



Pebble Creek East Plan of Development

176-228 Mountain Ridge Road, South Maclean 13 February 2020

Document Control

Document Issue

lssue	Date	Prepared By	Checked By
Draft – Revision A	20 February 2019	DC	NC
Final	27 February 2019	DC	NC
Further Issues Revision 1	2 October 2019	DC	NC
Further Issues Revision 2	22 January 2020	NC	AH
Further Issues Revision 3	13 February 2020	NC	AH

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Accepted Uses

1.1. Uses exempt in accordance with this Plan of Development

Where within the 176-228 Mountain Ridge Road Plan of Development Area¹, uses listed below in Table 1 are approved exempt development, where within the Residential Precinct and complying with this Plan of Development.

Table 1 – Approved Exempt Development in accordance with the Plan of Development

Display Home	
Home Based Business	
House	
Park	
Sales Office (<150m ²)	

- 1. In accordance with the provisions of the Greater Flagstone Development Scheme, building work and operational work are exempt development where in accordance with this Plan of Development.
- 2. To the extent there is any conflict between this Plan of Development and the Greater Flagstone Development Scheme, this Plan of Development prevails.
- 3. Where development is not in accordance with this Plan of Development, a new development application will be required.

1.2. Uses subject to Compliance Assessment

Where within the 178-226 Mountain Ridge Road Plan of Development Area¹, uses listed below in Table 2 will be subject to Compliance Assessment, where complying with this Plan of Development.

Table 2 – Uses subject to Compliance Assessment in accordance with the Plan of Development

Advertising Device Sales Office (>150m²) Utility Installation (where for supply of water, electricity, communications, gas, sewerage or drainage services)

¹ The 176-228 Mountain Ridge Road Plan of Development Area (Residential Precinct) is shown in **Appendix A**.



References

This Plan of Development has been prepared in accordance with the following Economic Development Queensland Guidelines and Practice Notes:

- Guideline 1 Residential 30 (May 2015)
- Guideline 5 Neighbourhood Planning and Design (May 2015)
- Guideline 6 Street and Movement Network (April 2012)
- Guideline 7 Low Rise Buildings (May 2015)
- Guideline 12 Park Planning and Design (May 2015)
- Guideline 13 Engineering Standards (September 2017)
- Guideline 18 Development Interfaces (May 2015)
- Practice Note 07 Designing for Small Lots (March 2014)
- Practice Note 10 Plans of Development (March 2014)

Defined Uses and Terms

Advertising Device - Means a permanent sign, structure or other device used, or intended to be used, for advertising; and includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.

Display Home – Means the temporary use of premises for the promotion and/or sale of land and/or houses within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Home Based Business – Means the use of a House or Multiple residential for an occupation or business activity as a secondary use where:

- The floor area used specifically for the home business does not exceed 50m²;
- Any visitor accommodation does not exceed 4 visitors;
- There is no hiring out of materials, goods, appliances or vehicles;
- There is only one sign related to the Home business, located within the premises or on a fence facing the road;
- There is no repairing or servicing of vehicles not normally associated with a residential use;
- There is no industrial use of premises;
- The maximum height of a new building, structure or object does not exceed the height of the House or Multiple residential and the setback is the same as or greater than, building on adjoining properties;
- Car parking is in accordance with the planning scheme;
- There is no display of goods;
- Number of employees does not exceed 4.

House – Means a residential use of premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling. The



secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence and may be constructed under the primary dwelling, attached to it or free standing.

Park – Means the use of premises by the public for free recreation and enjoyment and may be used for community events. Facilities may include children's playground equipment, informal sports fields, ancillary vehicle parking and other public conveniences.

Utility Installation – Means the use of premises used to provide the public with the following services:

- Supply of water, hydraulic power, electricity or gas;
- Sewerage or drainage services;
- Transport services including road, rail or water;
- Waste management facilities;
- Network infrastructure.

The use includes maintenance and storage depots and other facilities for the operation of the use.

Sales Office – *Means the use of premises for the temporary promotion and/or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.*

The definitions above are in accordance with the Greater Flagstone Development Scheme. The defined terms above and the definitions contained within the Greater Flagstone Development Scheme prevail over all other planning instruments to the extent of any inconsistency.



Design Criteria

1.3. House

The following criteria apply to a House within the 176-228 Mountain Ridge Road Plan of Development Area², where within the Residential Precinct. The design criteria are to be read in conjunction with the Plan of Development (Envelope Plans)³.

1.3.1 Setbacks and Site Cover

- Setbacks are as per Table 3 below, dependent on the lot typology identified within 176-228 Mountain Ridge Road Plan of Development (Envelope Plans)³ unless specified otherwise within Section 1.3;
- Built-to-Boundary walls are nominated on the 176-228 Mountain Ridge Road Plan of Development (Envelope Plans)³;
- All setbacks are measured to the wall of the structure;
- Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
- A lot can have only one primary frontage. Primary frontages are nominated on the 176-228 Mountain Ridge Road Plan of Development (Envelope Plans)³, being the nominated driveway frontage;
- For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
- For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a 6m x 6m truncation at the corner of two road frontages;
- Except for Terrace Lots, the length of a Built-to Boundary wall is not to exceed 15m or 50% of the lot depth, whichever is the lesser;
- Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
- Notwithstanding the setbacks specified in Table 3 below, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
- Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in Table 3; and
- The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within Table 3.

³ The 176-228 Mountain Ridge Road Plan of Development (Envelope Plans) are included in **Appendix B**.



² The 176-228 Mountain Ridge Road Plan of Development Area (Residential Precinct) is shown in **Appendix A**.

Table 3 – Design Criteria (setbacks and site cover)*

	1971				873		
	Laneway Terrace	Terrace	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback							
To Wall (Ground Floor)	Om	4.5m	3m	3m	3m	4m	5m
To Wall (First Floor)	0m	3.5m	3m	Зm	3m	4m	5m
Garage	Om	5.5m	5m	5m	5m	5m	5m
Secondary Frontage							
To Wall (Ground Floor)	1.5m	1.5m	1.5m	2m	2m	2m	3m
To Wall (First Floor)	1.8m	1.8m	2m	2m	2m	2m	3m
Garage	n/a	n/a	5m	5m	5m	5m	5m
Rear Setback							
Ground Floor	6m	6m	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	6m	6m	1m	1m	1m	1m	8.0m
Side Setback (BTB)							
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	n/a	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preferen as show		arages to b	e construc	ted as a bu	ilt to bound	lary wall
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%

[Note – within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.]

Please note that setbacks for Lot 433 is to ensure that the dwelling does not encroach past the identified BAL29 line.

* Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m

1.3.2 Interface Lots and Landscape Interface Buffer

- Interface lots are identified on the 176-228 Mountain Ridge Road Plan of Development (Envelope Plans)⁴;
- Interface lots are intended to provide a buffer between higher intensity residential uses within the estate to existing residential development along the southern boundary and part of the eastern boundary;
- Fencing may be provided at the rear of Interface Lots in consultation with the adjoining land owner;

⁴ The 176-228 Mountain Ridge Road Plan of Development (Envelope Plans) are included in **Appendix B**.



- If provided, fencing must be a minimum of 1.8m high and must be solid timber (no transparency);
- Interface lots must include a 4m wide Landscape Interface Buffer as shown on the 176-228 Mountain Ridge Road Plan of Development (Envelope Plans);
- No buildings or structures are permitted within the Landscape Interface Buffer;
- No land disturbing activities (i.e. earthworks, retaining structures, vegetation clearing etc) are to be undertaken within the Landscape Interface Buffer;
- The Landscape Interface Buffer is to be maintained as a vegetated buffer and must be managed in order to control weeds and pests and ensure no increase in bushfire hazard, in accordance with the Bushfire Management Plan⁶; and
- No vegetation clearing can be undertaken within the Landscape Interface Buffer except for declared weed removal.

1.3.3 Bushfire

- For Lots 141, 338, 341, 346, 433 and 436 a separation of a minimum of 12 metres between the unmanaged vegetation hazard and the future dwelling must be provided in order to achieve BAL29. Alternatively, a separation of 18 metres between the unmanaged vegetation hazard to the east of these lots and the future dwelling must be provided in order to achieve BAL19 (refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers⁶);
- Lots may be subject to bushfire hazard Refer to the Envelope Plans⁵, which show BAL ratings for affected lots (supplied by Bushfire Risk Reducers), and also the Bushfire Management Plan⁶;
- Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard⁶; and
- No part of the dwelling on Lot 433 can encroach past the identified BAL29 line as shown on the Envelope Plans.

1.3.4 Building Height

- Building height must not exceed 9 metres and 2 storeys;
- Building height is measured from natural ground level; and
- To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

1.3.5 Streetscape Presentation

- Buildings must address each street frontage by utilising two or more of the following design elements in the primary frontage elevation:
 - Verandahs or porches; and/or
 - Awnings or shade structures; and/or
 - Variation to roof form; and/or
 - o Variation in building materials; and/or

⁶ Please refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers (**Appendix C**) for further design requirements within the 176-228 Mountain Ridge Road Plan of Development Area.



⁵ The 176-228 Mountain Ridge Road Plan of Development (Envelope Plans) are included in **Appendix B**

- Inclusion of windows to habitable rooms.
- Letterboxes must be clearly visible and identifiable from the street.
- 1.3.6 Building Design and Articulation
 - All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the façade; and/or
 - Balconies, porches or verandah; and/or
 - Window Hoods/Screens; and/or
 - Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).
- 1.3.7 Rear Loaded Terrace Lots
 - The below provisions are applicable for rear loaded Terrace Lots 521 to 527 and 1001 to 1007;
 - Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
 - Built-to-Boundary walls on terrace lots are limited to the following lengths:
 - For a lot width <7.5 metres 80%
 - For a lot width 7.5 metres to 9.9 metres 75%;
 - For a lot width over 10 metres to 12.4 metres 70%;
 - For a lot width 12.5 metres to 14.9 metres 65%.
 - Double garages are permitted to the rear laneway.
- 1.3.8 Front Loaded Terrace Lots
 - The below provisions are applicable for front loaded Terrace Lots 301-307;
 - Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
 - Built-to-Boundary walls on terrace lots are limited to the following lengths:
 - For a lot width <7.5 metres 80%
 - For a lot width 7.5 metres to 9.9 metres 75%;
 - For a lot width over 10 metres to 12.4 metres 70%;
 - For a lot width 12.5 metres to 14.9 metres 65%.
 - Double garages are not permitted on lots with a frontage smaller than 10m ted as per the indicative driveway location shown on the Plan of Development (Envelope Plans);
 - Double garages to the primary frontage are acceptable only on Lots 302, 304 and 306, provided that the wall of the garage is setback at least 1m behind the setback of an upper storey, and
 - Where a double garage is provided to the primary frontage, the width of the driveway crossover within the road verge must be no more than 3.5m.

1.3.9 Car Parking and Driveways

- Off-street car parking must be provided for in accordance with the following:
 - Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
 - Terrace Lots to provide a minimum of 1 covered space per dwelling.
- Car parking may be provided in tandem;



- Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
- Indicative locations for driveways and garages are nominated on the 176-228 Mountain Ridge Road
 Plan of Development (Envelope Plans)⁷ which should also be interpreted as the primary frontage;
- If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the 176-228 Mountain Ridge Road Plan of Development (Envelope Plans)⁷;
- Garages are to be constructed in the location identified within the 176-228 Mountain Ridge Road Plan of Development (Envelope Plans) unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
- There is a maximum of one driveway per dwelling unless a corner lot;
- Driveways must be a minimum of 6 metres from the intersection of a street; and
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3 metres for a lot with a single car width garage.

1.3.10 Private Open Space

- Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres;
- Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
- Private open spaces must be directly accessible from a living area.

1.3.11 Fencing

- Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
- Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
- Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
- Fencing to secondary frontages or road reserve not including a vehicular carriageway can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent); and
- As per Section 1.3.2, fencing must be provided along the rear boundary of Interface Lots and must be a minimum of 1.8m high. Fencing must be solid timber (no transparency).

1.4. Sales Office

A Sales Office (>150m²) can be located within the 176-228 Mountain Ridge Road Plan of Development Area (Residential Precinct) where:

• The maximum gross floor area of the sales centre does not exceed 500 square metres;

⁷ The 176-228 Mountain Ridge Road Plan of Development (Envelope Plans) are included in **Appendix B**.



- Parking is provided at a rate of 1 space per 50 square metres of gross floor area;
- The building must address the street and provide clear, legible entry points for pedestrians;
- The building must reflect the intended development of the surrounding area and is located and designed to maintain the amenity of adjoining premises;
- Where on-site car parking is provided, provide a landscape strip at least 2m in width between the car parking area and the adjoining street frontage;
- The balance of the site comprising the Sales Office use is landscaped and turfed to present attractively to the street;
- The Sales Office (or part thereof) is not located within an Interface Lot;
- The Sales Office must cease use after the final lot within the 176-228 Mountain Ridge Road Plan of Development Area is sold by the developer; and
- Only one Sales Office is located within the 176-228 Mountain Ridge Road Plan of Development Area (Residential Precinct) as identified on the Concept Plan prepared by Saunders Havill Group dated 19 December 2019 as amended in red on 28 February 2020.

1.5. Advertising Devices

Advertising devices are in accordance with the Greater Flagstone Development Scheme and the standards set out in the planning scheme⁸, unless otherwise specified within this Plan of Development.

Advertising Devices:

- cater for the needs of display homes and businesses to clearly identify the location, the goods or services which are supplied to the public;
- are consistent with the scale and design of existing buildings and other works on the site and in the locality, and complement the local streetscape;
- where appropriate, reflect the character of the area; and
- are sited and provided on premises having regard to safety and amenity.

1.5.1 Types of Advertising Devices

- New Estate Sales Sign (Free Standing Sign) A new estate sales sign is an advertisement to direct attention to the sale of residential properties or dwellings, where the streets are not shown in recent street directories.
- Sales Office Sign A sign located on the premises of a sales office approved in accordance with this Plan of Development.
- **Directional Sign** A sign providing information in respect to an activity occurring on the premises or directions to the location of an activity (i.e. an entry sign or statement, parking sign, park sign).

1.5.2 Design Criteria for Advertising Devices

New Estate Sales Signs (Free Standing Sign)



⁸ Refer to the Logan Planning Scheme 2015 (Version 6) – Advertising Device Code

- Must have a maximum height of 5 metres;
- Must have a maximum area of 6 square metres;
- Must contain information only about the 176-228 Mountain Ridge Road Estate or its sale;
- Must not be located within 10 metres of a side or rear boundary;
- Must be located only at such limited number of places on major roads leading to the estate as are sufficient to identify the development and give direction to it; and
- A pole, pylon or billboard sign has a minimum clearance above ground level of 2.4m where pedestrian access is to occur under the free standing sign.

Sales Office Signs

- Must be located on the premises of a Sales Office approved in accordance with this Plan of Development;
- Must be limited to one sign per road frontage; and
- Must have a maximum sign face (area) of 5 square metres.

Directional Signs

- Must have a maximum height of 2.4 metres above ground level; and
- Must have a maximum sign face (area) of 1 square metre.



Appendix A

176-228 Mountain Ridge Road Plan of Development Area





Appendix B

178-226 Mountain Ridge Road Plan of Development (Envelope Plans)



MOUNTAIN RIDGE ROAD, SOUTH MACLEAN / 20/01/2020 / 9534 P 03 Rev N-POD 01

ORCHARD DEVELOPMENT MANAGEMENT PTY LTD ATF ORCHARD DEVELOPMENT MANAGEMENT UNIT TRUST

SCALE @A11:000 @A31:1200 - LENGTHS ARE IN METRES

Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m

o Wall (Ground Floor)	m	4.5m	3m	3m	3m	4m	5m	
o Wall (First Floor)	m	3.5m	3m	3m	3m	4m	5m	
arage	m	5.5m	5m	5m	5m	5m	5m	
ondary Frontage								
o Wall (Ground Floor)	1.5m	1.5m	1.5m	2m	2m	2m	3m	
o Wall (First Floor)	1.8m	1.8m	2m	2m	2m	2m	3m	
arage	n/a	n/a	Sm	5m	5m	5m	5m	
r Setback								
round Floor	6m	6m	0.9m*	0.9m*	0.9m*	0.9m*	8.0m	
rst Floor	6m	6m	ŧ	ŧ	Ę	ŧ	8.0m	
Setback (BTB)								
round Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a	
rst Floor	0 - 0.2m	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a	
Setback (non-BTB)								
round Floor	n/a	n/a	0.9m	1.0m	1.0m	1.0m	1.5m	
rst Floor	n/a	n/a	0.9m	1.0m	1.0m	1.5m	2.0m	
age Location	Prefereno as shown	Preference is for garages to be constructed as a built to boundary wall as shown	arages to b	e construct	ed as a bui	It to bounds	Iny wall	
Coverage (Maximum)	75%	75%	75%	75%	%09	%09	50%	

Interface Lots

Courtyard Courtyard

Premium Villa

Villa

Terrace

.aneway Terrace

Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan

prepared by Bushfire Risk Reducers.

Building Height must not exceed 9 metres or 2 storeys. Refer to Section 1.3 of the Plan of Development for specific design

vay is not considered to be a secondary frontage

This frontage should be taken to be a side boundary

lestrian pathv

criteria for House

Site cover is the maximum area covered by all buildings and structu

With the exception of Terrace Lots, Built-to-boundary walls are

roofed with impervious materials

nowever if a Built -to-boundary wall is proposed it must be Built to Boundary walls are mandatory for Terrace Lots.

on the side indicated

provisions for easements for services, which may alter the setbac!

equirements.



PLAN OF DEVELOPMENT - STAGE 1

DISCLAIMER:

NOT TO BE USED FOR ENGINEERING DESIGN

OR CONSTRUCTION

Approximate Bin Pad Location for Lot 211

---- Indicative Building Envelope

Site Boundary

LEGEND

Built to Boundary Wall

Staging Boundary

(reach of Bal 40)

Building Envelope Exclusion Zone

Reach of BAL 29 Reach of BAL 19

Edge of Classified Vegetation

Indicative Driveway Locatior

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Stage No.

9

For lots with a secondary frontage, no building or structure over 2m high

is to be built within a 6m x 6m truncation at the

frontages.

corner of two road

For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road

A lot can have only one primary frontage. carriageway is not a secondary frontage.

achment rights are secured

Houses must be wholly located within the subject lot unless

All setbacks are measured to the wall of the structure.

Indicative Garage Location

Δ

NOTES

Reach of BAL 12.5

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The length of a Built-to Boundary wall is not to exceed 15m or 50% of

A 2.4m setback permitted to unenclosed entry features such as por

the lot depth, except for Terrace Lots.

porticos, verandahs and balconies. Building envelope and setback requirements may be affected by

saunders havill group

Q.



RP DESCRIPTION: Lot 30 on SP309195



METRES	-	8
IS ARE IN	_	40
- LENGTH		
A3 1:1200		8
11:600 @	-	8
SCALE @A11500 @A31:1200 - LENGTHS ARE IN METRES	-	6
	1	0
	In a large state of the second	6

RP DESCRIPTION: Lot 30 on SP309195

 Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m 60% 60% 75% 75% 75% 75%

	3m	3m	5m		8.0m	8.0m		n/a	n/a		1.5m	2.0m	ary wall	50%
	2m	2m	5m		0.9m*	Ē		0 - 0.2m	1.0m		1.0m	1.5m	It to bound	60%
	2m	2m	5m		0.9m*	Ę		0 - 0.2m	1.0m		1.0m	1.0m	ed as a bui	60%
	2m	2m	5m		0.9m*	ŧ		0 - 0.2m	1.0m		1.0m	1.0m	e construct	75%
	1.5m	2m	5m		0.9m*	Ē		0 - 0.2m	0.9m		0.9m	0.9m	rages to b	75%
	1.5m	1.8m	n/a		6m	6m		0-0.2m 0-0.2m 0-0.2m 0-0.2m 0-0.2m 0-0.2m	0-0.2m 0-0.2m		n/a	n/a	Preference is for garages to be constructed as a built to boundary wall as shown	75%
	1.5m	1.8m	n/a		6m	6m		0 - 0.2m	0 - 0.2m		n/a	n/a	Prefereno as shown	75%
Secondary Frontage	To Wall (Ground Floor)	To Wall (First Floor)	Garage	Rear Setback	Ground Floor	First Floor	Side Setback (BTB)	Ground Floor	First Floor	Side Setback (non-BTB)	Ground Floor	First Floor	Garage Location	Site Coverage (Maximum)



Interface Lots

Premium I Courtyard

Courtyard

Premium Villa

Villa

Terrace

5m 5m

5m 4 5m

3m 3m

5 3 a

5m 3m

4.5m 3.5m 5.5m



For lots with a secondary frontage, no building or structure over 2m high

is to be built within a 6m x 6m truncation at the

frontages.

corner of two road

For comer lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road

A lot can have only one primary frontage. carriageway is not a secondary frontage.

achment rights are secured

Houses must be wholly located within the subject lot unless

All setbacks are measured to the wall of the structure.

Indicative Garage Location

Δ

NOTES

Reach of BAL 12.5

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Building Envelope Exclusion Zone (reach of Bal 40)

Reach of BAL 29 Reach of BAL 19

Edge of Classified Vegetation

Indicative Driveway Locatior

)

Stage No.

9

The length of a Built-to Boundary wall is not to exceed 15m or 50% of

A 2.4m setback permitted to unenclosed entry features such as porc

the lot depth, except for Terrace Lots.

porticos, verandahs and balconies. Building envelope and setback requirements may be affected by

Site cover is the maximum area covered by all buildings and structure

roofed with impervious materials

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on the side indicated

provisions for easements for services, which may alter the setbacl

equirements.

Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan

prepared by Bushfire Risk Reducers.

Building Height must not exceed 9 metres or 2 storeys. Refer to Section 1.3 of the Plan of Development for specific design lestrian pathway is not considered to be a secondary frontage

criteria for House

This frontage should be taken to be a side boundary

PLAN OF DEVELOPMENT - STAGE 2

DISCLAIMER:

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NOT TO BE USED FOR ENGINEERING DESIGN

OR CONSTRUCTION

Approximate Bin Pad Location for Lots 212 and 213

----- Indicative Building Envelope

Site Boundary

LEGEND

Built to Boundary Wall

Staging Boundary

410m

. 331m 126

14n

331m²⁵

saunders havill group





NOT TO BE USED FOR ENGINEERING DESIGN

OR CONSTRUCTION

----- Indicative Building Envelope

Site Boundary

LEGEND

Built to Boundary Wall

Staging Boundary



For lots with a secondary frontage, no building or structure over 2m high

carriageway is not a secondary frontage.

is to be built within a 6m x 6m truncation at the

frontages.

corner of two road

For comer lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road

A lot can have only one primary frontage.

achment rights are secured

Houses must be wholly located within the subject lot unless

All setbacks are measured to the wall of the structure

Indicative Garage Location

Δ

NOTES

Reach of BAL 12.5

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Building Envelope Exclusion Zone (reach of Bal 40)

Reach of BAL 29 Reach of BAL 19

Edge of Classified Vegetation

Indicative Driveway Locatior

)

Stage No.

9

The length of a Built-to Boundary wall is not to exceed 15m or 50% of

A 2.4m setback permitted to unenclosed entry features such as por

the lot depth, except for Terrace Lots.

porticos, verandahs and balconies. Building envelope and setback requirements may be affected by

Site cover is the maximum area covered by all buildings and structur

roofed with impervious materials

With the exception of Terrace Lots, Built-to-boundary walls are op

nowever if a Built -to-boundary wall is proposed it must be Built to Boundary walls are mandatory for Terrace Lots.

on the side indicated

provisions for easements for services, which may alter the setbacl

equirements.

Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan

prepared by Bushfire Risk Reducers.

Building Height must not exceed 9 metres or 2 storeys. Refer to Section 1.3 of the Plan of Development for specific design lestrian pathway is not considered to be a secondary frontage

criteria for House

This frontage should be taken to be a side boundary

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN a 20/01/2020 a 9534 P 03 Rev N-POD 03

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havill group

SCALE @A11:000 @A31:1200 - LENGTHS ARE IN METRES

Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m

1.5m 2.0m

1.0m 1.0m

1.0m

0.9m

0.9m

n/a n/a

n/a n/a

1.5m

1.0m

ited as a built to boundary wall

50%

60%

%09

75% 75% 75%

75%

Preference is for garages to be constr as shown

8.0m 8.0m

0.9m*

0.9m* 1m

0.9m*

<u>a</u>

0.9m*

6 m

6m 6

n/a n/a

1.0m

1.0m 1.0m 1.0m

0-0.2m 0-0.2m 0.9m

(non-BTB)

0-0.2m 0-0.2m 0-0.2m 0-0.2m 0-0.2m 0-0.2m

21 33 3

E E E

2 g g

2 g

n/a

a/c

-5m

1.5m m8.1

I.5m .8m

Interface Lots

Premium I Courtyard

Courtyard

Premium

Villa

Terrace

.aneway Terrace

5m 5m

4⁴ H E. 2m 2m 2 B

E E

21 33 3

a a a

4.5m 3.5m

g g

5.5m

æ

E

RP DESCRIPTION: Lot 30 on SP309195



MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 🧉 20/01/2020 🧃 9534 P 03 Rev N-POD 04

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PLAN OF DEVELOPMENT - STAGE 4

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PLAN OF DEVELOPMENT - STAGE 5

DISCLAIMER:

group



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

LEGEND

- Site Boundary ----- Indicative Building Envelope
- Built to Boundary Wall
 - Staging Boundary

Indicative Driveway Location

- (10) Stage No.
- Edge of Classified Vegetation
- Building Envelope Exclusion Zone (reach of Bal 40)
- _____ Reach of BAL 29
- - Reach of BAL 19
- ____ Reach of BAL 12.5 Indicative Garage Location

NOTES

- · All setbacks are measured to the wall of the structure
- Houses must be wholly located within the subject to unless appropriate encroachment rights are secured.
 A lot can have only one primary frontage.
- For corner lots, a secondary frontage may be applicable, however a
- pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage. For lots with a secondary frontage, no building or structure over 2m high is to be built within a 6m x 6m truncation at the corner of two road
- frontages. The length of a Built-to Boundary wall is not to exceed 15m or 50% of the lot depth, except for Terrace Lots.
- A 2-4m setback permitted to unenclosed entry features such as porches, porticos, verandahs and balconies. Building envelope and setback requirements may be affected by .
- . provisions for easements for services, which may alter the setback
- requirements. Site cover is the maximum area covered by all buildings and structures
- roofed with impervious materials. With the exception of Terrace Lots, Built-to-boundary walls are optional. however if a Built -to-boundary wall is proposed it must be constructed
- on the side indicated.
- Built ob Boundary walls are mandatory for Terrace Lots. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers.
- Building Height must not exceed 9 metres or 2 storeys
- Daming regin must not exceed a meres or 2 subrys. Refer to Section 1.3 of the Plan of Development for specific design criteria for Houses. A pedestrian pathway is not considered to be a secondary frontage. This frontage should be taken to be a side boundary.

	Laneway Terrace	Terrace	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback							
To Wall (Ground Floor)	0m	4.5m	3m	3m	3m	4m	5m
To Wall (First Floor)	0m	3.5m	3m	3m	3m	4m	5m
Garage	0m	5.5m	5m	5m	5m	5m	5m
Secondary Frontage							
To Wall (Ground Floor)	1.5m	1.5m	1.5m	2m	2m	2m	3m
To Wall (First Floor)	1.8m	1.8m	2m	2m	2m	2m	3m
Garage	n/a	n/a	5m	5m	5m	5m	5m
Rear Setback							
Ground Floor	6m	6m	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	6m	6m	1m	1m	1m	1m	8.0m
Side Setback (BTB)							
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	n/a	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preferer as show		arages to b	e construc	ted as a bu	ilt to bound	lary wall
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%

Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to $2.5 \mbox{m}$

RP DESCRIPTION: Lot 30 on SP309195

10 0 10 20 30 40 50 1

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN / 20/01/2020 / 9534 P 03 Rev N - POD 05

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN / 20/01/2020 / 9534 P 03 Rev N -POD 06

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854 375m

839 375m

840 375m²

820-600m 319

817 385m

816 420m

815 420m²

1007 315m²

saunders havill group

17

SCALE @A1 1:600 @A3

Lot 30 on SP309195	
RP DESCRIPTION:	

To Wall (First Floor)	1.8m	1.8m	2m	2m	2m	2m	3m	
Garage	n/a	n/a	5m	5m	5m	5m	5m	
Rear Setback								
Ground Floor	6m	6m	0.9m*	0.9m*	0.9m*	0.9m*	8.0m	
First Floor	6m	6m	ŧ	1 T	t T	1	8.0m	
Side Setback (BTB)								
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0-0.2m 0-0.2m 0-0.2m 0-0.2m 0-0.2m 0-0.2m	0 - 0.2m	0 - 0.2m	n/a	
First Floor	0 - 0.2m	0-0.2m 0-0.2m	0.9m	1.0m	1.0m	1.0m	n/a	
Side Setback (non-BTB)								
Ground Floor	n/a	n/a	0.9m	1.0m	1.0m	1.0m	1.5m	
First Floor	n/a	n/a	0.9m	1.0m	1.0m	1.5m	2.0m	
Garage Location	Preferenc as shown	ne is for g	arages to b	e construct	ed as a bu	Preference is for garages to be constructed as a built to boundary wall as shown	ary wall	
Site Coverage (Maximum)	75%	75%	75%	75%	%09	%09	50%	
* Rear exce	 Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m 	etback for i is to be in	a lot includ creased to	ing a stepp 2.5m	ed retainin	g wall (or w	all	
RP [RP DESCRIPTION:	IPTIO		Lot 30 on SP309195	309195			



Interface Lots

Premium II Courtyard

Courtyard

Premium Villa

5m 5m

5m 4m

5 3 3

3m 3m

3^m

2m

2m

2m

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION LEGEND

Houses must be wholly located within the subject lot unless appropriate

All setbacks are measured to the wall of the structure

Indicative Garage Location

NOTES

---- Reach of BAL 12.5

(reach of Bal 40)

Building Envelope Exclusion Zone

Reach of BAL 29 Reach of BAL 19

ľ ł Δ

---- Edge of Classified Vegetation

Indicative Driveway Location

Stage No.

e

Staging Boundary

-- Indicative Building Envelope

Site Boundary

Built to Boundary Wall

For corner lots, a secondary frontage may be applicable, however

A lot can have only one primary frontage.

encroachment rights are secured.

may alter the setbac



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PLAN OF DEVELOPMENT - STAGE 6

DISCLAIMER:

PLAN OF DEVELOPMENT - STAGE 7

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LEGEND 4m wide Landscape Interface Buffer Site Boundary ----- Indicative Building Envelope Built to Boundary Wall Staging Boundary Indicative Driveway Location (10) Stage No. Edge of Classified Vegetation Building Envelope Exclusion Zone (reach of Bal 40) ____ Reach of BAL 29 — — — Reach of BAL 19 ____ Reach of BAL 12.5 Indicative Garage Location · All setbacks are measured to the wall of the structure Houses must be wholly located within the subject to unless appropriate encroachment rights are secured. A lot can have only one primary frontage. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road pedestrian patriway or road reserve that does not contain a road carriageway is not a secondary frontage. For lots with a secondary frontage, no building or structure over 2m high is to be built within a 6m x 6m truncation at the corner of two road The length of a Built-to Boundary wall is not to exceed 15m or 50% of the lot depth. except for Terrace Lots. A 2-4m setback permitted to unenclosed entry features such as porches, porticos, verandahs and balconies. Building envelope and setback requirements may be affected by

- provisions for easements for services, which may alter the setback
- Site cover is the maximum area covered by all buildings and structures roofed with impervious materials. With the exception of Terrace Lots, Built-to-boundary walls are optional.
- however if a Built -to-boundary wall is proposed it must be constructed on the side indicated.
- on us site inducated. Built to Boundary walls are mandatory for Terrace Lots. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers. Building Height must not exceed 9 metres or 2 storeys
- Daming regin must not exceed a meres or 2 subrys. Refer to Section 1.3 of the Plan of Development for specific design criteria for Houses. A pedestrian pathway is not considered to be a secondary frontage. This frontage should be taken to be a side boundary.

	Laneway Terrace	Terrace	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback							
To Wall (Ground Floor)	0m	4.5m	3m	3m	3m	4m	5m
To Wall (First Floor)	0m	3.5m	3m	3m	3m	4m	5m
Garage	0m	5.5m	5m	5m	5m	5m	5m
Secondary Frontage							
To Wall (Ground Floor)	1.5m	1.5m	1.5m	2m	2m	2m	3m
To Wall (First Floor)	1.8m	1.8m	2m	2m	2m	2m	3m
Garage	n/a	n/a	5m	5m	5m	5m	5m
Rear Setback							
Ground Floor	6m	6m	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	6m	6m	1m	1m	1m	1m	8.0m
Side Setback (BTB)							
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	n/a	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preferer as show		arages to b	e construc	ted as a bu	ilt to bound	lary wall
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%

Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m

RP DESCRIPTION: Lot 30 on SP309195

10 20 30 40 50 1

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PLAN OF DEVELOPMENT - STAGE 8

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OR CONSTRUCTION



corner of two road

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN a 20/01/2020 a 9534 P 03 Rev N - POD 08

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SCALE @ A1 1:000 @ A3 1::1200 - LENGTHS ARE IN METRES

 Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m RP DESCRIPTION: Lot 30 on SP309195

1.5m 2.0m 50% ted as a built to boundary wall 60% 1.0m 1.5m %09 1.0m 1.0m

8.0m 8.0m

0.9m*

0.9m*

n/a n/a

1.0m

1.0m

21 33 3

5m 2m

a a a

Interface Lots

Premium I Courtyard

5m 5m

5 4 4 g

E E E

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ORCHARD DEVELOPMENT MANAGEMENT PTY LTD ATF ORCHARD DEVELOPMENT MANAGEMENT UNIT TRUST

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

RP DESCRIPTION: Lot 30 on SP309195

exceeding 2.5m) is to be increased to 2.5m

Front Setback							
To Wall (Ground Floor)	m	4.5m	3m	3m	3m	4m	5m
To Wall (First Floor)	m	3.5m	3m	3m	Зm	4m	5m
Garage	m	5.5m	5m	5m	5m	5m	5m
Secondary Frontage							
To Wall (Ground Floor)	1.5m	1.5m	1.5m	2m	2m	2m	3a
To Wall (First Floor)	1.8m	1.8m	2m	2m	2m	2m	3m
Garage	n/a	n/a	5m	5m	5m	5m	δm
Rear Setback							
Ground Floor	6m	6m	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	6m	6m	ť,	Ţ,	1 T	ŧ,	8.0m
Side Setback (BTB)							
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	n/a	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preferenc as shown	nce is for gi	arages to b	e construc	ted as a bui	Preference is for garages to be constructed as a built to boundary wall as shown	ary wall
Site Coverage (Maximum)	75%	75%	75%	75%	%09	%09	50%
	s. Deers het se deers eestheede fanse het in dit die eestere eekstere eeksterie en de fanse oord	and deather	build and shall a	and a share	and and an inclusion.		

Courtyard Courtyard Lots

Premium Villa C

Villa

Terrace

Laneway Terrace

1022 697m

1023 799m

1024 699m²

1025 801m



1049 449m

1050 | 300m² |

1 1027

1 300m 1

82 F

1048 78m

1030 375m²

For lots with a secondary frontage, no building or structure over 2m high

carriageway is not a secondary frontage.

is to be built within a 6m x 6m truncation at the

frontages.

corner of two road

For comer lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road

A lot can have only one primary frontage.

 \mathbf{O}

1045 303m

1032 300m

1031 37.5m

1046 302m² 1047 378m

378m²

oachment rights are secured.

Houses must be wholly located within the subject lot un

All setbacks are measured to the wall of the structure.

Indicative Garage Location

Δ NOTES

Reach of BAL 12.5

ł

The length of a Built-to Boundary wall is not to exceed 15m or 50% of

A 2.4m setback permitted to unenclosed entry features such as porch

the lot depth, except for Terrace Lots.

Site cover is the maximum area covered by all buildings and structure

roofed with impervious materials

equirements.

With the exception of Terrace Lots, Built-to-boundary walls are op

however if a Built -to-boundary wall is proposed it must be

provisions for easements for services, which may alter the setback

porticos, verandahs and balconies. Building envelope and setback requirements may be affected by

Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan

prepared by Bushfire Risk Reducers.

Built to Boundary walls are mandatory for Terrace Lots.

on the side indicated

Building Height must not exceed 9 metres or 2 storeys. Refer to Section 1.3 of the Plan of Development for specific design A pedestrian pathway is not considered to be a secondary frontage.

criteria for Houses

This frontage should be taken to be a side boundary.

PLAN OF DEVELOPMENT - STAGE 9

BAL Ratings are adopted from the Bushfire Management Plan.

DISCLAIMER:

441m

1042 303m² 1043 303m

¹⁰³⁶ 300m

1035 300m 1034 375m 1033 300m

4m wide Landscape Interface Buffer

----- Indicative Building Envelope

Site Boundary

LEGEND

Built to Boundary Wall

Staging Boundary

Building Envelope Exclusion Zone (reach of Bal 40)

Reach of BAL 29 Reach of BAL 19

i

Edge of Classified Vegetation Indicative Driveway Locatior

Stage No.

9

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SP100882

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SP100882

632

PLAN OF DEVELOPMENT - STAGE 10

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- ----- Indicative Building Envelope
- Built to Boundary Wall
 - Staging Boundary Indicative Driveway Location
 - (10) Stage No.
- Edge of Classified Vegetation
- Building Envelope Exclusion Zone (reach of Bal 40)
- _____ Reach of BAL 29
- - Reach of BAL 19
- _____ Reach of BAL 12.5
- Indicative Garage Location

4m wide Landscape Interface Buffer

NOTES

- : All setbacks are measured to the wall of the structure Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.
- encroachment rights are secured. A lot can have only one primary frontage. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage. For lots with a secondary frontage, no building or structure over 2m high
- is to be built within a 6m x 6m truncation at the corner of two road
- frontages. The length of a Built-to Boundary wall is not to exceed 15m or 50% of the lot depth, except for Terrace Lots.
- A 2.4m setback permitted to unenclosed entry features such as porches porticos, verandahs and balconies.
- Building environments and balconess. Building environments may be affected by provisions for easements for services, which may alter the setback requirements. .
- Site cover is the maximum area covered by all buildings and structures roofed with impervious materials.
- . With the exception of Terrace Lots. Built-to-boundary walls are optional. which the exception of refrace Cos, build co-boundary wails are optional however if a Built to-boundary wall is proposed it must be constructed on the side indicated. Built to Boundary walls are mandatory for Terrace Lots.
- Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan
- prepared by Bushfire Risk Reducers. Building Height must not exceed 9 metres or 2 storeys. Refer to Section 1.3 of the Plan of Development for specific design • criteria for Houses
- A pedestrian pathway is not considered to be a secondary frontage. This frontage should be taken to be a side boundary.

	Laneway Terrace	Terrace	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback							
To Wall (Ground Floor)	0m	4.5m	3m	3m	3m	4m	5m
To Wall (First Floor)	0m	3.5m	3m	3m	3m	4m	5m
Garage	0m	5.5m	5m	5m	5m	5m	5m
Secondary Frontage							
To Wall (Ground Floor)	1.5m	1.5m	1.5m	2m	2m	2m	3m
To Wall (First Floor)	1.8m	1.8m	2m	2m	2m	2m	3m
Garage	n/a	n/a	5m	5m	5m	5m	5m
Rear Setback							
Ground Floor	6m	6m	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	6m	6m	1m	1m	1m	1m	8.0m
Side Setback (BTB)							
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	n/a	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preferer as show		arages to b	e construc	ted as a bu	ilt to bound	lary wall
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%

Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m

RP DESCRIPTION: Lot 30 on SP309195

10 0 10 20 30 40 50 1



Appendix C

Bushfire Management Plan



BUSHFIRE MANAGEMENT PLAN



Lot 30 on SP309195

176 – 228 Mountain Ridge Road, South MacLean

Client Reference: 004.02.19



Bushfire Risk Reducers ABN 28 355 366 321

PO Box 4645 Toowoomba East 4350 T] 07 46366367 F] 07 46366383 M] 0438 994465



DISCLAIMER

The following report is made on the basis of the assessment undertaken at this location by Bushfire Risk Reducers in December 2018.

Whilst Bushfire Risk Reducers uses its best endeavors to ensure that the information contained in this report is valid and comprehensive, the company makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.

Should the Client have any concerns arising from this report or its content, they are requested to contact Bushfire Risk Reducers directly.

REPORT AUTHOR

Alistair Hill

Director - Bushfire Risk Reducers FPAA BPAD - Level 3 Certified Practitioner Certification Number: BPD-PA-19034 M] 0438 994465 T] 07 46366367 F] 07 46366383 W] www.bushfire.biz

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DOCUMENT CONTROL	Bushfire Management Plan
Client:	Orchard Property Group
Client Reference:	004.02.19
Project:	RoL and MCU
Site Location:	176 – 228 Mountain Ridge Road, South MacLean

Version	Date	Status	Changes	Author	Approver
Rev 0	20.02.2019	First Draft		AH	AH
Rev 1	27.02.2019	Final Report		AH	AH
Rev 2	20.08.2019	Final Report	Layout changes	AH	AH
Rev 3	20.01.2020	Final Report	Layout changes	AH	AH

Contents

1.0	Introduction	5
2.0	Site and Development Description	
2.0	Site and Development Description 2.1 Property Description	5
	2.2 Proposed Development	5
	2.3 Site Location and Layout	6
		0
3.0		8
	3.1 Bushfire Hazard Classification	8
	3.2 Vegetation Assessment, Slope and Separation Distances from Proposed Development	9
	3.3 Fuel Accumulation Assessment	10
4.0	Site Constraints and Environmental Values which may limit mitigation options	14
	4.1 Fire History and Frequency	15
5.0	Specific Risk Factors Associated with the Development Proposal	16
	5.1 Nature of activities anticipated on site	16
	5.2 Numbers of people likely to be present	16
6.0	Nature and Severity of Potential Attack	16
	6.1 Bushfire Season and Weather	16
	6.2 Anticipated Direction of Bushfire Attack	17
	6.3 Anticipated Severity of Attack	18
7.0	Bushfire Protection Measures in Combination	19
	7.1 Building Construction and Design	20
	7.2 Asset Protection Zones and Landscaping	21
	7.3 Access and Egress Management	22
	7.4 Water Supplies and Utilities	23
	7.5 Fire Fighting and Emergency Management Arrangements	23
8.0	Assessment of Proposal Against Logan Planning Scheme 2015 Part 8.2.3	24
9.0	Assessment of Proposal Against State Planning Policy 2017	25
10.0	Recommendations	27
11.0) Summary	27
12.0	References	28
Арр	endix 1 – Plans of Development – Plans showing BAL Contours	28
Арр	endix 2 – Native species of lower combustibility	39
Арр	endix 3 – Template for Residents Bushfire Emergency Management Plans	50

1.0 Introduction

This report has been commissioned by the Orchard Property Group in order to support a Development Application for the subdivision of Lot 30 on SP309195 into 515 Residential Lots, a Child Care Centre, a Local Park, a Linear Park (approximately 10ha) and 4 bio retention basins; and also in compliance with the Building Code of Australia (BCA), in respect of future residential buildings on each of the Lots.

Logan City Council (LCC) bushfire hazard overlay mapping classifies part of the Subject Lots and adjacent Lots as "bushfire prone area" (BPA). The hazard mapping is based on Queensland Government State Planning Policy (December 2013, latest version July 2017) accompanied by *A new methodology for State-wide mapping of bushfire prone areas in Queensland* (CSIRO 2014).

The designation by Council of land being BPA has two main implications:

- It requires the production of a Bushfire Management Plan which complies with State Planning Policy Natural hazards, risk and resilience. Assessment by EDQ will also have regard to the local Planning Scheme (in this case Part 8.2.3 (Bushfire Overlay Code) of the Logan Planning Scheme 2015).
- 2. It invokes the Building Code of Australia (BCA), requiring compliance with its bushfire related function performance objectives and with AS3959-2018 *Construction of buildings in bushfire prone areas*.

This Bushfire Management Plan objectively determines the nature and severity of potential worst case wildfire in the area, and develops risk mitigation measures to be used in combination with established construction needs in accordance with AS3959-2018. It is the implementation of all these protection measures in combination, that will demonstrate the viability and conformance of the proposed development in the development application process.

2.0 Site and Development Description

2.1 **Property Description**

SILC ID.	LOC 30 011 31 303133
	Parish of MacLean, Co
Current address of property:	176 – 228 Mountain R
Local Government Area:	Logan City Council.
Total Area:	40.71ha
Zoning:	Priority Development

Lot 30 on SP309195 Parish of MacLean, County of Stanley. 176 – 228 Mountain Ridge Road, South McLean, QLD 4280. Logan City Council. 40.71ha Priority Development Area

2.2 Proposed Development

The proposed development is planned to create 515 residential Lots generally between 300 and 700m² in area, a Child Care Centre, a Neighbourhood Recreation Park, a Linear Park (approximately 10ha) and 4 bio retention basins.

2.3 Site Location and Layout



Figure 1. Broader area showing the location of the proposed development.

Located on the southern side of Mountain Ridge Road, and either side of Flagstone Creek, the site abuts an area of approximately 4ha of unmanaged forest to the north east, and a strip of riparian forest will be retained across the middle of the site, passing generally from west to east.

As designated Priority Development Area, development is underway to the west of the site, contributing safe access and egress route options. Retained unmanaged vegetation represents a potential threat to the development which is objectively assessed by this Plan, which develops a range of bushfire protection measures. In so doing this Plan serves to mitigate risk in the interim, to levels that can be considered acceptable.

Figure 2 shows the proposed subdivision in relation to vegetation that is being classified under AS3959-2018, and which is classifiable as potential hazard under Sc 6.2.6 Planning scheme policy 6 and under SPP 2017 – Natural hazards, risk and resilience.



Figure 2. Proposed Subdivision and forest interfaces

Staging Plans are attached in Appendix 1, however the entire development footprint on the northern side of Flagstone Creek will be cleared in conjunction with development of Stage 1; and the entire area on the southern side of Flagstone Creek will be cleared in conjunction with Stage 5.

Throughout the Staged development, the balance of Lot will be retained in a low hazard state by slashing.

The site is within approximately 10km by road of the nearest Queensland Fire and Emergency Services (Jimboomba Fire Station).

3.0 Bushfire Hazard Assessment

3.1 Bushfire hazard classification



Figure 3. Council and latest State bushfire hazard mapping

"Bushfire Prone Area" (BPA) is defined under Section 12 of Building Regulation 2006 and the BCA as an area **identified as such by Local Government**, in this case using the methodology specified in *A new methodology* for State-wide mapping of bushfire prone areas in Queensland (CSIRO 2014). Logan City Council Policy 6 (Management of Bushfire Hazard) Part 2.1 outlines the requirement for a bushfire hazard assessment report based on such methodology in order to validate the bushfire hazard overlay mapping above.

It is argued that the purpose of Logan City Council Policy 6 (Management of Bushfire Hazard) Part 2.1 is ultimately to establish simply whether the site and bushland interface is BPA or not. This does not warrant a separate extensive report as inferred by Part 2.1.3, which would add complexity and cost to the process without achieving any more value than achieved by the clear and concise approach taken by this BMP. This BMP achieves the same validation by stepping through Sections 3 (evidencing vegetation, fuel loads, slope, separation distances) and carrying this data forward to Section 6 (Fire weather characteristics and calculated fire parameters, based on the same (CSIRO) methodology). In the process it validates the BPA status of the remaining hazard interfaces.

The BCA calls up AS3959-2018 as providing "Deemed to Satisfy" construction levels for Class 1, 2 and 3 buildings constructed in bushfire prone areas.AS3959-2009 specifies building implications within 100m of

designated bushfire prone land, or more strictly speaking, within 100m of intact, classified vegetation (50m in the case of grassland). This BMP establishes Bushfire Attack Levels (BALs) for affected Lots, using a combination of Methods 1 and 2 approach under AS3959-2018.

Although ostensibly based on the same methodology, there are differences between State and LCC bushfire hazard mapping. There are also errors and inaccuracies as shown in Figure 3. In various ways neither mapping is completely accurate, neither claims to be, and site assessment is required to establish bushfire hazard and risk more realistically.

3.2 Vegetation Assessment, Slope and Separation Distances from Proposed Development



Figure 4. Fuel Zones Assessed Solid orange arrows indicate most likely direction of bushfire attack, dotted arrows in the form of embers. Contours shown are 5m.

Figure 4 shows the four main fuel zones assessed. The average slope is taken as 3° down for Area 2 and 5° down for Areas 1,3 and 4.

Section 6 objectively calculates and determines the potential nature and severity of bushfire attack more thoroughly. This serves as a basis for determining the construction and other bushfire protection measures outlined in this BAL Assessment.

Fuel assessments were determined using the Overall Fuel Hazard Assessment Guide - DSE Victoria (Oct 2010).

3.3 Fuel Accumulation Assessment – Fuel Area 1



Figure 5. Fuel Accumulation Assessment – Fuel Area 1

Fuel hazard estimate		Assessment according to Hines et al 2010				
Date: 12th December 2019						
Layer	Rating	Description / Comments	Equivalent fuel load t/ha			
Surface and near surface	Low Potential Moderate	Low litter bed 10 - 20 mm with Low to moderate NS fuels, partly grazed by macropods <i>Cymbopogon sp, Lomandra sp, Imperatur sp</i> and fine native grasses.	8 Potential 10			
Elevated	Low	Canopy recruiters, with <i>Alphitonia sp, Acacia spp,</i> easy to walk in any direction without needing to choose a path through most fuel at the top of the layer	2			
Bark	High	Some ribbon bark (E.tereticornis, E.moluccana) and papery barks (L.suavolens) with low bark hazard - C. intermedia, Alphitonia sp	1 - 2			
Overall rating	Moderate		14t/ha			

Table 1. Fuel Assessment Fuel Area 1.

Whilst mapped as a combination of RE 12.3.7 and 12.3.3, site assessment identified the vegetation community most closely resembling RE12.3.3d for bushfire modelling purposes, for which Queensland Fire and Emergency Services (QFES) attributes a default Total Available Fuel Load of 14.4t/ha.

Giving consideration to both State and observed available fuel values, more than 15 years post fire; and recognising the limitations in soil water holding capacity, a total of 14.4t/ha (12.8t/ha of which is Surface and Near Surface fuel) is considered reasonable to use in fire modelling in accordance with Method 2 of AS3959-2018, as presented in Section 6.
3.4 Fuel Accumulation Assessment – Fuel Area 2



Figure 6. Fuel Accumulation Assessment – Fuel Area 2

Fuel hazard estimate		Assessment according to Hines et al 2010	
Date: 12th December 2019			
Layer	Rating	Description / Comments	Equivalent fuel load t/ha
Surface and near surface	Low Potential Moderate	Low litter bed 10 - 20 mm with Low to moderate NS fuels, Cymbopogon sp, Lomandra sp, Imperatur sp and fine native grasses.	8 Potential 10
Elevated	Low	Canopy recruiters, with <i>Alphitonia sp, Acacia spp, Lantana sp</i> easy to walk in any direction without needing to choose a path through most fuel at the top of the layer	2
Bark	High	Some ribbon bark (E.tereticornis) and papery barks (L.suavolens) with low bark hazard - C.citriodora, C. intermedia, Alphitonia sp	1 - 2
Overall rating	Moderate		14t/ha

Table 2. Fuel Assessment Fuel Area 2.

Mapped as RE 12.9 – 10.2, site assessment supports such classification, although with significantly lower fuel values than attributed by Queensland Fire and Emergency Services (QFES) in applying a default Total Available Fuel Load of 20.8t/ha.

Giving consideration to both State and observed available fuel values, more than 15 years post fire; and recognising the limitations in soil water holding capacity, a total of 20.8t/ha of which14t/ha is Surface and Near Surface fuel) is considered to provide substantial redundancy in fire modelling in accordance with Method 2 of AS3959-2018, as presented in Section 6.

3.5 Fuel Accumulation Assessment – Fuel Area 3



Figure 7. Fuel Accumulation Assessment - Fuel Area 3

Fuel hazard estimate		Assessment according to Hines et al 2010	
Date: 12th December 2019			
Layer	Rating	Description / Comments	Equivalent fuel load t/ha
Surface and near surface	Low Potential Moderate	Low litter bed 10 - 20 mm with Low to moderate NS fuels, partly grazed by macropods <i>Themeda sp, Cymbopogon sp, Lomandra sp, Imperatur sp</i> and fine native grasses.	8 Potential 10
Elevated	Low	Canopy recruiters, with <i>Alphitonia sp, Acacia spp,</i> easy to walk in any direction without needing to choose a path through most fuel at the top of the layer	2
Bark	High	Some ribbon bark (E.tereticornis, E.moluccana) and papery barks (L.suavolens) with low bark hazard - C. intermedia, Alphitonia sp	1 - 2
Overall rating	Moderate		14t/ha

Table 3. Fuel Assessment Fuel Area 3.

Whilst mapped as a combination of RE 12.3.7, 12.3.3 and 12.9-10.2, site assessment identified the vegetation community most closely resembling RE12.3.3d for bushfire modelling purposes, for which Queensland Fire and Emergency Services (QFES) attributes a default Total Available Fuel Load of 14.4t/ha.

Giving consideration to both State and observed available fuel values, more than 15 years post fire; and recognising the limitations in soil water holding capacity, a total of 14.4t/ha (12.8t/ha of which is Surface and Near Surface fuel) is considered reasonable to use in fire modelling in accordance with Method 2 of AS3959-2018, as presented in Section 6.

3.6 Fuel Accumulation Assessment – Area 4



Figure 8. Fuel Accumulation Assessment - Area 4

Fuel hazard estimate		Assessment according to Hines et al 2010	
Date: 12th December 2019			
Layer	Rating	Description / Comments	Equivalent fuel load t/ha
Surface and near surface	Low Potential Moderate	Low litter bed 10 - 20 mm with Low NS fuels, shaded out by Lantana.	6 - 8 Potential 10
Elevated	Very high	Canopy recruiters, with thick <i>Acacia spp</i> difficult to find a path through fuel throughout the layer	4
Bark	High	Some ribbon bark (<i>E.tereticornis, E.moluccana</i>) and papery barks (<i>L.suavolens</i>) with low bark hazard - <i>C. intermedia, Alphitonia sp</i>	1 - 2
Overall rating	Moderate		14t/ha

Table 4. Fuel Assessment Fuel Area 4.

Whilst mapped as a combination of RE 12.3.7, 12.3.3 and 12.9-10.2, site assessment identified the vegetation community most closely resembling RE12.3.3d for bushfire modelling purposes, for which Queensland Fire and Emergency Services (QFES) attributes a default Total Available Fuel Load of 14.4t/ha.

Giving consideration to both State and observed available fuel values, more than 15 years post fire; and recognising the limitations in soil water holding capacity, a total of 14.4t/ha (12.8t/ha of which is Surface and Near Surface fuel) is considered reasonable to use in fire modelling in accordance with Method 2 of AS3959-2018, as presented in Section 6.

4.0 Site constraints and environmental values which may limit mitigation options



Figure 9. Regional Ecosystem (RE) Mapping

Figure 9 shows the proposed development location in relation to vegetation mapped by the Queensland Department of Natural Resources, Mines and Energy (DNRME) as "Of Least Concern" RE 12.9-10.2, 12.3.7 and "Endangered" RE 12.3.3 in areas of retained vegetation in the waterway corridor and to the adjacent north east. Site assessment supports classification of interfacing vegetation in Area 2 being 12.9-10.2 and for Areas 1, 3 and 4 being a combination of RE12.3.7, 12.3.3 and 12.9-10.2 (assessed as primarily 12.3.3d for bushfire modelling purposes).

DNRME provides the following Description and recommended fire guidelines for the vegetation communities mapped.

Regional	Description	Fire Guidelines
Ecosystem		
RE 12.9-10.2 Of Least Concern	Open-forest or woodland of <i>Corymbia citriodora</i> , usually with <i>Eucalyptus crebra</i> . Other species such as <i>Eucalyptus tereticornis</i> and <i>Corymbia intermedia</i> may be present in scattered patches or in low densities. Understorey can be grassy or shrubby. Shrubby understorey of <i>Lophostemon confertus</i> (whipstick form) often present in northern parts of bioregion. Occurs on Cainozoic and Mesozoic sediments. (BVG1M: 10b) Vegetation Hazard Class (VHC) 10.1 20.8t/ha Total Available Fuel Load (State Default Value)	OPTIMAL FIRE SEASON: Summer to winter. INTENSITY: Low to moderate. INTERVAL: 4-25 years. STRATEGY: Aim for 40-60% mosaic burn. Burn with soil moisture and with a spot ignition strategy so that a patchwork of burnt/unburnt country is achieved. ISSUES: The fire regime should maintain a mosaic of grassy and shrubby understoreys. Control of weeds is a major focus of planned burning in most areas. Careful thought should be given to maintaining ground litter and fallen timber habitats by burning only with sufficient soil moisture. Burning should aim to produce fine scale mosaics of unburnt areas. Variability in season and fire intensity is important, as well as spot ignition in cooler or moister periods to encourage mosaics.
RE 12.3.3d Endangered	Floodplain (other than floodplain wetlands). <i>Eucalyptus moluccana</i> woodland to open-forest. Other frequently occurring species include <i>Eucalyptus tereticornis, E. crebra, E. siderophloia and</i> <i>Corymbia intermedia</i> . Occurs on margins of Quaternary alluvial plains usually adjacent sedimentary geologies. (BVG1M: 13d) Vegetation Hazard Class (VHC) 13.2 14.4t/ha Total Available Fuel Load (State Default Value)	OPTIMAL FIRE SEASON: Summer to late- autumn. INTENSITY: Low. INTERVAL: 3-6 years. STRATEGY: Aim to burn 40-60% of any given area. Spot ignition in cooler or moister periods encourages mosaics. ISSUES: Control of weeds is a major focus of planned burning in most areas. Maintain ground litter and fallen timber habitats by burning only with sufficient soil moisture. Burning should aim to produce fine scale mosaics of unburnt areas.

Table 5. Regional Ecosystems Descriptions and Fire Guidelines

The retained areas of forest vegetation are unlikely to be provided with managed fire, along with the temporary hazard reduction benefits this brings.

Planning is not based on any assumptions regarding hazard reduction; and has to be based on fuel levels reaching a long term maximum stable state, coinciding with ignition under worst case foreseeable fire weather conditions.

4.1 Fire History and Frequency

This study found several indicators of prior fire, dating back more than 15 years. Recurrence of fire at some time has to be regarded as possible, potentially coinciding with maximum fuel accumulation and worst case fire weather conditions.

5.0 Specific risk factors associated with the development proposal

5.1 Nature of activities anticipated on site

Normal residential activities are anticipated to occur in the area, which includes the potential inclination of juveniles and others to make temporary "camps" in bushland, and others to undertake illegal dumping or torching of vehicles. The number of fire incidents expected by QFES varies in direct proportion to the numbers of people present. The proposed development adds significantly to the number of people living in the area or likely to cause ignition. However only a limited number of new Lots are directly exposed.

5.2 Numbers of people likely to be present

2 - 4 residents could be expected to be present on each of the 515 Lots. The proposed development adds significantly to the number of people living in the area or potentially exposed to the possibility of unplanned fire, however the design of the development and road layout serves to protect life and property, and facilitate access and egress; and other protection measures required under this Plan serve to reduce residual risk to acceptable levels.

6.0 Nature and Severity of Potential Bushfire Attack

6.1 Bushfire season and Fire Weather

The "typical fire season" in this area peaks between September and November. The predominant winds in the area are south easterly, however during the fire season, hot gusty westerlies of over 30 kph can be expected, with Relative Humidity falling to 10% and less. Temperatures on these days can climb over 35°C, and for two or three days a year, fire weather conditions equivalent to FDI levels of around 60 can be anticipated. (Note that this is in contrast to the value of 40 which Queensland is currently using in the recently revised AS3959 - 2018).





Report compiled by Bushfire Risk Reducers for Orchard Property Group, January 2020

6.2 Anticipated direction of bushfire attack

The probability of unplanned "wildfire" attack is currently regarded as possible, or even likely. The potential directions of attack are from the waterway corridor or the adjacent unmanaged forest to the north east, as indicated in Figure 4. Note that the location of the hazard partially aligns with the direction of worst case fire weather for parts of the waterway corridor.

Bushfire attack comes in a number of forms: direct flame, radiant heat, embers, smoke and wind. Research shows that over 80% of houses lost to bushfire in Australia can be attributed to ember attack, within 100m of bushland.



Figure 11. Main Bushfire Attack mechanisms (Image courtesy of Ramsay & Rudolf, 2003)

6.3 Anticipated severity of bushfire attack

Values for vegetation type, fuel load and slope are carried forward to Table 6, to predict the key fire parameters for the potential worst case fire scenarios.

Fire Scenario – Area 1, 3 and 4 Method 2 AS3959-2018 FDI 60 Forest @ 12.8/14.4t/ha. A <u>ve</u> Slope under vegetation 5 ^o Down	Fire Scenario – 1, 2, 3, and 4 Method 1 AS3959 – 2018 FDI 40 Forest <u>Ave</u> Slope under vegetation 0 - <5° Down	Fire Scenario – Area 2 Method 2 AS3959-2018 FDI 60 Forest @ 14/20.8t/ha. A <u>ve</u> Slope under vegetation 3 ^o Down
Fire Intensity (Byram, 1959) 9 682W/m ("MEDIUM")		Fire Intensity (Byram, 1959) 13 324kW/m ("MEDIUM")
Rate of Spread (Noble et al, 1980) 1.3kph		Rate of Spread (Noble et al, 1980) 1.24kph
Flame Height (modified Mc Arthur V equation, NSW RFS 2001) 10.19m		Flame Height (modified Mc Arthur V equation, NSW RFS 2001) 10.55m
Flame Width 100m		Flame Width 100m
Elevation of Receiver 2.4m		Elevation of Receiver 2.4m
BAL FZ within <9m of intact	BAL FZ within <12m of intact	BAL FZ within <9m of intact
unmanaged vegetation	unmanaged vegetation	unmanaged vegetation
BAL 40 from 9 - <12m	BAL 40 from 12 - <16m	BAL 40 from 9 - <12m
BAL 29 from 12 - <18m	BAL 29 from 16 - <24m	BAL 29 from 12 - <18m
BAL 19 from 18 - <25m	BAL 19 from 24 - <34m	BAL 19 from 18 - <26m
BAL 12.5 from 25 – 100m	BAL 12.5 from 34 – 100m	BAL 12.5 from 26 – 100m

Table 6. Calculated values for potential bushfire characteristics, and methods used.

The radiant heat flux values for Methods 1 and 2 are compared as Bushfire Attack Levels (BALs) in Table 6 and Figure 12. The predicted fireline intensity for all unmanaged vegetation interfaces is in the "Medium" range, validating the designation of bushland interfaces as BPA for the purposes of Logan City Council Policy 6 (Management of Bushfire Hazard) Part 2.1.



Figure 13. Radiant Heat Flux Predicted by Methods 1 and 2.

Report compiled by Bushfire Risk Reducers for Orchard Property Group, January 2020

LCC bushfire overlay code permits development design that results in construction up to and including BAL 29 for future dwellings under AS3959-2018. Applying Table 6 to the proposed lot layout shows that no dwelling will require construction above BAL 29 under this Standard. (Refer to the BAL contours in Figure 15).

The significance of the radiant heat flux levels discussed is shown below in Table 7.

Radiant Heat Flux (kW/m²)	Likely Effects
> 40 - 110	Flame Zone. Even the strongest toughened glass fails.
	Latest technology in toughened glass may survive. Most will not. Timber ignites without pilot flame. Limit
29 - 40	of BAL-40 Construction AS3959 - 2009.
	Ignition of timbers without piloted ignition (3 minutes exposure) during the passage of a bushfire. Most
29	types of toughened glass could fail. Limit of BAL-29 Construction AS3959 - 2009.
	Screened float glass could fail during the passage of a bushfire.Limit of BAL-19 Construction AS3959 -
19	2009.
12.5	Standard float glass could fail during the passage of a bushfire. Limit of BAL-12.5 Construction AS3959 - 2009. Some timbers can ignite with prolonged exposure and with pilot ignition sources (eg embers) Critical conditions. Firefighters not expected to operate in these conditions. Considered life threatening in
	under a minute in protective equipment. Fabrics inside a building could ignite spontaneously with long
10	exposures.
7	Likely fatal to unprotected persons after exposure of several minutes.
4.7	Extreme conditions. Firefighter in protective dothing will feel pain after 60 seconds exposure.
3	Hazardous conditions. Firefighters expected to operate for a short period (10 minutes).
2.1	Unprotected person will feel pain after 1 minute exposure - non fatal.

Table 7. Significance of various RHF levels (Source: NSW RFS, 2006)

7.0 Bushfire Protection Measures in Combination



Figure 14. Bushfire Planning Measures in Combination (Source: NSW RFS, 2006)

Figure 14, taken from *Planning for Bushfire Protection* (NSW Rural Fire Service, 2006) illustrates that there are other factors and measures which need to be integrated to mutually support one another to provide protection against bushfire.

Simply removing the hazard (bushland) is one possible way of removing risk to life and property, but this approach is not desirable. The safety of life and property can be achieved whilst retaining the natural amenity and value of bushland areas, provided these integrated bushfire protection measures are applied.

7.1 Building Construction and Design

LCC bushfire overlay code permits development design that results in construction up to and including BAL 29 for future dwellings. With a minimum separation of 12m between future dwellings and retained vegetation being classified in Areas 1, 2, 3 and 4, BAL 29 is shown to be viable. With a minimum separation of 18m between future dwellings and vegetation being classified in Areas 1, 2, 3 and 4, BAL 29 is shown to be viable. With a minimum separation of 18m between future dwellings and vegetation being classified in Areas 1, 2, 3 and 4, BAL 19 is shown to be viable. With a minimum separation of 25m between future dwellings and vegetation being classified in Areas 1, 3 and 4, or a minimum of 26m for Area 2, BAL 12.5 is shown to be viable. (Refer to the BAL contours in Figure 15).

Any other structure built within 6m of any residence within 100m of designated hazard, shall be constructed in accordance with this Standard.

Throughout the Staged development, the balance of Lot will be retained in a low hazard state by slashing.

Figure 15 shows the "reach" of the various BAL ratings under AS3959-2018. BAL contours have been transferred to Plan of Development (POD) Plans attached in Appendix 1. BAL ratings for individual Lots should be reviewed post-construction as earthworks/pad levels may have implications for BAL ratings.



Figure 15. BAL contours and Building Envelope for Lot 433 (Refer to Appendix 1: Staging Plans of Development showing BAL Contours and building envelopes)

7.2 Asset Protection Zones and Landscaping

Asset protection zones are the most strategically valuable defence against radiant heat and flame, and to a lesser extent embers.

The landscaping plan shall maintain an "Inner Protection Area" (IPA) for the entire unbuilt area of all Lots effectively free of available fuel.

- Plants retained in or introduced into the IPA should be selected based on low combustibility, by virtue of high moisture content, low volatile oil content, high leaf mineral levels, large fleshy leaves, absence of shedding bark.
- Plant arrangement is just as important as low combustibility. Plants should be placed so as to minimize either vertical or horizontal connectedness of plant material. Appendix 1 provides examples of less hazardous native plant species.
- Combustible vegetation shall not be allowed to come into contact with combustible parts of buildings.

- Trees should not be allowed to directly overhang roof lines.
- Regular yard maintenance should be undertaken to remove available fine fuels and debris, particularly throughout the fire season.

A minimum 12m separation shall be maintained between unmanaged vegetation and any future dwelling. This requires a "building exclusion zone" of 3m beside the eastern boundary of Lot 434. 433

An Outer Protection Area involves removal of the understorey so as to deprive an advancing fire front of its fuel continuity, and thereby collapsing the fire front. In this case the APZ recommended for the new lots shall be constructed and maintained as IPA.



Figure 16. Components of an Asset Protection Zone (APZ)

The bio retention basin shall be managed in a low hazard state , with a predominantly mown surface, similar to Figure 17.



Figure 17. Bio retention basin managed in a low hazard state. Throughout the Staged development, the balance of Lot will be retained in a low hazard state by slashing.

7.3 Access and Egress Management

The site is within approximately 10km by road of the nearest Queensland Fire and Emergency Services (Jimboomba Fire Station).

Six access/egress options exist, via Mountain Ridge Road to the north and via the prior development to the adjacent west, all being safe routes.

It is recommended that the Child Care Facility have at least one access/egress point on the southern side of the site so as to direct traffic away from the linear park interface.

The proposed internal road system provides for continuous traffic flow and for through roads. Ample turning opportunities are also available for large urban fire fighting appliances (a minimum inside radius of 6m and minimum outside radius of 12m).

The new section of fire trail shown throughout this Plan should be constructed with a formed width of 4m, with a minimum of 1m either side maintained in a low fuel state, with a minimum overhead clearance of 4m, within an easement dedicated in favor of Council and QFES. QFES should be made aware of this fire trail and its connection through to the south east so that they can update Local Area Plans where relevant.

7.4 Water Supplies and Utilities

Water supply for the development will be connected to Council mains reticulated supply, with hydrants installed in accordance with AS2419.1-2005 and with volumes and pressure under the control of Council water utilities provider.

Compliance will be achieved against the acceptable outcomes specified under the QFES Fire Hydrant and Vehicle Access Guideline (2015) in particular marking of hydrant locations and providing adequate hydrant access.

Electricity supply to the site will be supplied underground.

Any reticulated or bottled gas shall be installed and maintained in accordance with AS1596 – 2002. Metal piping is to be used. Any fixed LPG tanks shall be kept clear of flammable materials, and located on the non hazard side of the building. Any gas cylinders which need to be kept close to a building shall have release valves directed away from the building. Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.

7.5 Fire Fighting and Emergency Management Arrangements

The development is serviced by the proposed road and driveways for Emergency Services use. The maintenance of a mown or slashed grass surface of all Lots provides safe defendable space around key assets in the unlikely event of bush fire.

Obstructions to access onto individual Lots and the rear of buildings should be avoided.

Residents shall be made aware of the existence of this Plan, and their need to comply with the relevant provisions, in particular building construction, APZ maintenance, optimizing access around buildings and emergency response preparations.

Residents shall decide on their Stay and Defend / or Go Early strategy before each fire season so as to ensure this decision is not made too late, when smoke and emergency vehicles prevent an orderly evacuation. Staying to defend is a viable and preferable option for the proposed development.

Residents staying to defend should ensure that they have adequate protective clothing, including full length cotton or denim garments, sturdy boots, gloves, smoke mask (minimum P2 with valves) and smoke goggles.

Appendix 3 provides guidance for Residents' Emergency Management Planning in relation to bushfire.

8.0 Assessment of proposal against Logan City Plan 2015 (Part 8.2.3 Bushfire Hazard Overlay Code)

Performance Outcomes	Acceptable Outcomes
8.1 (PO1)	Acceptable Outcome AO1 is applied in that:
Development is designed to:	Development: (a) increases the number of persons living in,
(a) minimise risk of bushfire hazard;	or lots in, the Bushfire hazard area identified on Bushfire
(b) provide safe premises;	hazard overlay map– OM–03.00; however the risk posed by
(c) create efficient emergency access for	bushfire is mitigated by this Plan.
firefighting and other emergency vehicles.	
8.2 (PO2)	Acceptable Outcome AO2 is applied in that:
Development is sited and constructed to	Development is located and constructed:
minimise the bushfire hazard and	(a) where there is no bushfire management plan approved
maximise the protection of life and	by an existing development approval:
property from bushfire	(i) such that the bushfire attack level for future dwellings is less than or equal to BAL–29;
	(ii) (not possible to achieve) - away from the most likely direction of a fire front;
	(iii) so that generally elements of the development least
	susceptible to fire (perimeter roads and parklands) are sited
	closest to the bushfire hazard;
	(iv) such that asset protection zones are sited on land with a
	slope less than 18 degrees;
	(v) such that asset protection zones are entirely within the
	boundaries of the private property of the development site;
8.3 (PO3)	
Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and	Acceptable Outcome AO3 is applied in that:
provide safe sites for people, property and	Lots: (a) are suitable for people, property and buildings by:
buildings.	(i) having a bushfire attack level less than or equal to BAL–
-	29; and
	(ii) containing a development envelope area that has a
	bushfire attack level less than or equal to BAL–29;
	(b) provide asset protection zones that:
	(i) are located on land with a slope less than 18 degrees;
	(ii) are located on the same lot.
8.4 (PO4) Vehicular Access and Fire	Acceptable Outcome AO4 is applied to the extent that:
Maintenance Trails	

Access for fire management and evacuation is provided by access that: (a) separates premises from adjoining vegetation; (b) is safely accessible by fire fighting vehicles; (c) has regular vehicular access points for bushfire management, response and evacuation; (d) has regular vehicle passing and turning areas for bushfire management, response and evacuation; (e) allows access at all times for fire fighting vehicles; (f) allows for maintenance, burning off and bushfire response; (g) has vehicular links to an alternative through road; (h) is readily maintained.	Access for fire management and evacuation is provided by vehicular access in the form of perimeter roads with a reserve width generally greater than 20m; (b) located between the premises and adjoining vegetation; c) with a maximum gradient below12.5 percent; (d) are constructed to otherwise comply with Section 3.4 – Movement infrastructure standards of PSP5 – Infrastructure; and (e) layout does not include a cul de sac.
8.5 (PO5) Water Supply Development has access to adequate water supply for fire fighting purposes.	Acceptable Outcome AO5 is applied in that: Development: (a) is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa.
8.6 (PO6) Community Infrastructure Community infrastructure is not located in a bushfire hazard area or is able to function effectively during and immediately after a bushfire event.	Acceptable Outcome AO6 is applied to the extent that the infrastructure involved does not involve vital core services to the community.
8.7 (PO7) Hazardous Materials Public safety and the environment are not adversely affected by the adverse impacts of bushfire on hazardous materials including fuels, explosives and flammable chemicals manufactured or stored in bulk on premises.	Acceptable Outcome AO6 is applied to the extent that: The proposed Development does not involve the manufacture or storage of hazardous materials in bulk.

9.0 Assessment of proposal against State Planning Policy 2017

State Planning Policy – Natural hazards, risk and resilience (SPP, December 2013, latest version July 2017) replaces State Planning Policy 1/03 *Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.* The SPP Guideline – Natural hazards, risk and resilience provides a methodology for determining Bushfire Hazard based on Potential Fireline Intensity. The methodology and hazard mapping has been included in Section 3.1 of this Plan in establishing the adjacent area as potentially hazardous and as a bushfire prone area.

Part E of the SPP provides interim development assessment requirements to ensure that State interests are appropriately considered in relation to natural hazards, including bushfire hazard areas. These provisions serve as general guidelines to either avoid or otherwise adequately mitigate bushfire risk. Specific guidelines for bushfire hazard overlay codes are yet to be provided, and this detail is addressed by this Plan in terms of meeting the current requirements of Local Government in Section 8 above.

	erim Development Assessment quirements – SPP Part E	Solutions Provided
(3)	Development avoids natural hazard areas or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level, and	This Plan establishes the nature and potential severity of the adjacent hazard and provides a combination of bushfire protection measures to mitigate risk including park management, building construction, asset protection zones, access, water supplies and utilities, and emergency management arrangements.
(4)	Development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities, and	The combined effect of the bushfire protection measures specified by this Plan serves to reduce risk to a low level and ensure resilience and preparedness for unplanned fire so that the response or recovery capacity and capability of emergency services is not unduly burdened or impeded. This Plan serves to protect life and property from bushfire without depending on emergency services for protection.
(5)	Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties, and	The development does not increase the nature of the existing hazard, and site layout and landscaping on the site is designed to moderate the exposure of buildings. The potential for damage to other properties is not increased as a consequence of the proposed development.
(6)	Risks to public safety and the environment from the location of hazardous materials and the release of these materials is avoided, and	Hazardous materials are not stored in quantities or locations on the site which would pose a risk to the public or the environment.
(7)	The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.	The development maintains the natural processes and protective function of vegetation that previously existed for the site.

10.0 Recommendations

 That the master plan shall provide a minimum separation of 12m for future dwellings from unmanaged vegetation hazard within the linear park and to the adjacent unmanaged forest to the north east in association with BAL 29 construction under AS3959-2018. This is achieved through provision of a building envelope set back by 3m inside the eastern boundary

This is achieved through provision of a building envelope set back by 3m inside the eastern boundary of Lot 434. 433

Figure 15 shows the "reach" of the various BAL ratings under AS3959-2018. BAL contours have been transferred to Plan of Development (POD) Plans attached in Appendix 1. BAL ratings for individual Lots should be reviewed post-construction as earthworks/pad levels may have implications for BAL ratings.

Any other structure built within 6m of each residence within 100m of designated hazard, shall be constructed in accordance with this Standard.

Builders should warrant that they have a copy of this Standard, and that it shall be used consistently throughout the design and construction of dwellings and other structures located within 6m of them.

- The existing Asset Protection Zones available on each Lot and described in Section 7.2 of this report shall be maintained as IPA separating buildings from retained vegetation on adjacent Lots. Throughout the Staged development, the balance of the development land will be retained in a low hazard state by slashing.
- Reticulated water supplies shall be fully installed in accordance with AS2419.1-2005 and Council water utilities provider with sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum 10litres a second at 200kPa). Compliance shall be achieved against the acceptable outcomes specified under the QFES Fire Hydrant and Vehicle Access Guideline (2015) in particular marking of hydrant locations and providing adequate hydrant access.
- 4. Lot buyers shall be made aware of the existence of this Plan and their responsibilities outlined within it, in particular construction, asset protection zone and emergency management.
- 5. It is recommended that the Child Care Facility have at least one access/egress point on the southern side of the site so as to direct traffic away from the linear park interface.
- 6. The new section of fire trail shown throughout this Plan should be constructed with a formed width of 4m, with a minimum of 1m either side maintained in a low fuel state, with a minimum overhead clearance of 4m, within an easement dedicated in favor of Council and QFES. QFES should be made aware of this fire trail and its connection through to the south east so that they can update Local Area Plans where relevant.

11.0 Summary

The area of "hazard" faced by the proposed development is significant, and the likelihood of wildfire at some time is regarded as likely, warranting protection measures to be taken, as outlined in this Plan. This Plan demonstrates compliance with legislative requirements of State and Local Government, and the BCA.

Along with adequate water supply and emergency management arrangements, compliant construction under AS3959-2018 and APZs to reduce the exposure of life and property to bushfire, these combined measures assist prepare residents for the slim possibility of fire in the area.

12.0 References

ABCB (2016), Building Code of Australia, Australian Building Codes Board, Canberra.

Building Regulation (2006), Queensland Government, Queensland.

Environmental Protection Act (1994), Queensland Government, Queensland.

Hines, F., Tolhurst, K.G., & Wilson, A.A.G., (2010) Overall Fuel Hazard Assessment - Research Report No. 82 4th Edition, DSE Victoria.

Queensland Fire and Emergency Services (2015) Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots, Queensland Government, Queensland.

Queensland Government Department of Local Government and Planning (May 2003), State Planning Policy 01/03, Queensland.

Queensland Government Department of Local Government and Planning (April 2016), State Planning Policy – Natural hazards, risk and resilience, Queensland.

Leonard, J., Newnham, G., Opie, K., and Blanchi, R. (2014), A new methodology for State-wide mapping of bushfire prone areas in Queensland, CSIRO, Australia.

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NSW Rural Fire Service (2006), Planning for Bushfire Protection, NSW.

Ramsay, C. and Rudolph, L. (2003), Landscape and Building Design for Bushfire Areas, CSIRO Publishing, Collingwood, Victoria.

Standards Australia (2005), AS 2419.1–2005, Fire hydrant installations – System design, installation and commissioning, Sydney, NSW.

Standards Australia (2002), AS 1596 The storage and handling of LP Gas, Sydney, NSW.

Standards Australia (2009), AS 3959 – 2009, Construction of buildings in bushfire-prone areas, Sydney, NSW.

Sustainable Planning Act (2009), Queensland Government, Queensland.

Vegetation Management Act (1999), Queensland Government, Queensland.

Webster, J. (2000), The Complete Bushfire Safety Book, Random House Australia, NSW.

Appendix 1

Plan of Development - Plans showing BAL Contours

Refer to Plans of Development (plans showing BAL contours) - Saunders Havill 9534 P 03 Rev M-POD 01 to 10 dated 21 January 2020.

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN / 20/01/2020 / 9534 P 03 Rev N-POD 01

EMENT UNIT TRUST **ORCHARD DEVELOPMENT MANAGEN**

RP DESCRIPTION: Lot 30 on SP309195

50% Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m 60% 60% rerage (Maximum) 75% 75% 75% 75%

sarage	5	ELC.C	Eo	Eo	Eo	Ec	Eo	
condary Frontage								
o Wall (Ground Floor)	1.5m	1.5m	1.5m	2m	2m	2m	3m	
o Wall (First Floor)	1.8m	1.8m	2m	2m	2m	2m	3m	
Sarage	n/a	n/a	δm	δm	5m	δm	5m	
ar Setback								
Bround Floor	6m	6m	0.9m*	0.9m*	0.9m*	0.9m*	8.0m	
irst Floor	6m	6m	ŧ	ŧ	ŧ	ŧ	8.0m	
e Setback (BTB)								
Bround Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0-0.2m 0-0.2m	0 - 0.2m	n/a	
irst Floor	0 - 0.2m	0 - 0.2m 0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a	
e Setback (non-BTB)								
Bround Floor	n/a	n/a	0.9m	1.0m	1.0m	1.0m	1.5m	
irst Floor	n/a	n/a	0.9m	1.0m	1.0m	1.5m	2.0m	
rage Location	Prefereno as shown	nce is for ge	arages to b	e construct	ed as a bu	Preference is for garages to be constructed as a built to boundary wall as shown	ary wall	
Constant (Mandamy	760/	700/	76.0/	760/	000	0000	CO0/	



For lots with a secondary frontage, no building or structure over 2m high Approximate Bin Pad Location for Lot 211 The length of a Built-to Boundary wall is not to exceed 15m or 50% of Site cover is the maximum area covered by all buildings and structur For comer lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road A 2.4m setback permitted to unenclosed entry features such as por corner of two road provisions for easements for services, which may alter the setbacl porticos, verandahs and balconies. Building envelope and setback requirements may be affected by Houses must be wholly located within the subject lot unless Building Envelope Exclusion Zone (reach of Bal 40) All setbacks are measured to the wall of the structure. is to be built within a 6m x 6m truncation at the A lot can have only one primary frontage. carriageway is not a secondary frontage. the lot depth, except for Terrace Lots. Edge of Classified Vegetation ---- Indicative Building Envelope Indicative Driveway Locatior Indicative Garage Location achment rights are secured. roofed with impervious materials Built to Boundary Wall Reach of BAL 12.5 Staging Boundary Reach of BAL 29 Reach of BAL 19 Stage No. equirements. frontages. ļ ł ł Δ 9 NOTES)

137 79m

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- With the exception of Terrace Lots, Built-to-boundary walls are
 - nowever if a Built -to-boundary wall is proposed it must be on the side indicated
 - Built to Boundary walls are mandatory for Terrace Lots.
- Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan
 - prepared by Bushfire Risk Reducers.
- Building Height must not exceed 9 metres or 2 storeys. Refer to Section 1.3 of the Plan of Development for specific design
 - criteria for House
- vay is not considered to be a secondary frontage This frontage should be taken to be a side boundary estrian pathv
- Interface Lots un an Premium Ir Courtyard 5 4 4 4 Courtyard 33 33 3 Premium Villa 21 33 3 Villa 2m 3m Terrace 4.5m 3.5m .aneway Terrace 888

AGE	JAN	NTN	EMENT PTY LTD ATF ORCHARD DEVELOPMENT MANAGE	MEN.
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		- 20		
3A3 1:1200	ALE @A11:000 @A31:1200	SCALE @		



Q.

NOT TO BE USED FOR ENGINEERING DESIGN

OR CONSTRUCTION

Site Boundary

421

458 471m

1

471m

4

LEGEND





300m

107 383m²

383m

105

10 306m2

383m²

102 383m

101 507m

203 400m

204 -

206c

400m

208 400m

209 520m

212 98m

211 #20m²

ò

410m

331m 126

331m²⁵

331m 331m

123 386m

122 371m

371m

120 371m

139 406m²

14n

138 575m²

Staging Boundary Stage No. ł Δ P NOTES



Building Envelope Exclusion Zone (reach of Bal 40)

Reach of BAL 29

Edge of Classified Vegetation

Indicative Driveway Location

NOT TO BE USED FOR ENGINEERING DESIGN

OR CONSTRUCTION

Approximate Bin Pad Location for Lots 212 and 213

---- Indicative Building Envelope

Site Boundary

LEGEND

Built to Boundary Wall

- Houses must be wholly located within the subject lot unless All setbacks are measured to the wall of the structure.
- achment rights are secured
 - A lot can have only one primary frontage.
- For comer lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road
- For lots with a secondary frontage, no building or structure over 2m high carriageway is not a secondary frontage.
 - corner of two road is to be built within a 6m x 6m truncation at the frontages.
- The length of a Built-to Boundary wall is not to exceed 15m or 50% of the lot depth, except for Terrace Lots.

425 420m

424 375m

423 375m

375m

421 375m²

420 420m²

234 00m

233 233

232 75m²

231 Z5m

230

229 426m

228 75m

227

226 72m

225 350m

ROAD 5 - 15.5m WIDE

- A 2.4m setback permitted to unenclosed entry features such as por
 - provisions for easements for services, which may alter the setbacl porticos, verandahs and balconies. Building envelope and setback requirements may be affected by
- Site cover is the maximum area covered by all buildings and structure roofed with impervious materials equirements.
 - With the exception of Terrace Lots, Built-to-boundary walls are nowever if a Built -to-boundary wall is proposed it must be
 - Built to Boundary walls are mandatory for Terrace Lots. on the side indicated
- Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard, refer to the Bushfire Management Plan

414 420m

415 375m2

416

417

418 420m

419 420m

236 77m

237 75m

238

25m°

418m²

243

244

245 375m

247 300m

248 32m

219 375m 29-9

218 375m². 45 217 90 m 216

220 415m

36-0

S

255

254

252 75m

2510

250

249 432m

215

214 441m 213

PEBBLE CREEK WAY

RP193185

5

prepared by Bushfire Risk Reducers.

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN a 20/01/2020 a 9534 P 03 Rev N - POD 02







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----- Indicative Building Envelope

Site Boundary

LEGEND

Built to Boundary Wall

Staging Boundary



For lots with a secondary frontage, no building or structure over 2m high

carriageway is not a secondary frontage.

is to be built within a 6m x 6m truncation at the

frontages.

corner of two road

For comer lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road

A lot can have only one primary frontage.

achment rights are secured

Houses must be wholly located within the subject lot unless

All setbacks are measured to the wall of the structure

Indicative Garage Location

Δ

NOTES

Reach of BAL 12.5

ļ ł ł

Building Envelope Exclusion Zone (reach of Bal 40)

Reach of BAL 29 Reach of BAL 19

Edge of Classified Vegetation

Indicative Driveway Locatior

)

Stage No.

9

The length of a Built-to Boundary wall is not to exceed 15m or 50% of

A 2.4m setback permitted to unenclosed entry features such as por

the lot depth, except for Terrace Lots.

porticos, verandahs and balconies. Building envelope and setback requirements may be affected by

Site cover is the maximum area covered by all buildings and structur

roofed with impervious materials

With the exception of Terrace Lots, Built-to-boundary walls are op

nowever if a Built -to-boundary wall is proposed it must be Built to Boundary walls are mandatory for Terrace Lots.

on the side indicated

provisions for easements for services, which may alter the setbacl

equirements.

Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan

prepared by Bushfire Risk Reducers.

Building Height must not exceed 9 metres or 2 storeys. Refer to Section 1.3 of the Plan of Development for specific design lestrian pathway is not considered to be a secondary frontage

criteria for House

This frontage should be taken to be a side boundary

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN a 20/01/2020 a 9534 P 03 Rev N-POD 03

ORCHARD DEVELOPMENT MANAGEMENT PTY LTD ATF ORCHARD DEVELOPMENT MANAGEMENT UNIT TRUST

havill group

SCALE @A11:000 @A31:1200 - LENGTHS ARE IN METRES

 Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m RP DESCRIPTION: Lot 30 on SP309195

1.5m 2.0m

1.0m 1.0m

1.0m

0.9m

0.9m

n/a n/a

n/a n/a

1.5m

1.0m

ited as a built to boundary wall

50%

60%

%09

75% 75% 75%

75%

Preference is for garages to be constr as shown

8.0m 8.0m

0.9m*

0.9m* 1m

0.9m*

<u>a</u>

0.9m*

6 m

6m 6

n/a n/a

1.0m

1.0m 1.0m 1.0m

0-0.2m 0-0.2m 0.9m

(non-BTB)

0-0.2m 0-0.2m 0-0.2m 0-0.2m 0-0.2m 0-0.2m

21 33 3

E E E

2 g g

2 g

n/a

a/c

-5m

1.5m .8m

I.5m .8m

Interface Lots

Premium I Courtyard

Courtyard

Premium

Villa

Terrace

.aneway Terrace

5m 5m

4⁴ H E. 2m 2m 2 B

E E

21 33 3

a a a

4.5m 3.5m

g g

5.5m

æ

E



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OR CONSTRUCTION

Building Envelope Exclusion Zone (reach of Bal 40)

Reach of BAL 29 Reach of BAL 19 Indicative Garage Location

Reach of BAL 12.5

oachment rights are secured.

Edge of Classified Vegetation Indicative Driveway Locatior

Stage No.



MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 🧉 20/01/2020 🧃 9534 P 03 Rev N-POD 04

ORCHARD DEVELOPMENT MANAGEMENT PTY LTD ATF ORCHARD DEVELOPMENT MANAGEMENT UNIT TRUST

SCALE @ A1 1:600 @ A3 1:1200 - LENGTHS ARE IN METRES

RP DESCRIPTION: Lot 30 on SP309195

50% ted as a built to boundary wall Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m 60% %09 75% 75% 75% Preference is for garages to be constr as shown 75%

1.5m 0.9m

1.5m 2.0m 1.0m 1.0m 1.0m 1.0m 0.9m n/a n/a n/a n/a

8.0m 8.0m

0.9m*

0.9m*

0.9m* 1m

0.9m*

6 m

6m 6

n/a n/a

1.0m

1.0m

1.0m

21 33 3

5m 2m

2m 2m

2 g g

2m 5m

n/a

a/c

1.5m

1.5m .8m

I.5m -8

Interface Lots

Premium I Courtyard

Courtyard

Premium Villa

Villa

Terrace

corner of two road

5m 5m

5 4 4 g

E E E

21 33 3

a a a

4.5m 3.5m

g g

5.5m

æ

havill group

PLAN OF DEVELOPMENT - STAGE 5

DISCLAIMER:

group



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LEGEND

- Site Boundary ----- Indicative Building Envelope
- Built to Boundary Wall
 - Staging Boundary

Indicative Driveway Location

- (10) Stage No.
- Edge of Classified Vegetation
- Building Envelope Exclusion Zone (reach of Bal 40) _____ Reach of BAL 29
- - Reach of BAL 19
- ____ Reach of BAL 12.5
 - Indicative Garage Location

NOTES

- · All setbacks are measured to the wall of the structure
- Houses must be wholly located within the subject to unless appropriate encroachment rights are secured.
 A lot can have only one primary frontage.
- For corner lots, a secondary frontage may be applicable, however a
- pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage. For lots with a secondary frontage, no building or structure over 2m high is to be built within a 6m x 6m truncation at the corner of two road
- frontages. The length of a Built-to Boundary wall is not to exceed 15m or 50% of the lot depth, except for Terrace Lots.
- A 2-4m setback permitted to unenclosed entry features such as porches, porticos, verandahs and balconies. Building envelope and setback requirements may be affected by .
- . provisions for easements for services, which may alter the setback requirements.
- Site cover is the maximum area covered by all buildings and structures
- roofed with impervious materials. With the exception of Terrace Lots, Built-to-boundary walls are optional. however if a Built -to-boundary wall is proposed it must be constructed
- on the side indicated.
- Built ob Boundarewin Built ob Boundary walls are mandatory for Terrace Lots. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard, refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers.
- Building Height must not exceed 9 metres or 2 storeys
- Daming regin must not exceed a meres or 2 subrys. Refer to Section 1.3 of the Plan of Development for specific design criteria for Houses. A pedestrian pathway is not considered to be a secondary frontage. This frontage should be taken to be a side boundary.

	Laneway Terrace	Terrace	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback							
To Wall (Ground Floor)	0m	4.5m	3m	3m	3m	4m	5m
To Wall (First Floor)	0m	3.5m	3m	3m	3m	4m	5m
Garage	0m	5.5m	5m	5m	5m	5m	5m
Secondary Frontage							
To Wall (Ground Floor)	1.5m	1.5m	1.5m	2m	2m	2m	3m
To Wall (First Floor)	1.8m	1.8m	2m	2m	2m	2m	3m
Garage	n/a	n/a	5m	5m	5m	5m	5m
Rear Setback							
Ground Floor	6m	6m	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	6m	6m	1m	1m	1m	1m	8.0m
Side Setback (BTB)							
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	n/a	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Prefere as show		arages to b	e construc	ted as a bu	ilt to bound	ary wall
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%

Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to $2.5 \mbox{m}$

RP DESCRIPTION: Lot 30 on SP309195

10 0 10 20 30 40 50 1

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN / 20/01/2020 / 9534 P 03 Rev N - POD 05

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN / 20/01/2020 / 9534 P 03 Rev N -POD 06

ORCHARD DEVELOPMENT MANAGEMENT PTY LTD ATF ORCHARD DEVELOPMENT MANAGEMENT UNIT TRUST

SCALE @A1 1:600 @A3

		Lot 30 on SP309195	30 on SI		IPT IO	RP DESCRIPTION:	RP [
II	 Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m 	ed retainin	ing a stepp 2.5m	a lot includ creased to	etback for is to be in	Rear boundary setback for a lot including a exceeding 2.5m) is to be increased to 2.5m	* Rear exce
50%	%09	%09	75%	75%	75%	75%	Site Coverage (Maximum)
iry wall	Preference is for garages to be constructed as a built to boundary wall as shown	ed as a bui	e construct	irages to b	ce is for ga	Preferenc as shown	Garage Location
2.0m	1.5m	1.0m	1.0m	0.9m	n/a	n/a	First Floor
1.5m	1.0m	1.0m	1.0m	0.9m	n/a	n/a	Ground Floor
							Side Setback (non-BTB)
n/a	1.0m	1.0m	1.0m	0.9m	0 - 0.2m 0 - 0.2m	0 - 0.2m	First Floor
n/a	0 - 0.2m	0-0.2m 0-0.2m 0-0.2m 0-0.2m 0-0.2m 0-0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	Ground Floor
							Side Setback (BTB)
8.0m	1	Ţ	Ę	Ţ,	6m	6m	First Floor
8.0m	0.9m*	0.9m*	0.9m*	0.9m*	6m	6m	Ground Floor
							Rear Setback
5m	5m	5m	5m	5m	n/a	n/a	Garage
3m	2m	2m	2m	2m	1.8m	1.8m	To Wall (First Floor)
EIIC	UII7	UII7	ШZ	LIC.	LIC.I	HIC.I	I O WAII (Ground Floor)

Interface Lots

Premium II Courtyard

Courtyard

Premium Villa

Villa

Terrace

-aneway Terrace

A pedestrian pathway is not considered to be a secondary frontage. This frontage should be taken to be a side boundary.

Refer to Section 1.3 of the Plan of Development for specific design

criteria for Houses.

3uilding Height must not exceed 9 metres or 2 storeys.

prepared by Bushfire Risk Reducers.

5m 5m

5m 4m

5m 3m

3m 3m

5 3 a ŝ

4.5m 3.5m 5.5m ŝ

8 8 8 ŝ



PLAN OF DEVELOPMENT - STAGE 6

DISCLAIMER:

543 414m

544 300m 545 300m 546 75m² 47

541 300m

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Houses must be wholly located within the subject lot unless appropriate

All setbacks are measured to the wall of the structure

Indicative Garage Location

NOTES

----- Reach of BAL 12.5

(reach of Bal 40)

Building Envelope Exclusion Zone

Reach of BAL 29 Reach of BAL 19

ľ ł Δ

---- Edge of Classified Vegetation

Indicative Driveway Location

Stage No.

e

Staging Boundary

-- Indicative Building Envelope

Site Boundary

LEGEND

Built to Boundary Wall

the lot depth, except for Terrace Lots. A 2.4m setback permitted to unenclosed entry features such as porche

3uilding envelope and setback requirements may be affected by

orticos, verandahs and balconies.

rovisions for easements for services, which

equirements.

may alter the setbac

The length of a Built-to Boundary wall is not to exceed 15m or 50% of

ontages.

For lots with a secondary frontage, no building or structure over 2m

s to be built within a 6m x 6m truncation at the corner of two road

For corner lots, a secondary frontage may be applicable, however

A lot can have only one primary frontage.

encroachment rights are secured.

pedestrian pathway or road reserve that does not contain a road

carriageway is not a secondary frontage

With the exception of Terrace Lots, Built-to-boundary walls are options

materials.

oofed with impervious

owever if a Built-to-boundary wall is proposed it must be constructed Site cover is the maximum area covered by all buildings and structure

Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan

Built to Boundary walls are mandatory for Terrace Lots.

on the side indicated.



17

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PLAN OF DEVELOPMENT - STAGE 7

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NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

LEGEND 4m wide Landscape Interface Buffer Site Boundary ----- Indicative Building Envelope Built to Boundary Wall Staging Boundary Indicative Driveway Location (10) Stage No. Edge of Classified Vegetation Building Envelope Exclusion Zone (reach of Bal 40) ____ Reach of BAL 29 — — — Reach of BAL 19 ____ Reach of BAL 12.5 Indicative Garage Location · All setbacks are measured to the wall of the structure Houses must be wholly located within the subject to unless appropriate encroachment rights are secured. A lot can have only one primary frontage. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road pedestrian patriway or road reserve that does not contain a road carriageway is not a secondary frontage. For lots with a secondary frontage, no building or structure over 2m high is to be built within a 6m x 6m truncation at the corner of two road The length of a Built-to Boundary wall is not to exceed 15m or 50% of the lot depth. except for Terrace Lots. A 2-4m setback permitted to unenclosed entry features such as porches, porticos, verandahs and balconies. Building envelope and setback requirements may be affected by

- provisions for easements for services, which may alter the setback
- Site cover is the maximum area covered by all buildings and structures roofed with impervious materials. With the exception of Terrace Lots, Built-to-boundary walls are optional.
- however if a Built -to-boundary wall is proposed it must be constructed on the side indicated.
- on us site inducated. Built to Boundary walls are mandatory for Terrace Lots. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers.
- Building Height must not exceed 9 metres or 2 storeys
- Daming regin must not exceed a meres or 2 subrys. Refer to Section 1.3 of the Plan of Development for specific design criteria for Houses. A pedestrian pathway is not considered to be a secondary frontage. This frontage should be taken to be a side boundary.

	Laneway Terrace	Terrace	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback							
To Wall (Ground Floor)	0m	4.5m	3m	3m	3m	4m	5m
To Wall (First Floor)	0m	3.5m	3m	3m	3m	4m	5m
Garage	0m	5.5m	5m	5m	5m	5m	5m
Secondary Frontage							
To Wall (Ground Floor)	1.5m	1.5m	1.5m	2m	2m	2m	3m
To Wall (First Floor)	1.8m	1.8m	2m	2m	2m	2m	3m
Garage	n/a	n/a	5m	5m	5m	5m	5m
Rear Setback							
Ground Floor	6m	6m	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	6m	6m	1m	1m	1m	1m	8.0m
Side Setback (BTB)							
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	n/a	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preferer as show		arages to b	e construc	ted as a bu	ilt to bound	lary wall
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%

Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m

RP DESCRIPTION: Lot 30 on SP309195

10 20 30 40 50 1

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN / 20/01/2020 / 9534 P 03 Rev N - POD 07

ORCHARD DEVELOPMENT MANAGEMENT PTY LTD ATF ORCHARD DEVELOPMENT MANAGEMENT UNIT TRUST

PLAN OF DEVELOPMENT - STAGE 8

NOT TO BE USED FOR ENGINEERING DESIGN

OR CONSTRUCTION



corner of two road

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN a 20/01/2020 a 9534 P 03 Rev N - POD 08

ORCHARD DEVELOPMENT MANAGEMENT PTY LTD ATF ORCHARD DEVELOPMENT MANAGEMENT UNIT TRUST

SCALE @ A1 1:000 @ A3 1::1200 - LENGTHS ARE IN METRES

RP DESCRIPTION: Lot 30 on SP309195

50% ted as a built to boundary wall Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m 60% 1.5m %09 1.0m

1.5m 2.0m n/a n/a 1.0m 1.0m 1.0m 1.0m

8.0m 8.0m

0.9m*

0.9m*

21 33 3

5m 2m

a a a

Interface Lots

Premium I Courtyard

5m 5m

5 4 4 g

E E E





ORCHARD DEVELOPMENT MANAGEMENT PTY LTD ATF ORCHARD DEVELOPMENT MANAGEMENT UNIT TRUST

SCALE @ A1 1:000 @ A3 1:1200 - LENGTHS ARE IN METRES

 Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m 60% RP DESCRIPTION: Lot 30 on SP309195 %09 75% 75% 75% 75%

1.5m 2.0m 50% n/a n/a cted as a built to boundary wall 0-0.2m 0-0.2m 0-0.2m 0-0.2m 0-0.2m 0-0.2m 1.0m 1.0m 1.5m 1.0m 1.0m 1.0m 1.0m 1.0m 1.0m ance is for garages to be consti 0.9m 0.9m 0-0.2m 0-0.2m 0.9m n/a n/a Preference as shown n/a n/a Site Coverage (Maximum) -BTB)











Interface Lots

Premium I Courtyard

Courtyard

Premium Villa

Villa



936 695m

937 695m

1021 797m²

1022 697m

1023 799m

1024 699m

1025 801m

4m wide Landscape Interface Buffer NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION Edge of Classified Vegetation Indicative Driveway Locatior ----- Indicative Building Envelope Built to Boundary Wall Staging Boundary Site Boundary Stage No. LEGEND 9)

425m

705 | 300m²

300m² | 706

207

44 mg

843 411m

842-411m

 \odot

375m

818 441m

35.5

Building Envelope Exclusion Zone (reach of Bal 40)

Reach of BAL 29 Reach of BAL 19

i



Saunders Havill Group takes no responsibility for the bushfire hazard lines (BAL Ratings) shown on this plan. For further information about bushfire risk please contact Bushfire Risk Reducers.

441m²



0.42 5 939 541m

938 90m²

1300m

1019 / 1300m² /

1018 449m²

1049 449m

1050 | 300m² |

1027

1 300m 1

82 F

For lots with a secondary frontage, no building or structure over 2m high

carriageway is not a secondary frontage.

is to be built within a 6m x 6m truncation at the

frontages.

corner of two road

For comer lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road

A lot can have only one primary frontage.

oachment rights are secured.

Houses must be wholly located within the subject lot unless

All setbacks are measured to the wall of the structure.

Indicative Garage Location

Δ NOTES

Reach of BAL 12.5

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The length of a Built-to Boundary wall is not to exceed 15m or 50% of

A 2.4m setback permitted to unenclosed entry features such as porch

the lot depth, except for Terrace Lots.

Site cover is the maximum area covered by all buildings and structure

roofed with impervious materials

With the exception of Terrace Lots, Built-to-boundary walls are opt

nowever if a Built -to-boundary wall is proposed it must be con

provisions for easements for services, which may alter the setback

equirements.

porticos, verandahs and balconies. Building envelope and setback requirements may be affected by

Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan

prepared by Bushfire Risk Reducers.

Built to Boundary walls are mandatory for Terrace Lots.

on the side indicated

Building Height must not exceed 9 metres or 2 storeys. Refer to Section 1.3 of the Plan of Development for specific design A pedestrian pathway is not considered to be a secondary frontage

criteria for Houses

This frontage should be taken to be a side boundary



638

SP124764

637

SP124764

SP100882

634

SP100882

633

SP100882

632

PLAN OF DEVELOPMENT - STAGE 10

saunders havill group



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

LEGEND Site Boundary

- ----- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No. Edge of Classified Vegetation
- Building Envelope Exclusion Zone (reach of Bal 40)
- _____ Reach of BAL 29
- - Reach of BAL 19
- _____ Reach of BAL 12.5
- Indicative Garage Location

4m wide Landscape Interface Buffer

NOTES

- : All setbacks are measured to the wall of the structure Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.
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- A 2.4m setback permitted to unenclosed entry features such as porches porticos, verandahs and balconies.
- Building environments and balcontess. Building environments may be affected by provisions for easements for services, which may alter the setback requirements. .
- Site cover is the maximum area covered by all buildings and structures roofed with impervious materials. . With the exception of Terrace Lots. Built-to-boundary walls are optional.
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First Floor	6m	6m	1m	1m	1m	1m	8.0m
Side Setback (BTB)							
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	n/a	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preferer as show		arages to b	e construc	ted as a bu	ilt to bound	lary wall
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RP DESCRIPTION: Lot 30 on SP309195

10 0 10 20 30 40 50 1

ORCHARD DEVELOPMENT MANAGEMENT PTY LTD ATF ORCHARD DEVELOPMENT MANAGEMENT UNIT TRUST

Appendix 2

Less combustible native plants list

Source: Bowden, J (1999)

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Fire Retardant Native Plants

Form: S = Shrub; T = Tree; V = Vine; H = Herb; Gc = Ground cover; eO = epyphytic Orchid; eF = epyphytic Fern; tF = terrestrial Fern. Fire-retardance: Lm = due to leaf water contents; St = due to salt content; Sl = succulent leaves

Comments: Wb = suitable for windbreak/fire barrier, Ad = suitable as addition to windbreak/fire barrier but use Sa = suitable for sheltered areas near house; Pf = suitable if protected from direct flames; De = Decidiouv in as main species; Us = suitable for understory of windbreak/fire barrier; Oa = suitable for open areas near house winter, in flower or in dry periods

(-) = may not occur naturally in Pine Rivers Valley but has not proved invasive.

Fire-Retardant Plants for Small Gardens

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1

Scientific Name	Common Name	Form	Fire Retardance	Comments
GYMNOSPERMS				
Zamaccae	: 	C		5
Lepidozamia peroffskyana	Shining Burrawang	0	LIN	DS 24
Macrozamia lucida	Pineapple Zamia	S	Ē	Us Sa
Macrozamia miquelii	Wild Pineapple	S	Lm	Us Oa Sa
Agavaceae				
Cordyline petiolaris	Broad-leaf Palm Lily	S	Im	Us Sa
Cordyline rubra	Red-fruit Palm Lily	S	Lm	Us Sa
Cordyline strica	Slender Palm Lily	S	Im	Us Sa
Amaryllidaceae Crimm vedunculatum	RiverLilv	Æ	Lm SI	Us Oa Sa
Dorvanthes nalmeri (-)	SpearLilv	Н	Im SI	Us Oa Sa
Proiphys cunninghamii	Brisbane Lily	Η	Lm Sl	Us Sa
Araceae				
Alocasia brisbanensis	Cunjevoi	Η	Im	Us Sa
Gymnostachys anceps	Settlers Flax	Н	Im	Us Sa
Pothos longipes	Pothos	>	Lm	Us Sa
Typhonium brownii	Stinking Lily	н	Lm	Us Sa
Arecaceae		4		;
Linospadix monostachva	Walking Stick Palm	0	m	I c Sa

Commelinaceae		Form	Fire Retardance	Comments
Aneilema acuminatum	Ancilema	H Gr	Tw.	5
Aneilema biflorum (-)	Aneilema	H Go		US 28
Commelina cyanea	Scurvy Plant	н Сс н	E _	US Sa
Pollia crispata	Snake Weed	H Gr	1	us up sa
Pollia macrophylla	Large Snake Weed	H Gc	19	Us Sa
Dioscoraceae				
Dioscorea transversa	Native Yam	>	Lm	Us Sa
Lillaceae				
Bulbine bulbosa (-)	Rulhine Lity	11		
Dianella brevipedunculata	Blue Flav I ity			Oa
Dianella caerulea	Blue Flax I dv		III.	Us Oa Sa
Dianella revoluta	FlaxLilv	1 3	31	US US SA
Drymophila moorei (-)	Orange Rerry		3.	US US Sa
Tripladenia cunninghamii	Bush Lily	ΞH	In I	Us Sa Us Sa
Orchidaceae				
Dendrohium aracilicante	Constant O. 1.1	(3	
		g 0	Em 1	Sa
		S	Im	Sa
	Luty of the valley	ç		
Dendrobium schoeninim		e0	Im	Sa
	Pencil Orchid	Q	Im	Ca.
Dendrobium speciosum	King Orchid	Q	Im	Sa Sa
Dendrobium teretifolium	Bridal Veil Orchid	60	Im	Na Sa
Dendrobium tetragonum	Spider Orchid	e0	lm	Sa
Philacinoma				
Eustrenhus latifatius	Wombar Dame			
Geitononlesium comocourt	WOINDAL BEITY	> ;	Lm	Us Oa Sa
monopressan cymosum	ocrambling Lify	>	Im	Us Sa
Philydraceae				
Philydrum lanuginosum	Frogsmouth	аН	Lm SI	Oa Wet areas
Smilacaceae				
Smilax glycophylla	Sweet Sarsparilla	>	Im	The Sa
Xanthorrhoeaceae				
Lomandra confertifiction	Mar Duch	-		
hvetriv	Trook Mas Dark	= :	m .	Oa
Invitalia	LICCK Mat Kush	н;	Im	Us Sa
tongijona filifornic	Long-leaf Mat Rush	H	Ľ	Us Oa Sa
	Fine-leaf Mat Rush	Н	Im	Oa
protinuu	Many-flower Mat Duch		2415 a erec a	
I amandra micana		H	Lm	Oa
	Mountain Mat Rush	Н	Lm	Us Oa Sa
nna	Wild Ginger	Н	Im	He Co
Alninia coerulea				

252 LIVING WITH THE ENVIRONMENT IN PINE RIVERS SHIRE

FIRE RETARDANT NATIVE PLANTS 253

Scientific Name	Common Name	Form	Fire Retardance	Comments	Colombility Mama				2011-01-02
DICOTVI EDONS						COMMON Name	Form	Fire Retardance	Comments
					Celastraceae				
Aizoaceae					Cassine australis	Red Olive Berry	S/T	Lm	Us Sa
Carpobrotus glaucescens	Pig Face	H Gc	Lm SI	Oa	Denhamia celastroides		S/T	Lm	
					Denhamia pittosporoides		S/T	Im	
Acanthaceae					Maytenus bilocularis	Orangebark	SIT	EJ	Lle Ca
Graptophyllum excelsum (-)	Scarlet Fuchsia	S	Im	Us Sa)		I	PD 00
Grantonhvllum sninigerum		s	Im		Chenonodiaceae				
Deconderconthamment tonolline		, 1			Finadia hastata	D	0		
D. J. C. MUNCHUM LEVENUM			∃.		Emuant nusian		2 Cc		Oa
Pseuderanthemum variabile	Love Flower	E	E	US 3a	Enchylaena tomentosa		S Gc	St SI	Oa
					Halosarcia indica	Samphire	SGC		On Salry and
Aniaceae					Sarcocornia aninoueflora		000		Ca Daily soll
		011		0	Combunity and the office of th		000		Ua Salty soil
Centella australis	Fennywort	25 11	H		Suaeda australis	Seablite	S Gc		Oa Salty soil
Hydrocotyle acutiloba	Pennywort	H Gc	Im		Suaeda arbusculoides	Jellybean Plant	S Gc	St SI	Oa Salty soil
Hydrocotyle pedicellosa	Pennywort	H Gc	Im	Us Sa					and frank and
					Convolulaceae				
Amontanaged					Complete			29	
Appropriated	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	100	1		Convolution erubescens			Ē	Oa
Alyxia ruscifolia	Chain fruit	s	Im	Us Sa	Dichondra repens	Kidney Weed	H Gc	[u	IIc Sa
Carissa ovata	Current Bush	s	Im	Us Oa Sa	Polymeria calycina	Swamp Bindweed	Λ		
Neisosnerma noweri (-)	Milkhush	S	Im	Us Sa					Oa
Dehrosia moorei ()	Conthorn Ochrocia	0	1		Cunoninana				
	Soundin Comosia	2:			CHIMIACCAC				
Farsonsia tenucellala	Narrow-leaf Mikpod	>	Em		Aphanopetalum resinosum		V Gc	Lin I	Us Sa
Parsonsia lilacina	Delicate Silkpod	>	Lm	Us Sa	Vesselowskya rubifolia (-)	(-) Southern Marara	S/T	Im	The Ca
Tabernaemontana							. 5		10 C C C
pandacaqui	Banana Bush	S	Im	Us Sa	Davidsoniaceae				
					Davidsonia muriens (_)	Davidson's Dlum	-	1	· · ·
Aristolochiaceae					V more and announce of		-	1111	US 2a
Aristolochia en aff nuhera Dine Vine	Dine Vine	2	Im	The Sa	Dillariacea				
Misiotovita sp. all. paren	D. L. J.D. L.								
Aristotocnia praevenosa	Kichmond Birdwing					Rough Guinea Flower		Im	Oa
	Vine	>	Lm	Us Sa	Hibbertia dentata	Toothed Guinea Flower	N N	Im	Us Oa Sa
					Hibbertia linearis	Showy Guinea Flower		E_	
Ascleniadaceae					Hibbertia abtusifalia	Hoary Guines Floures	00		50
Have another	Why Planner	~	1		Hilbardo ministra	Troady Cullear Flower	0	H ,	Ca
noya austraus	Wax Flower	>	5		HIDERIA SIFICTA	Erect Guinea Flower	s	Lm	Oa
Marsdenia longiloba	Slender Milk Vine	>	Ш	Us Sa	Hibbertia scandens	Twining Guinea Flower		Im	Us Oa Sa
Secamone elliptica	Corky Milk Vine	>	Lm	Us Sa					
Tylophora paniculata	Thin-leaf Tylophora	>	Im	Us Sa	Elaeocarpaceae				
					Elaeocarpus reticulatus	Blueberry Ash	ST	T	0 - C - 11
Rignoniaceae							1/0	1111	US UB 28
Dondored Hariburda	Mauren Dina D	11	Tan	II. O. C.	Transition				
I andrea fromanda	Nom sp. rmon	• ;	▋.	US Ca Sa					
Pandorea jasminoides	Bower of Beauty	>	Ш	Us Oa Sa	Trochocarpa laurina	Tree Heath	S/T	Im	Us Sa
Caesalpineaceae					Escalloniaceae				
Cassia artemisioides (-)	Silver Cassia	S		Oa	Abrophyllum ornans	Native Hydrangea	S	Im	The Ca
					Polvosma cunninohamii		E S		US 24
Campanulaceae							1/0		US 23
Lobelia trivonocaulis	Forest Lobelia	H Gc	Im	IIe Oa	Funberbiseaa				
TILLE : SUCCESS	DI1-11-		1	500					
wamenpergia gracius	DINEDEIIS	E		Ca	Acalypna capillipes	Small-leaf Acalypha	S	Lm	Us Sa
					Acalypha eremorum	Native Acalypha	S	Lm	Us Sa
Capparaceae					Acalypha nemorum	Southern Acalvuha	v	Tm	
Cannarus arhorea	Native Caper	SIT	m	IIe Sa	Actonhila lindlevi	Actachile	E	Ξ.	100 NU
Cupptures weren	Presentation Conser	1/0	3 2		Alchowson Martin	Actephila	1/2	<u> </u>	Us Sa
Capparis sarmentosa	Scrambling Caper	>	III		Alchornea ilicifolia	Native Holly	s	Im	Us Sa
					Breynia oblongifolia	Native Coffee Bush	S	Lm	Us On Sa
					Cleistanthes cunninghamii		S/T	Im	Us Sa
	A THIS IN A THIS PUNC	o ou un	L		CONTRACTOR NOTIFIC TO CONTRACTOR OF THE		D.L.W.Stor		No. of Concession

254 LIVING WITH THE ENVIRONMENT IN PINE RIVERS SHIRE

-FIRE RELARDANT NATIVE PLANTS 255

Scientific Name	Common Name	Form	Fire Retardance	Comments
Lythraceae Lagerstroemia archeriana (-) Native Crepe Myrtle	Native Crepe Myrtle	S/T	Lm	Us Oa Sa De
Malvaceae Pavonia hastata(-)	Pavonia	s	a j	5
Hibiscus heterophyllus	Native Rosella	S/T	L m	Lis Sa
Hibiscus geranioides (-)		s	[¹	
Melastomaceae				
Melastoma affine	Pink Lasiandra	S	Im	Us Sa Oa
Meliaceae				
Turraea pubescens (brownii)Native Witch-Hazel)Native Witch-Hazel	S/T	ΓII	Us Sa
Menispermaceae	Dianasina	~	11	11. 6.
amonda and		*	1111	US 24
Mimosaceae				
Acacia complanata	Flat-stem Wattle	s		Oa Pf
	Yellow Prickly Moses	S		Oa Pf
	Blue Skin	S		Oa Pf
Acacia myrtifolia	Myrtle Wattle	S		Oa Pf
	Sweet Wattle	S		Oa Pf
Acacia ulicifolia	Prickly Moses	s		Oa Pf
Archidendron lovelliae (-)	Baconwood	S/T	Lm	Us Sa
Monimiaceae				
Wilkiea huegeliana	Tetra Beech	S/T	Im	Us Sa
Wilkiea macrophylla	Large-leaf Wilkiea	S/T	Lm	Us Sa
Myoporaceae				
Eremophila debilis	Winter Apple	S Gc	Im	Os
Myoporum boninense				
(M. eupincum)	Boobialla	s Cc	5.	os 0
insumment insudation		n	111	S
Myrsinaceae				
Aegiceras corniculatum	Milky Mangrove	S/T	Lm St	Oa Coastal
Rapanea howittiana	Scrub Muttonwood	S/T	Ш	Us Sa
Rapanea subsessilis	Red Muttonwood	S/T	Lm	Us Sa
Myrtaceae				
Archirhodomyrtus beckleri (-) Rose Myrtle	Rose Myrtle	S	Im	Us Sa
Austromyrtus fragrantissima (-)Sweet Myrtle)Sweet Myrtle	H	Im	Us Sa
Austromyrtus hillii	Scaly Myrtle	S/T	Im	Us Sa
Austromyrtus inophloia	Thread-bark Myrtle	S/T	Im	
Austromyrtus aff. lasioclada (-)Velvet Myrtle	Velvet Myrtle	H	hm	
Austromyrtus metrosideros (-)		S	Lm	
Pilidiostigma glabrum (-)	Plum Myrtle	s	Im	Us Sa
Pilidiostigma rhytisperma	Small-leaf Plum Myrtle	S	Im	Us Sa
Di. I	Cooloola Tasmaad			

Rodes Narrow-lear Crotion S Im actic Narrow-lear Crotion S/T Im actics Scrub Odour Bush S/T Im action Scrub Odour Bush S/T Im action Scrub Odour Bush S/T Im action Qld Bleeding Heart S/T Im inin Small Bolwarra S Im inin Bolwarra S Im inin Bolwarra S Im inin Bolwarra S Im inin Bolwarra S Im a (-) Narive Elderberry T Im					
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antias Macuranga bioldes S/T Im Us 9/00des Scrub Odour Bush S/T Im Us 9/00des Scrub Odour Bush S/T Im Us 9/00des Scrub Odour Bush S/T Im Us 9/01 Odd Bleeding Heart S/T Im Us 9/01 Bolwarra S Im Us 101 V Im V Im Us 101 V Im V Im Us 101 Wooly Glycine	Croton verreauxii	Native Cascarilla	S/T	Lm	
 <i>ploides</i> Scrub Odour Bush SrT Im <i>inans</i> Qld Bleeding Heart SrT Im <i>inentii</i> Small Bolwarra S Im <i>inentii</i> Small Bolwarra S Im <i>inentii</i> Small Bolwarra S Im <i>inentii</i> Bolwarra S Im <i>ine</i> Crabs Elye Vine V Im <i>ine</i> Colored Elangey Pea S Im <i>ine</i> Colored Elangey Pea S Im <i>ine</i> Colored Im <i>ine</i> Colored	Macaranga tanarius	Macaranga	S/T	Lm	Us
 qld Bleeding Heart gld Bleeding Heart greefii small Bolwarra s in <lis in<="" li=""> s in s in s in s in</lis>	Mallotus claoxyloides	Scrub Odour Bush	S/T	Lm	Us Sa
 <i>netti</i> <i>ina</i> <i>ina</i>	Omatarumus nutans (O. populifolius)	Qld Bleeding Heart	S/T	Im	
 mettii Small Bolwarra S Im ina Bolwarra S Im ina Bolwarra S Im ina Bolwarra S Im ins Crabs Eye Vine V Im in Voiy Glycine V Im in Voit Glycine V Im in Voit Glycine V Im in Condition (i) Hold Pea in H Gc Im in Condition (i) Hairy Bush Pea in H Gc Im in Condition (i) Entry Flower in Condition (i) Entry Flower in Condition (i) Silver Native Coleus in Coles Vine Bugle in Midera (i) Silver Native Coleus in Void Glossy Lauret in Void Glossy Lauret in thick-terf Lauret in thick-terf Lauret in thick for Im 	Eupomatiaceae				
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 iiis Crabs Eye Vine Y Im Pointed Aotis S Im Volvining Glycine V Im V Im Volvining Glycine V Im Volvining Cockspur Flower H Im Volvining Cockspur Flower H Im Volvining Volvi-Learl Mint Bush 	causia vipurnea (-)	Nauve Elderberry	-	E	
 ins Crabs Bye Vine V Im Outs Pointed Aotis S Im Pointed Aotis S Im Pointed Aotis S Im Numing Glycine V Im Vining Glycine V Im Ooa Violacca False Sarsparilia V Im Ooa Ooa Unsky Coral Peat S Im S Im Ooa Ona Orandra Dusky Coral Peat S Im Ooa Ona Offirm (-) Holly Peat S Im Ooa Ona Offirm (-) Holly Peat S Im Ooa Offirm (-) Holly Peat S Im Ooa Officina (-) Afan Flower H G Im Ooa Officina (-) Afan Flower H G Im Ooa Officina (-) Scented Fan Flower H G Im Ooa Officina (-) Scented Fan Flower H G Im Ooa Officina (-) Scented Fan Flower H G Im Ooa Officina (-) Silver Native Coleus H Im Ooa Officina (-) Silver Flower H Im Oo Officina (-) Im Oo Officina (-) Thick-Flower H Im Oo Officina (-) Im Oo Officina (-) Silver Flower H Im Oo Officina (-) Im	Fabaceae				
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256 LIVING WITH THE ENVIRONMENT IN PINE RIVERS SHIRE -

- FIRE RETARDANT NATIVE PLANTS 257

Rhodamnia dumicola Rib-fruit Malletwoo Rhodamnia maidenii (-) Smooth Scrub Tury Rhodamnia maidenii (-) Smooth Scrub Tury Syzygium wilsoni (-) Native Guava Nyctaginacæe Native Bougainvilli Pisonia aculeata Native Bougainvilli Nyctaginacæe Native Bougainvilli Pisonia aculeata Native Bougainvilli Oleacæe Native Bougainvilli Jasminum simplicifolium Slender Jasmine Notelæea venosa Veined Mock Olive Votelæea venosa Veined Mock Olive Passiflora aurantia Red Passion Flower Passiflora herbertiana Red Passion Flower Peperomia blanda Native Peperomia Peperomia blanda Native Peperomia <tr< th=""><th>Rib-fruit Malletwood S/ Smooth Scrub Turpentine S Native Guava S Powder-puff Lilly Pilly S Native Bougainvillia V Slender Jasmine V</th><th>S/T</th><th>Im</th><th>tt. di</th><th></th><th></th><th>S</th><th></th><th></th></tr<>	Rib-fruit Malletwood S/ Smooth Scrub Turpentine S Native Guava S Powder-puff Lilly Pilly S Native Bougainvillia V Slender Jasmine V	S/T	Im	tt. di			S		
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e, or	-puff Lilly Pilly Bougainvillia Jasmine	s	Im	Us Sa	Morinda acutifolia	Veiny Morinda	>	Im	
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e. Ö	Bougainvillia Jasmine				Pavetta australiensis	Pavetta	s.	Ln I	
e, or	Bougainvillia Jasmine				Psychotria daphnoides	Smooth Psychotria	S	Im	
e, ou,	Jasmine	Δ	Im	Us Sa	Psychotria loniceroides	Hairy Psychotria	S	Lm	
e, or	Jasmine				Psychotria simmondsiana	Small Psychotria	S	Im	
e, or,	Jasmine				Randia benthamiana	Native Gardenia	S	Im	
je, Oli		Δ	Lm	Us Sa	Randia chartacea	Narrow-leaf Gardenia	S	Lm	
je, Ol	Netted Mock Olive	s	Im	Us Sa					
je, ou,	Veined Mock Olive	S	Lm	Us Sa	Rutaceae				
je, je					Clausena brevistyla (-)	Clausena	S	Lm	
je, ou,					Microcitrus australasica (-)		S	Lm	
je, ou,	Red Passion Flower	>	μ	Us Oa Sa	Murraya ovatifoliolata (-)		S/T	Lm	
ju j	Yellow Passion Flower	Λ	Im	Us Oa Sa	Phebalium woombye (-)	Phebalium	s	Lm	
, in the second s					Sambucaceae				
je, õ					Sambucus australasica	Yellow Elderberry	S	Im	
je je	Native Peperomia	Η	Im	Us Sa					
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je,					Alectryon coriaceus (-)	Beach Bird's Eye	S/T	Lm	
on' ie'		0			Arytera microphylla (-)	Dwarf Coogara	s	E, E	
ie'	Black-truit I hornbush	N I	<u>ع</u> .	Us Sa		Long-leaf Tuckeroo	L	Im	
m rdon' wie')	Thornbush	2	E I	Us Sa	Cupaniopsis servata	Rusty Tuckeroo	S/T	Lm	
r ordon' wrie'	e Laurel	s	Lm	Us/Wb Sa/Ou	vorthu	(-) Dwarf Tuckeroo	s	Im	
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a (-)		0		Oa Pf	Tetragoniaceae				
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	in Devil	S		Oa Pf	2		5	22.12	
	Bush	S		Oa Pf	Solanaceae				
ifolia (-)		S		Oa Pf	Duboisia myoporoides	Corkwood	S/T	Im	
					Solanum aviculare	Kangaroo Apple	S	Im	
Rhizophoraceae					Solanum densevestitum (-)	Furry Nightshade	s	lm	
Bruguiera gymnorrhiza Orange N	Orange Mangrove	S/T	Lm St	Oa Coastal	Solanum stelligerum (-)	Star Nightshade	S	Im	
	Yellow Mangrove	S/T	Lm St	Oa Coastal					
Rhizophora stylosa Stilted M	Stilted Mangrove	S/T	Lm St	Oa Coastal	Sterculiaceae				
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Dubus namifolia Dint Dasharra	cuharni	0	Tun	č	to the second seco	Suchumy on the	2	111	
	Native Raspherry	s s	<u>P</u> =	Us Sa	Symplocaceae				
					Symplocus baeverlenii (-)	Shrubby Hazelwood	S	Im	
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APPENDICES

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258 LIVING WITH THE ENVIRONMENT IN PINE RIVERS SHIRE

- FIRE RETARDANT NATIVE PLANTS 259

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Fire Retardance	m	E I		Im		lm		lm	lm	Lm		lm	Lm	lm	Im	Im		Lm	Lm		Im	lm	Lm	Lm		lm			lm	Lm		lm		Lm	lm	Im	Im	Lm	Im
Form	S	SIT	s	S		s		Н	Н	S/T		S	S/T	S/T	H Gc	S Gc		Η	Н		>	2	>	>		S			ĽL,	eF		ιF		eF	τF	сF	Щ	eF	eF
Common Name		Scrith Danhne	Slender Rice Flower	Tie Bush		Corchorus		Rainforest Spinach	Small Soft Nettle	Native Mulberry		Velvet-leaf	Lolly Bush	Hairy Lolly Bush	Condamine Couch	Vitex		Purple Violet	Native Violet		Hairy Water Vine	Slender Grape	Soft Water Vine	Small-leaf Water Vine		Pepper Bush			A Spleenwort	Crow's Nest Fern		King Fern		Basket Fern	Scented Climbing Fern	Elkhorn	Staghorn	Felt Fern	Rock Felt Fern
Scientific Name	Thymeliaceae Phaleria clerodendron (-)	Phaleria chermsideana			Tiliaceae	Corchorus cuminghamii	Urticaceae	Elatostema reticulatum	Elatostema stipitatum (-)	Pipturus argenteus	Verbenaceae	Callicarpa pedunculata	Clerodendrum floribundum	Clerodendrum tomentosum	Phyla nodiflora (-)	Vitex ovata (-)	Violaceae	Viola betonicifolia	Viola hederacea	Vitaceae	Cavratia acris	Cavratia clematidea	Cayratia eurynema	Cissus opaca	Winteraceae	Tasmannia insipida	PTERIDOPHYTES	Aspleniaceae	Asplenium attenuatum	Asplenium australasicum	Osmondaceae	Todea barbara	Polypodiaceae	Drynaria rigidula	Phymatodes scandens	Platycerium bifurcatum	Platycerium superbum	Pyrrosia confluens	Pyrrosia rupestris

Fire-Retardant Plants for Medium Gardens

and sound and 1.414 The following plan

MONOCOTATALDONS Arcences Arcences Arcences Arcences Arcences Arcences Arcences P In Ad Arcences P In Ad Arcences Seal Suppleises V In Ad Arcences Small Suppleises V In Ad Smallactores Small Suppleises V In Sa Aa Burbowie Vine T In In Sa Aa Manisteres Tumipwood T In In Is Antification Maskwood T In In Is Antification Maskwood T In In Is Antification Maskwood T In In In Antification Maskwood T In In In Antification Maskwood T In In In Antification Maskwood T <thi< th=""><th>oclement warne</th><th>Common Name</th><th>Form</th><th>Fire Retardance</th><th>Comments</th></thi<>	oclement warne	Common Name	Form	Fire Retardance	Comments
Picabesen Palm P Im An Lawyser Cane Vine P Im An Cabbage Palm P Im An Cabbage Palm P Im An Cabbage Palm V Im An Barb-wire Vine V Im Sa Mustwood T Im Us Mustwood V Im Us Mustwood V Im Us Monga Vine V Im Us	MONOCOTYLEDONS				
Preabeen Palm P Im A Lawyer Cane Vine P Im A Cabbage Palm P Im A Cabbage Palm P Im A Cabbage Palm V Im A Barbwire Vine V Im A Barbwire Vine V Im A Muskwood T Im Us Muskwood V Im Us Muskwood V Im Us Muskwood V Im Us	recaceae				
Picabeen Palm P Im Av Lawyer Cane Vine P Im Av Lawyer Cane Vine P Im Av Cabbage Palm P Im Av Barb-wire Vine V Im Sa Immit Barb-wire Vine V Im Av Muskwood T Im Us Muskwood V Im Us Muskwood V Im Us Monga Vine V Im <td< td=""><td>rchontophoenix</td><td></td><td></td><td></td><td></td></td<>	rchontophoenix				
Lawyer Cane Vine P Im Advect Cane Vine Cabbage Palin P Im Advect Cane Vine Barb-wire Vine V Im Sa Barb-wire Vine V Im Sa Turnipwood T Im Us Muskwood V Im Us Muskwood V Im Us Muskwood V Im Us Muskwood V Im <td>unninghamii</td> <td>Picabeen Palm</td> <td>Ъ</td> <td>Im</td> <td>PA</td>	unninghamii	Picabeen Palm	Ъ	Im	PA
Cabbage Paim P Im Av ionum Small Supplejack V Im Sa Barb-wire Vine V Im Sa Barb-wire Vine V Im Sa Turnipwood T Im Us Muskwood V Im Us Muskwood V Im Us Muskwood V Im Us Monga Vine V Im <	alamus muelleri	Lawyer Cane Vine	Р	Im	Ad
 <i>ianum</i> Small Supplejack V Im Sa Barb-wire Vine Vine Vine Vine Vine Vine Vine Vin	ivistona australis	Cabbage Palm	Р	Im	PY
icinum Small Supplejack V Im Sa Barb-wire Vine V Im Sa Turnipwood T Im Us Muskwood V Im Us Southern Melodinus V Im Sa Merangarra V Im Sa Southern Melodinus V Im Sa Monga Vine V Im Sa a Vonga Vine V Im Sa a Vine Alder V Im Sa a Vine Alder V Im Sa	17.3				
Barb-wire Vine V Im Sa Turnipwood T Im Us Muskwood V Im Us Muskw		Small Supplejack	Λ	Im	Sa
Turnipwood T Im Us Muskwood V Im Us Muskwood V Im Us Merangarra V Im Us Southern Melodinus V Im Us Monga Vine V Im	nilax australis	Barb-wire Vine	Λ	Ъ	Sa Oa
Turnipwood T Im Us Muskwood V Im Us Mongarua V Im Us Monga Vine V Im Us Monga Vine V Im Us Veivet Bean S/T Im Us Muster Island Climber V Im Us	ICOTYLEDONS				
Turnipwood T Lm Us Muskwood V Lm Us Muskwood <td>kaniaceae</td> <td></td> <td></td> <td></td> <td></td>	kaniaceae				
Muskwood T Im Us Muskwood T Im Us Muskwood T Im Us Muskwood T Im Us A Canary Beech T Im Us A Quinine Tree T Im Us A Quinine Tree T Im Us A Quinine Tree V Im Us A Metrangarra V Im Us A Wonga Vine V Im Oa A Wonga Vine V Im Us A Wonga Vine V Im Us A White Alder S/T Im Us A Im S/T Im Us A Mater S/T Im Us A Mater V Im Us	kania lucens	Turnipwood	Т	Im	Us
Muskwood T Im Us Muskwood V Im Us Muskwood	langiaceae				
Muskwood T Im Us a Muskwood T Im Us a Canary Beech T Im Us a Canary Beech T Im Us b Canary Beech T Im Us c Quinine Tree T Im Us c Quinine Tree T Im Us c Wongarra V Im Oa a Wonga Vine V Im Oa a Wonga Vine V Im Us c Wonga Vine V Im Us i Us Vine Alder S/T Im Us i (.) White Alder S/T Im Us fraser Island Climber V Im Us	langium villosum				
Muskwood T Im Us a Canary Beech T Im Us is Canary Beech T Im Us is Quinine Tree T Im Us is Quinine Tree T Im Us is Quinine Tree T Im Us is Werangarra V Im Us is Wonga Vine V Im Oa i Wonga Vine V Im Oa i Vonga Vine V Im Us	olyosmoides	Muskwood	F	Im	IIc
Muskwood T Im Us a Canary Beech T Im Us a Canary Beech T Im Us b Quinine Tree T Im Us a Quinine Tree T Im Us b Merangarra V Im Us southern Melodinus V Im Us oborys Cimbing Panax V Im Oa a Wonga Vine V Im Oa a Wonga Vine V Im Us velvet Bean S/T Im Us velvet Bean S/T Im Us Praser Island Climber V Im Wa	langium villosum				5
a Canary Beech T Im Us a Quinine Tree T Im Us a Quinine Tree T Im Us a Merangarra V Im Sa botrys Cimbing Panax V Im Sa botrys Cimbing Panax V Im Oa a Wonga Vine V Im Oa b Crown of Gold Tree T Im Us b Velvet Bean S/T Im Us b Fraser Island Climber V Im Wa	mentosum	Muskwood	H	Im	Us
a Canary Beech T Lm Us x Quinine Tree T Lm Us x Merangarra V Lm Us x Merangarra V Lm Sa x Merangarra V Lm Us z Wonga Vine V Lm Oa z Wonga Vine V Lm Us r Velvet Bean S/T Lm Us z (.) White Alder S/T Lm Us Fraser Island Climber V Lm Sa	nnonaceae				
S Quinine Tree T Lm Us Merangarra V Lm Sa Southern Melodinus V Lm Sa Obotrys Cimbing Panax V Lm Sa Monga Vine V Lm Oa Nonga Vine V Lm Oa Nonga Vine V Lm Oa Nonga Vine V Lm Us Nonga Vine V Lm Us Nonga Vine V Lm Us Parser Island Climber V Lm Us	olyalthia nitidissima	Canary Beech	F	Im	Us
x Quinine Tree T Lm Us x Metrangarra V Lm Sa z Monga Vine V Lm Sa z Wonga Vine V Lm Oa z Wonga Vine V Lm Us z Wonga Vine V Lm Us z Wonga Vine V Lm Us r Velvet Bean S/T Lm Us z (.) White Alder S/T Lm Us Fraser Island Climber V Lm Sa	pocynaceae				
s Metangarra V Im Sa oborys Southern Melodinus V Im Sa a Wonga Vine V Im Sa a Wonga Vine V Im Oa a Wonga Vine V Im Oa a Wonga Vine V Im Oa a Velvet Bean S/T Im Us a (.) White Alder S/T Im Us Fraser Island Climber V Im Sa	stonia constricta	Quinine Tree	H	Lm	Us
Southern Melodinus V Lm Sa obortys Cimbing Panax V Lm Sa a Wonga Vine V Lm Oa a Wonga Vine V Lm Oa a Wonga Vine V Lm Oa a Velvet Bean S/T Lm Us a (-) White Alder S/T Lm Us Fraser Island Climber V Lm Sa	elodinus acutiflorus	Merangarra	>	Im	Sa
obotrys Climbing Panax V Im Sa n Wonga Vine V Im Oa n Wonga Vine V Im Oa r Crown of Gold Tree T Im Us r Velvet Bean S/T Im Us r (-) White Alder S/T Im Us Fraser Island Climber V Im Sa	elodinus australis	Southern Melodinus	2	Im	Sa
 <i>obotrys</i> Climbing Panax V Im Sa Wonga Vine V Im Oa Wonga Vine V Im Oa Crown of Gold Tree T Im Uus Velvet Bean S/T Im Uus Velvet Bean S/T Im Uus (.) White Alder S/T Im Uus Fraser Island Climber V Im Sa 					
 Wonga Vine V Im Oa Wonga Vine V Im Oa Crown of Gold Tree T Im Us Velvet Bean S/T Im Us Vhite Alder S/T Im Us Fraser Island Climber V Im Sa 		Climbing Panax	>	Lm	Sa
 Wonga Vine V Im Oa Crown of Gold Tree T Im Us Crown of Gold Tree T Im Us Velvet Bean S/T Im Us (.) White Alder S/T Im Us Fraser Island Climber V Im Sa 	gnoniaceae				
Crown of Gold Tree T Lm Us Velvet Bean S/T Lm Us velvet Bean S/T Lm Us v (-) White Alder S/T Lm Us Fraser Island Climber V Lm Sa	indorea pandorana	Wonga Vine	>	Ę	Oa Sa
Crown of Gold Tree T Im Us Velvet Bean S/T Im Us 7 (-) White Alder S/T Im Us Fraser Island Climber V Im Sa	aesalpiniaceae				
 Velvet Bean S/T Im Us v (.) White Alder S/T Im Us Fraser Island Climber V Im Sa 	urktya syringifolia	Crown of Gold Tree	L	Lm	Us Sa Oa
 v (-) White Alder S/T I.m Fraser Island Climber V I.m 	ıssia tomentella (-)	Velvet Bean	S/T	Im	
r (-) White Alder S/T Lm Fraser Island Climber V Lm	moniaceae				
Fraser Island Climber V Lm	illicoma serratifolia (-)	White Alder	S/T	E	Us
Fraser Island Climber V Lm	lleniaceae				
	comanthe hillii (-)	Fraser Island Climber	2	En la	Sa

260 LIVING WITH THE ENVIRONMENT IN PINE RIVERS SHIRE -

- FIRE RETARDANT NATIVE PLANTS 261

Myoporaceae Myoporum acuminatum	Coast Boobialla	S/T	Ш	Wb Oa
Myrsinaceae Rapanea variabilis	Muttonwood	Н	In	Us
Myrtaceae Acmena smithii		h		
(small varieties) Decasnermum humile	Creek Lilly Pilly Silley Mortle	T	Lm T	Us/Wb
Metrosideros queenslandica (-)Pink Myrtle	(-)Pink Mvrtle	E E	In I	IIe
Rhodannia rubescens	Brown Malletwood		E E	Us/Wb
Syzygum hodgkinsonia (-)	Smooth-bark Rose Apple	le T	Lm	Us
Oleaceae Notelaea iohnsonii	Vainlass Mock Oliva	ST	1	3
	T and Made Olive	1/0	Ξ.	US T
	Velvet Mock Olive	S/T	E E	Us/Wb Us/Wb
Pittosporaceae				
Hymenosporum flavum	Native Frangipani	T	Im	Us Ad
Pittosporum undulatum	Mock Orange	L	Ę	Us/Wb
Proteaceae Buckinghamia celsissima (-) Ivory Curl Flower	Ivory Curl Flower	E	Ē	Wh
Grevillea helmsiae (-)	minimum from a	• E		11° Df
Hicksbeachia pinnatifolia (-) Red Boppel Nut) Red Boppel Nut	• F	Im	Us FI
Lomatia arborescens (-)	Tree Lomatia	S/T	Lm -	Us Pf
Macadamia integrifolia	Queensland Nut	Т	Lm	Wb
Macadamia ternifolia	Maroochy Nut	Ţ	Lm	Wb
Macadamia tetraphylla	Rough Shell Bush Nut	H	Im	Wb
Iruma youngtana	Spice Bush	H	lm	Us
Rubiaceae				
Coelospermum paniculatum	Coelospermum	>	Im	Sa
Hodgkinsonia ovaliflora	Golden Ash	H	Lm	Us/Wb
Rununculaceae				
Clematis glycinoides	Headache Vine	>	Im	Sa
Rutaceae	, t			
	Coast Aspen	1/2	m,	Us/Wb
Microcitrus australis	solt Acronychia Round Lime	S/I	li I	Us Us
Sapindaceae				
Alectryon connatus	Alectryon	Т	Im	Wb Slow at
Alectryon subcinereus	Wild Onince	F	T.	first
Alexandre mL J		- 6	≣.	0 M
Alectryon subaematus	Holly-leaf Bird's Eye	- 1	щ.	Wb
Alectryon tomeniosus	Hairy Bird's Eye	- 1	<u> </u>	Wb.
Arytera aistylis	Iwin-leaf Coogera		Im	Wb

	CONTINUE NAME		Fire Retardance	Comments
Ebenaceae				
Diospyros australis	Black Plum	L	Im	Us/Wb
Diospyros geminata	Scaly Ebony	F	Lm	Us/Wb
	Red-fruited Ebony	H	Im	Us
Escalloniaceae				
Anopterus macleayanus (-)	Queensland Laurel	F	Im	Us
Polyalthia nitidissima	Canary Beech	T	Lm	Us
Euphorbiaceae				
Claoxylon australe	Brittlewood	S/T	Lm	Us
Croton achronychioides	Thick-leaved Croton	S/T	Im	Us
Croton insularis	Queensland Cascarilla	S/T	Lm	Us
Croton stigmatosus	White Croton	H	Im	Us
Fabaceae				
Erythrina vespertilio	Bat's Wing Coral Tree	Т	Lm	Ad De
Hernandiaceae				
Hernandia bivalvis	Cudgerie	Г	Im	Wb
Lauraceae				
Cryptocarya bidwilli	Yellow Laurel	Т	Im	Wb
Cryptocarya meisneriana	Thick-leaf Laurel	T	Im	Wb
Cryptocarya sclerophylla	Boonah Laurel	H	Lm	Wb
Cryptocarya triplinervis	Brown Laurel	H	Im	Wb
Cryptocarya tripunervis var.	United Decouse I mined	F	Tw	Wh
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	international function			
Meliaceae				
Owenia venosa	Crow's Apple	T	Lm	Us/Wb
Synoum glandulosum	Scentless Rosewood	S/T	Lm	Us
Turraea pubescens (T. brownii)	Native Witch-Hazel	H	Im	Us
Menispermaceae				
Stephania japonica var.				
discolor	Tape Vine	Λ	Lm	Sa Oa
Mimosaceae				
Acacia aulacocarpa	Hickory Wattle	T	Lm	Wb/Pf
Acacia implexa	Light Wood	T	Im	Wb/Pf
Acacia melanoxylon	Blackwood	Н	Im	Wb/Pf
Acacia cincinnata	Wattle	S/T	Im	Wb/Pf
Pararchidendron pruinosum	Snowwood	T	Im	Us/Wb
Moraceae				
Ficus coronata	Creek Sandpaper Fig	H	Im	Us/Wb
Ficus fraseri	A Sandpaper Fig	Τ	Im	Us/Wb
Ficus opposita	A Sandpaper Fig	Т	Im	Us/Wb
Streblus brunonianus				

262 LIVING WITH THE ENVIRONMENT IN PINE RIVERS SHIRE -

Flagellariaceae Flagellaria indica	Supplejack	>	Ę	Sa
Pandanaceae				
Freycinettia excelsa Freycinettia scandens	Climbing Pandanus Climbing Pandanus	>>	e e	Sa Sa
Smilacaceae				
	White Supplejack	>	Lm	Sa
	Supplejack	Λ	Lm	Sa
Ripogonum discolor	Prickly Supplejack	>	E	Sa
Ripogonum elseyanum	Hairy Supplejack	>	Lm	Sa
DICOTYLEDONS				
Anacardiaceae Euroschinus falcata	Ribbonwood	E	Ĩ	1ML
Rhodosphaera rhodanthema		H	Ш	Wb
Annonaceae Melodorum leichhardiù (Rauwenhoffia I.)	Zig-Zag Vine	>	'n	Š
Apocynaceae Alstonia constricta	Oumine Tree	F	<u>.</u>	1 M
Melodinus acutiflorus	Memory 1100	- 2	Ξ.	WD
Melodinus australis	Southern Melodinus	> >	5	Sa
Parsonsia eucalvotophylla	Gargalon	~ ~	51	Sa Sa
Parsonsia fulva	Furry Silknod	- 2	3	Sa Ua Se
Parsonsia lanceolata	Northern Silknod	• >	Im	oa Co
Parsonsia latifolia	Monkey Vine	>	<u> </u>	Sa Sa
Parsonsia straminea	Monkey Rope	Λ	Im	Sa Oa
Parsonsia velutina	Velvet Silkood	>	Im	Sa Oa
Parsonsia ventricosa	Pointed Silkpod	>	Im	Sa
Arecaceae Calamus muelleri	Lawyer Cane	>	Ţ	Sa
Araliaceae Cephalaralia cephalobotrys	Climbing Panax	Λ	-	S
	Celerywood	- H	<u> </u>	DA Wh/Ad Oo
			i	Sa
Polyscias murrayi	Pencil Cedar	T	Гш	Ad Oa Sa
Asclepiadaceae Marsdenia rostrata	Common Milk Vine	Α	Im	Sa
Atherospermataceae Daphnandra micrantha	Socketwood	Т	Lin	Wh
	Socketwood	Т	Lm	Wb

Arytera divaricata Arytera foveolata Cupaniopsis parvifolia Cupaniopsis shirleyana (-) Cupaniopsis tomentella (-) Elattostachva narvova				
	Rose Tamarind	Н	Lm	Wb
	Pitted Coogera	H	Lm	Wb
	Small-leaf Tuckeroo	L	Lm	Wb
	Wedge-leaf Tuckeroo		Гш	Us/Wb
Elattostachys nervosa	Boonah Tuckeroo	L	Lm	Wb
	Beetroot	H	Lm	Us/Wb
Elattostachys xylocarpa	White Tamarind	H	Lm	Wb
Guioa semiglauca	Wild Quince	L	Lm	Wb
Lepiderema pulchella (-)	Fine-leaf Tuckeroo	E	Lm	Wb
Mischocarpus australis	Red Pear-fruit	H	Lm	Wb
Toechima tenax	Scrub Teak	H	Lm	Wb
Sapotaceae				
Planchonella chartacea	Thin-leaf Plum	S/T	Im	Us Sa
	Small-leaf Plum	S/T		Us Sa
Simaroubaceae				
Guilfoylia monostylis	Native Plum	Н	Lm	Us
Symplocaceae				
Symplocus thwaitesii	Buff Hazelwood	S/T	Im	Us
PTERIDOPHYTES				
Cyatheaceae				
Cyathea australis	Rough Tree Fern	τĿ	Lm	Us
Cyathea cooperi	CommonTree Fern	tF	Гш	Us
Cyathea leichhardtiana	Prickly Tree Fem	Ð	Lm	Us
Fire-Retardant Plants for Large Gardens, Farms	for Large Gard		Acreage Bloo	Acreage Blocks, Parks and
The following plants can be used in addition to the lists of plants for small and medium gardens.	ed in addition to the lis	sts of pla	nts for small and me	edium gardens.
Scientific Name	Common Name	Form	Fire Retardance	Comments
GYMNOSPERMS				
Araucariaceae				
-	Qld Kauri	E	Lm	Pf - resin
Araucaria bidwillii (-)	Bunya Pine	L	Lm	Pf - resin
Araucaria cunninghamii	Hoop Pine	L	Γ	Pf - resin
Podocarpaceae Podocarpus elatus	Brown or Plum Pine	H	Im	Pf - resin
MONOCOTYLEDONS				
Arecaceae (Palmae)	I annar Cana Vina	11	1	6- De
Catamus muelleri	Lawyer Calle ville	>		04 Va

- FIRE RETARDANT NATIVE PLANTS 265
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Scientific Name	Common Name	Form	Fire Retardance	COMMENTS
Avicenniaceae		ŧ	5	On Const
Avicennia marina	Grey Mangrove	H	Lm St	Ua Coastat
Burseraceae Canarium australasicum	Carrotwood	F	Im	Wb
Caesalpiniaceae		3		1000
Cassia marksiana (-)	Native Laburnum	H	Lm	МЪ
Caesalpinia bonduc	Caesalpinia	>	Im	Sa
Caesalpinia scortechinii	Large Prickle Vine	>	Lm	Sa
Caesalpinia subtropica	Corky Prickle Vine	>	Im	Sa
Celastraceae				3
Celastrus australis	Staff Climber	>	Ш	Sa
Celastrus subspicatus	Large Staff Vinc	2	Lm	Sa
Loeseneriella barbata (Hinnorvatea h.)	Knot Vine	>	Im	Sa
upportate vo				
Cunoniaceae		F	1	Wh
Caldcluvia paniculosa		- 1	Ξ.	AVL -
Ceratopetalum apetalum (-)	TON OF	- F		W P
Geissois benthamii	Red Carabeen	-		0.44
Pseudowemmanna	Montes	F	Im	Wb
lachnocarpa	Minimum Diroch	• F	i j	Us/Wb
Schizomeria ovata	While Birch	T.	111	a lea
Ebenaceae	1	Ę	3. •	AVI,
Diospyros fasciculosa	Grey Ebony	-	Ē	a w
Diospyros pentamera	Myrtle Ebony	H	щ	МЪ
Ehretiaceae Cordia dichotoma (-)	Cordia	F	Ę	Wb
Ehretia acuminata	Koda	Т	Im	Ad De
Elaeocarpaceae				
Flaeocarnus eumundi	Eumundi Quandong	F	Lm	Mb.
Elaeocarpus grandis	Blue Quandong	L	Lm	Wb
Elaeocarpus kirtonii	White Quandong	T	Im	ЧW
Elaeocarpus obovatus	Hard Quandong	T	lm	9M
Sloanea australis	Maiden's Blush	H	Lm	Мb
Sloanea woollsii	Yellow Carabeen	H	Lm	Wb
Escalloniaceae Quintinia verdonii	Grey Possumwood	Т	Lm	Wb
Euphorbiaceae				
Austrobuxus swainii (-)	Pink Cherry	F	Lm	Wb
Baloghia inophylla (B. Iucida) Scrub Bloodwood	cida) Scrub Bloodwood	Τ	Ę	Wb
Bridelia exaltata	Scrub Ironbark	H	Ш	Wb
Bridelia leichhardtii	Leichhardt's Ironbark	Τ	Ē	Mb Mb
	Brithawood	E	Im	MA

Lancewood T Lin Yellow Tuip T Lin Serub Poison Tree T Lin Serub Poison Tree T Lin Serub Poison Tree T Lin Buttonwood T Lin Kelow Kamala T Lin Red Kamala T Lin Rive Derris V Lin Bastwing Coral Tree T Lin Burny Bean T Lin Crows Ash T Lin Bernett's Ash T Lin Costosial Laurel T Lin Rib-fruit Pepreterry T Lin Rib-fruit Reperberry T Lin Rib-fruit Bolly Gum T Lin Murrogun T Lin Murrogun T Lin <th>Scientific Name</th> <th></th> <th></th> <th></th> <th></th>	Scientific Name				
Yellow Tulip T Im Milky Mangrove T Lm Scrub Poison Tree T Lm Scrub Poison Tree T Lm Scrub Poison Tree T Lm Buttonwood T Lm RecKamala T Lm Neitve Derris V Lm RecKamala T Lm Blood Vine V Lm Reckmand T Lm Rativing Coral Tree T Lm Burny Bean T Lm Crows Ash T Lm Burny Bean T Lm Clowwood T Lm Coulderie or Bumpy Ash T Lm Coulderie or Bumpy Ash T Lm Coulderie or Bumpy Ash T Lm Ruberberry T Lm Ruberberry T Lm Ruberberry T Lm R	Dissiliaria baloghioides	Lancewood	T	Lm	Wb
4a Milky Mangrove T Lun St autorwood T Lun autorwood T Lun Red Kamala T Lun Stewbodd T Lun Stewbodd T Lun Baswing Coral Tree T Lun Barny Beam V Lun Red Kamala T Lun Red Kamala T Lun Rink Derris V Lun Rink Derris V Lun Rink Derris V Lun Rink Derris T Lun Rin<	Drypetes australasica	Yellow Tulip	H	Lm	Wb
Serub Poison Tree T In Buttonwood T In Kellow Kamala T In Red Kamala T In Red Kamala T In Red Kamala T In Red Kamala T In Blood Vine V In Base Bean T In Native Derris V In Base Bean T In Burny Bean T In Reperberry Ash T In Crows Ash T In Reperberry Ash T In Cudgerie or Burnpy Ash T In Kellowwood T In Murrogun T I		Milky Mangrove	L	Lm St	Ad Coastal
Cheese Tree T In Buttonwood T In Red Kamala T In Red Kamala T In Blood Vine V In Black Bean V In Native Derris V In Bataving Coral Tree V In Batawing Coral Tree T In Burny Bean V In Burny Bean V In Burny Bean T In Burny Bean T In Fliatwood T In Cookwood T In Rebruth Paperberry Ash T In Kellowwood T In Murrogun T In Murrogu	Exocoecaria dallachyana	Scrub Poison Tree	F	Ц	Wb
Buttonwood T In Ked Kamala T In Red Kamala T In Blood Vine V In Blood Vine V In Native Derris V In Native Derris V In Bury Bean V In Bury Bean T In Ecows Ash T In Cooks Ash T In Cooks Ash T In Cooks Ash T In Rib-fruit Pepperberry Ash T In Rib-fruit Pepperberry Ash T In Murrogun T Inn Murrogun T In	Glochidion ferdinandi	Cheese Tree	H	Lin	Wb
Yellow Kamala T In Red Kamala T In Red Kamala T In Red Kamala T In Blood Vine V In Bark Bean Corkwood T T In Burny Bean V In Burny Bean T In Burny Bean T In Burny Bean T In Burny Bean T In Flintwood T In Crows Ash T In Corosoft Ash T In Reperterry Ash T In Kellowwood T In Reperterry Ash T In Reperterry Ash T In Reperterry Ash T In Murrogu In Murrogu In Murrogu In Murrogu In Murrogu I In Murrogu I In Murrogu I I I III III III III III III III III	Glochidion sumatranum	Buttonwood	F	Г	Wb
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Blood Vine V Im Black Bean T Im Native Derris V Im Native Derris V Im Stative Derris V Im Barwing Coral Tree T Im Burny Bean T Im Burny Bean T Im Burny Bean T Im Burny Bean T Im Crows Ash T Im Pintwood T Im Pigeonberry Ash T Im Couldgerie or Burnpy Ash T Im Cudgerie or Burnpy Ash T Im Cudgerie or Burnpy Ash T Im Cougerie or Burnpy Ash T Im Crows Ash T Im Pigeonberry Ash T Im Brown Beech T Im Murrogun	Mallotus philippensis	Red Kamala	н	Ľ	Wb
Blood Vine Brow Jine Blood Vine Black Bean T Hin Native Derris V In Native Derris V In Native Derris V In Native Derris V In Black Bean T Hintwood Hin	fabaceae				
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Native Derris V Im Batswing Coral Tree T Im Burny Bean V Im Burny Bean V Im Burny Bean V Im Burny Bean T Im Burny Bean T Im Flintwood T Im Crows Ash T Im Bernett's Ash T Im Crows Ash T Im Bernett's Ash T Im Leopard Ash T Im Cludgerie or Bumpy Ash T Im Vellowwood T Im Rib-fruit Pepperberry T Im Rib-fruit Pepperberry T Im Murrogun T Im Mutheller's Wahut T Im Mutheller's Wahut T Im Mutheller's Wahut T Im Muthellor's Hibiscus T Im Norfolk Is Hibiscus T Im Incense Codar T Im	astanospermum australe	Black Bean	F	L I	Wh
k Contwood T Im Barswing Coral Tree T Im Burny Bean V Im Burny Bean T Im Burny Bean T Im Burny Bean T Im Burny Bean T Im Crows Ash T Im Bennett's Ash T Im Crows Ash T Im Bennett's Ash T Im Crows Ash T Im Bennett's Ash T Im Coudgerie or Bumpy Ash T Im Yellowwood T Im Pigeonberry Ash T Im Rib-fruit Pepperberry T Im Murrogun T <t< td=""><td>Darris involuto</td><td>Native Derris</td><td>></td><td>j j</td><td>Sa</td></t<>	Darris involuto	Native Derris	>	j j	Sa
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Burry Beam V Im Burry Beam Y Im Burry Beam T Im Crows Ash T Im Crows Ash T Im Bennett's Ash T Im Bennett's Ash T Im Leopard Ash T Im Cudgeric or Bumpy Ash T Im Vellowwood T Im Yellowwood T Im Pigeonberry Ash T Im Rib-fruit Pepperberry T Im Rib-fruit Pepperberry T Im Murogun T Im M	Tentheine monomilie	Dotowing Cond Tree	+ E		Ad De
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Flintwood T Lm Crows Ash T Lm Bennet's Ash T Lm Leopard Ash T Lm Leopard Ash T Lm Cudgerie or Bumpy Ash T Lm Yellowwood T Lm Pigeonberry Ash T Lm Brown Beech T Lm Brown Beech T Lm Rib-fruit Pepperberry T Lm Murrogun T Lm Murrogun T Lm Murrogun T Lm Murler's Wahnut T Lm Mueller's Wahnut T Lm White Bolly Gum T Lm	lacourtiaceae				
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Pigeonberry Ash T Im Rib-fruit Pepperberry T Im Cooloola Laurel T Im Murrogun T Im Mueller's Wahnut T Im Hairy Wahnut T Im Hard Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im	attronella moorei	Churnwood Brown Baach	- 6	E 1	W D
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Murrogun T Im Pepperberry Tree T Im Mueller's Walnut T Im Hairy Walnut T Im Hard Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im Notolk Is Hibiscus T Im Norfolk Is Hibiscus T Im	Cryptocarya macdonaldii	Cooloola Laurel	L	Lm	Wb
Pepperberry Tree T Im Mueller's Walnut T Im Hairy Walnut T Im Hard Corkwood T Im Mrad Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im (-) Norfolk Is Hibiscus T Im (-) Norfolk Is Hibiscus T Im Norfolk Is Hibiscus T Im	Cryptocarya microneura	Murrogun	T	Im	Wb
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 Hard Corkwood T Lm Grey Bolly Gum T Lm White Bolly Gum T Lm White Bolly Gum T Lm Cotton Tree T Lm (-) Norfolk Is Hibiscus T Lm (-) Incense Cedar T Lm 	Endiandra pubens	Hairy Walnut	T	Lm	Wb
 a Grey Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im Cotton Tree T Im Cotton Tree T Im In Norfolk Is Hibiscus T Im Im Incense Cedar T Im Im Incense Cedar T Im Im Im Immediate Control T I	Sindiandra sieberi (-)	Hard Corkwood	H	Lm	Wb
White Bolly Gum T Lm Cotton Tree T Lm (-) Norfolk Is Hibiscus T Lm <i>la</i> Incense Cedar T Lm	Veolitsea australiensis	Grey Bolly Gum	T	Im	Wb
(-) Cotton Tree T Lm Norfolk Is Hibiscus T Lm Ia Incense Cedar T Lm	Veolitsea dealbata	White Bolly Gum	H	Lm	Us/Wb
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(-) Norfolk is Hibiscus T Lm (a) Incense Cedar T Lm	TEPPSCHS HUNCENS		• 1	╡.	
<i>la</i>) Incense Cedar T Im	agunaria patersonu (-)	Nortolk Is Hibiscus	-	Im	ΜD
la) Incense Cedar T Im	Meliaceae				
	Anthocarapa nitidula Decuderance nitidula	Inconso Codar	F		WIN
	(Democal apa minuted)	HICCHISC COURT	•	IIII	0.44

266 LIVING WITH THE ENVIRONMENT IN PINE RIVERS SHIRE -

- FIRE RETARDANT NATIVE PLANTS 267

	Scientific Name	Common Name	Form	Fire Retardance	Comments	Scientific Name	Common Name	Form	Fire Retardance	Comments	
Rotflere International (1) 1 0.0 <td>Dysoxylum mollissimum</td> <td></td> <td></td> <td></td> <td></td> <td>Oleaceae</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Dysoxylum mollissimum					Oleaceae					
$ \begin{array}{lcccccccccccccccccccccccccccccccccccc$	ssp. molle (D. muelleri)	Red Bean	T	Lm	Wb	Olea paniculata	Native Olive	T	Lm	Wb	
	Dysoxylum rufum	Hairy Rosewood	T	En	Wb						
$ \begin{array}{lcccccccccccccccccccccccccccccccccccc$	Melia azedarach	White Cedar	T	Lm	Wb/Ad De	Piperaceae					
	Owenia cepiodora	Onion Cedar	T	Ц	Wb	Piper novae-hollandiae	Native Pepper Vine	>	Im	Sa	
wWitten resultsiiiiwWitten resultsiiiiiiiwWitten resultsiiiiiiiiiwWitten resultsiiiiiiiiiiiwWitten resultsii <t< td=""><td>Toona australis</td><td>Red Cedar</td><td>H</td><td>Lm</td><td>Wb/Ad De</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Toona australis	Red Cedar	H	Lm	Wb/Ad De						
Witt GraphVitt Graph						Pittosporaceae	10. A.				
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m m	Legnephora moorei	Wild Grape	>	Lm -	Na						
Rickly State Vine V 100 53 Fordiaty strends 1111 111 1111 11	Sarcopetalum harveyanum	Pearl Vine	>	Im	Sa	Proteaceae					
	Stephania aculeata	Prickly Snake Vine	>	Im	Sa	Floydia praealta	Ball Nut	T	Im	Wh	
	Tinospora smilacina	Snake Vine	2	Lm	Sa	Grevillea hilliana (-)	Hill's Silky Oak	E	1	De la	
	Tinosnora tinosnoroides	Arrow-head Vine	2	Im	Sa	Grevillea robusta	SilvoOst	• [I I	1	
	and a lance a suface .					Halloin alabriflana	Smooth Unificia	- 6	8.	5)	
	Minimum					Af		- 1	HI .	H	
$ \begin{array}{ccccc} Hickovy Watte & T & 10 & We \\ Hickovad & T & 10 & We \\ Biglaw Watte & T & 10 & We \\ Biglaw Watte & T & 10 & We \\ Biglaw Watte & T & 10 & We \\ Biglaw Watte & T & 10 & We \\ Biglaw Watte & T & 10 & We \\ Biglaw Watte & T & 10 & We \\ Biglaw Watte & Y & 10 & We \\ Biglaw Watte & Y & 10 & We \\ Biglaw Watte & Y & 10 & We \\ Auchor Watte & Y & 10 & We \\ Auchor Watte & Y & 10 & We \\ Auchor Watte & Y & 10 & We \\ Auchor Watte & Y & 10 & We \\ Auchor Watte & Y & 10 & We \\ Auchor Watte & Y & 10 & We \\ Auchor Watte & Y & 10 & We \\ Auchor Watte & Y & 10 & We \\ Matte Batte & Y & 10 & We \\ Statistication & O & Auchor \\ Statistication & O$	MIIIIOSaceae					Macadamia integrifolia	Queensland Nut	H	Im	Mb.	
History Multic T Line WD H Macdating interpolit of S Results plate (1) T Inclusion (1) T Inclusion (1) T Inclusion (1) Enclusion (1) Results plate (1) T Inclusion (1) T Inclusion (1) Results plate (1) T Inclusion (1) Inclus	Acacia aulacocarpa var.					Macadamia ternifolia	Maroochy Nut	H	Im	Wb	
	aulacocarpa	Hickory Wattle	H	Lm	Wb Pf	Macadamia tetraphylla (-)	Rough-shell Bush Nut	F	Lm	Wh	
	Acacia bakeri	Marblewood	H	Im	Wb Pf	Oriocallis pinnata (-)	Pink Silky Oak	F	ľ	Df	
	Acacia harpophylla (-)	Brigalow Wattle	L	Im	Wb	Oriocallis wickhamii (-)	Satin Oak	F		De 10	
International lange International lange <thinternaternational lange<="" th=""> Internaternational la</thinternaternational>	Acacia melanoxylon	Blackwood	F	Im	Wb Pf	(Alloxylon flammeum)				2	
a_{a} Archor Vine V In Secondary strates Whet of Firet Tree T In a_{a} Montov Vine V In St No	Archidendron prandiflorum		T	Im	Wb	Stenocarnus salionus (.)	Seruh Reefwood	E	Tax		
	0					Stenocarous simuatus	Wheel of Fire Tree	- F		Ы	
	Monimiaceae					commune and markers		-		ΜD	
aMoreton By Fig.110WbClenuits artiana04 Mar's BearlVInSouth-safet/Fig.1110WbWbMan's BearlVInSouth-safet/Fig.1110WbMphinaia arcelaaRod AhTT10 <i>i charrean</i> Decking1110WbMphinaia arcelaaRod AhTT10 <i>i charrean</i> Decking1110WbMphinaia arcelaaRod AhTT10 <i>i charrean</i> Deckapar1110WbMphinaia arcelaaRod AhTT10 <i>i charrean</i> Cokspar1110WbMphinaia arcelaaKelow AshTT10 <i>i charrean</i> Cokspar1110WbMoretoBankeV1010 <i>i charraa</i> V1110NametoBankeV1010 <i>i charraa</i> Buuy Vae111AcrosoficasMoretoBankeV10 <i>i charraa</i> Buuy VaeV11AcrosoficasMoretoBankeV10 <i>i charraa</i> Buuy VaeV11AcrosoficasMoretoBankeV10 <i>i charraa</i> BuustoaaV11AcrosoficasMoretoBankeV10 <i>i charraa</i> BuustoaaV11111010 <i>i charraa</i> F1 </td <td>Palmeria scandens</td> <td>Anchor Vine</td> <td>Λ</td> <td>Lm</td> <td>Sa</td> <td>Ranunculaceae</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Palmeria scandens	Anchor Vine	Λ	Lm	Sa	Ranunculaceae					
aMoreton Bay Fig. 1 10 $W0$						Clematis aristata	Old Man's Reard	N	Tan	0	
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$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	Ficus macrophylla	Moreton Bay Fig	F	Im	Wb	Rhannaceae					
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<i>r</i> termenon Fig 1 100 Ad Ue <i>Lemmenosycrua abilancestar</i> Wite Fig 1 100 Wb <i>Lemmenosycrua</i> Yellow Ash 1 In <i>a</i> Use Wb Wb MoluceaBrands Yellow Ash 1 1 In <i>a</i> Buny Vine Y 100 Oa Sa Rutus moluceanus MoluceaBrands Y In <i>a</i> Buny Vine Y 100 Oa Sa Rutus moluceanus MoluceaBrands Y In <i>a</i> Buny Vine Y 100 Oa Sa Rutus moluceanus MoluceaBrands Y In <i>a</i> Buny Vine Y 100 Wb Rutus moluceanus MoluceaBrands Y In <i>a</i> Buny Vine Y 100 Wb Rutus moluceanus MoluceaBrands Y In <i>a</i> Buns Satimath Y 100 Wine Jilly Filly Y T In <i>a</i> Costsyntheoring attensor Costsyntheoring attensor Costsyntheoring attensor Y In <i>a</i> T 100 Wine Jilly Filly T Din T Din <i>a</i> T 100 Wb Secretaria<	Ficus platypoad	KOCK FIG	- E	8.	0 M		Pink Ash	E	Im	Wb	
$ \begin{array}{ccccc} and block of a constraints Fig 1 & In which F$	Ficus superba var. hennean	a Deciduous Fig	- 1	Ξ.	Ad De	Emmenosperma					
a Nipple Fig. T Lin Wb hintensis Cockspur Thom V Lin Oa Sa s Buny Vine V Lin Oa Sa s Buny Vine V Lin Oa Sa s Buny Vine V Lin Oa Sa searce Buny Vine V Lin Oa Sa searce Buny Vine V Lin Oa Sa searce Buny Vine V Lin V searce Nobecashamble V Lin searce V Lin Wb Acrosofilia suberosa Colsy Acrosofilia genus Brash Box T Lin Wb Acrosofilia suberosa Colsy Acrosofilia genus Brash Box T Lin Wb Acrosofilia suberosa Colsy Acrosofilia T Lin genus T Lin Wb Acrosofilia suberosa Colsy Acrosofilia T Lin genus Brash Box T Lin Acrosofilia suberosa Colsy Acrosofilia T Lin genus Brash Box T Lin Wb Acrosofilia suberosa Colsy Acrosofilia T Lin	Ficus virens var. sublanceo.	ataWhite Fig	H	E	Wb	alphitonioides	Yellow Ash	H	Im	Wb	
Intensis Rescent Cockspur Thom V In Oa Sa Burny Vine V In Sa Burny Vine V In Sa Para Burny Vine V In Para Sa Ruhas moluccanas MoluccaBranble V In Para Blush Satinash V In Wb Acronychia ohongifolia Wine Lily Pily Sr In Para Keta Apple V In Wb Acronychia subcrosa Cooky Acronychia T In Red Apple V In Wb Acronychia subcrosa Acronychia T In Red Apple V In Wb Acronychia subcrosa T In In Costactions T In Wb Acronychia subcrosa T In Costactions T In Wb Acronychia subcrosa Acronychia T In Costactions T Wb </td <td>Ficus watkinsiana</td> <td>Nipple Fig</td> <td>H</td> <td>Γ</td> <td>Mb</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Ficus watkinsiana	Nipple Fig	H	Γ	Mb						
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APPENDICES

268 LIVING WITH THE ENVIRONMENT IN PINE RIVERS SHIRE -

-FIRE RETARDANT NATIVE PLANTS 269

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Appendix 3

Bushfire Survival Plan Guideline / Template

Source: Queensland Fire and Emergency Services

Bushfire Survival Plan

PREPARE.ACT.SURVIVE.

Tomorrow's Queensland: strong, green, smart, healthy and fair

Queensland Government

Department of Community Safety

RURAL FIRE SERVIC



Bushfires in Queensland

The fire season in Queensland normally commences in the far north of the state in July and progresses through to southern areas as spring approaches. The fire season can extend through to February in southern and far south-western Queensland. These time frames can vary significantly from year to year, depending on the fuel loads, long-term climate and short-term weather conditions in each area.

There are four key considerations for dealing with bushfire:

- The safety of you and your family.
- The resilience of your property.
- The protection of irreplaceable valuables and important documents.
- The maintenance of adequate levels of insurance.

This document will provide you with information about the things you need to consider to prepare yourself and your home for the bushfire season, and how to make your own personal Bushfire Survival Plan.

> It is your responsibility to prepare yourself, your family and your home for the threat of bushfire.

You must prepare ACT SURVIVE

Your main priority is to ensure that you and your family are safe. During a bushfire you and your family's survival and safety depend on your preparations, and the decisions you make.

The lives of you and your family are more important than any building.

Whether your plan is to leave early or stay, you must prepare your home and property to increase their level of resilience and your chances of survival.

Understand your risk

The first step in planning to survive a bushfire is to understand your own level of risk. By understanding your own level of risk you will be able to make informed decisions that are right for you and your family. Included with this Bushfire Survival Plan is a selfassessment tool that will enable you to assess the risk level associated with your property. If you are still unsure of your level of risk or require assistance contact your local fire station for more information. To book a Bushfire Safety presentation call 1300 369 003.

Fire danger ratings

The increased frequency of extreme bushfires in Australia in the last 10 years and the recent experience of the Black Saturday fires in Victoria have encouraged fire services throughout Australia to introduce new levels of Fire Danger Rating (FDR). A lift-out chart of the FDR system is contained within this document. Display it in a prominent place in your home or keep it with your Bushfire Survival Plan.



Catastrophic fire danger rating

The highest level is catastrophic. On a day of catastrophic FDR leaving early is the only option to ensure your survival. You must relocate early to a safer location, hours or the day before a fire occurs. Under no circumstances will it be safe to stay with your property.

Extreme fire danger rating

The second highest level is extreme. Should a fire occur in your area on a day of extreme FDR leaving early will always be the only option. Staying can only be considered for homes that:

- Have been designed and constructed specifically to address the threat of bushfire.
- Have been maintained to those levels and are currently well prepared.
- Can be actively defended by people with the skills, knowledge and confidence to implement a well-rehearsed Bushfire Survival Plan.

On days of catastrophic or extreme FDR:

- Fires are likely to be uncontrollable, unpredictable and very fast moving with highly aggressive flames extending high above tree tops and buildings.
- Thousands of embers may be violently blown into and around homes causing other fires to start rapidly and spread quickly up to 20 kilometres ahead of the main fire.
- Fire can threaten suddenly, without warning, and the heat and wind will make it difficult to see, hear and breathe as the fire approaches.
- People in the path of such fires will almost certainly be injured or die and a significant number of homes and businesses will be destroyed or damaged.
- Even well-prepared and constructed homes will not be safe.
- Expect power, water and phone networks to fail as severe winds bring down trees, power lines and blow roofs off buildings well ahead of the fire.

It is vital that you understand on these days that your survival will depend solely on how well you have prepared and how decisively you act. Leaving late can be a deadly option. If you are in any doubt, make the decision to LEAVE EARLY.

What will you do?

At all times you need to PREPARE_ACT_SURVIVE _

When the fire danger rating is **'catastrophic'** leaving early is the safest option.

When the fire danger rating is lower than **'catastrophic'**, one of the most important decisions you need to make is whether you will leave early or stay with a well prepared property. This decision is the basis of your Bushfire Survival Plan.

The following questions may help you make the right decision for whether you will leave early or stay:

- Do you need to consider family members who are young, elderly or infirm?
- Are you physically and emotionally prepared to stay with your property?
- Do you have the knowledge, skills, and confidence to stay with your property?
- Is your home adequately constructed, maintained and prepared to withstand the impact of a fire? In other words, is your home prepared to withstand the impact of a bushfire?
- Do you have well-maintained resources and equipment to fight fire, and do you know how to use them?
- Do you have appropriate protective clothing to fight a fire?
- What will you do if a rapid onset fire leaves you with no time to leave? Where will you shelter?



Leave early

If you plan to leave early then you must leave your home well before a bushfire threatens and travelling by road becomes hazardous. Your leave early preparations include:

Step 1: Preparation – your property should be well prepared for bushfire even if you intend to leave early.

Step 2: What you will do – make your Bushfire Survival Plan in accordance with your decision to leave early.

Step 3: Make a contingency plan – the FDR, the preparedness of your home, a change in household circumstances, a change in your physical preparedness or unexpected visitors are some things that may require you to reconsider your Bushfire Survival Plan.

Planning to stay

Planning is critical to successfully staying with your home may involve the risk of psychological trauma, injury or death.

Step 1: Preparation – your property must be able to withstand the impact of bushfire and well prepared to shelter you and your family.

Step 2: What you will do – make your Bushfire Survival Plan in accordance with your decision to stay.

Step 3: Make a contingency plan – the FDR, the preparedness of your home, a change in household circumstances, a change in your physical preparedness or unexpected visitors are some things that may require you to reconsider your Bushfire Survival Plan.

In making your decision to stay, here are a few things you need to consider.

- Is your property able to withstand the impact of a bushfire?
- Are you physically and emotionally prepared to stay with your property?
- Do you have well-maintained resources and equipment and do you know how to use them?
- Do you have appropriate protective clothing?
- Will your bushfire survival plan need to be different for weekdays, weekends or if someone is sick at home?
- Do you have a contingency plan?

Preparing your Bushfire Survival Plan

Preparation is the key to survival. Being involved in a fire will be one of the most traumatic experiences of your life.

- Prepare yourself you need to be both mentally and physically prepared to carry out your Bushfire Survival Plan.
- Prepare your Bushfire Survival Plan.
- Prepare your Bushfire Survival Kit.
- Prepare your Bushfire Relocation Kit.
- Prepare your property.

When writing your plan you need to consider:

- Have you made the right choice: to leave early or stay?
- Have you discussed your choice with your family, friends and neighbours?
- Who will take charge and lead other family members by carefully communicating the various tasks set out in the plan?
- If you have chosen to stay what will you do to protect your property when the fire arrives?
- What will you put in your Bushfire Survival Kit and where will you store it?
- Do your friends, family and neighbours know the details of your plan?

- What will you do if your Bushfire Survival Plan fails?
- Do you have an alternative option or contingency plan if your plan fails?
- Do you have a Neighbourhood Safer Place (NSP) you can go to as a last resort? For more information on NSPs see www.ruralfire.qld.gov.au.
- Is it safe to travel there?

If your decision is to leave early, you must include the following information or action items in your Bushfire Survival Plan:

- Monitor media outlets radio, TV, mobile phone and internet for bushfire alerts.
- When will you leave?
- What will be your trigger for action?
- Will your plan be different for weekdays, weekends, or if someone is at home sick or injured?
- What will you take with you (Relocation Kit)?
- Where will you and your family go when you leave early?
- What route will you take to get there?
- What will you do with your pets?
- What will you do if there are consecutive or multiple
 'catastrophic' or extreme fire danger days?
- Will you go into work on days when the FDR is in the upper levels?
- Will you send your children to school when the FDR is in the upper levels?
- Will all members of your household leave early?
- What will you do to prepare your property?
- What is your contingency plan in the event that it is unsafe to leave?

If your decision is to stay you must include the following information or actions items in your Bushfire Survival Plan:

- Monitor media outlets Radio, TV, mobile phone and internet.
- Locate your Bushfire Survival Kit.
- Put on protective clothing.
- Remain hydrated by drinking lots of water.

- Move any stock to fully grazed paddocks.
- Move cars to a safe location.
- Remove garden furniture, doormats and other items.
- Close windows and doors and shut blinds.
- Take down curtains and move furniture away from windows.
- Seal gaps under doors and window screens with wet towels.
- Place pets inside, restrain them, and provide water.
- Block downpipes and fill gutters with water.
- Wet down the sides of buildings facing the approaching fire front.
- Wet down decks and verandas.
- Wet down fine fuels close to buildings.
- Turn on sprinklers in garden before bushfire arrives.
- Fill containers with water; bath, sinks, buckets, wheelie bins, etc.
- Have ladders ready for roof space access (inside) and against roof (outside).
- Have generator or petrol pump ready.
- Start checking and patrolling for embers outside.

When the fire front arrives:

- Take all fire fighting equipment inside such as hoses and pumps as they may melt during the fire.
- Go inside and shelter away from the fire front.
- Patrol the inside of your home, including the ceiling space, for embers or small fires that may start.
- Drinks lots of water.
- Check family and pets.

After the fire front has passed:

- Wear protective equipment.
- Go outside once it is safe.
- Check for small spot fires and burning embers:
 - inside roof space
 - under floor boards
 - under house space
 - on veranda and decks

- on window ledges and door sills
- in roof lines and gutters
- garden beds and mulch
- wood heaps
- outdoor furniture
- sheds and carports
- Continue to drink lots of water.
- Stay at your property until the surrounding area is clear of fire.
- Monitor media outlets radio, TV, mobile phone and internet.

You need to be both mentally and physically prepared to carry out your Bushfire Survival Plan

There may be other actions to include, depending on your individual property and the level of bushfire risk you are exposed to.

Include the whole family in creating your Bushfire Survival Plan. You and your family should be aware of the actions you will take at the various FDR levels and it is important to ensure this is incorporated into your Bushfire Survival Plan. The FDR for your area can be found on roadside signs and by visiting www.ruralfire. qld.gov.au and following the FDR link.

It is important that your Bushfire Survival Plan does not rely solely on receiving an alert.

Once you have completed your Bushfire Survival Plan, practise it regularly to ensure everyone involved knows exactly what to do in the event of a fire.

Preparing your Bushfire Survival Kit

It is essential that you have a Bushfire Survival Kit if your choice is to stay with your property. This kit will ensure you and your family have the important equipment you need to stay. For a comprehensive list of equipment needed in a Bushfire Survival Kit see page 14.

Preparing your Bushfire Relocation Kit

It is equally important to have a relocation kit if your choice is to leave early. This kit will ensure you and your family have important items and equipment required to relocate for the time needed. For a comprehensive list of items and equipment needed in a Bushfire Relocation Kit see page 15.

Making a contingency plan

No matter whether your decision is to leave early, well before a bush fire threatens or to stay you should still have a contingency plan as part of your Bushfire Survival Plan. There are many scenarios to consider, such as what you will do if a rapid onset fire starts in your local area making roads impassable or travel particularly dangerous. You should have other options if road travel is not safe.

- Is your house well prepared?
- Can it provide you with protection from radiant heat?
- Have you identified a safer location such as an NSP?

Sheltering in a well-prepared property is far safer than being out in the open or in a vehicle

Preparing your property

An unprepared property is not only at risk itself, but may also present an increased danger for your neighbours and their homes.

Planning is absolutely critical to safely staying with your home. Staying home involves the risk of psychological trauma, injury and death. There are a number of measures you can take to prepare your home and property for bushfire. These include several preparations you must take annually prior to the bushfire season.

Your pre-season property preparations should include:

- Displaying a prominent house number.
- Ensuring there is adequate access for fire trucks to your property – 4 metres wide by 4 metres high with a turn-around area. Reduce vegetation loads along the access path.
- Mowing your grass regularly.
- Removing excess ground fuels and combustible material (long dry grass, dead leaves and branches).
- Clearing of leaves, twigs, bark and other debris from the roof and gutters.
- Purchasing and testing the effectiveness of gutter plugs.
- Trimming low-lying branches 2 metres from the ground surrounding your home.
- Enclosing open areas under your decks and floors.
- Installing fine steel wire mesh screens on all windows, doors, vents and weep holes.
- Pointing LPG cylinder relief valves away from the house.
- Conducting maintenance checks on pumps, generators and water systems.
- Checking that you have sufficient personal protective clothing and equipment.
- Relocating flammable items away from your home including woodpiles, paper, boxes, crates, hanging baskets and garden furniture.
- Sealing all gaps in external roof and wall cladding.
- Checking that the first aid kit is fully stocked.

Bushfire Alerts

If you receive an emergency warning about a bushfire or other emergency, take notice as it could save your life.

There are three types of alert messages to help you make the right safety choices:

Bushfire Advice Message – a fire has started – general information to keep you up to date.

Bushfire Watch and Act Message – represents a heightened level of threat. Conditions are changing, a fire is approaching; lives may come under threat. Take appropriate action.

Bushfire Emergency Warning – is the highest level message advising of impending danger. It may be preceded with the Standard Emergency Warning Signal (SEWS).

An Emergency Warning means there is a threat to lives and protective action is required immediately.

When a bushfire strikes

You have made your decision to **PREPARE.ACT.SURVIVE.** You have prepared your property before the fire season. You have made your Bushfire Survival Plan. You have practised your Bushfire Survival Plan.

A bushfire is threatening? What do you do?

- Know the FDR for any given day.
- Regularly check the FDR on the Rural Fire Services website at www.ruralfire.qld.gov.au.
- Monitor your media outlets for warnings on bushfire activity.
- Seek out information if you have to, and do not assume that you will receive a warning.
- Leave early or stay according to your Bushfire Survival Plan.
- Act decisively in accordance with your Bushfire Survival Plan.
- Do not adopt the 'wait and see' option.

Travelling in your vehicle near a bushfire

Sheltering inside a vehicle is a high-risk strategy that can result in death. Whilst sheltering inside a vehicle offers you a slightly higher chance of survival than being caught in the open, having a leave early or stay strategy is a much safer option.

You should never take a journey into areas where the fire danger is catastrophic or extreme. You should consider postponing or finding alternative routes if necessary. If you can smell or see smoke in the distance it is best to u-turn and drive away from the danger.

If you are caught in smoke or flames while on the road:

- Turn on the vehicle's headlights and hazard warning lights.
- If you need to shelter in your vehicle drive your car into a bare, clear area well away from surrounding trees, leaving lights on. Position vehicle to prevent side impact from advancing fire front.
- Close all windows and vents.
- Leave the engine running and turn off the air conditioning system.
- Cover your entire body with woollen or cotton blankets to protect from radiant heat.
- Take shelter below the window level.
- Drink water frequently and stay in the vehicle until the fire front has passed.
- Once the fire front has passed exit the vehicle to inspect the damage and ensure other passengers are safe.

Neighbourhood Safer Places

A Neighbourhood Safer Place (NSP) is a place of last resort for people during a bushfire. An NSP may form part of a back-up plan when:

- Your Bushfire Survival Plan has failed.
- Your plan was to stay but the extent of the fire means that your home cannot withstand the impact of the fire and therefore your home is not a safe place to shelter.
- The fire has escalated to an extreme or catastrophic level and relocation is the safest option.

An NSP is an identified building or open space within the community that can provide a level of protection from the immediate life-threatening effects of a bushfire. NSPs still entail some risk, both in moving to them and while sheltering in them and cannot be considered completely safe.

They are a place of *last resort* in bushfire emergencies only. The following limitations of NSPs need to be considered within your Bushfire Survival Plan:

- NSPs do not cater for pets.
- Firefighters may not be present as they will be fighting the main fire front elsewhere.
- NSPs do not provide meals or amenities.
- They may not provide shelter from the elements, particularly flying embers.

If you are a person with special needs you should give consideration to what assistance you may require at an NSP.

Although QFRS cannot guarantee an immediate presence during a bushfire, every effort will be made to provide support as soon as resources are available.

If an NSP is part of your contingency plan it should not require extended travel through fire-affected areas to get there.

FIRE DANGER RATING



The Fire Danger Rating (FDR) is an early indicator of potential danger and should act as your first trigger for action. The higher the rating the greater the need for you to act.

The FDR is an assessment of the potential fire behaviour, the difficulty of suppressing a fire, and the potential impact on the community should a bushfire occur on a given day.

A Fire Danger Index (FDI) of 'low-moderate' means that fire will burn slowly and that it will be easily controlled, whereas a FDI in excess of 'catastrophic 100+' means that fire will burn so fast and so hot that it will be uncontrollable.

CATASTROPHIC 100+

A fire with a rating of **'catastrophic'** may be uncontrollable, unpredictable and fast moving. The flames will be higher than roof tops. Many people will be injured and many homes and businesses will be destroyed.

During a **'catastrophic'** fire, well-prepared and constructed homes will not be safe. Leaving is the only option for your survival.

EXTREME 75-99

A fire with an **'extreme'** rating may be uncontrollable, unpredictable and fast moving. The flames will be higher than roof tops. During an **'extreme'** fire, people will be injured and homes and businesses will be destroyed.

During an **'extreme'** fire, well-prepared and wellconstructed homes may not be safe. Leaving is the only option for your survival.

SEVERE 50-74

A fire with a **'severe'** rating may be uncontrollable and move quickly, with flames that may be higher than roof tops. A **'severe'** fire may cause injuries and some homes or businesses will be destroyed.

During a fire with a **'severe'** rating, leaving is the safest option for your survival. Use your home as a place of safety only if it is well-prepared and well-constructed.

VERY HIGH 25-49

A fire with a **'very high'** danger rating is a fire that can be difficult to control with flames that may burn into the tree tops. During a fire of this type some homes and businesses may be damaged or destroyed.

During a fire with a **'very high'** danger rating, you should use your home as a place of safety only if it is well prepared and well-constructed.

HIGH 12-24

A fire with a **'high'** danger rating is a fire that can be controlled where loss of life is unlikely and damage to property will be limited.

During a fire with a **'high'** danger rating, you should know where to get more information and monitor the situation for any changes.

LOW-MODERATE 0-11

A fire with a **'low to moderate'** rating can be easily controlled and pose little/or no risk to life or property.

During a fire with a **'low to moderate'** rating, you should know where to get more information and monitor the situation for any changes.

BUSHFIRE SURVIVAL PLAN

Complete your personalised Bushfire Survival Plan lift-out.

Personal details:

Important phone numbers: 000 (Fire, Police and Ambulance)

Family:	Family:	Family:
Work:	Friends:	Friends:
School:		

Important contact details – name and phone number:

Insurer:	Policy Number:	Phone:
Electricity:		Phone:
Water:		Phone:
Gas:		Phone:
Phone Company:		Phone:
Council:	Phone:	

Leave early:

List all names and contact phone numbers of household members who have decided to leave early then complete Section 1.

Names:

Phone:

Stay:

List all names and contact phone numbers of household members who have decided to stay, then complete Section 2.

Names:

Phone:

Leave early – Section 1

Pull this Bushfire Survival Plan lift-out from this document and keep in a safe place.

Leaving early will always be the safest option for you and your family. It is extremely important for you to prepare a detailed leave early plan to ensure everyone understands what to do and when. Use the boxes below to list tasks to do.

When to go – Think of different triggers that will cause you and your family to leave early. Think about what you will do if you have sent the children to school that day. Think about whether or not you will have to travel from work into the fire zone.

Where to go – Identify one or more safer locations. Consider putting on personal protective clothing before you leave home.

How to get there – What roads will you take to your destination? Have an alternative route if your first choice is impassable.

What to take – Make a list of your most valuable items (e.g. insurance papers, electronic records, photo albums, passports, birth certificates and other important documents).

Stay – Section 2

Anyone who is not going to leave early must be involved in completing this stay and defend plan to ensure they know what to do. Every stay plan will be different depending on your circumstances. Use the boxes below to list tasks to do.

- Before the fire approaches – Start getting yourself and your property ready for a bushfire.

As the fire approaches – Prepare for ember attack on or near your home. Remember to put on personal protective clothing.

- **As the fire front arrives** - Stay safe by monitoring the fire from inside your home.

After the fire has passed – Patrol your property and extinguish any spot fires or burning embers.
 You may need to keep this up for several hours.

Everyone must have a contingency plan

Have a contingency plan – what will you do if you can't activate your Bushfire Survival Plan? Remember that leaving late can lead to loss of lives.

Know where your nearest NSP is and how to get there.

ACTIVATING YOUR BUSHFIRE SURVIVAL PLAN

Once you have prepared your Bushfire Survival Plan and completed your preparations, it is absolutely essential that you regularly practise and review your plan. This will make sure you and your family are well organised in the event of a bushfire. If a bushfire threatens the health and safety of you, your family, home or property, you should follow these steps:



BUSHFIRE SURVIVAL KIT

You need to have a Bushfire Survival Kit stored in an area of the house that is safe and easy to access. It should contain:

- protective clothing
- mop
- gloves
- torch
- hoses

- 60
- towels
- buckets

shovel

- safety goggles
- ladder
- medications
- bottled drinking water
- fire extinguishers
- battery operated radio
- spare batteries
- smoke mask
- woollen blankets
- first aid kit
- knapsack sprayer
- protective clothing for the whole family.





RELOCATION KIT

Write a list of all items your family will need before, during and after your relocation. The list below shows items that you might like to put in your relocation kit.

- protective clothing for the whole family
- battery operated radio and spare batteries
- safety goggles
- mobile phone and battery charger
- medications
- wallet or purse and money
- clothing (two sets of clothes for each family member)
- identity information (passports, birth certificates)
- bottled water (enough for each relocated family member)
- family and friends' phone numbers
- items of high importance (e.g. family photos, valuables, important documents)
- blankets (natural fibres)
- children's toys





BUSHFIRE RISK SELF-ASSESSMENT CHECKLIST



This basic self-assessment checklist is designed to give you a greater understanding of the bushfire risk level relevant to your property. Information provided in this assessment will assist you when completing your Bushfire Survival Plan.

Address:							
					Postcode:		
Property O	wner/Property Name:						

ACCESS/EGRESS	Road/Street/Driveway	PLEASE $$	APPROPRIATE	BOX
Clear of overhanging vegetation		Yes	No	
Unrestricted gate access		Yes	No	
Clear of overhead power lines		Yes	No	
Able to reverse in		Yes	No	
Turning/passing areas		Yes	No	
Heavy vehicle access on cattle grid/brid	dge	Yes	No	
Alternative way out		Yes	No	
Two wheel drive access		Yes	No	
STRUCTURE/S				
Exterior walls – non-combustible		Yes	No	
Roof ridge capping sealed		Yes	No	
Eaves enclosed		Yes	No	
Roofing gutters and valleys clear of lea	f litter and fine fuels	Yes	No	
Underfloor enclosed		Yes	No	
Vents screened		Yes	No	
Windows – non-combustible finishing		Yes	No	
Deck/veranda non-combustible		Yes	No	
WATER SUPPLY				
Reticulated water supply		Yes	No	
Tank supply with QFRS access – 50mm so fire figthers can use water if needed	male camlock fitting	Yes	No	
QFRS accessible external open water su	upply (dam/pool)	Yes	No	
Firefighting pump and hose connected	to water supply	Yes	No	

Other considerations

There are a range of other things to be considered regardless of your decision to leave early or stay:

- Firefighting equipment such as pumps, hoses and sprinkler systems should be tested regularly and maintained in maximum operational working condition.
- Firefighters may need access to your property during a bushfire so it is in your best interests to allow enough space for fire trucks (4 metres wide by 4 metres high).
- Your pets, livestock and other animals require proper care and attention during fires. Consider food, medication, transportation and sleeping arrangements for your animals.

Myths versus Reality

Myths	Reality
There will always be a fire truck available to fight a bushfire threatening my home.	Firefighters may be required to fight many fronts of a large fire. Fire trucks and firefighters are finite resources so it is important they are deployed in an appropriate manner to best manage the fire.
I know the back streets in town like the back of my hand so it is OK for me to leave at the last minute.	If your decision in your Bushfire Survival Plan is to leave early, then you should leave well before the fire front reaches your property. Irrespective of your local area knowledge you must stick to your plan and leave early. Leaving late can be fatal.
Someone from an emergency service will knock on my door when it is time to leave.	Emergency services personnel may not be available to alert the community by door-knocking and encouraging you to leave. You need to monitor the bushfire alerts by listening to the radio, watching TV or checking the rural fire website. You need to be ready to leave early if your life or the people in your care are at risk.
My house will not burn down because there is more than 50 metres between my home and nearby bushland.	Most houses which burn down during bushfires have been attacked by flying embers. Under certain conditions embers can cause ignitions up to 20kms in front of the main fire. A combination of your level of preparation and your home's construction will determine the survivability of your home.
I only have to clean my gutters and mow my lawns to prepare my property for bushfire.	Fire requires fuel, heat and oxygen to occur. This means that flames or embers do not necessarily rely solely on your gutters and lawns for fuel. They might utilise overhanging trees, woodpiles, old building materials under the deck or chemicals in the garden shed to sustain them. Take the time to properly prepare your whole property, which includes yourself, your house and your land.

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