

Notes

This BMP is to be read in conjunction with the associated bushfire hazard assessment report for a complete understanding of the potential future bushfire context relevant to the subdivision.

The bushfire attack levels (BALs) identified on the BMP are based on the hazard assessment and vegetation / landscaping management provisions set out in the accompanying report and reflected by relevant third party reporting.

The bushfire management plan reflects that information available at the time of preparation in relation to potential future hazard. Any departure from the APZ and defensible space requirements as identified on this plan will trigger higher BAL classifications.

Building shielding provisions as per Part 3.5 of AS3959-2009 may be adopted for those facades shielded from the hazard by other parts of the same building, as confirmed by qualified BPAD accredited practitioner. The building construction requirements can only drop to the next lowest BAL rating, but not less than the requirements for BAL-12.5 (ie. these facades cannot drop to BAL-LOW).

Assessment of development in relation to the super lot does not form part of this assessment. Assessment of the super lot will be required as part of a future development application.

Grassland Management for interim fire break Context Area 3 (Until Arterial route Construction)
Refer to land management requirements outlined in Master Bush Fire Management Plan for PEET Flagstone West Structure Plan Area.

Clear all BAL-FZ allotments and maintain in low fuel condition at time of stage construction and ongoing until allotments can be registered.

BAL-FZ Lots are not to be registered until these lots can achieve BAL-29 or lower (See attached report)

Open style pool fencing or masonry/colorbond fencing. No timber fencing.

Rehabilitation to be in accordance with BMP addendum report.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402

Date: 7 November 2018



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

Notes

The proposed boundaries & areas as shown hereon are preliminary only and are subject to final design, local authority approval and registration in the land and property management authority.

The title boundaries as shown hereon have been determined by minimum survey connections but not marked.

Easement locations shown are preliminary only and are subject to final engineering design.

Bushfire Attack Level (BAL)

- Bushfire Attack Level 12.5
- Bushfire Attack Level 19
- Bushfire Attack Level 29
- Bushfire Attack Level 40
- Bushfire Attack Level FZ

Legend

- Site Boundary
- Public Reserve (Park)
- Sandy Creek Corridor (No Clearing permitted)
- Extent of clearing/separation required
- Revised Firebreak Area
- Staging Boundaries
- Fire Break (5m width)
- Top of Proposed Batter
- Bottom of Proposed Batter
- Sewer trunk

Scale 1:2000

BUSHFIRE MANAGEMENT PLAN

PROJECT: FLAGSTONE WEST STAGE 1

LOCATION: FLAGSTONIAN DRIVE, FLAGSTONE

Real Property Description: LOT 908 ON SP297723

CLIENT: PEET FLAGSTONE CITY PTY LTD

Horiz. Datum: N/A

Vert. Datum: N/A

Local Authority: LOGAN CITY COUNCIL

Drawn: SSD

Surveyor: N/A

Contour Interval: N/A



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Scale: 1:2000 @ A1

Drawing No: FLAG BUSHPROP

Sheet: 1 of 1

Revision: B

Rev	Description	Drawn	Checked	Date
B	Update Lot Layout (SW Stage)	RJD	LG	31/08/2018
A	Original Issue	SSD	LG	13/04/2018
This plan is prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries shown hereon were not marked by the author at the time of survey and have been determined by plan dimensions only and not by field measurement. Services shown hereon have been located where possible by field survey. If not able to be located, services may have been plotted from the records of relevant authorities where available. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.				