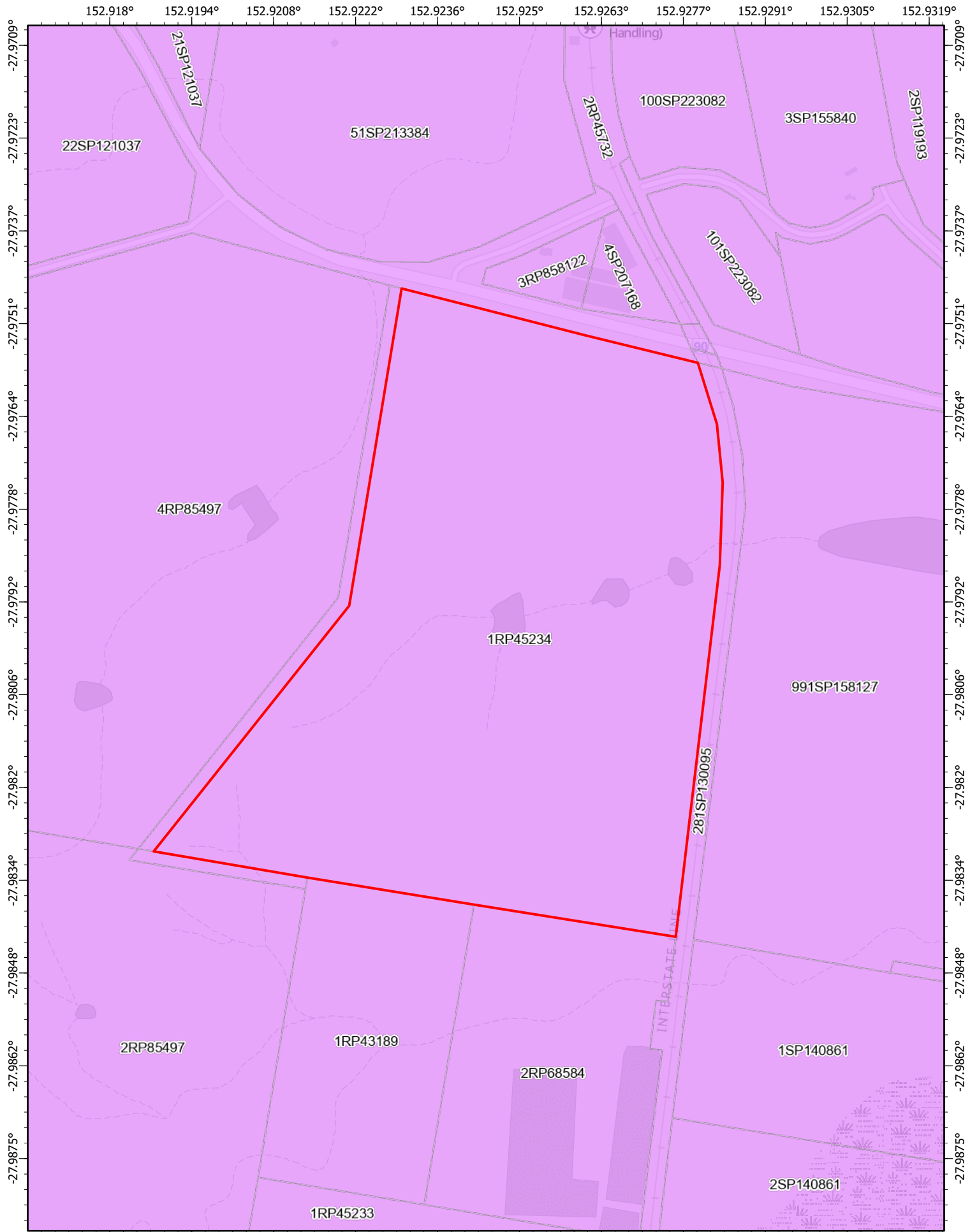
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Date: 19/02/2026

- Cadastre (10k)
- Important agricultural areas



State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

Date: 19/02/2026

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- Cadastre (10k)
- State development area



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Making or amending a local planning instrument and designing land for local infrastructure

Date: 19/02/2026

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- Cadastre (10k)
- MSES - Regulated
vegetation (intersecting
a watercourse)



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Making or amending a local planning instrument and designing land for local infrastructure

Date: 19/02/2026

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- Cadastre (10k)
- MSES - Regulated
vegetation (essential
habitat)



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Making or amending a local planning instrument and designing land for local infrastructure

Date: 19/02/2026

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- Cadastre (10k)
- MSES - Regulated
vegetation (category C)



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Making or amending a local planning instrument and designing land for local infrastructure

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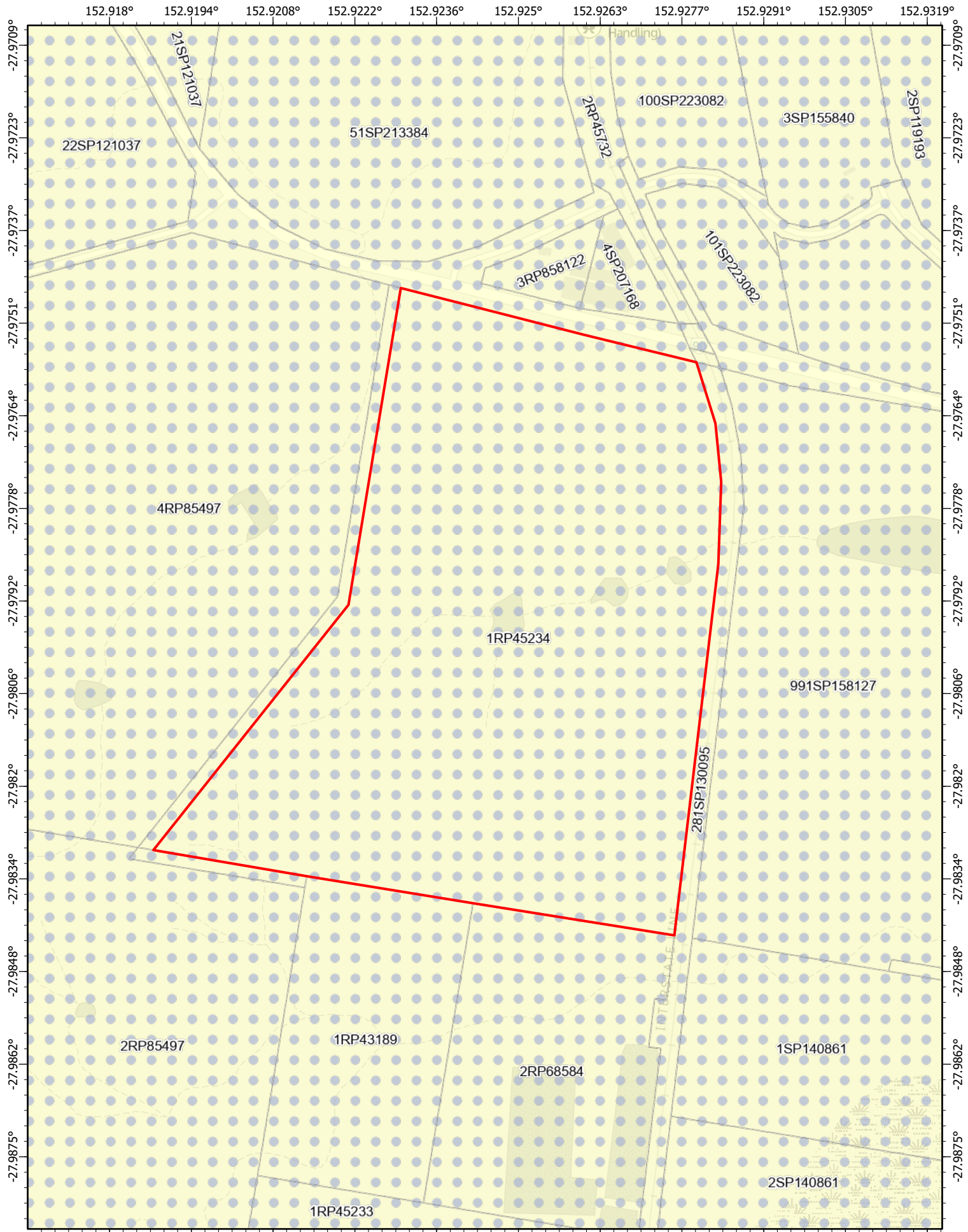
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- Cadastre (10k)
- MSES - Wildlife habitat
(koala habitat areas -
core)



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Date: 19/02/2026

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-  Cadastre (10k)
-  Water resource catchments
-  Water supply buffer area

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Making or amending a local planning instrument and designing land for local infrastructure

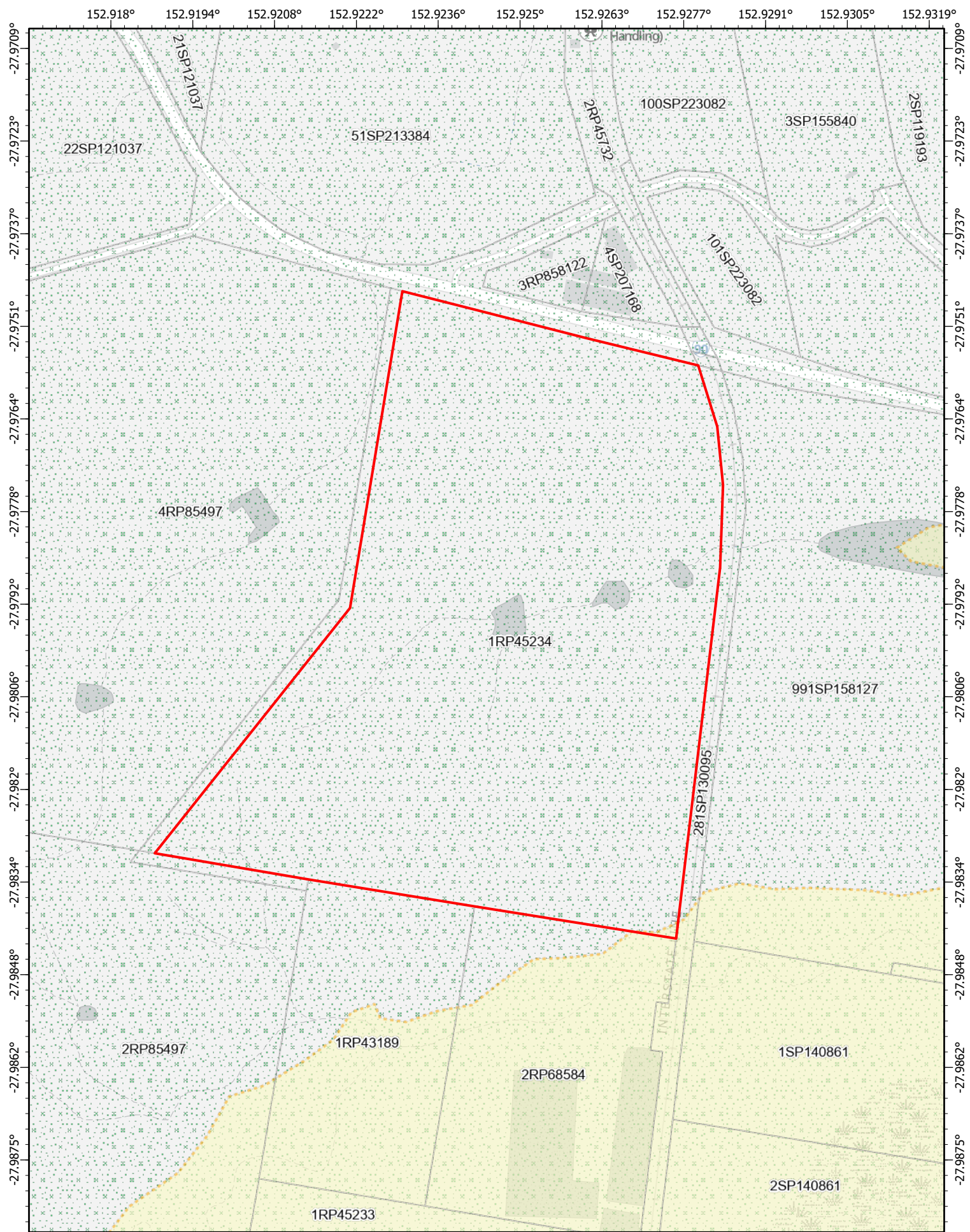
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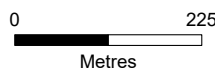
Making or amending a local planning instrument and designing land for local infrastructure

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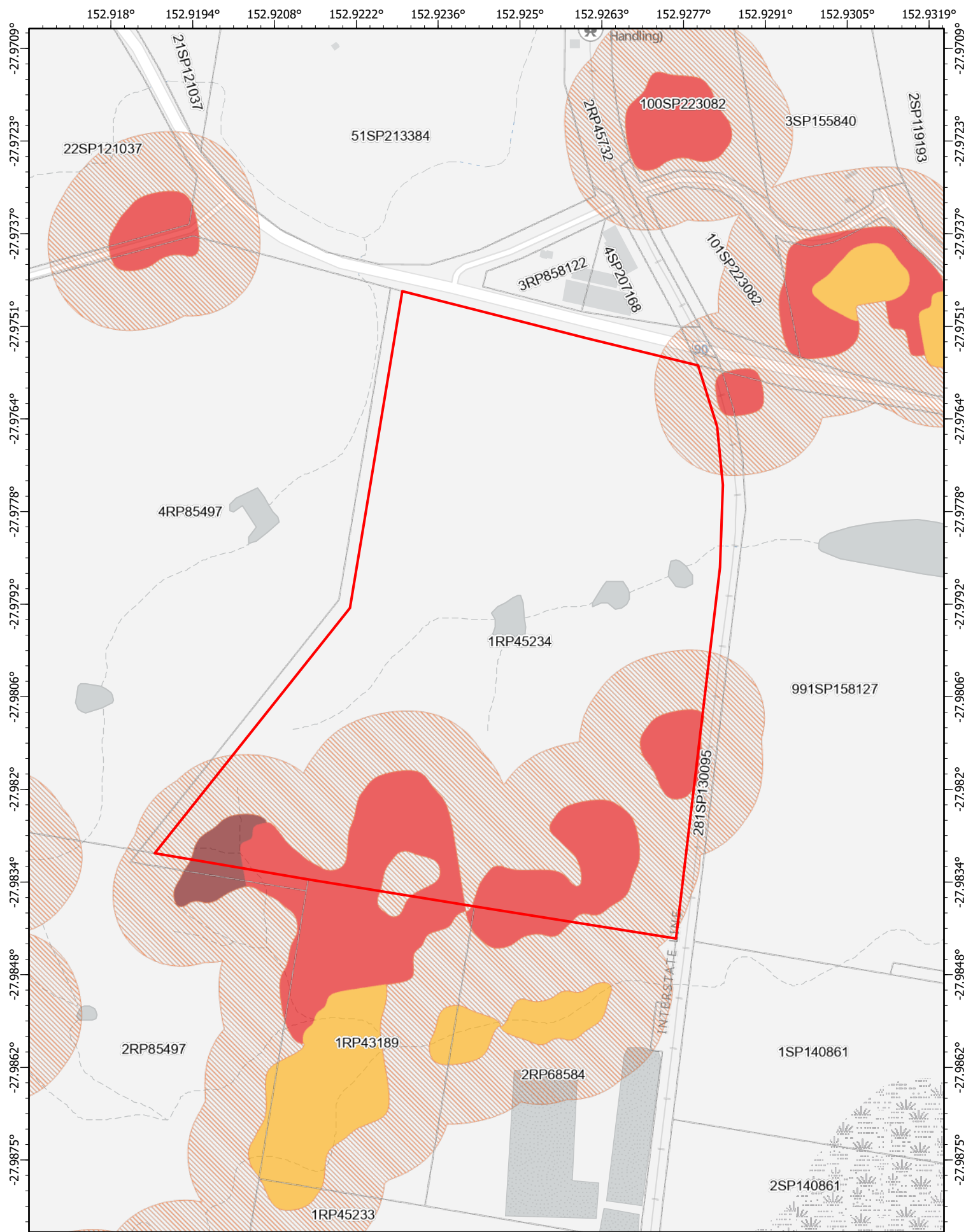
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- 

Cadastre (10k)
- 

Flood hazard area -
Level 1 - Queensland
floodplain assessment
overlay
- 

Flood hazard area -
local government flood
mapping area



State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

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Metres

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 Cadastre (10k)

Bushfire prone area

CLASS

 Very High Potential
Bushfire Intensity

 High Potential Bushfire
Intensity

 Medium Potential
Bushfire Intensity

 Potential Impact Buffer

State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

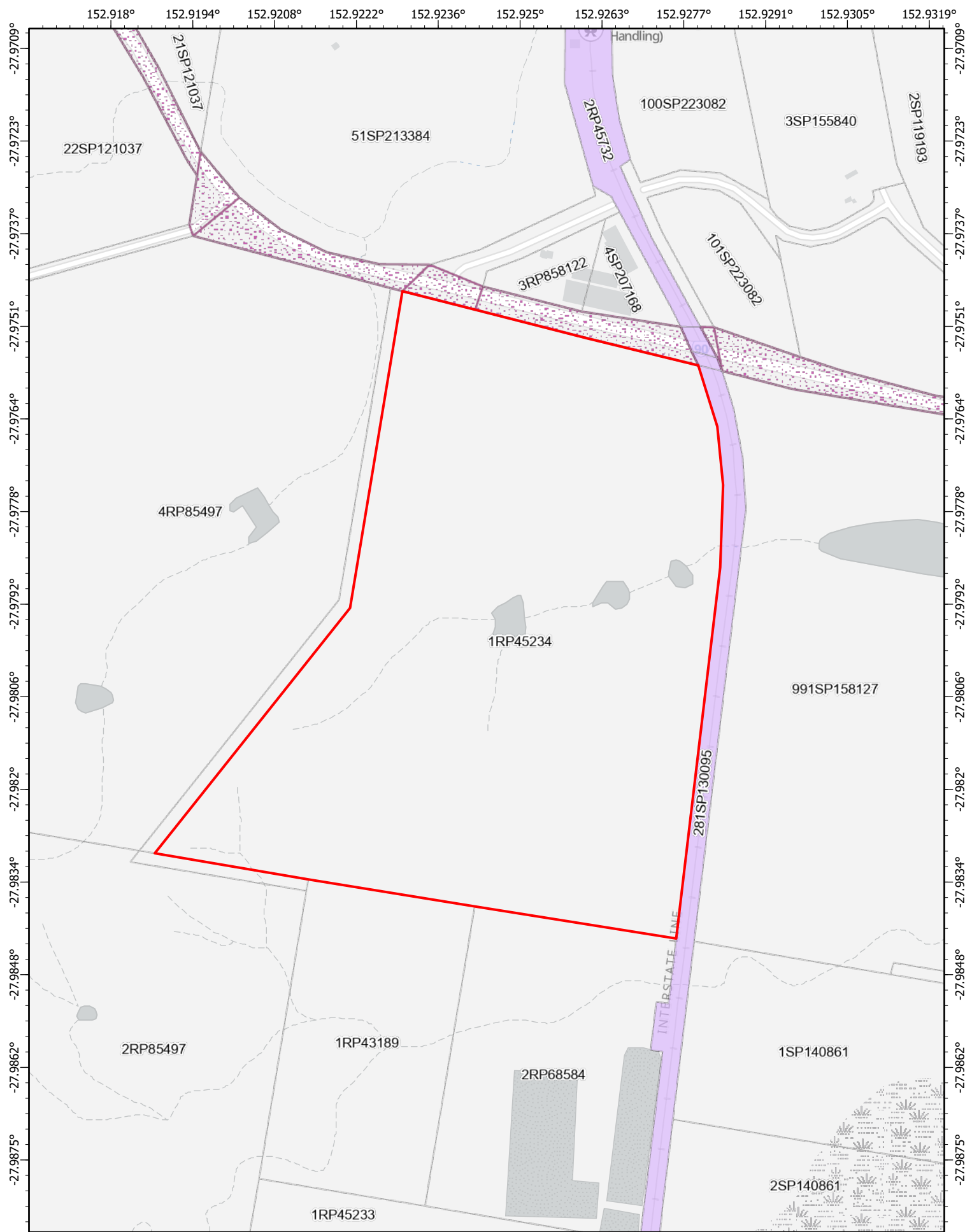
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Scale: 1:9,100

0 225
Metres

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- Cadastre (10k)
- State-controlled road
- Railway corridor

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SCENIC RIM PLANNING SCHEME 2020

Effective Date: 30/06/2023

PROPERTY REPORT

Status: Current

Property Details

Address	Beaudesert-Boonah Road BROMELTON QLD 4285
Property Size	633,080 m ²
Lot and Plan	1RP45234



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SCENIC RIM PLANNING SCHEME 2020

Effective Date: 30/06/2023

PROPERTY REPORT

Status: Current



Zone

Special Purpose Zone



Precinct

Precinct

: BSDA - Bromelton State Development Area Precinct



Overlay 3 - Bushfire Hazard

BUSHFIRE HAZARD AREA

: Very High



BUSHFIRE HAZARD AREA

: High



BUSHFIRE HAZARD AREA

: Potential Impact Buffer



Overlay 4A - Environmental Significance - Biodiversity - Matters of State Environmental Significance

Regulated Vegetation (as defined in the SPP)



Overlay 7A - Landslide Hazard Steep Slope - Steep Slope

Steep Slope Area - Eastern

: Slope Hazard 15.1% - 20%



Steep Slope Area - Eastern

: Slope Hazard 20.1% - 25%



Steep Slope Area - Eastern

: Slope Hazard over 25%



Overlay 9B - Regional Infrastructure - Major Electricity Roads and Rail Infrastructure - Rail Network

Rail Buffer Area



Label: Rail Buffer Area

Overlay 10B - Water Resource Catchments - Streams and Dams

Stream Order 1 to 3



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Overlay 12 - Transport Noise Corridor - Mandatory Area

Mandatory Area

: Category 1

Mandatory Area

: Category 2

Mandatory Area

: Category 3

Overlay 13 - Minimum Lot Size - Bromelton State Development Area Industrial Precincts

Bromelton State Development Area Industrial Precincts

: Special Industry Precinct

Overlay 14 - Higher Order Roads

Higher Order Roads

: Higher Order Road

Overlay 15 - Road Hierarchy

Road Hierarchy

: State Controlled Roads

Other Plans Map 1 - Bromelton State Development Area

Bromelton State Development Area

: Bromelton State Development Area

LGIP - Priority Infrastructure Area

Bromelton State Development Area

Projection Area

: Beaudesert

LGIP - Developable Area - Constraints

Constrained Area

LGIP - Plans for Trunk Infrastructure - Parks & Community Facilities

Parks & Community Facilities Catchment

: Beaudesert

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PROPERTY REPORT

Status: Current



LGIP - Plans for Trunk Infrastructure - Transport

Transport Catchment Area

: Outside PIA

LGIP - Plans for Trunk Infrastructure - Stormwater

State-controlled Roads__

Administrative Layers

SEQ Regional Plan

SEQ Regional Plan: Urban Footprint

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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary



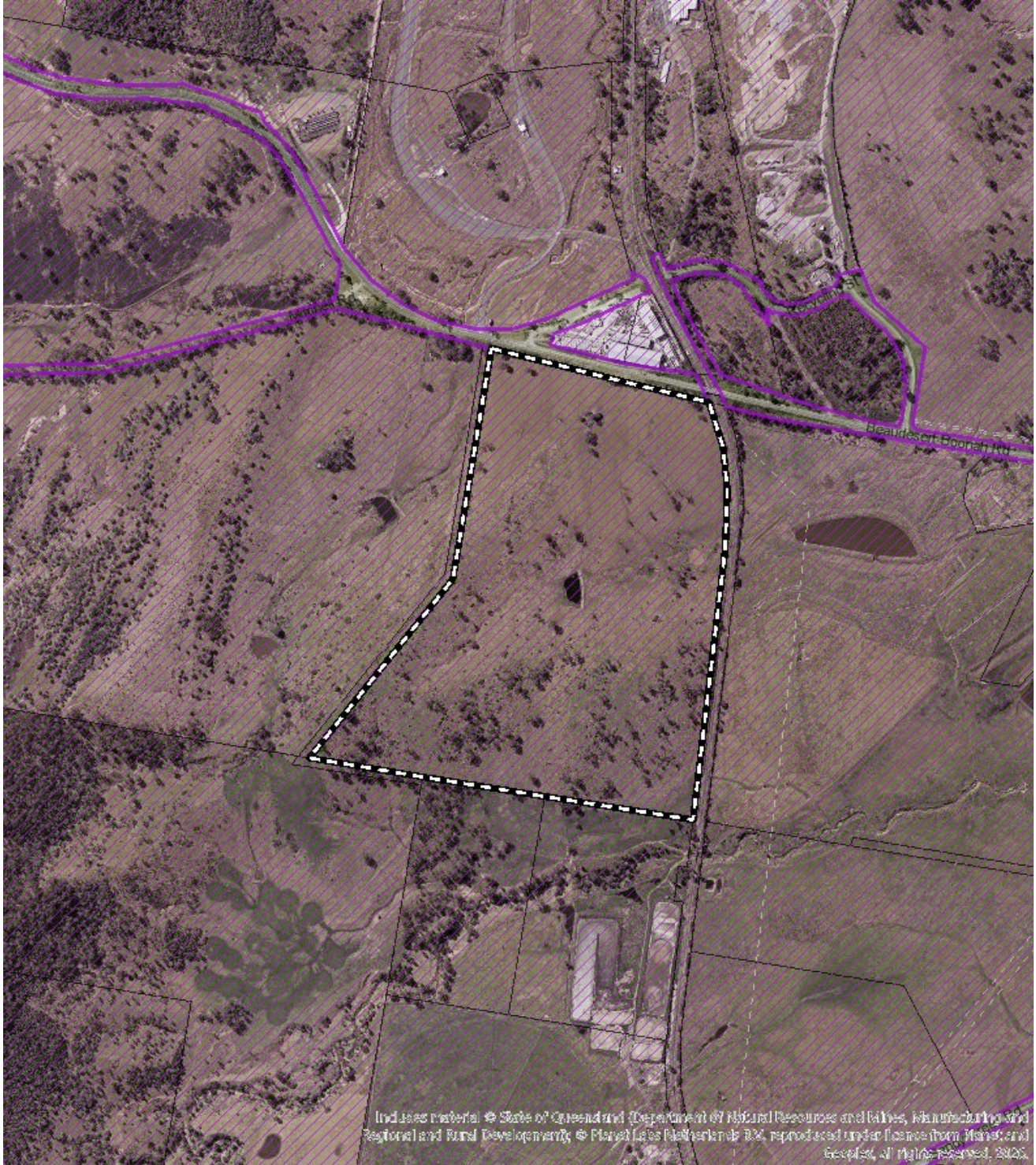
Roads



Zoning

-  Community Facilities Zone
-  Conservation Zone
-  District Centre Zone
-  Emerging Community Zone
-  Industry Zone
-  Limited Development Zone
-  Local Centre Zone
-  Low Density Residential Zone
-  Low-medium Density Residential Zone
-  Major Centre Zone
-  Major Tourism Zone
-  Minor Tourism Zone
-  Mixed Use Zone
-  Neighbourhood Centre Zone
-  Recreation and Open Space Zone
-  Rural Residential Zone
-  Rural Zone
-  Special Purpose Zone
-  Township Zone
-  Unzoned

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Legend

Precincts

-  BSDA - Bromelton State Development Area Precinct
-  BW - Bulk Water Precinct
-  CI - Commercial Industry Precinct
-  EP - Rural Escarpment Protection Precinct
-  FL - Flood Land Precinct
-  HS - Historical Subdivision Precinct
-  MR - Mountain Residential Precinct
-  PR - Passive Recreation Precinct
-  RREA - Rural Residential A Precinct
-  TMR - Tamborine Mountain Rural Precinct
-  TR - Township Residential Precinct

Local Government Area



Streets Names

Easement Boundary



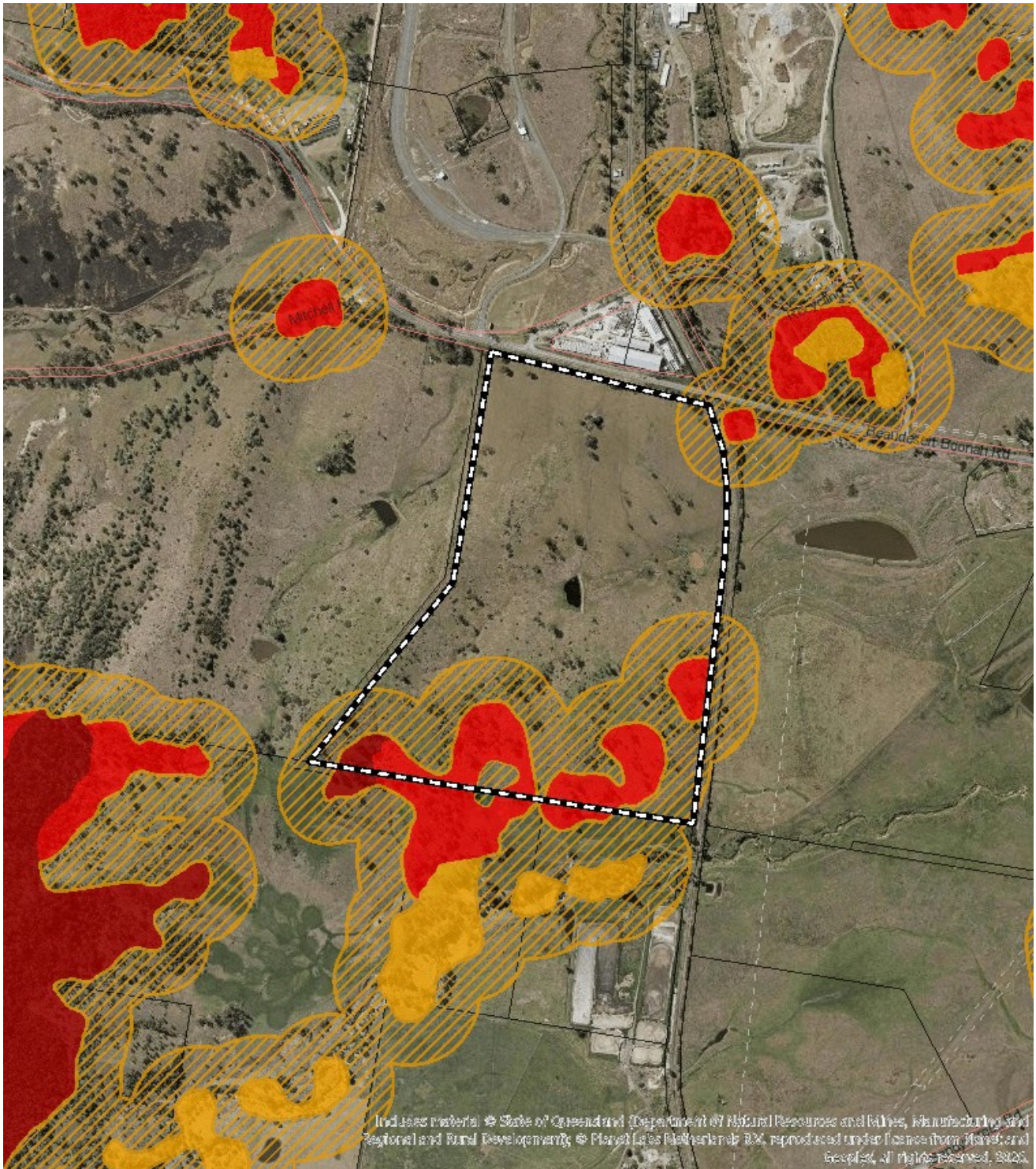
Lot Boundary



Roads



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Legend

BUSHFIRE HAZARD AREA

- Very High
- High
- Medium
- Potential Impact Buffer

Local Government Area



Streets Names

Easement Boundary



Lot Boundary



Roads



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Legend

Regulated Vegetation (as defined in the SPP)



Local Government Area



Streets Names

Easement Boundary



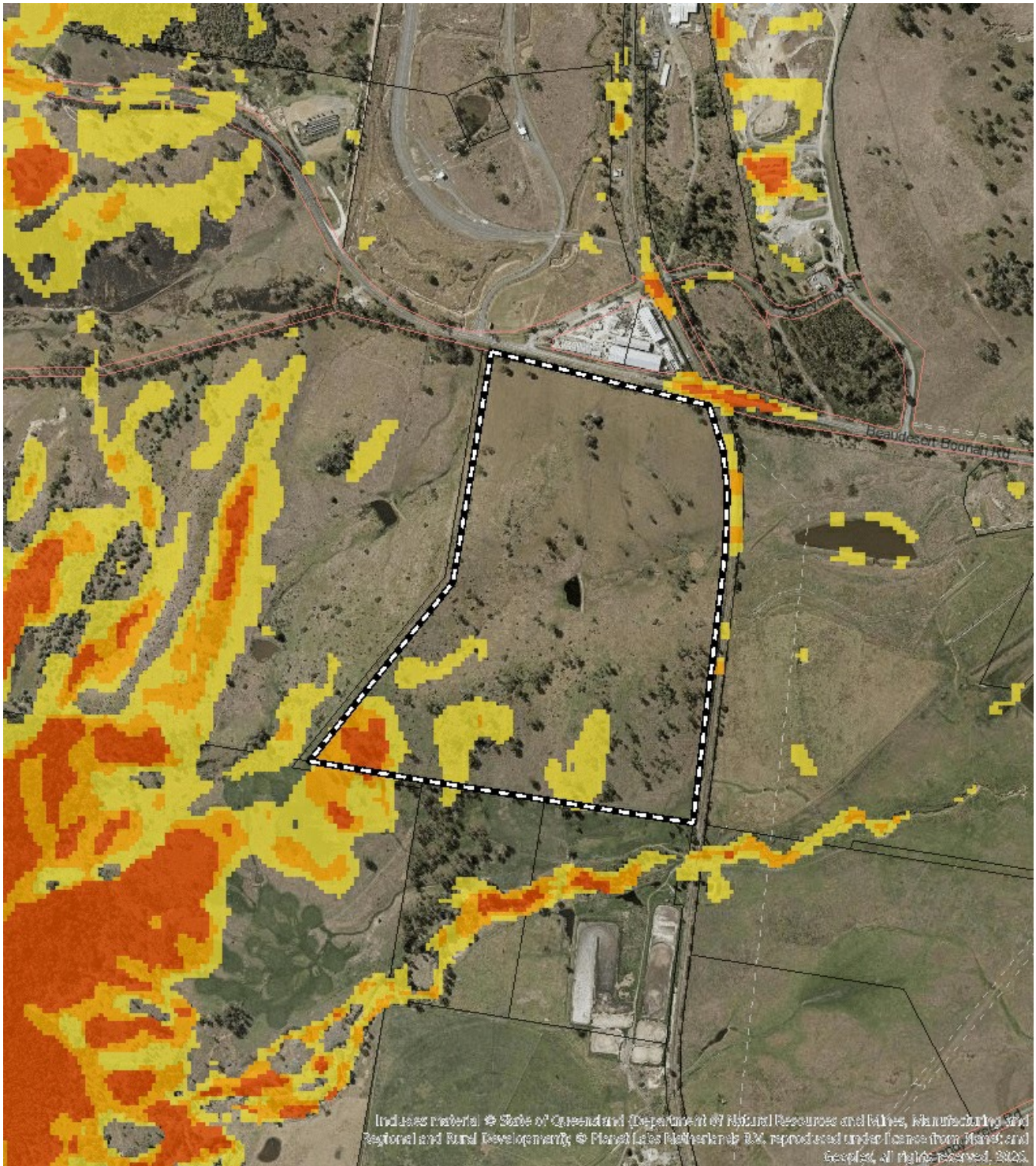
Lot Boundary



Roads



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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary



Roads



STEEP SLOPE AREA - EASTERN

- Slope Hazard 15.1% - 20%
- Slope Hazard 20.1% - 25%
- Slope Hazard over 25%

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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary



Roads



Rail Buffer Area

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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary



Roads



stream order 1 to 3



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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary



Roads



MANDATORY AREA

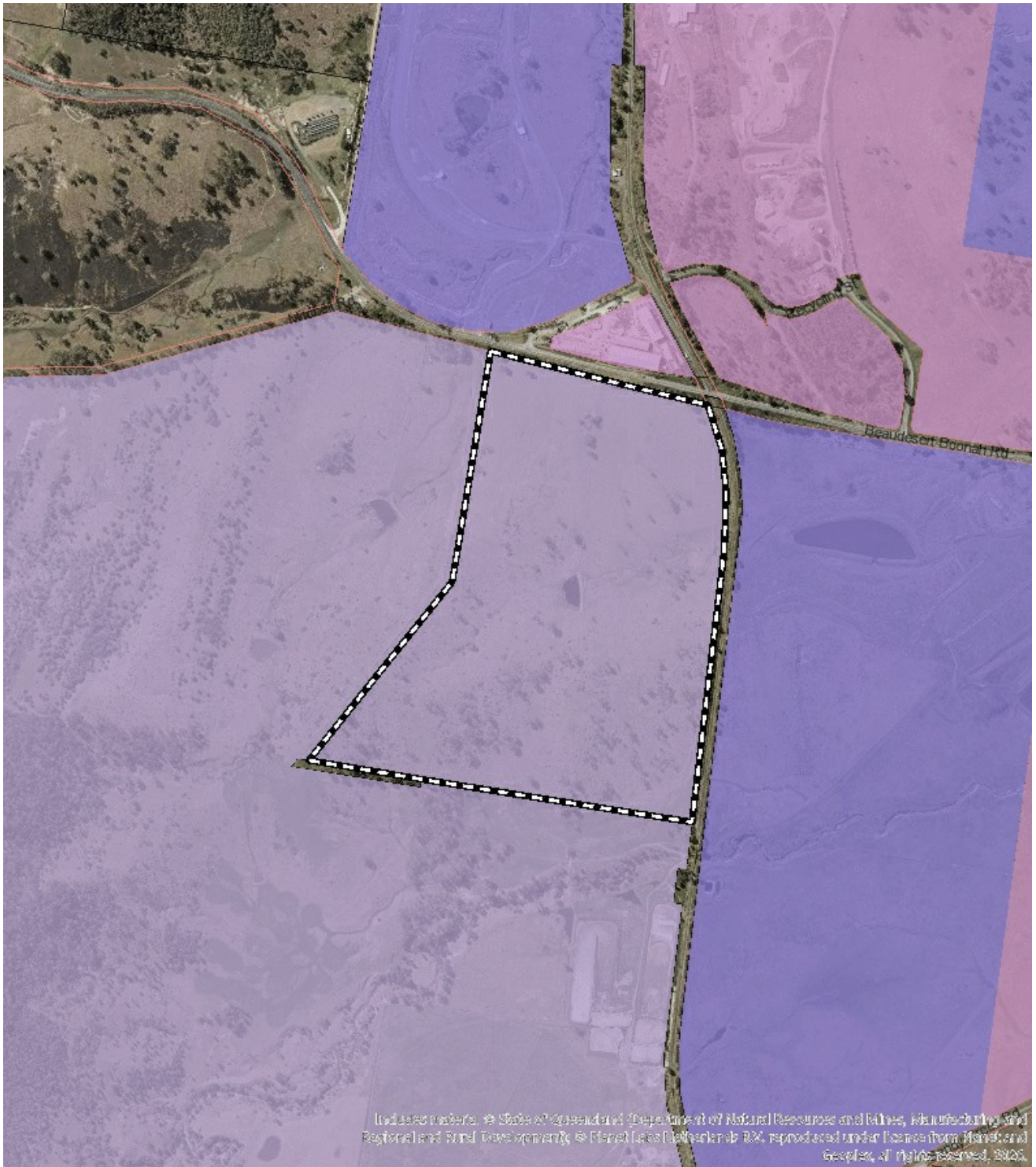
Category 1

Category 2

Category 3

Category 4

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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary



Roads



BROMELTON STATE DEVELOPMENT AREA INDUSTRIAL PRECINCTS

-  Medium-High Industry Precinct
-  Rail Dependent Industry Precinct
-  Special Industry Precinct

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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary



Roads



Higher Order Road

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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary

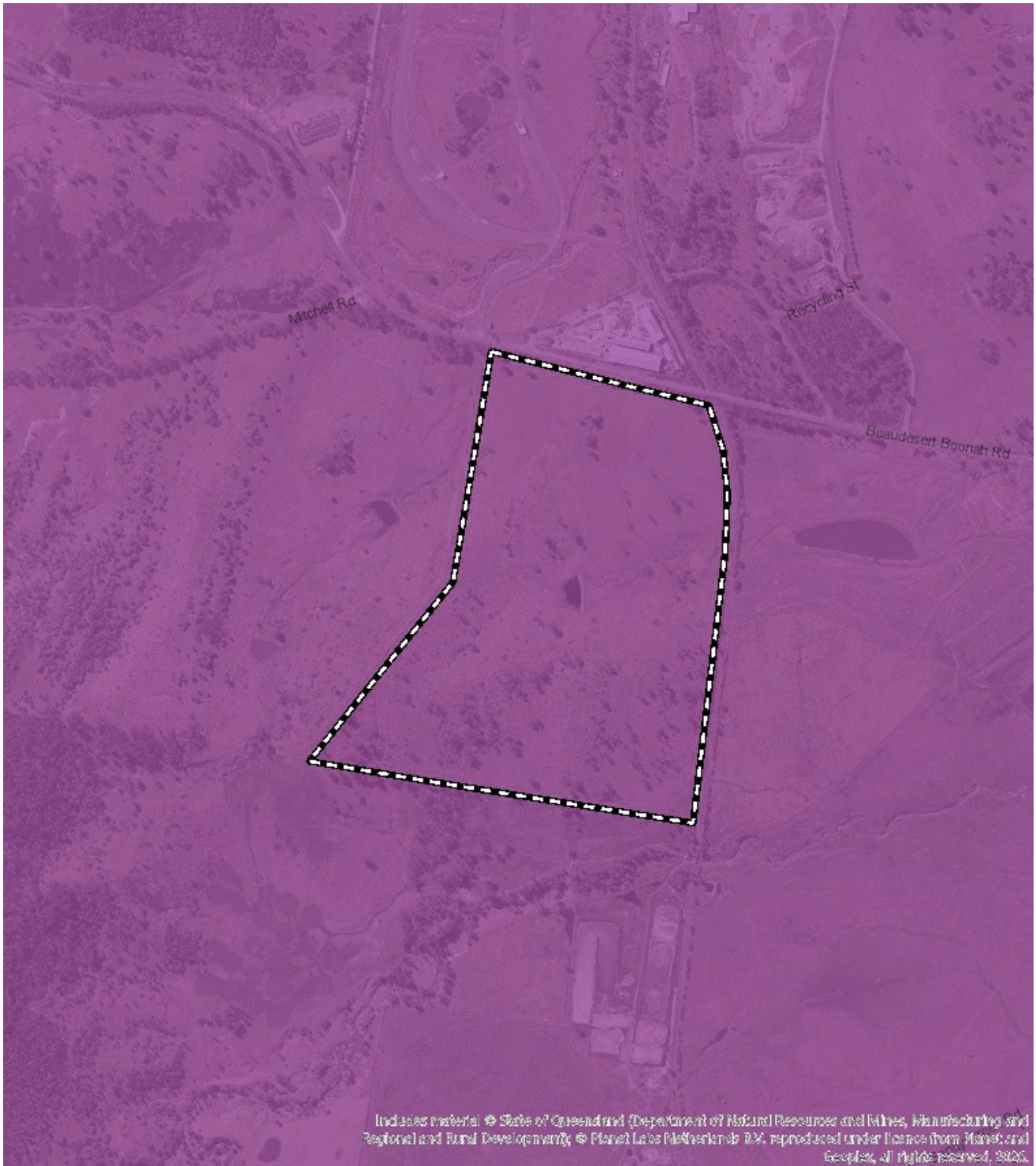


Roads



- State Controlled Roads
- Connector
- Collector
- Access
- Uncategorised

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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary

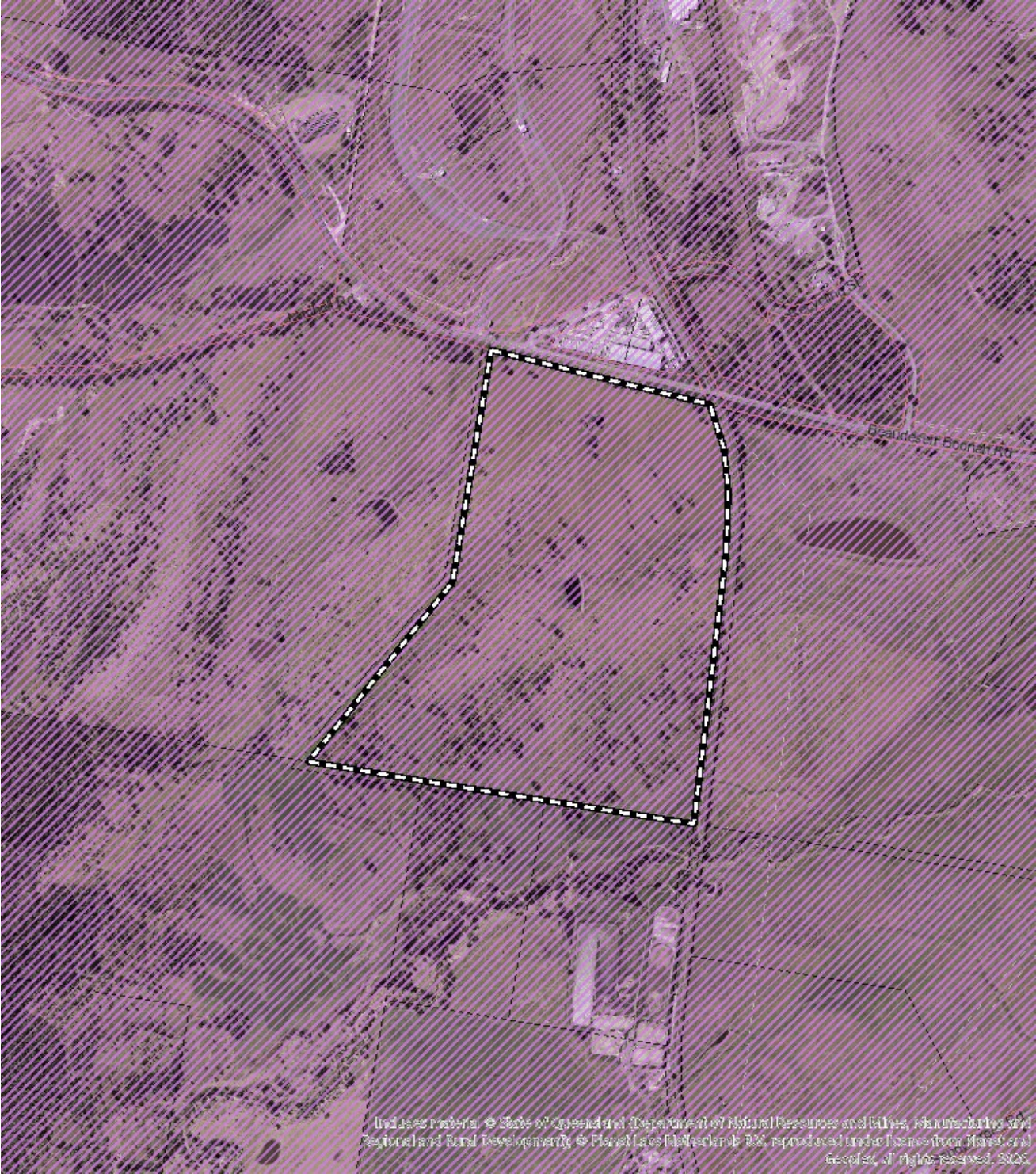


Roads



Bromelton State Development Area

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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary



Roads



Bromelton State Development Area



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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary



Roads



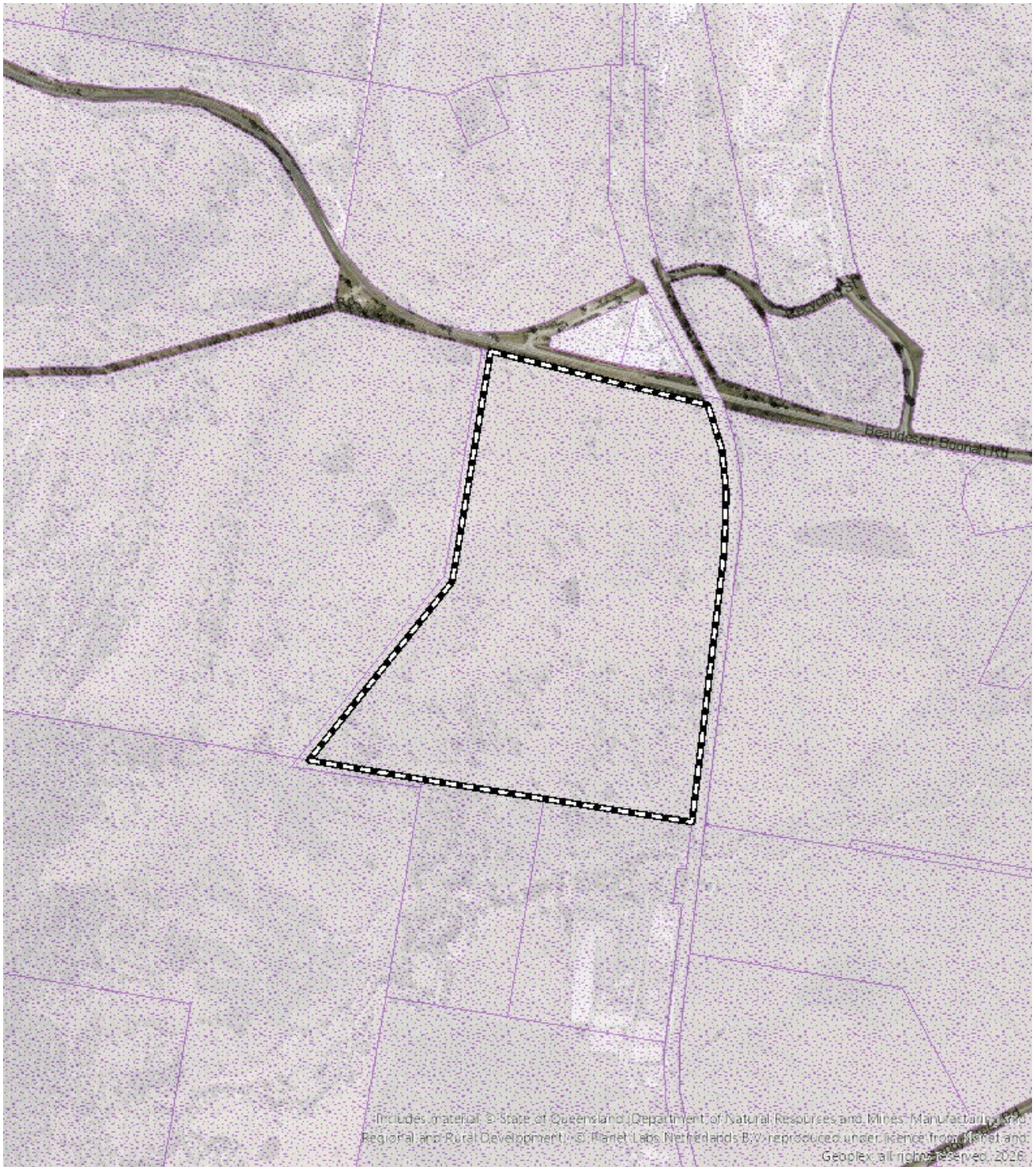
PROJECTION AREA

Beaudesert

Boonah

Tamborine / Canungra

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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary



Roads



Constrained Area



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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary



Roads



Parks & Community Facilities Catchment



Beaudesert



Boonah



Tamborine / Canungra

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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary



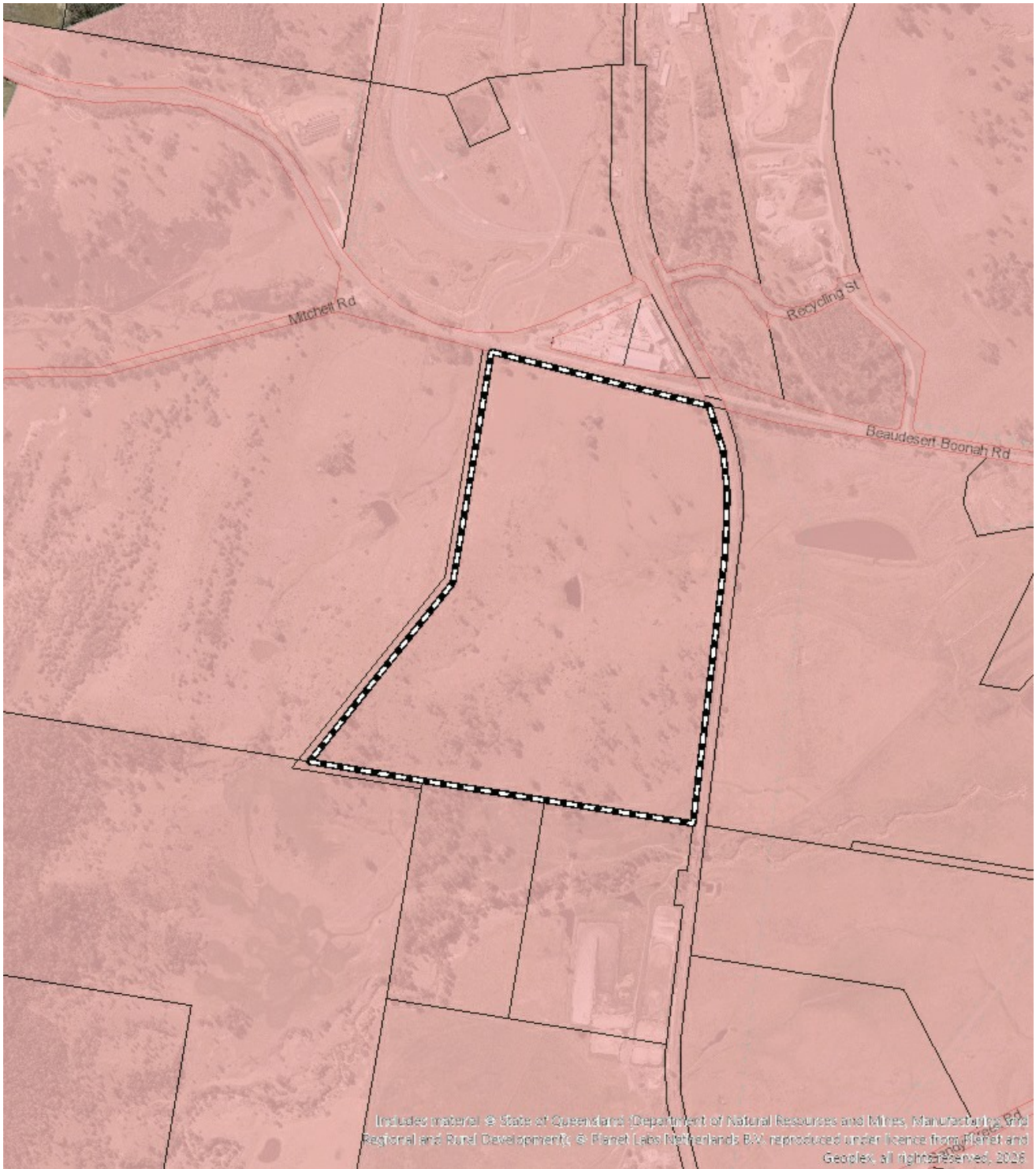
Roads



Transport Catchment Area

- Beaudesert
- Boonah
- Canungra
- Kalbar
- Kooralbyn
- Outside PIA

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Legend

Local Government Area



Streets Names

Easement Boundary



Lot Boundary



Roads



SEQ Regional Plan 2023

 Regional Landscape and Rural Production Area

 Rural Living Area

 Urban Footprint

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