



# Bioregional guidance plans – use by a landholder

MAY 2026

## Purpose of this fact sheet

This fact sheet is intended to help landholders understand how to use the bioregional guidance plans, once they are made. It may also help other parties who are not proponents understand potential uses of the plans.

This fact sheet should be read in conjunction with other information about bioregional guidance planning, including proponent and regulator use case fact sheets for the draft Brigalow Belt North and Gulf Plains bioregional guidance plans:

[www.environment.qld.gov.au/management/planning-guidelines/bioregional-planning](http://www.environment.qld.gov.au/management/planning-guidelines/bioregional-planning)

This fact sheet will be updated to reflect necessary changes following public consultation and the finalisation of the plans.

## Summary

This use case demonstrates how bioregional guidance plans can support landholders to make informed, voluntary decisions that align land management, development discussions and conservation outcomes. By using the plans and the [Bioregional Planning Interactive Tool](#) (the Interactive Tool), landholders can better understand the values related to Matters of National Environmental Significance (MNES) (such as threatened or migratory species and threatened ecological communities) on or around their land, identify practical opportunities to enhance outcomes for protected matters, and engage confidently with industry or government where it aligns with their goals.

Importantly, the plans do not impose new requirements but provide accessible information that can help landholders plan stewardship actions, consider potential opportunities to diversify income, and contribute to positive regional outcomes while continuing to use their land productively.

## How can landholders use bioregional guidance plans?

Bioregional guidance plans (the plans) will not impose any new obligations on landholders, including farmers and graziers.

The plans provide advice to help proponents, such as renewable energy and minerals mining companies, design projects and help regulators assess projects under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act).

Some of the content of the plans and Bioregional Planning Interactive Tool (the Interactive Tool) may also be useful to landholders. In particular, the plans can help landholders:

- find out if their land may include areas that are important for conservation of MNES or have good potential for restoration to benefit MNES. These areas might be suitable for voluntary stewardship activities, or could help landholders take part in offsets or environmental markets in the future, if relevant
- find out more about the nationally protected matters, such as threatened or migratory species and threatened ecological communities, that may occur on or around their property

- understand the main pressures and management priorities in the plan area, such as fire, weeds and pests, to help with property planning and day-to-day management
- find ways to improve outcomes for protected matters by looking after their land
- have more informed discussions with project developers who may want to develop on their property about what good practice looks like. For example, this can include what types of mitigation measures are most effective for certain impacts
- find ways to work voluntarily with project developers or other partners, when it fits with the landholder's goals. For example, coordination can help achieve practical outcomes and reduce negative impacts on both biodiversity and agricultural productivity.

## Case study – what does this look like in practice?

### Scenario

A landholder owns a property within the Brigalow Belt North bioregional guidance plan (the Plan) area. They graze cattle on their property.

The landholder reads the Plan and looks at the Interactive Tool to better understand protected matters on their land and identify opportunities to diversify their income through voluntary arrangements.

This is a fictional scenario and does not represent that any similar project would ultimately be approved under the EPBC Act. Each project referral must be considered and assessed based on the specific facts.

### Development example

The landholder has been considering diversifying their income. They decide to negotiate with an energy company who has approached them about putting several wind turbines on their property.

The landholder wants to make sure this development will benefit them and will be good for the broader community.

The landholder refers to the Plan and notes that inappropriate fire regimes are a key threat to many protected species in the area. They raise this with the energy company. The landholder agrees to host the turbines on their land, under the condition that the developer establishes and maintains several fire trails on their property and the surrounding area. These trails will help the landholder access previously inaccessible areas of their property, to undertake fire, weed and pest management.

The landholder also has a patch of remnant vegetation on their property, which contains old growth trees with tree hollows and they regularly observe wildlife in this area. Using the Interactive Tool, the landholder sees that some threatened species might occur in the area, and the level of impact they can tolerate. The landholder recommends that the developer avoids clearing this high-quality vegetation and instead focuses the development in already cleared or disturbed areas, where feasible.

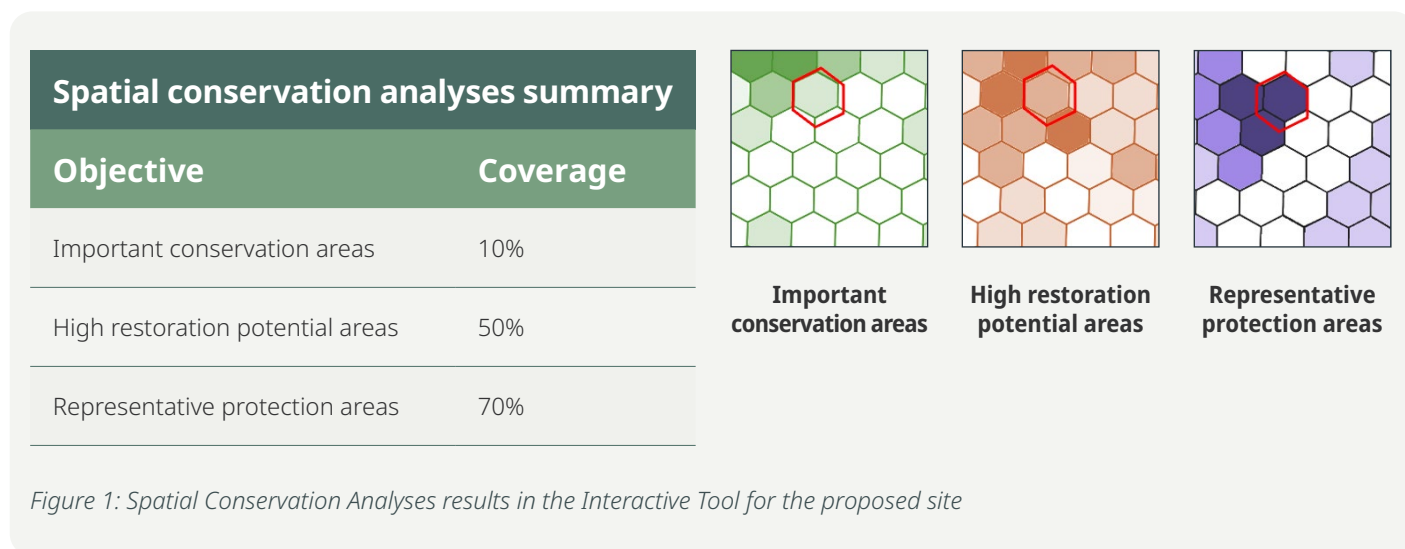
Table 1 - Extract of protected matters identified in the approximate location of the property in the Interactive Tool

| Protected matter | Impact threshold                                                                                                  | Likelihood of occurring |
|------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------|
| Species 1        | E4 – Near zero impact (direct impact to individuals, and known nesting habitat) / E3 – Impacts as low as possible | Medium                  |
| Species 2        | E3 – Impacts as low as possible                                                                                   | Medium                  |
| Species 3        | E2 – Some impacts with appropriate compensation                                                                   | High                    |

The landholder also sees that the Plan validates their desire to see increased opportunities for community members to earn a good income, while being close to their families. This helps the landholder to negotiate employment and skill-building opportunities with the energy company, such as supporting establishment of a local Indigenous ranger program.

## Markets and stewardship example

The landholder sees from the Plan that high restoration potential areas may provide opportunities for offsets based on improving vegetation condition, and that representative protection areas could provide opportunities for offsets based on actively managing the land to reduce threats to protected species. They use the Interactive Tool and see that they are in an area identified as having a high percentage of both high restoration potential areas and representative protection area (Figure 1).



This does not add new obligations for the landholder, but it may help the landholder identify voluntary opportunities to enhance habitat condition and connectivity on their land for protected species. In this example, the property is adjacent to a national park. The landholder considers whether restoring a portion of the property by planting local native vegetation could improve connectivity between the national park and surrounding conservation areas.

If the landholder is interested, they could explore options around providing an environmental offset for development in the region – this could involve talking to individual proponents about offsets for a specific project, or to governments about strategic or advanced offsets. They could also seek information from relevant government programs about environmental markets and stewardship opportunities.

## To note

In both examples:

- The landholder's existing obligations under Queensland legislation and the EPBC Act continue to apply. The plans do not impose any additional obligations on them.
- The plans do not require landholders to engage with industry. Any arrangements would only be entered into willingly by the landholder, if they chose to pursue them.



**Australian Government**



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