



**Bushland Protection  
Systems**  
Specialising in  
**BUSHFIRE HAZARD  
PLANNING & MITIGATION**

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19<sup>th</sup> May, 2021.

**PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL**

**Approval no:** DEV2018/922/13

**Date:** 17 June 2021



**TECHNICAL NOTE**

Subject: Re-location of Fire Trail Connection on Lot 7, Sub-Precinct 3D, Yarrabilba

The approved Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan (BMP) for Sub-Precinct 3D, Yarrabilba, dated 1/3/18, specified that a one metre wide pedestrian access be located along the northern boundary of Lot 7 with a pedestrian gate at the rear boundary, to provide an interval access to the pedestrian fire trail at the rear of the lot.

It has been proposed that the pedestrian access along the northern boundary of Lot 7 and gate be moved to the southern boundary of Lot 7, as shown in Attachment 1.

It is considered that having the access along the southern boundary still meets the desired objective compared to the northern boundary. Bushland Protection Systems has no objection to the relocation of the access to the southern lot boundary.

The proposed re-location does not introduce any detrimental bushfire issues in comparison to the original design layout. Roads, separation distances, bushfire buffers, parks, bushfire hazard ratings, etc. all remain the same.







This Technical Note should be considered as, and included as, an addendum to the approved BMP dated 1/3/18.

If you require any further assistance, please do not hesitate to contact this office.

Brett Bain, MDIA, MRFAQ  
Lead Bushfire Consultant.

Attachment 1: Precinct Three- Village 3D (Application Four) Bushfire Plan, drawn by Lendlease, drawing no. YAR-P03D\_POD210517, dated 17/5/21.

# LEGEND

-  VILLAGE 3D BOUNDARY
-  100m POTENTIAL IMPACT ZONE
-  INNER BUFFER ZONE 10m
-  OUTER BUFFER ZONE 10m
-  1m NO BUILD SETBACK
-  BUSHFIRE SETBACK (10m)

PREPARED BY LENDLEASE ON BEHALF OF  
BUSHLAND PROTECTION SYSTEMS

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## PRECINCT THREE - VILLAGE 3D (APPLICATION FOUR) BUSHFIRE PLAN

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