Flourish
SOUTH MACLEAN

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/8

Date: 09 May 2024

Queensland Government

Flourish
Plan of Development

176-228 Mountain Ridge Road,
South Maclean
4 April 2024

Document Control

Document Issue

Issue	Date	Prepared By	Checked By
Draft – Revision A	20 February 2019	DC	NC
Final	27 February 2019	DC	NC
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Further Issues Revision 2	22 January 2020	NC	AH
Further Issues Revision 3	13 February 2020	NC	AH
Minor Amendment	22 December 2023	RC	NC
Minor Amendment	14 February 2024	RC	NC
Minor Amendment	4 April 2024	RC	NC

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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 Area[1], 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)
Advertising Devices in accordance with signage plan (Appendix D)
Multiple Residential

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 Area[1], 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 where not in accordance with signage plan (Appendix D)
Sales Office (>150m^2)

[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 Priority Development Area 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 50m^2;*
- *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.

Multiple Residential – *Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title scheme. The term multiple residential does not include House.*

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.*

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 and Multiple Residential

Refer to **Appendix B**.

1.4. Sales Office

A Sales Office (>150m^2) 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;
- 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 scheme[2], 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.

[2] Refer to the Logan Planning Scheme 2015 (Version 6) – Advertising Device Code

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)

- 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

PLAN OF DEVELOPMENT AREA

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

This plan was prepared as a conceptual layout only. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

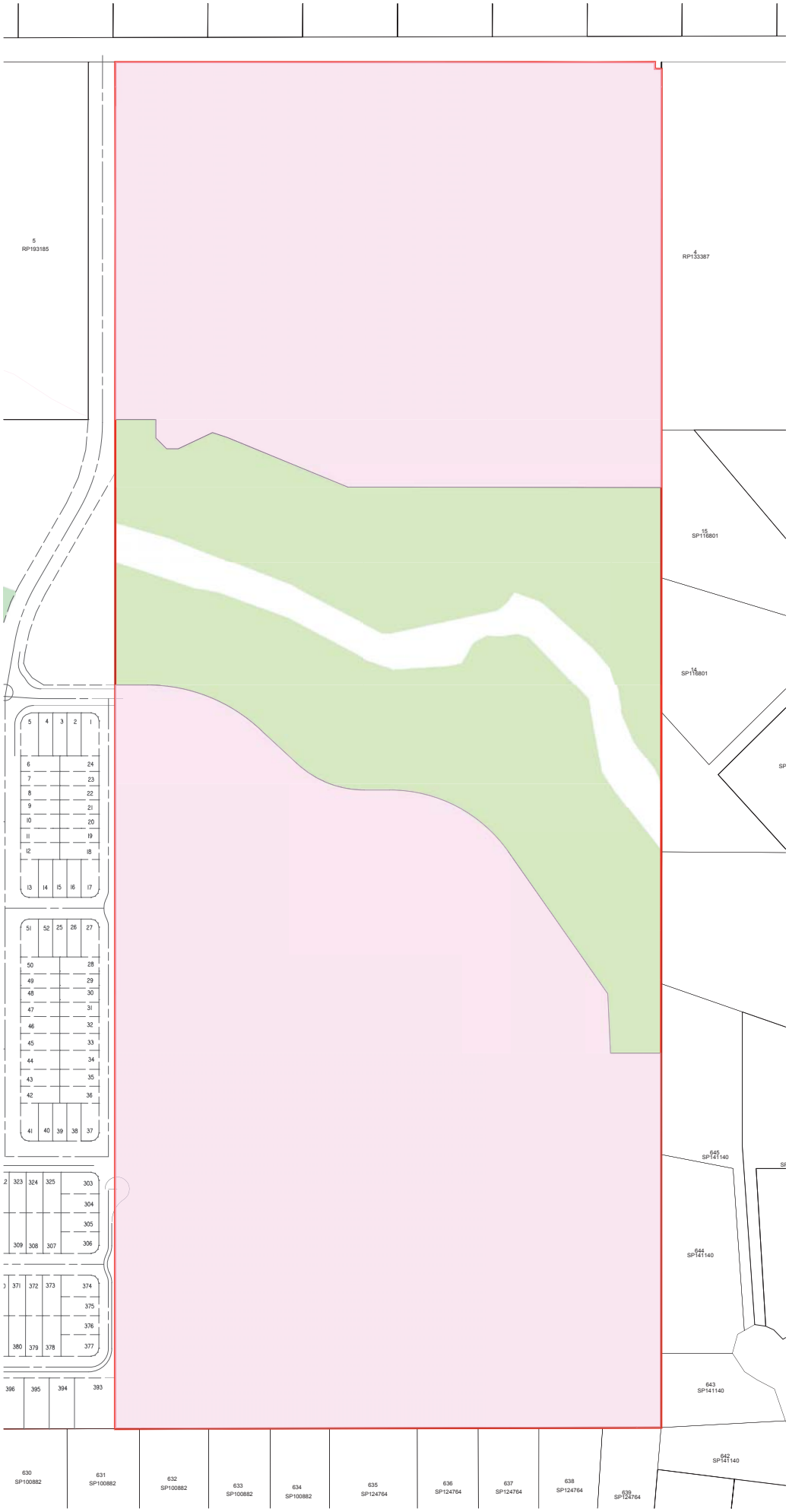
Pavements and centrelines shown are indicative only and are subject to Engineering Design.

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

* This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- Site Boundary
- Linear Park
- 176-228 Mountain Ridge Road Residential Precinct



RP DESCRIPTION: Lot 30 on SP309195

SCALE @A1 1:1500 @A3 1:3000 - LENGTHS ARE IN METRES

20 0 20 40 60 80 100 120 140 160 180

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ORCHARD DEVELOPMENT MANAGEMENT PTY LTD ATF ORCHARD DEVELOPMENT MANAGEMENT UNIT TRUST

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN • 22/02/2019 • 9534 P 05 Rev A - POD 01

Appendix B

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

PLAN OF DEVELOPMENT - STAGE 1

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Setbacks are as per the Plan of Development Table unless otherwise specified;
2. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
3. All setbacks are measured to the wall of the structure;
4. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
5. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
6. 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;
7. 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;
8. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
9. 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.
10. 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;
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.
15. A pedestrian pathway is not consider to be a secondary frontage. This frontage should be taken to be a side boundary.

Interface Lots and Landscape Interface Buffer

16. Interface lots are identified on the Plan of Development;
17. 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;
18. Fencing will be provided at the rear of Interface Lots;
19. If provided, fencing must be a minimum of 1.8m high.
20. Interface lots must include a 4m wide Landscape Interface Buffer as shown on the Plan of Development plans;
21. No buildings or structures are permitted within the Landscape Interface Buffer;
22. No land disturbing activities (i.e. earthworks, retaining structures, vegetation clearing etc) are to be undertaken within the Landscape Interface Buffer;
23. 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 Plan; and
24. No vegetation clearing can be undertaken within the Landscape Interface Buffer except for declared weed removal.

Bushfire

25. 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 (Please refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers for further design requirements within the Plan of Development Area);
26. The Plan of Development includes BAL rating for affected lots (supplied by Bushfire Risk Reducers), and also the Bushfire Management Plan;
27. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard; and
28. No part of the dwelling on Lot 433 can encroach past the identified BAL29 line as shown on the Envelope Plans.

Building Height

29. Building height must not exceed 9 metres and 2 storeys;
30. Building height is measured from natural ground level; and
31. 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.

Streetscape Presentation

32. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
33. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

34. 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:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Rear Loaded Terrace Lots

35. The below provisions are applicable for rear loaded Terrace Lots 1001 to 1007;
36. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
37. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
38. Double garages are permitted to the rear laneway.

Front Loaded Terrace Lots

39. The below provisions are applicable for front loaded Terrace Lots 301-307;
40. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
41. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
42. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

43. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

46. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
47. Car parking may be provided in tandem;
48. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
49. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
50. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);

51. Garages are to be constructed in the location identified within the 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;
52. There is a maximum of one driveway per dwelling unless a corner lot;
53. Driveways must be a minimum of 6 metres from the intersection of a street; and
54. 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.

Private Open Space

55. 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;
56. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
57. Private open spaces must be directly accessible from a living area

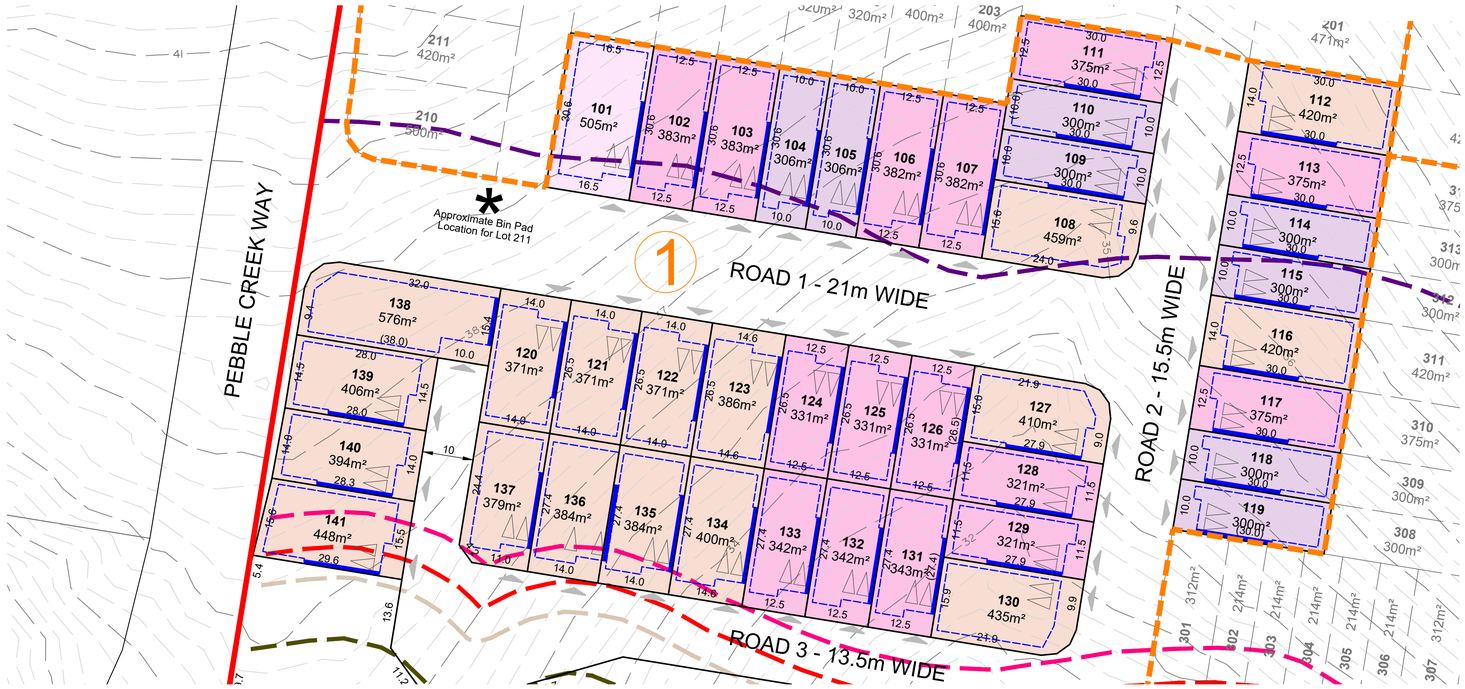
Fencing

58. 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;
59. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
60. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
61. 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
62. 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).

Additional Criteria for Multiple Residential Allotments

63. Must comply with Multiple Residential Allotment setbacks.
64. Buildings must address all street frontages with driveways, pedestrian entries or both.
65. All dwellings must have a clearly identifiable front door, which is undercover.
66. Bin storage and clothes drying areas must not be visible from any street frontage.
67. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
68. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
69. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    a. Has an area of at least 25% of the area of the lot; and
    b. is of a shape which can include a circle with a 4.0m diameter.
70. One dwelling is to include a double story dwelling
71. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.



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
- ✱ Approximate Bin Pad Location for Lot 211

	Laneway Terrace Lots	Terrace Lots	Villa Lots	Premium Villa Lots	Courtyard Lots	Premium Courtyard Lots	Interface Lots	Multiple Residential Allotments
Front Setback								
To Wall (Ground Floor)	0.0m	4.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	0.0m	3.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
Garage	0.0m	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Secondary Frontage								
To Wall (Ground Floor)	1.5 m	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback								
Ground Floor	6.0 m	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	8.0 m	2.0 m
First Floor	6.0 m	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	8.0 m	2.0 m
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	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	n/a	n/a
Side Setback (non-BTB)								
Ground Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%	75%
*Rear boundary setback to the low side of a stepped retaining wall is to be increased to 2.5m								
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.								
Setbacks for Lot 433 is to ensure that the dwelling does not encroach past the identified BAL29 line.								

DISCLAIMER:

BAL Ratings are adopted from the Bushfire Management Plan.

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.

RP DESCRIPTION: Lot 30 on SP309195

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

10 0 10 20 30 40 50 60 70

DALEFORD PROPERTY PTY LTD

MOUNTAIN RIDGE ROAD, SOUTH MACLEAN ● 02/04/2024 ● 9534 P 03 Rev Z -POD 01

saunders havill group

PLAN OF DEVELOPMENT - STAGE 2

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

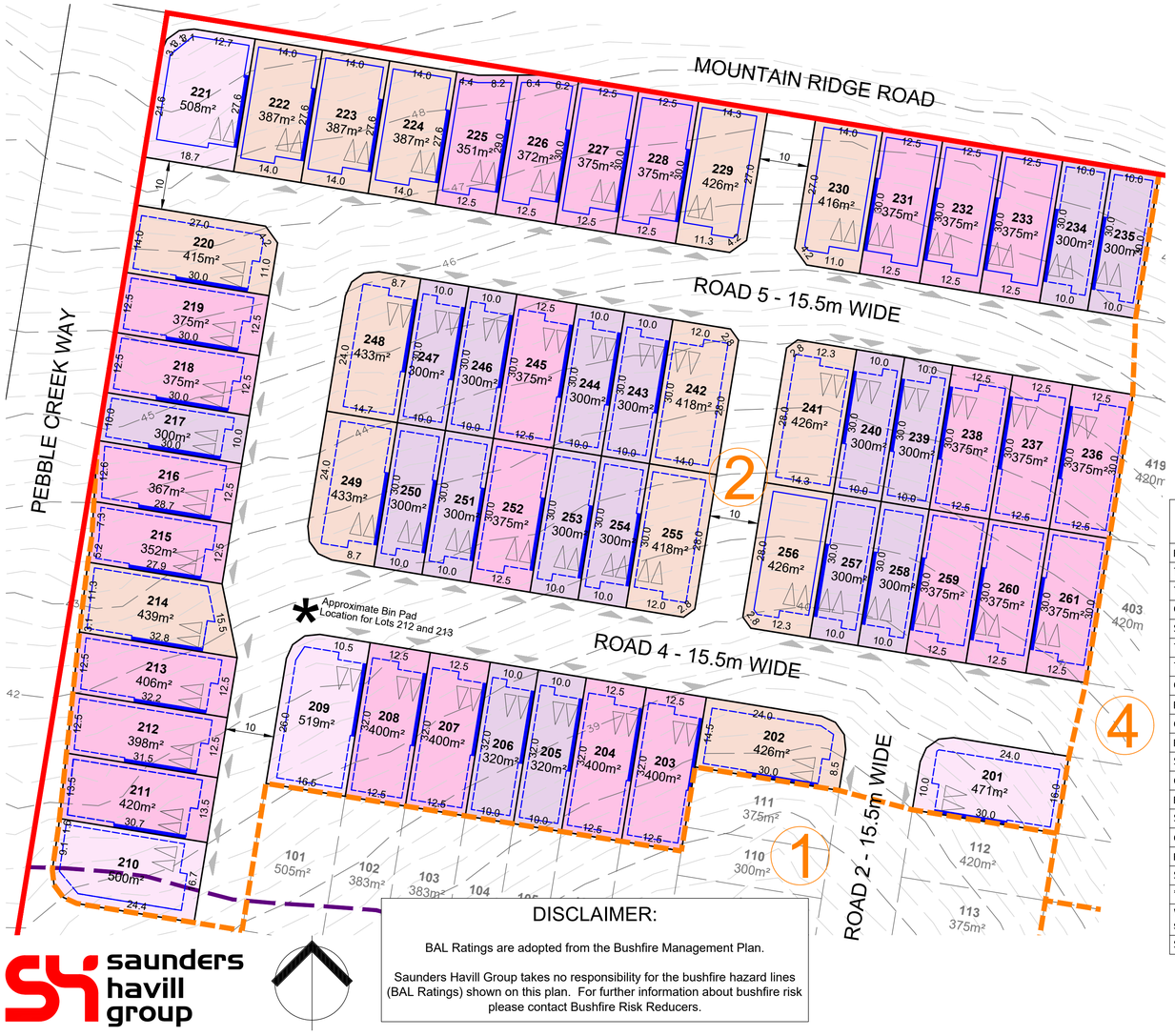
1. Setbacks are as per the Plan of Development Table unless otherwise specified;
2. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
3. All setbacks are measured to the wall of the structure;
4. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
5. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
6. 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;
7. 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;
8. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
9. 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.
10. 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;
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.
15. A pedestrian pathway is not consider to be a secondary frontage. This frontage should be taken to be a side boundary.

Interface Lots and Landscape Interface Buffer

16. Interface lots are identified on the Plan of Development;
17. 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;
18. Fencing will be provided at the rear of Interface Lots;
19. If provided, fencing must be a minimum of 1.8m high.
20. Interface lots must include a 4m wide Landscape Interface Buffer as shown on the Plan of Development plans;
21. No buildings or structures are permitted within the Landscape Interface Buffer;
22. No land disturbing activities (i.e. earthworks, retaining structures, vegetation clearing etc) are to be undertaken within the Landscape Interface Buffer;
23. 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 Plan; and
24. No vegetation clearing can be undertaken within the Landscape Interface Buffer except for declared weed removal.

Bushfire

25. 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 (Please refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers for further design requirements within the Plan of Development Area);
26. The Plan of Development includes BAL rating for affected lots (supplied by Bushfire Risk Reducers), and also the Bushfire Management Plan;
27. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard; and
28. No part of the dwelling on Lot 433 can encroach past the identified BAL29 line as shown on the Envelope Plans.



Building Height

29. Building height must not exceed 9 metres and 2 storeys;
30. Building height is measured from natural ground level; and
31. 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.

Streetscape Presentation

32. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
33. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

34. 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:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Rear Loaded Terrace Lots

35. The below provisions are applicable for rear loaded Terrace Lots 1001 to 1007;
36. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
37. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
38. Double garages are permitted to the rear laneway.

Front Loaded Terrace Lots

39. The below provisions are applicable for front loaded Terrace Lots 301-307;
40. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
41. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
42. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

43. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

46. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
47. Car parking may be provided in tandem;
48. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
49. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
50. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
51. Garages are to be constructed in the location identified within the 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;
52. There is a maximum of one driveway per dwelling unless a corner lot;
53. Driveways must be a minimum of 6 metres from the intersection of a street; and
54. 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.

Private Open Space

55. 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;
56. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
57. Private open spaces must be directly accessible from a living area

Fencing

58. 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;
59. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
60. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
61. 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
62. 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).

Additional Criteria for Multiple Residential Allotments

63. Must comply with Multiple Residential Allotment setbacks.
64. Buildings must address all street frontages with driveways, pedestrian entries or both.
65. All dwellings must have a clearly identifiable front door, which is undercover.
66. Bin storage and clothes drying areas must not be visible from any street frontage.
67. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
68. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
69. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    a. Has an area of at least 25% of the area of the lot; and
    b. is of a shape which can include a circle with a 4.0m diameter.
70. One dwelling is to include a double story dwelling
71. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No.
- Reach of BAL 12.5
- Indicative Garage Location
- * Approximate Bin Pad Location for Lots 212 and 213

	Laneway Terrace Lots	Terrace Lots	Villa Lots	Premium Villa Lots	Courtyard Lots	Premium Courtyard Lots	Interface Lots	Multiple Residential Allotments
Front Setback								
To Wall (Ground Floor)	0.0m	4.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	0.0m	3.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
Garage	0.0m	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Secondary Frontage								
To Wall (Ground Floor)	1.5 m	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback								
Ground Floor	6.0 m	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	8.0 m	2.0 m
First Floor	6.0 m	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	8.0 m	2.0 m
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	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	n/a	n/a
Side Setback (non-BTB)								
Ground Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%	75%

*Rear boundary setback to the low side of a stepped retaining wall is to be increased to 2.5m

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.

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

DISCLAIMER:

BAL Ratings are adopted from the Bushfire Management Plan.

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.

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RP DESCRIPTION: Lot 30 on SP309195

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

10 0 10 20 30 40 50 60 70

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MOUNTAIN RIDGE ROAD, SOUTH MACLEAN • 02/04/2024 • 9534 P 03 Rev Z -POD 02

PLAN OF DEVELOPMENT - STAGE 3

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

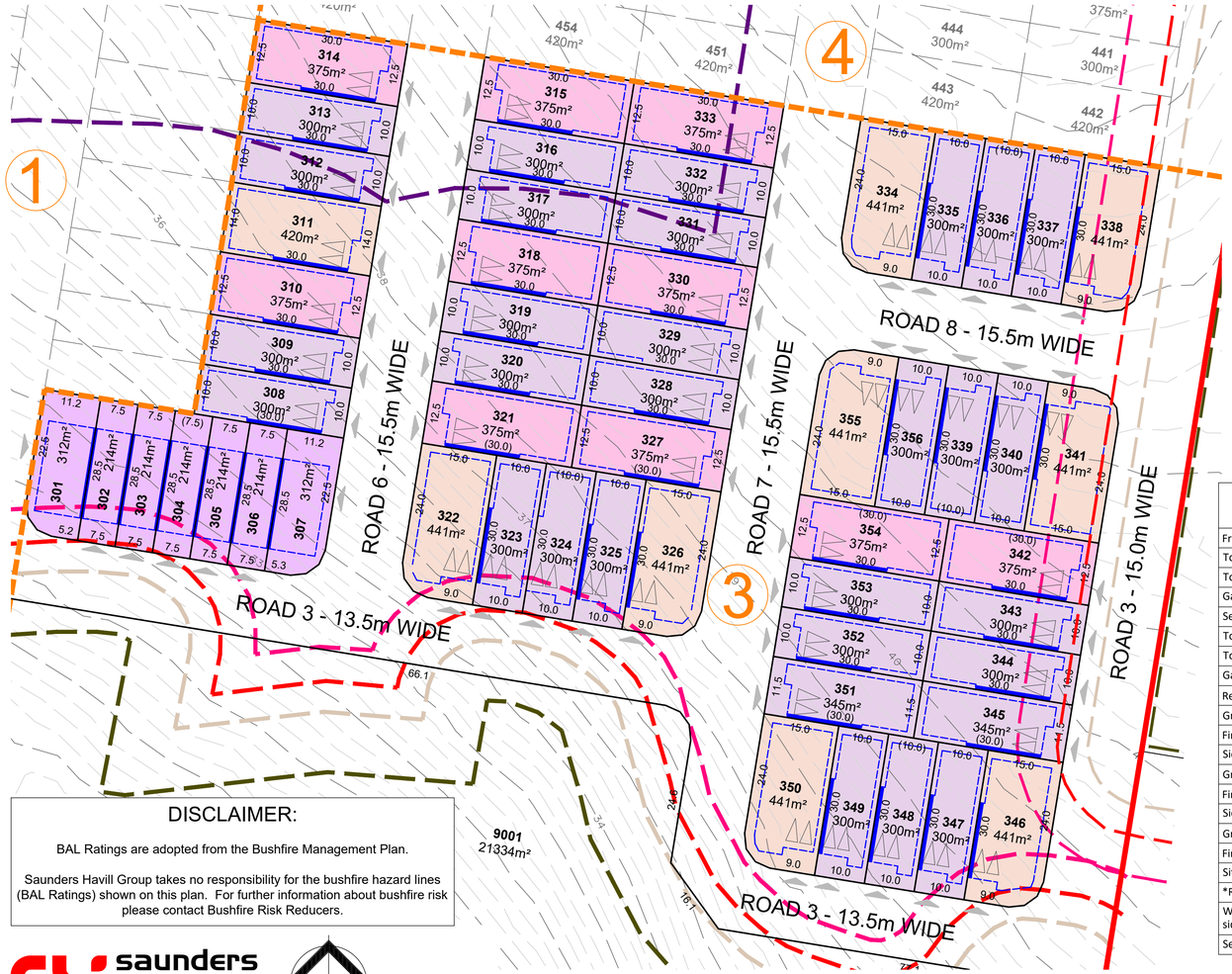
1. Setbacks are as per the Plan of Development Table unless otherwise specified;
2. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
3. All setbacks are measured to the wall of the structure;
4. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
5. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
6. 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;
7. 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;
8. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
9. 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.
10. 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;
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.
15. A pedestrian pathway is not consider to be a secondary frontage. This frontage should be taken to be a side boundary.

Interface Lots and Landscape Interface Buffer

16. Interface lots are identified on the Plan of Development;
17. 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;
18. Fencing will be provided at the rear of Interface Lots;
19. If provided, fencing must be a minimum of 1.8m high.
20. Interface lots must include a 4m wide Landscape Interface Buffer as shown on the Plan of Development plans;
21. No buildings or structures are permitted within the Landscape Interface Buffer;
22. No land disturbing activities (i.e. earthworks, retaining structures, vegetation clearing etc) are to be undertaken within the Landscape Interface Buffer;
23. 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 Plan; and
24. No vegetation clearing can be undertaken within the Landscape Interface Buffer except for declared weed removal.

Bushfire

25. 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 (Please refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers for further design requirements within the Plan of Development Area);
26. The Plan of Development includes BAL rating for affected lots (supplied by Bushfire Risk Reducers), and also the Bushfire Management Plan;
27. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard; and
28. No part of the dwelling on Lot 433 can encroach past the identified BAL29 line as shown on the Envelope Plans.



DISCLAIMER:

BAL Ratings are adopted from the Bushfire Management Plan.

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.

saunders havill group

Building Height

29. Building height must not exceed 9 metres and 2 storeys;
30. Building height is measured from natural ground level; and
31. 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.

Streetscape Presentation

32. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
33. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

34. 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:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Rear Loaded Terrace Lots

35. The below provisions are applicable for rear loaded Terrace Lots 1001 to 1007;
36. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
37. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
38. Double garages are permitted to the rear laneway.

Front Loaded Terrace Lots

39. The below provisions are applicable for front loaded Terrace Lots 301-307;
40. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;

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

	Laneway Terrace Lots	Terrace Lots	Villa Lots	Premium Villa Lots	Courtyard Lots	Premium Courtyard Lots	Interface Lots	Multiple Residential Allotments
Front Setback								
To Wall (Ground Floor)	0.0m	4.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	0.0m	3.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
Garage	0.0m	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Secondary Frontage								
To Wall (Ground Floor)	1.5 m	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback								
Ground Floor	6.0 m	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	8.0 m	2.0 m
First Floor	6.0 m	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	8.0 m	2.0 m
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	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	n/a	n/a
Side Setback (non-BTB)								
Ground Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%	75%

*Rear boundary setback to the low side of a stepped retaining wall is to be increased to 2.5m

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.

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

41. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
42. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

43. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

46. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
47. Car parking may be provided in tandem;
48. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
49. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
50. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);

51. Garages are to be constructed in the location identified within the 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;
52. There is a maximum of one driveway per dwelling unless a corner lot;
53. Driveways must be a minimum of 6 metres from the intersection of a street; and
54. 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.

Private Open Space

55. 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;
56. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
57. Private open spaces must be directly accessible from a living area

Fencing

58. 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;
59. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
60. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
61. 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
62. 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).

Additional Criteria for Multiple Residential Allotments

63. Must comply with Multiple Residential Allotment setbacks.
64. Buildings must address all street frontages with driveways, pedestrian entries or both.
65. All dwellings must have a clearly identifiable front door, which is undercover.
66. Bin storage and clothes drying areas must not be visible from any street frontage.
67. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
68. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
69. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    a. Has an area of at least 25% of the area of the lot; and
    b. is of a shape which can include a circle with a 4.0m diameter.
70. One dwelling is to include a double story dwelling
71. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

RP DESCRIPTION: Lot 30 on SP309195

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

10 0 10 20 30 40 50 60 70

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MOUNTAIN RIDGE ROAD, SOUTH MACLEAN • 02/04/2024 • 9534 P 03 Rev Z -POD 03

PLAN OF DEVELOPMENT - STAGE 4

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Setbacks are as per the Plan of Development Table unless otherwise specified;
2. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
3. All setbacks are measured to the wall of the structure;
4. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
5. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
6. 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;
7. 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;
8. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
9. 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.
10. 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;
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.
15. A pedestrian pathway is not consider to be a secondary frontage. This frontage should be taken to be a side boundary.

Interface Lots and Landscape Interface Buffer

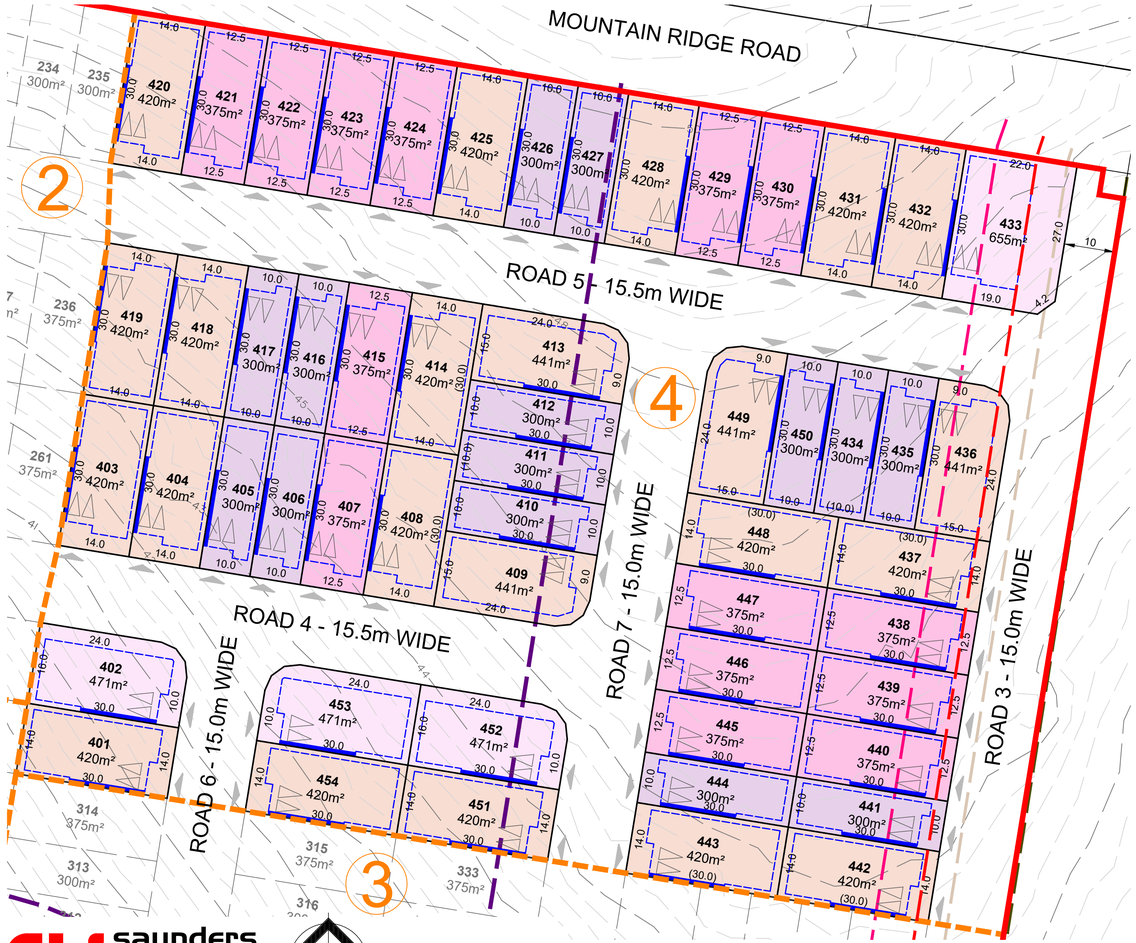
16. Interface lots are identified on the Plan of Development;
17. Interface lots are intended to provide a buffer between higher intensity residential uses within the estate to existing residential development along the southern boundary and part of the eastern boundary;
18. Fencing will be provided at the rear of Interface Lots;
19. If provided, fencing must be a minimum of 1.8m high.
20. Interface lots must include a 4m wide Landscape Interface Buffer as shown on the Plan of Development plans;
21. No buildings or structures are permitted within the Landscape Interface Buffer;
22. No land disturbing activities (i.e. earthworks, retaining structures, vegetation clearing etc) are to be undertaken within the Landscape Interface Buffer;
23. 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 Plan; and
24. No vegetation clearing can be undertaken within the Landscape Interface Buffer except for declared weed removal.

Bushfire

25. 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 (Please refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers for further design requirements within the Plan of Development Area);
26. The Plan of Development includes BAL rating for affected lots (supplied by Bushfire Risk Reducers), and also the Bushfire Management Plan;
27. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard; and
28. No part of the dwelling on Lot 433 can encroach past the identified BAL29 line as shown on the Envelope Plans.

Building Height

29. Building height must not exceed 9 metres and 2 storeys;
30. Building height is measured from natural ground level; and
31. 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.



Streetscape Presentation

32. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
33. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

34. 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:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Rear Loaded Terrace Lots

35. The below provisions are applicable for rear loaded Terrace Lots 1001 to 1007;
36. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
37. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
38. Double garages are permitted to the rear laneway.

Front Loaded Terrace Lots

39. The below provisions are applicable for front loaded Terrace Lots 301-307;
40. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
41. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
42. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

43. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

46. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
47. Car parking may be provided in tandem;
48. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
49. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
50. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);

51. Garages are to be constructed in the location identified within the 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;
52. There is a maximum of one driveway per dwelling unless a corner lot;
53. Driveways must be a minimum of 6 metres from the intersection of a street; and
54. 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.

Private Open Space

55. 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;
56. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
57. Private open spaces must be directly accessible from a living area

Fencing

58. 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;
59. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
60. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
61. 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
62. 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).

Additional Criteria for Multiple Residential Allotments

63. Must comply with Multiple Residential Allotment setbacks.
64. Buildings must address all street frontages with driveways, pedestrian entries or both.
65. All dwellings must have a clearly identifiable front door, which is undercover.
66. Bin storage and clothes drying areas must not be visible from any street frontage.
67. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
68. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
69. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    a. Has an area of at least 25% of the area of the lot; and
    b. is of a shape which can include a circle with a 4.0m diameter.
70. One dwelling is to include a double story dwelling
71. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

DISCLAIMER:

BAL Ratings are adopted from the Bushfire Management Plan.

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.

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

	Laneway Terrace Lots	Terrace Lots	Villa Lots	Premium Villa Lots	Courtyard Lots	Premium Courtyard Lots	Interface Lots	Multiple Residential Allotments
Front Setback								
To Wall (Ground Floor)	0.0m	4.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	0.0m	3.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
Garage	0.0m	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Secondary Frontage								
To Wall (Ground Floor)	1.5 m	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback								
Ground Floor	6.0 m	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	8.0 m	2.0 m
First Floor	6.0 m	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	8.0 m	2.0 m
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	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	n/a	n/a
Side Setback (non-BTB)								
Ground Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%	75%

*Rear boundary setback to the low side of a stepped retaining wall is to be increased to 2.5m

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.

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

RP DESCRIPTION: Lot 30 on SP309195

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

10 0 10 20 30 40 50 60 70

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MOUNTAIN RIDGE ROAD, SOUTH MACLEAN • 02/04/2024 • 9534 P 03 Rev Z -POD 04

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PLAN OF DEVELOPMENT - STAGE 5

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Setbacks are as per the Plan of Development Table unless otherwise specified;
2. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
3. All setbacks are measured to the wall of the structure;
4. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
5. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
6. 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;
7. 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;
8. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
9. 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.
10. 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;
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.
15. A pedestrian pathway is not consider to be a secondary frontage. This frontage should be taken to be a side boundary.

Interface Lots and Landscape Interface Buffer

16. Interface lots are identified on the Plan of Development;
17. 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;
18. Fencing will be provided at the rear of Interface Lots;
19. If provided, fencing must be a minimum of 1.8m high.
20. Interface lots must include a 4m wide Landscape Interface Buffer as shown on the Plan of Development plans;
21. No buildings or structures are permitted within the Landscape Interface Buffer;
22. No land disturbing activities (i.e. earthworks, retaining structures, vegetation clearing etc) are to be undertaken within the Landscape Interface Buffer;
23. 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 Plan; and
24. No vegetation clearing can be undertaken within the Landscape Interface Buffer except for declared weed removal.

Bushfire

25. 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 (Please refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers for further design requirements within the Plan of Development Area);
26. The Plan of Development includes BAL rating for affected lots (supplied by Bushfire Risk Reducers), and also the Bushfire Management Plan;
27. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard; and
28. No part of the dwelling on Lot 433 can encroach past the identified BAL29 line as shown on the Envelope Plans.

Building Height

29. Building height must not exceed 9 metres and 2 storeys;
30. Building height is measured from natural ground level; and
31. 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.

Streetscape Presentation

32. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
33. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

34. 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:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Rear Loaded Terrace Lots

35. The below provisions are applicable for rear loaded Terrace Lots 1001 to 1007;
36. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
37. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
38. Double garages are permitted to the rear laneway.

Front Loaded Terrace Lots

39. The below provisions are applicable for front loaded Terrace Lots 301-307;
40. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
41. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
42. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

43. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

46. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
47. Car parking may be provided in tandem;
48. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
49. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
50. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
51. Garages are to be constructed in the location identified within the 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;
52. There is a maximum of one driveway per dwelling unless a corner lot;
53. Driveways must be a minimum of 6 metres from the intersection of a street; and
54. 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.

Private Open Space

55. 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;
56. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
57. Private open spaces must be directly accessible from a living area

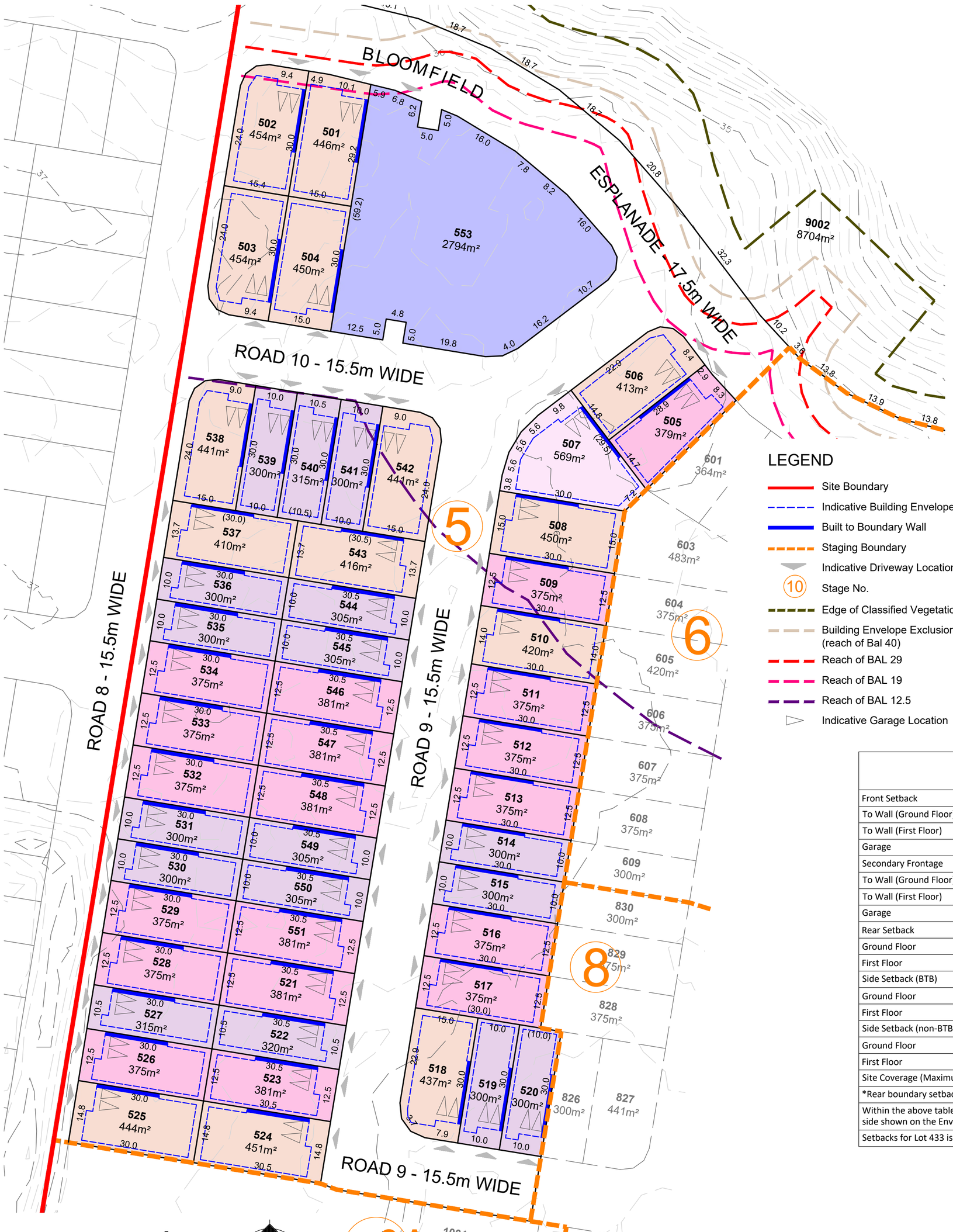
Fencing

58. 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;
59. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
60. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
61. 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
62. 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).

Additional Criteria for Multiple Residential Allotments

63. Must comply with Multiple Residential Allotment setbacks.
64. Buildings must address all street frontages with driveways, pedestrian entries or both.
65. All dwellings must have a clearly identifiable front door, which is undercover.
66. Bin storage and clothes drying areas must not be visible from any street frontage.
67. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
68. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
69. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    a. Has an area of at least 25% of the area of the lot; and
    b. is of a shape which can include a circle with a 4.0m diameter.
70. One dwelling is to include a double story dwelling
71. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.



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

DISCLAIMER:

BAL Ratings are adopted from the Bushfire Management Plan.

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.

	Laneway Terrace Lots	Terrace Lots	Villa Lots	Premium Villa Lots	Courtyard Lots	Premium Courtyard Lots	Interface Lots	Multiple Residential Allotments
Front Setback								
To Wall (Ground Floor)	0.0m	4.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	0.0m	3.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
Garage	0.0m	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Secondary Frontage								
To Wall (Ground Floor)	1.5 m	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback								
Ground Floor	6.0 m	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	8.0 m	2.0 m
First Floor	6.0 m	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	8.0 m	2.0 m
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	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	n/a	n/a
Side Setback (non-BTB)								
Ground Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%	75%
*Rear boundary setback to the low side of a stepped retaining wall is to be increased to 2.5m								
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.								
Setbacks for Lot 433 is to ensure that the dwelling does not encroach past the identified BAL29 line.								

RP DESCRIPTION: Lot 30 on SP309195

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

10 0 10 20 30 40 50 60 70

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PLAN OF DEVELOPMENT - STAGE 6

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

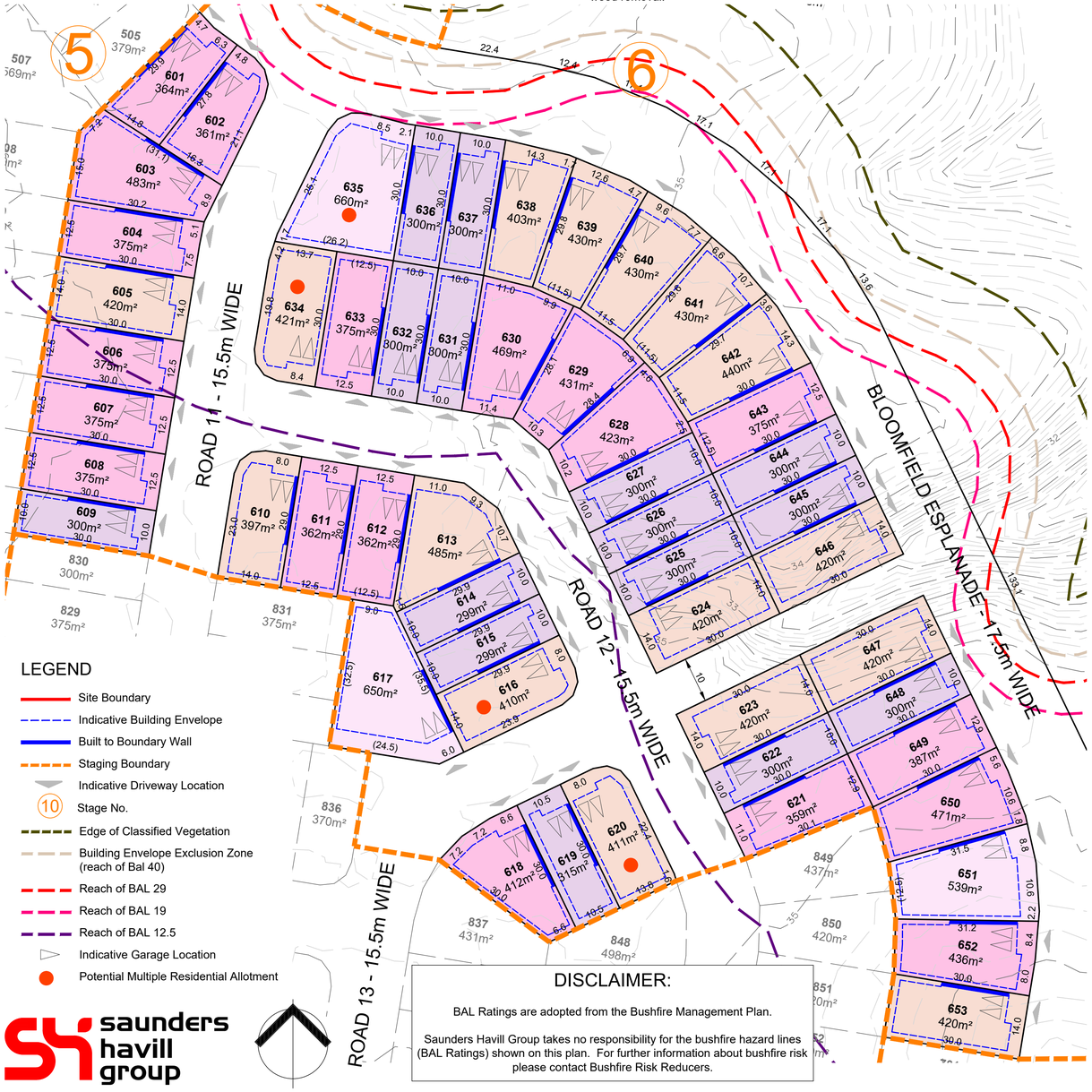
Notes:

Setbacks and Site Cover

1. Setbacks are as per the Plan of Development Table unless otherwise specified;
2. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
3. All setbacks are measured to the wall of the structure;
4. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
5. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
6. 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;
7. 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;
8. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
9. 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.
10. 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;
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.
15. A pedestrian pathway is not consider to be a secondary frontage. This frontage should be taken to be a side boundary.

Interface Lots and Landscape Interface Buffer

16. Interface lots are identified on the Plan of Development;
17. 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;
18. Fencing will be provided at the rear of Interface Lots;
19. If provided, fencing must be a minimum of 1.8m high.
20. Interface lots must include a 4m wide Landscape Interface Buffer as shown on the Plan of Development plans;
21. No buildings or structures are permitted within the Landscape Interface Buffer;
22. No land disturbing activities (i.e. earthworks, retaining structures, vegetation clearing etc) are to be undertaken within the Landscape Interface Buffer;
23. 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 Plan; and
24. No vegetation clearing can be undertaken within the Landscape Interface Buffer except for declared weed removal.



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
- Potential Multiple Residential Allotment

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DISCLAIMER:

BAL Ratings are adopted from the Bushfire Management Plan.

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.

Bushfire

25. 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 (Please refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers for further design requirements within the Plan of Development Area);
26. The Plan of Development includes BAL rating for affected lots (supplied by Bushfire Risk Reducers), and also the Bushfire Management Plan;
27. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard; and
28. No part of the dwelling on Lot 433 can encroach past the identified BAL29 line as shown on the Envelope Plans.

Building Height

29. Building height must not exceed 9 metres and 2 storeys;
30. Building height is measured from natural ground level; and
31. 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.

Streetscape Presentation

32. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
33. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

34. 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:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Rear Loaded Terrace Lots

35. The below provisions are applicable for rear loaded Terrace Lots 1001 to 1007;
36. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
37. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
38. Double garages are permitted to the rear laneway.

Front Loaded Terrace Lots

39. The below provisions are applicable for front loaded Terrace Lots 301-307;
40. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
41. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
42. Double garages are not permitted on lots with a frontage smaller than 10m;

	Laneway Terrace Lots	Terrace Lots	Villa Lots	Premium Villa Lots	Courtyard Lots	Premium Courtyard Lots	Interface Lots	Multiple Residential Allotments
Front Setback								
To Wall (Ground Floor)	0.0m	4.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	0.0m	3.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
Garage	0.0m	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Secondary Frontage								
To Wall (Ground Floor)	1.5 m	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback								
Ground Floor	6.0 m	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	8.0 m	2.0 m
First Floor	6.0 m	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	8.0 m	2.0 m
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	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	n/a	n/a
Side Setback (non-BTB)								
Ground Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%	75%

*Rear boundary setback to the low side of a stepped retaining wall is to be increased to 2.5m

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.

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

Lots Adjoining Neighbourhood Recreation Park

43. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

46. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
47. Car parking may be provided in tandem;
48. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
49. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
50. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
51. Garages are to be constructed in the location identified within the 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;
52. There is a maximum of one driveway per dwelling unless a corner lot;
53. Driveways must be a minimum of 6 metres from the intersection of a street; and
54. 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.

Private Open Space

55. 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;
56. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
57. Private open spaces must be directly accessible from a living area

Fencing

58. 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;
59. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
60. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
61. 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
62. 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).

Additional Criteria for Multiple Residential Allotments

63. Must comply with Multiple Residential Allotment setbacks.
64. Buildings must address all street frontages with driveways, pedestrian entries or both.
65. All dwellings must have a clearly identifiable front door, which is undercover.
66. Bin storage and clothes drying areas must not be visible from any street frontage.
67. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
68. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
69. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    a. Has an area of at least 25% of the area of the lot; and
    b. is of a shape which can include a circle with a 4.0m diameter.
70. One dwelling is to include a double story dwelling
71. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

RP DESCRIPTION: Lot 30 on SP309195

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

10 0 10 20 30 40 50 60 70

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MOUNTAIN RIDGE ROAD, SOUTH MACLEAN • 02/04/2024 • 9534 P 03 Rev Z -POD 06

PLAN OF DEVELOPMENT - STAGE 7

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Setbacks are as per the Plan of Development Table unless otherwise specified;
2. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
3. All setbacks are measured to the wall of the structure;
4. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
5. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
6. 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;
7. 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;
8. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
9. 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.
10. 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;
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.
15. A pedestrian pathway is not consider to be a secondary frontage. This frontage should be taken to be a side boundary.

Interface Lots and Landscape Interface Buffer

16. Interface lots are identified on the Plan of Development;
17. 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;
18. Fencing will be provided at the rear of Interface Lots;
19. If provided, fencing must be a minimum of 1.8m high.
20. Interface lots must include a 4m wide Landscape Interface Buffer as shown on the Plan of Development plans;
21. No buildings or structures are permitted within the Landscape Interface Buffer;
22. No land disturbing activities (i.e. earthworks, retaining structures, vegetation clearing etc) are to be undertaken within the Landscape Interface Buffer;
23. 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 Plan; and
24. No vegetation clearing can be undertaken within the Landscape Interface Buffer except for declared weed removal.

Bushfire

25. 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 (Please refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers for further design requirements within the Plan of Development Area);
26. The Plan of Development includes BAL rating for affected lots (supplied by Bushfire Risk Reducers), and also the Bushfire Management Plan;
27. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard; and
28. No part of the dwelling on Lot 433 can encroach past the identified BAL29 line as shown on the Envelope Plans.

Building Height

29. Building height must not exceed 9 metres and 2 storeys;
30. Building height is measured from natural ground level; and
31. 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.

Streetscape Presentation

32. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
33. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

34. 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:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Rear Loaded Terrace Lots

35. The below provisions are applicable for rear loaded Terrace Lots 1001 to 1007;
36. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
37. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
38. Double garages are permitted to the rear laneway.

Front Loaded Terrace Lots

39. The below provisions are applicable for front loaded Terrace Lots 301-307;
40. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
41. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
42. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

43. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

46. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
47. Car parking may be provided in tandem;
48. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
49. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
50. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
51. Garages are to be constructed in the location identified within the 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;
52. There is a maximum of one driveway per dwelling unless a corner lot;
53. Driveways must be a minimum of 6 metres from the intersection of a street; and
54. 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.

Private Open Space

55. 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;
56. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
57. Private open spaces must be directly accessible from a living area

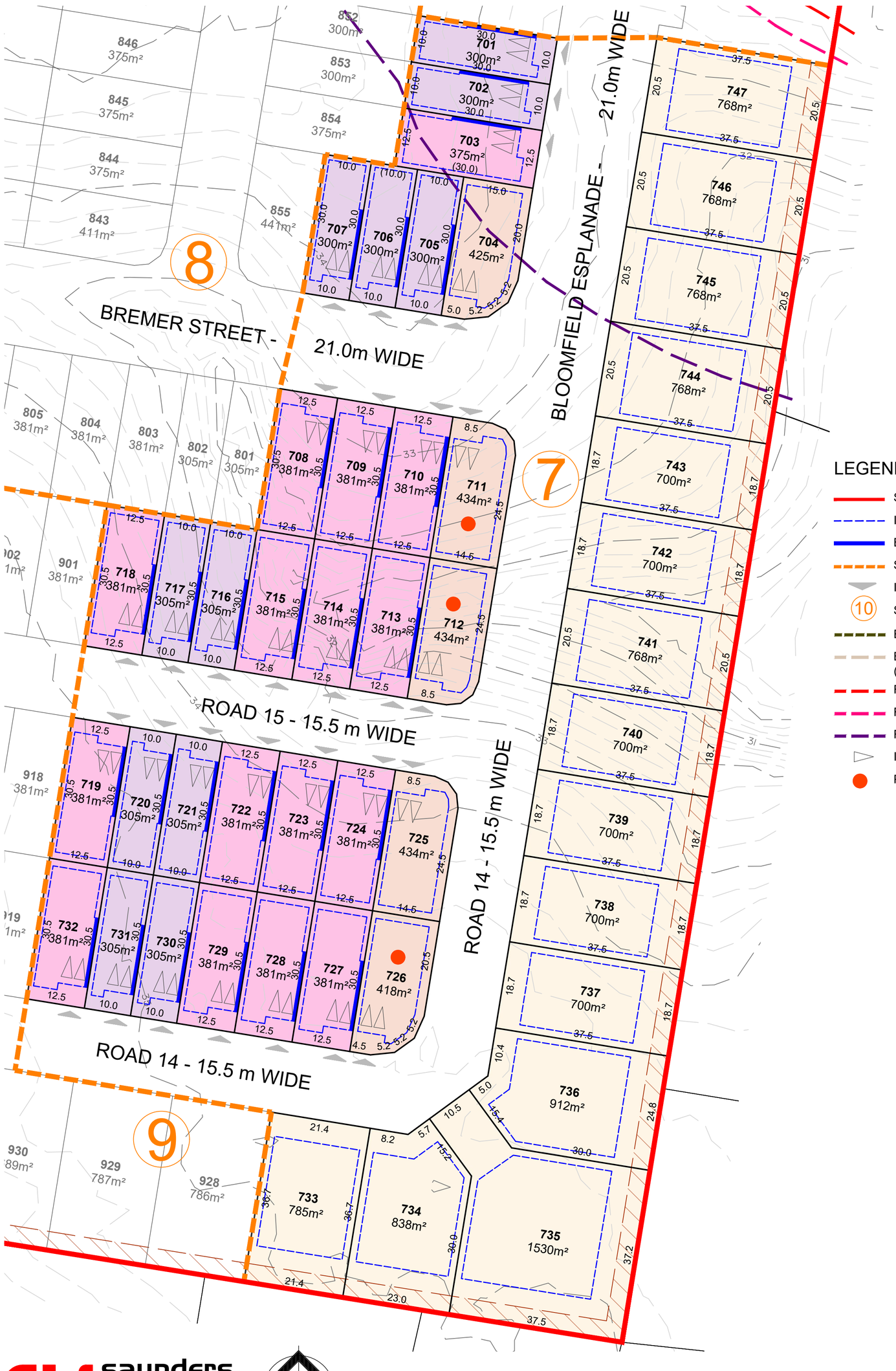
Fencing

58. 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;
59. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
60. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
61. 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
62. 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).

Additional Criteria for Multiple Residential Allotments

63. Must comply with Multiple Residential Allotment setbacks.
64. Buildings must address all street frontages with driveways, pedestrian entries or both.
65. All dwellings must have a clearly identifiable front door, which is undercover.
66. Bin storage and clothes drying areas must not be visible from any street frontage.
67. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
68. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
69. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    a. Has an area of at least 25% of the area of the lot; and
    b. is of a shape which can include a circle with a 4.0m diameter.
70. One dwelling is to include a double story dwelling
71. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.



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
- Potential Multiple Residential Allotment

DISCLAIMER:

BAL Ratings are adopted from the Bushfire Management Plan.

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.

	Laneway Terrace Lots	Terrace Lots	Villa Lots	Premium Villa Lots	Courtyard Lots	Premium Courtyard Lots	Interface Lots	Multiple Residential Allotments
Front Setback								
To Wall (Ground Floor)	0.0m	4.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	0.0m	3.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
Garage	0.0m	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Secondary Frontage								
To Wall (Ground Floor)	1.5 m	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback								
Ground Floor	6.0 m	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	8.0 m	2.0 m
First Floor	6.0 m	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	8.0 m	2.0 m
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	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	n/a	n/a
Side Setback (non-BTB)								
Ground Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%	75%
*Rear boundary setback to the low side of a stepped retaining wall is to be increased to 2.5m								
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.								
Setbacks for Lot 433 is to ensure that the dwelling does not encroach past the identified BAL29 line.								

RP DESCRIPTION: Lot 30 on SP309195

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

10 0 10 20 30 40 50 60 70

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saunders havill group

PLAN OF DEVELOPMENT - STAGE 8

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

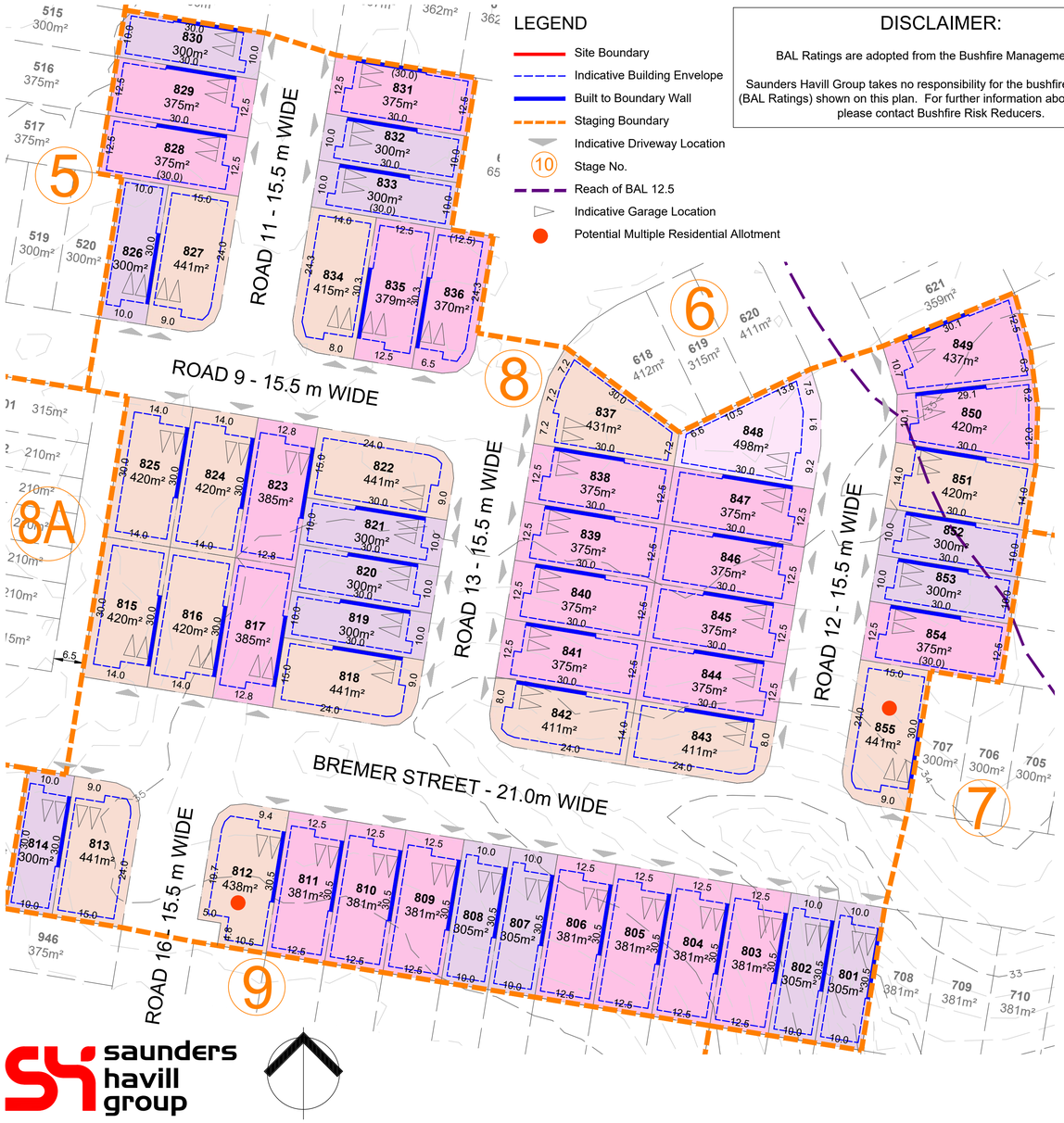
Notes:

Setbacks and Site Cover

1. Setbacks are as per the Plan of Development Table unless otherwise specified;
2. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
3. All setbacks are measured to the wall of the structure;
4. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
5. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
6. 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;
7. 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;
8. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
9. 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.
10. 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;
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.
15. A pedestrian pathway is not consider to be a secondary frontage. This frontage should be taken to be a side boundary.

Interface Lots and Landscape Interface Buffer

16. Interface lots are identified on the Plan of Development;
17. 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;
18. Fencing will be provided at the rear of Interface Lots;
19. If provided, fencing must be a minimum of 1.8m high.
20. Interface lots must include a 4m wide Landscape Interface Buffer as shown on the Plan of Development plans;
21. No buildings or structures are permitted within the Landscape Interface Buffer;
22. No land disturbing activities (i.e. earthworks, retaining structures, vegetation clearing etc) are to be undertaken within the Landscape Interface Buffer;
23. 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 Plan; and
24. No vegetation clearing can be undertaken within the Landscape Interface Buffer except for declared weed removal.



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- (10) Stage No.
- Reach of BAL 12.5
- Indicative Garage Location
- Potential Multiple Residential Allotment

DISCLAIMER:

BAL Ratings are adopted from the Bushfire Management Plan.

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.

Bushfire

25. 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 (Please refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers for further design requirements within the Plan of Development Area);
26. The Plan of Development includes BAL rating for affected lots (supplied by Bushfire Risk Reducers), and also the Bushfire Management Plan;
27. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard; and
28. No part of the dwelling on Lot 433 can encroach past the identified BAL29 line as shown on the Envelope Plans.

Building Height

29. Building height must not exceed 9 metres and 2 storeys;
30. Building height is measured from natural ground level; and
31. 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.

Streetscape Presentation

32. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
33. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

34. 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:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Rear Loaded Terrace Lots

35. The below provisions are applicable for rear loaded Terrace Lots 1001 to 1007;
36. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
37. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
38. Double garages are permitted to the rear laneway.

Front Loaded Terrace Lots

39. The below provisions are applicable for front loaded Terrace Lots 301-307;
40. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
41. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
42. Double garages are not permitted on lots with a frontage smaller than 10m;

	Laneway Terrace Lots	Terrace Lots	Villa Lots	Premium Villa Lots	Courtyard Lots	Premium Courtyard Lots	Interface Lots	Multiple Residential Allotments
Front Setback								
To Wall (Ground Floor)	0.0m	4.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	0.0m	3.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
Garage	0.0m	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Secondary Frontage								
To Wall (Ground Floor)	1.5 m	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback								
Ground Floor	6.0 m	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	8.0 m	2.0 m
First Floor	6.0 m	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	8.0 m	2.0 m
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	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	n/a	n/a
Side Setback (non-BTB)								
Ground Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%	75%
*Rear boundary setback to the low side of a stepped retaining wall is to be increased to 2.5m								
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.								
Setbacks for Lot 433 is to ensure that the dwelling does not encroach past the identified BAL29 line.								

Lots Adjoining Neighbourhood Recreation Park

43. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

46. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
47. Car parking may be provided in tandem;
48. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
49. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
50. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
51. Garages are to be constructed in the location identified within the 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;
52. There is a maximum of one driveway per dwelling unless a corner lot;
53. Driveways must be a minimum of 6 metres from the intersection of a street; and
54. 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.

Private Open Space

55. 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;
56. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
57. Private open spaces must be directly accessible from a living area

Fencing

58. 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;
59. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
60. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
61. 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
62. 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).

Additional Criteria for Multiple Residential Allotments

63. Must comply with Multiple Residential Allotment setbacks.
64. Buildings must address all street frontages with driveways, pedestrian entries or both.
65. All dwellings must have a clearly identifiable front door, which is undercover.
66. Bin storage and clothes drying areas must not be visible from any street frontage.
67. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
68. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
69. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    a. Has an area of at least 25% of the area of the lot; and
    b. is of a shape which can include a circle with a 4.0m diameter.
70. One dwelling is to include a double story dwelling
71. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

RP DESCRIPTION: Lot 30 on SP309195

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

10 0 10 20 30 40 50 60 70

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MOUNTAIN RIDGE ROAD, SOUTH MACLEAN • 02/04/2024 • 9534 P 03 Rev Z -POD 08

saunders havill group

PLAN OF DEVELOPMENT - STAGE 8A

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

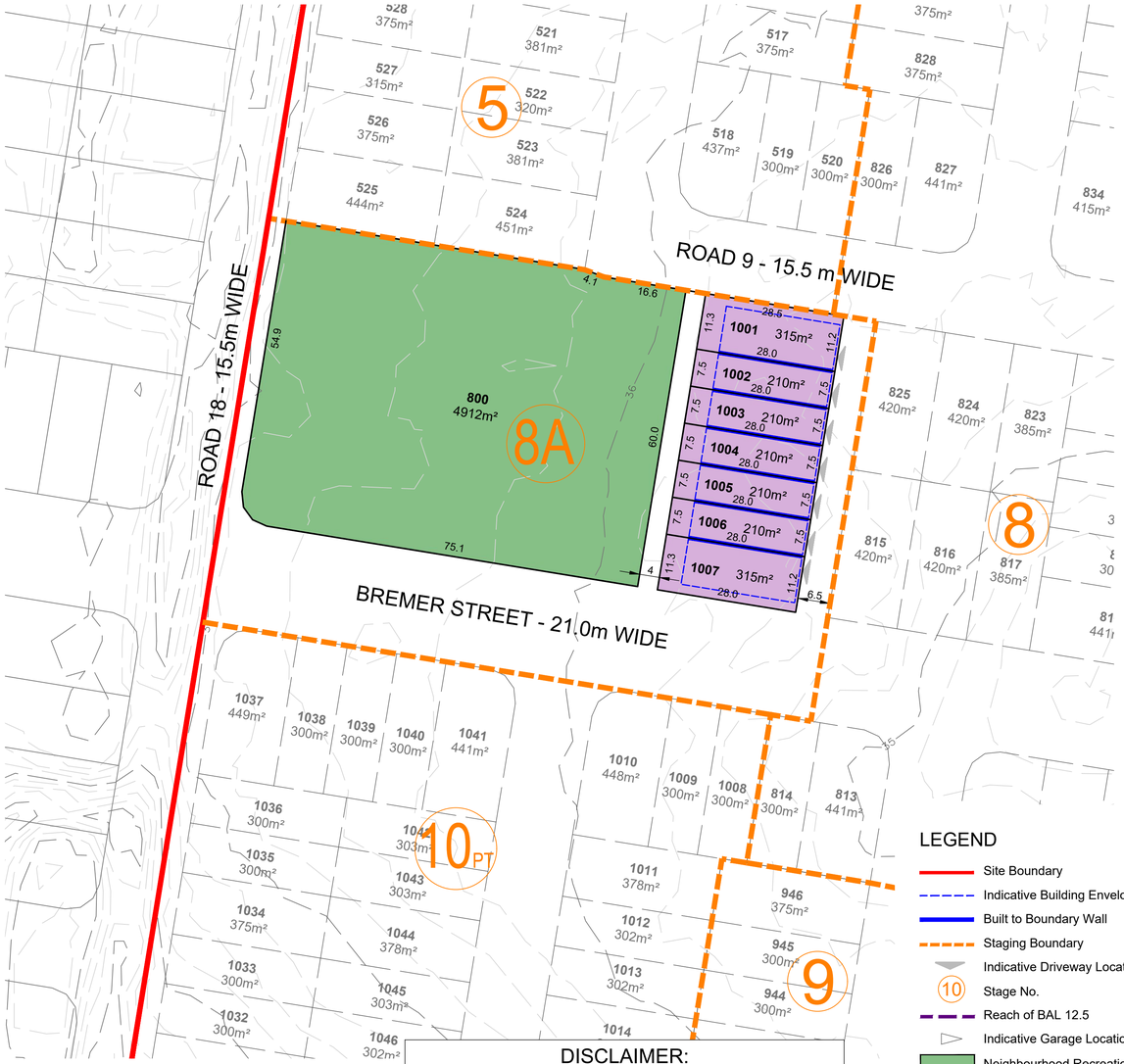
Notes:

Setbacks and Site Cover

1. Setbacks are as per the Plan of Development Table unless otherwise specified;
2. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
3. All setbacks are measured to the wall of the structure;
4. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
5. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
6. 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;
7. 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;
8. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
9. 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.
10. 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;
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.
15. A pedestrian pathway is not consider to be a secondary frontage. This frontage should be taken to be a side boundary.

Interface Lots and Landscape Interface Buffer

16. Interface lots are identified on the Plan of Development;
17. 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;
18. Fencing will be provided at the rear of Interface Lots;
19. If provided, fencing must be a minimum of 1.8m high.
20. Interface lots must include a 4m wide Landscape Interface Buffer as shown on the Plan of Development plans;
21. No buildings or structures are permitted within the Landscape Interface Buffer;
22. No land disturbing activities (i.e. earthworks, retaining structures, vegetation clearing etc) are to be undertaken within the Landscape Interface Buffer;
23. 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 Plan; and
24. No vegetation clearing can be undertaken within the Landscape Interface Buffer except for declared weed removal.



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- Stage No.
- Reach of BAL 12.5
- Indicative Garage Location
- Neighbourhood Recreation Park

DISCLAIMER:

BAL Ratings are adopted from the Bushfire Management Plan.

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.

Bushfire

25. 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 (Please refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers for further design requirements within the Plan of Development Area);
26. The Plan of Development includes BAL rating for affected lots (supplied by Bushfire Risk Reducers), and also the Bushfire Management Plan;
27. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard; and
28. No part of the dwelling on Lot 433 can encroach past the identified BAL29 line as shown on the Envelope Plans.

Building Height

29. Building height must not exceed 9 metres and 2 storeys;
30. Building height is measured from natural ground level; and
31. 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.

Streetscape Presentation

32. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
33. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

34. 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:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Rear Loaded Terrace Lots

35. The below provisions are applicable for rear loaded Terrace Lots 1001 to 1007;
36. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
37. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
38. Double garages are permitted to the rear laneway.

Front Loaded Terrace Lots

39. The below provisions are applicable for front loaded Terrace Lots 301-307;
40. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
41. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
42. Double garages are not permitted on lots with a frontage smaller than 10m;

	Laneway Terrace Lots	Terrace Lots	Villa Lots	Premium Villa Lots	Courtyard Lots	Premium Courtyard Lots	Interface Lots	Multiple Residential Allotments
Front Setback								
To Wall (Ground Floor)	0.0m	4.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	0.0m	3.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
Garage	0.0m	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Secondary Frontage								
To Wall (Ground Floor)	1.5 m	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback								
Ground Floor	6.0 m	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	8.0 m	2.0 m
First Floor	6.0 m	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	8.0 m	2.0 m
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	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	n/a	n/a
Side Setback (non-BTB)								
Ground Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%	75%
*Rear boundary setback to the low side of a stepped retaining wall is to be increased to 2.5m								
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.								
Setbacks for Lot 433 is to ensure that the dwelling does not encroach past the identified BAL29 line.								

Lots Adjoining Neighbourhood Recreation Park

43. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

46. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
47. Car parking may be provided in tandem;
48. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
49. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
50. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);

51. Garages are to be constructed in the location identified within the 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;
52. There is a maximum of one driveway per dwelling unless a corner lot;
53. Driveways must be a minimum of 6 metres from the intersection of a street; and
54. 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.

Private Open Space

55. 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;
56. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
57. Private open spaces must be directly accessible from a living area

Fencing

58. 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;
59. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
60. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
61. 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
62. 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).

Additional Criteria for Multiple Residential Allotments

63. Must comply with Multiple Residential Allotment setbacks.
64. Buildings must address all street frontages with driveways, pedestrian entries or both.
65. All dwellings must have a clearly identifiable front door, which is undercover.
66. Bin storage and clothes drying areas must not be visible from any street frontage.
67. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
68. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
69. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    a. Has an area of at least 25% of the area of the lot; and
    b. is of a shape which can include a circle with a 4.0m diameter.
70. One dwelling is to include a double story dwelling
71. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

RP DESCRIPTION: Lot 30 on SP309195

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

10 0 10 20 30 40 50 60 70

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PLAN OF DEVELOPMENT - STAGE 9

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

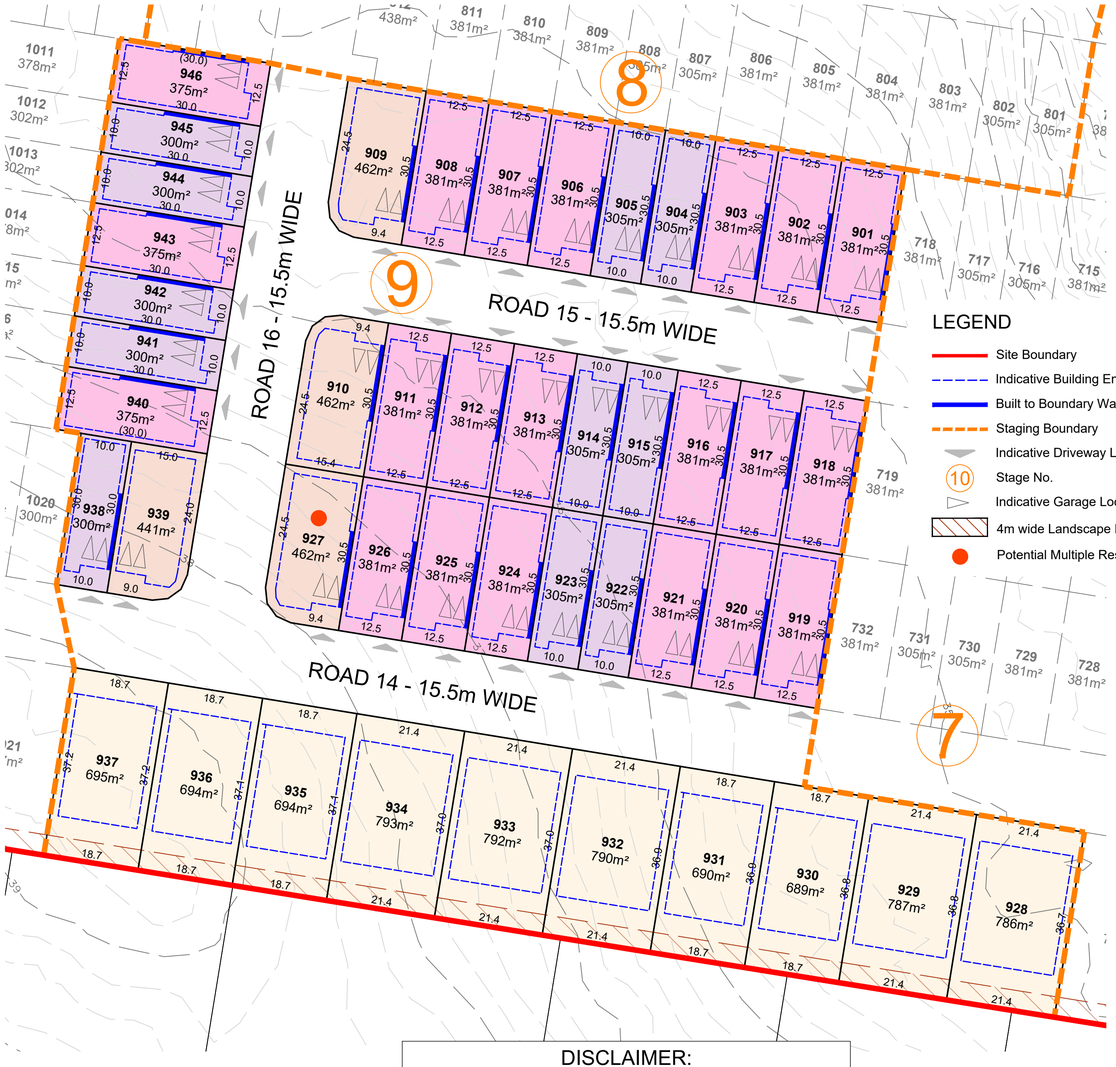
Notes:

Setbacks and Site Cover

1. Setbacks are as per the Plan of Development Table unless otherwise specified;
2. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
3. All setbacks are measured to the wall of the structure;
4. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
5. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
6. 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;
7. 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;
8. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
9. 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.
10. 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;
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.
15. A pedestrian pathway is not consider to be a secondary frontage. This frontage should be taken to be a side boundary.

Interface Lots and Landscape Interface Buffer

16. Interface lots are identified on the Plan of Development;
17. 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;
18. Fencing will be provided at the rear of Interface Lots;
19. If provided, fencing must be a minimum of 1.8m high.
20. Interface lots must include a 4m wide Landscape Interface Buffer as shown on the Plan of Development plans;
21. No buildings or structures are permitted within the Landscape Interface Buffer;
22. No land disturbing activities (i.e. earthworks, retaining structures, vegetation clearing etc) are to be undertaken within the Landscape Interface Buffer;
23. 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 Plan; and
24. No vegetation clearing can be undertaken within the Landscape Interface Buffer except for declared weed removal.



Bushfire

25. 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 (Please refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers for further design requirements within the Plan of Development Area);
26. The Plan of Development includes BAL rating for affected lots (supplied by Bushfire Risk Reducers), and also the Bushfire Management Plan;
27. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard; and
28. No part of the dwelling on Lot 433 can encroach past the identified BAL29 line as shown on the Envelope Plans.

Building Height

29. Building height must not exceed 9 metres and 2 storeys;
30. Building height is measured from natural ground level; and
31. 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.

Streetscape Presentation

32. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
33. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

34. 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:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Rear Loaded Terrace Lots

35. The below provisions are applicable for rear loaded Terrace Lots 1001 to 1007;
36. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
37. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
38. Double garages are permitted to the rear laneway.

Front Loaded Terrace Lots

39. The below provisions are applicable for front loaded Terrace Lots 301-307;
40. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
41. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
42. Double garages are not permitted on lots with a frontage smaller than 10m;

	Laneway Terrace Lots	Terrace Lots	Villa Lots	Premium Villa Lots	Courtyard Lots	Premium Courtyard Lots	Interface Lots	Multiple Residential Allotments
Front Setback								
To Wall (Ground Floor)	0.0m	4.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	0.0m	3.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
Garage	0.0m	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Secondary Frontage								
To Wall (Ground Floor)	1.5 m	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback								
Ground Floor	6.0 m	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	8.0 m	2.0 m
First Floor	6.0 m	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	8.0 m	2.0 m
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	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	n/a	n/a
Side Setback (non-BTB)								
Ground Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%	75%
*Rear boundary setback to the low side of a stepped retaining wall is to be increased to 2.5m								
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.								
Setbacks for Lot 433 is to ensure that the dwelling does not encroach past the identified BAL29 line.								

Lots Adjoining Neighbourhood Recreation Park

43. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

46. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
47. Car parking may be provided in tandem;
48. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
49. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
50. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);

51. Garages are to be constructed in the location identified within the 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;
52. There is a maximum of one driveway per dwelling unless a corner lot;
53. Driveways must be a minimum of 6 metres from the intersection of a street; and
54. 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.

Private Open Space

55. 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;
56. Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
57. Private open spaces must be directly accessible from a living area

Fencing

58. 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;
59. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
60. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
61. 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
62. 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).

Additional Criteria for Multiple Residential Allotments

63. Must comply with Multiple Residential Allotment setbacks.
64. Buildings must address all street frontages with driveways, pedestrian entries or both.
65. All dwellings must have a clearly identifiable front door, which is undercover.
66. Bin storage and clothes drying areas must not be visible from any street frontage.
67. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
    b. Awning and shade structures;
    c. Variation to roof and building lines;
    d. Inclusion of window openings; or
    e. Use of varying building materials and treatments
68. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
69. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    a. Has an area of at least 25% of the area of the lot; and
    b. is of a shape which can include a circle with a 4.0m diameter.
70. One dwelling is to include a double story dwelling
71. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.

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DISCLAIMER:

BAL Ratings are adopted from the Bushfire Management Plan.

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.

RP DESCRIPTION: Lot 30 on SP309195

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

10 0 10 20 30 40 50 60 70

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MOUNTAIN RIDGE ROAD, SOUTH MACLEAN • 02/04/2024 • 9534 P 03 Rev Z -POD 09

PLAN OF DEVELOPMENT - STAGE 10

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Notes:

Setbacks and Site Cover

1. Setbacks are as per the Plan of Development Table unless otherwise specified;
2. Built-to-Boundary walls are nominated on the Plan of Development (Envelope Plans);
3. All setbacks are measured to the wall of the structure;
4. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
5. A lot can have only one primary frontage. Primary frontages are nominated on the Plan of Development (Envelope Plans), being the nominated driveway frontage;
6. 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;
7. 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;
8. The length of a Built-to Boundary wall is not to exceed 15m or 50% of lot depth, except for Terrace lots.
9. 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.
10. 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;
11. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except lots which have a secondary frontage;
12. Notwithstanding the setbacks specified in the Plan of Development Table, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
13. Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in the Plan of Development Table; and
14. The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within the Plan of Development Table.
15. A pedestrian pathway is not consider to be a secondary frontage. This frontage should be taken to be a side boundary.

Interface Lots and Landscape Interface Buffer

16. Interface lots are identified on the Plan of Development;
17. 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;
18. Fencing will be provided at the rear of Interface Lots;
19. If provided, fencing must be a minimum of 1.8m high.
20. Interface lots must include a 4m wide Landscape Interface Buffer as shown on the Plan of Development plans;
21. No buildings or structures are permitted within the Landscape Interface Buffer;
22. No land disturbing activities (i.e. earthworks, retaining structures, vegetation clearing etc) are to be undertaken within the Landscape Interface Buffer;
23. 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 Plan; and
24. No vegetation clearing can be undertaken within the Landscape Interface Buffer except for declared weed removal.

Bushfire

25. 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 (Please refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers for further design requirements within the Plan of Development Area);
26. The Plan of Development includes BAL rating for affected lots (supplied by Bushfire Risk Reducers), and also the Bushfire Management Plan;
27. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard; and
28. No part of the dwelling on Lot 433 can encroach past the identified BAL29 line as shown on the Envelope Plans.

Building Height

29. Building height must not exceed 9 metres and 2 storeys;
30. Building height is measured from natural ground level; and
31. 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.

Streetscape Presentation

32. Buildings must address each street or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    a. Verandahs or porches; and/or
    b. Awnings or shade structures; and/or
    c. Variation to roof form; and/or
    d. Variation in building materials; and/or
    e. Inclusion of windows to habitable rooms.
33. Letterboxes must be clearly visible and identifiable from the street.

Building Design and Articulation

34. 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:
    a. Windows recessed into the façade; and/or
    b. Balconies, porches or verandah; and/or
    c. Window Hoods/Screens; and/or
    d. Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

Rear Loaded Terrace Lots

35. The below provisions are applicable for rear loaded Terrace Lots 1001 to 1007;
36. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
37. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
38. Double garages are permitted to the rear laneway.

Front Loaded Terrace Lots

39. The below provisions are applicable for front loaded Terrace Lots 301-307;
40. Terrace Lots have a mandatory Built-to-Boundary wall on both sides, except where fronting a road;
41. Built-to-Boundary walls on terrace lots are limited to the following lengths:
    a. For a lot width <7.5 metres - 80%
    b. For a lot width 7.5 metres to 9.9 metres - 75%;
    c. For a lot width over 10 metres to 12.4 metres - 70%;
    d. For a lot width 12.5 metres to 14.9 metres - 65%.
42. Double garages are not permitted on lots with a frontage smaller than 10m;

Lots Adjoining Neighbourhood Recreation Park

43. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space.

Car Parking and Driveways

46. Off-street car parking must be provided for in accordance with the following:
    a. Minimum of 2 spaces per dwelling (one of which must be within a garage) on all lots except Terrace Lots;
    b. Terrace Lots to provide a minimum of 1 covered space per dwelling.
47. Car parking may be provided in tandem;
48. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
49. Indicative locations for driveways and garages are nominated on the Plan of Development (Envelope Plans) which should also be interpreted as the primary frontage;
50. If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Plan of Development (Envelope Plans);
51. Garages are to be constructed in the location identified within the 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;
52. There is a maximum of one driveway per dwelling unless a corner lot;
53. Driveways must be a minimum of 6 metres from the intersection of a street; and
54. 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.

Private Open Space

55. 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;
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Fencing

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59. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
60. Front fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent);
61. 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
62. 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).

Additional Criteria for Multiple Residential Allotments

63. Must comply with Multiple Residential Allotment setbacks.
64. Buildings must address all street frontages with driveways, pedestrian entries or both.
65. All dwellings must have a clearly identifiable front door, which is undercover.
66. Bin storage and clothes drying areas must not be visible from any street frontage.
67. All designs must positively address the street through inclusion of at least three of the following design elements:
    a. Verandah, porch or portico;
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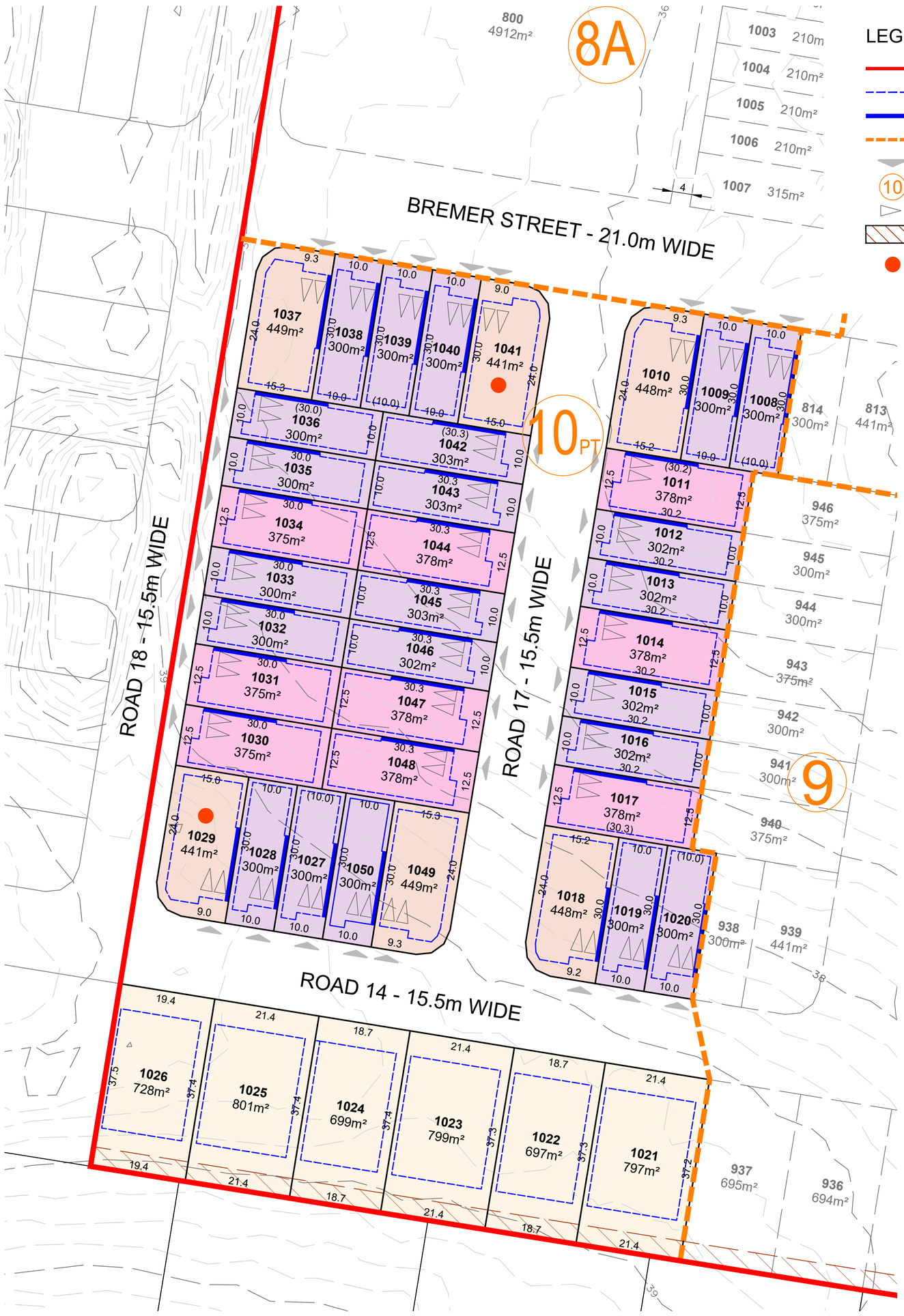
68. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
69. Each house / dwelling unit has a clearly defined outdoor living space which:
    a. Has an area of at least:
    - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
    - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
    - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    b. Is accessible from a living area;
    c. Has a ground slope of not more than 1 in 10; and
    d. Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    a. Has an area of at least 25% of the area of the lot; and
    b. is of a shape which can include a circle with a 4.0m diameter.
70. One dwelling is to include a double story dwelling
71. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    a. Fence must be painted in a colour that compliments the dwelling.



LEGEND

- Site Boundary
- Indicative Building Envelope
- Built to Boundary Wall
- Staging Boundary
- Indicative Driveway Location
- 10 Stage No.
- Indicative Garage Location
- 4m wide Landscape Interface Buffer
- Potential Multiple Residential Allotment

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	Laneway Terrace Lots	Terrace Lots	Villa Lots	Premium Villa Lots	Courtyard Lots	Premium Courtyard Lots	Interface Lots	Multiple Residential Allotments
Front Setback								
To Wall (Ground Floor)	0.0m	4.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	0.0m	3.5 m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
Garage	0.0m	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Secondary Frontage								
To Wall (Ground Floor)	1.5 m	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback								
Ground Floor	6.0 m	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	8.0 m	2.0 m
First Floor	6.0 m	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	8.0 m	2.0 m
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	n/a
First Floor	0 - 0.2m	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	n/a	n/a
Side Setback (non-BTB)								
Ground Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	75%	75%	75%	60%	60%	50%	75%
*Rear boundary setback to the low side of a stepped retaining wall is to be increased to 2.5m								
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.								
Setbacks for Lot 433 is to ensure that the dwelling does not encroach past the identified BAL29 line.								

RP DESCRIPTION: Lot 30 on SP309195

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

10 0 10 20 30 40 50 60 70

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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

BPAD Bushfire Planning & Design
Accredited Practitioner
Level 3

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

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Director - Bushfire Risk Reducers
FPAA BPAD - Level 3 Certified Practitioner
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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

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:

1. 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

Site ID:	Lot 30 on SP309195 Parish of MacLean, County of Stanley.
Current address of property:	176 – 228 Mountain Ridge Road, South McLean, QLD 4280.
Local Government Area:	Logan City Council.
Total Area:	40.71ha
Zoning:	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.

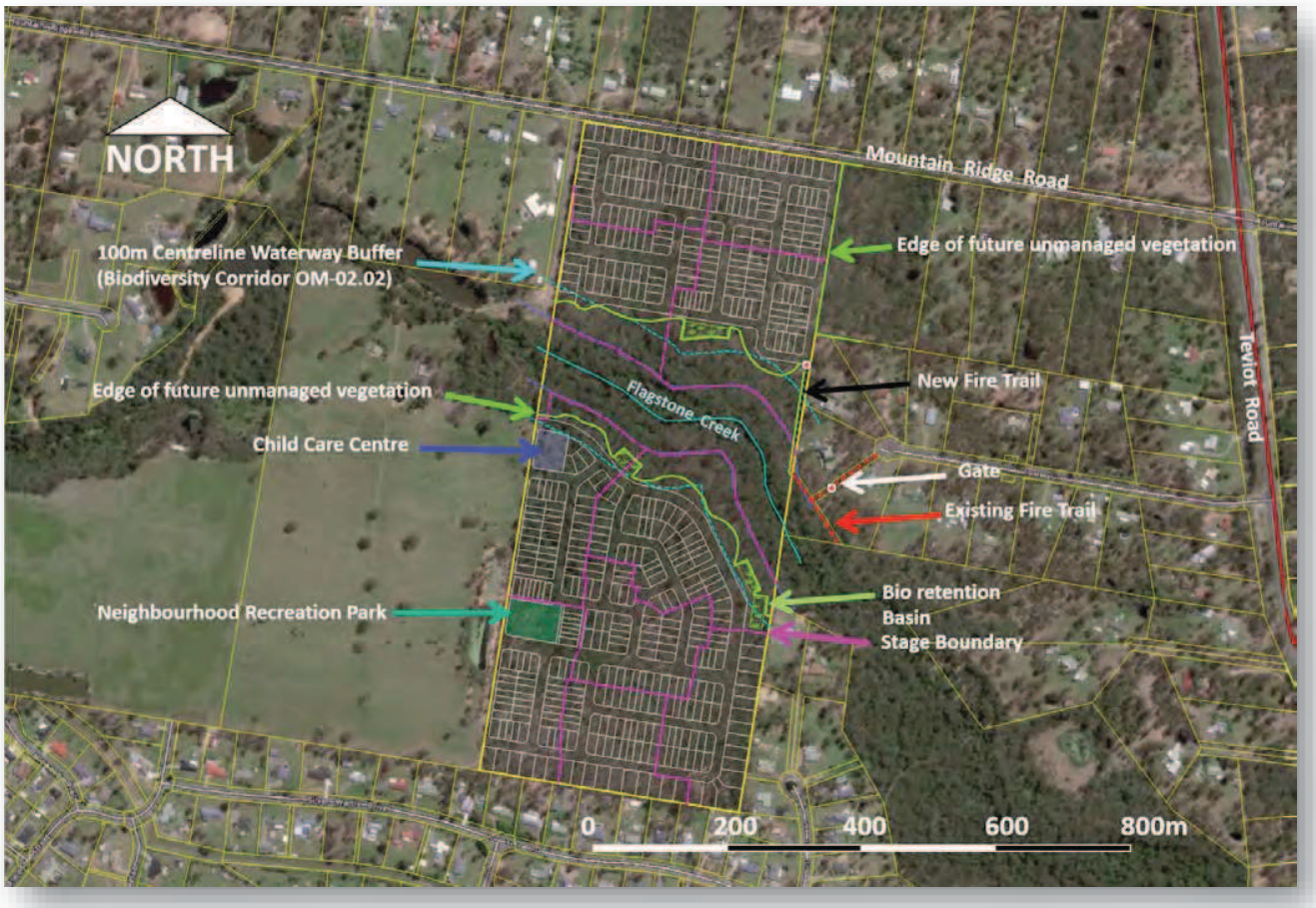

Figure 2. Proposed Subdivision and forest interfaces

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

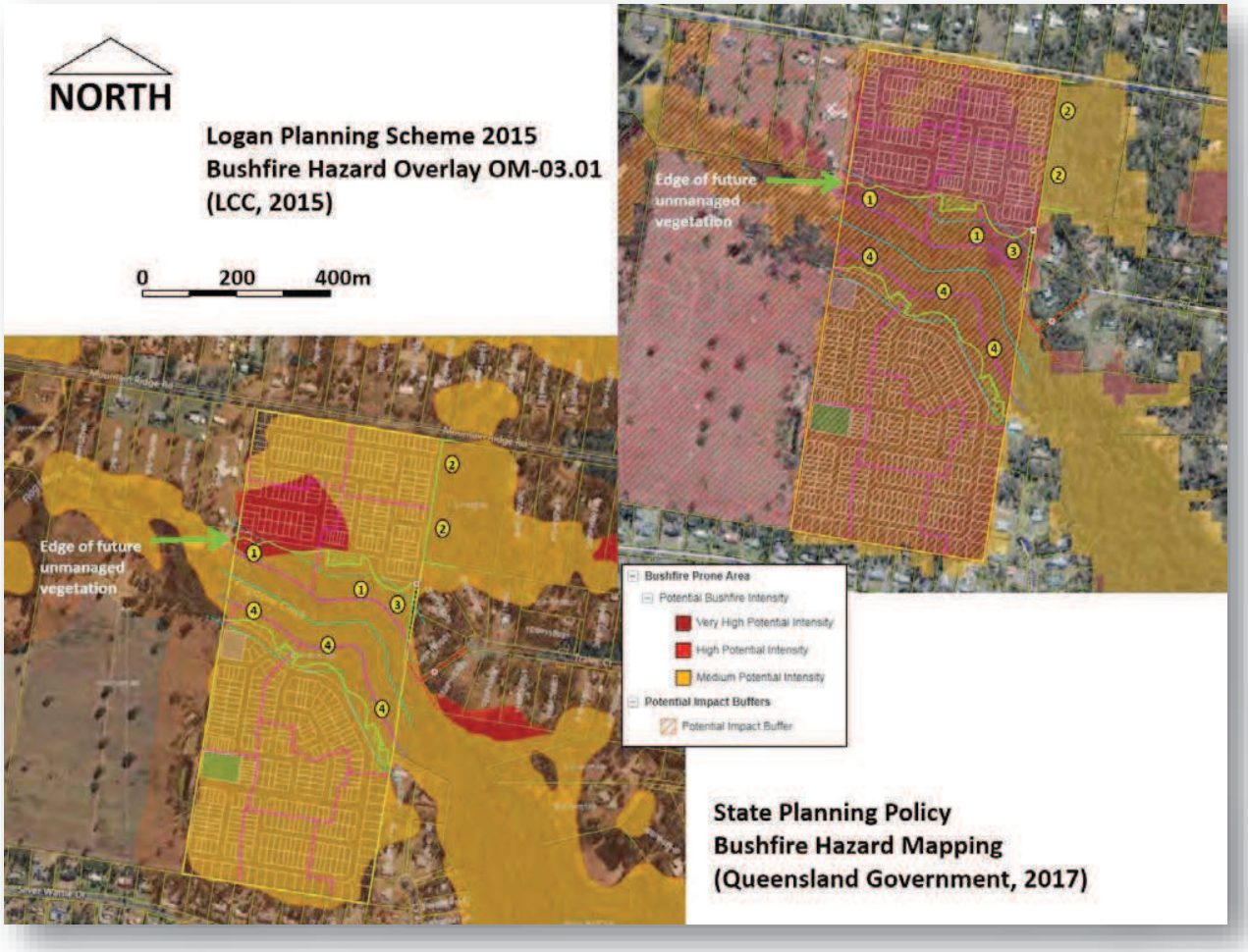

Figure 3. Council and latest State bushfire hazard mapping

"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^{o} down for Area 2 and 5^{o} 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 *Cymbopogon sp, Lomandra sp, Imperatur sp* and fine native grasses.	8 Potential 10
Elevated	Low	Canopy recruiters, with *Alphitonia sp, Acacia spp,* 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 *Alphitonia sp, Acacia spp, Lantana sp* 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 *Themeda sp, Cymbopogon sp, Lomandra sp, Imperatur sp* and fine native grasses.	8 Potential 10
Elevated	Low	Canopy recruiters, with *Alphitonia sp, Acacia spp,* 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 *Acacia spp* difficult to find a path through fuel throughout the layer	4
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 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

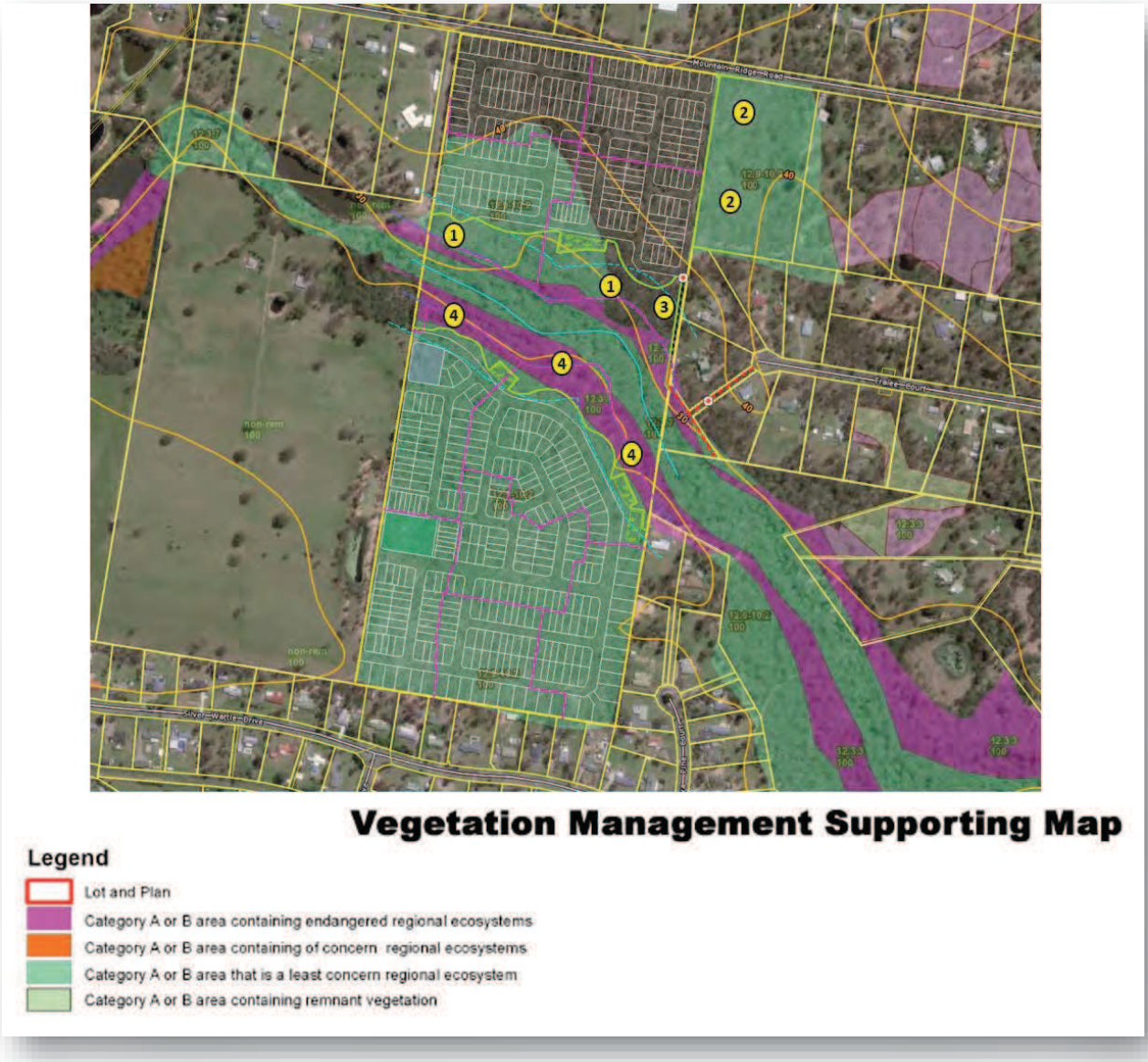

Figure 9. Regional Ecosystem (RE) Mapping

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 Ecosystem	Description	Fire Guidelines
RE 12.9-10.2 Of Least Concern	Open-forest or woodland of *Corymbia citriodora,* usually with *Eucalyptus crebra*. Other species such as *Eucalyptus tereticornis* and *Corymbia intermedia* may be present in scattered patches or in low densities. Understorey can be grassy or shrubby. Shrubby understorey of *Lophostemon confertus* (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). *Eucalyptus moluccana* woodland to open-forest. Other frequently occurring species include *Eucalyptus tereticornis, E. crebra, E. siderophloia and Corymbia intermedia*. 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^{o}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).

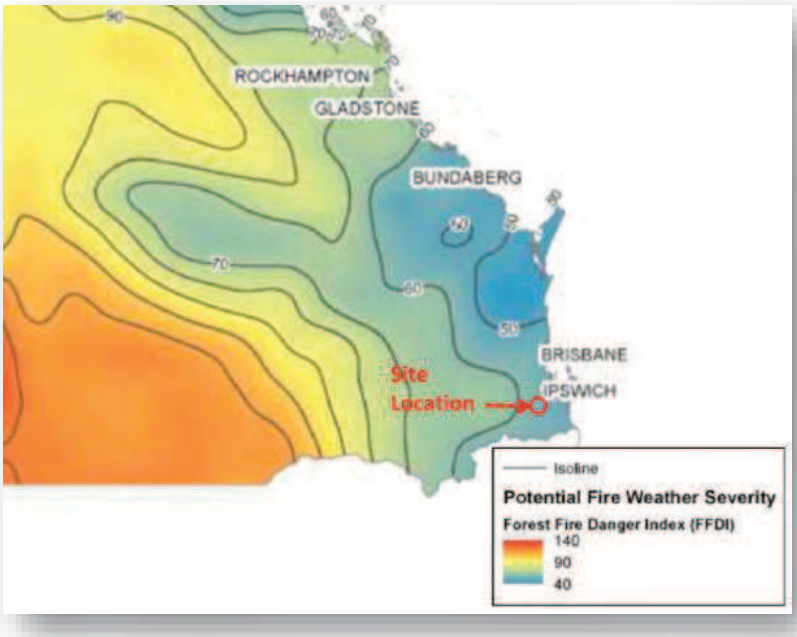

Figure 10. State Government revised FDI values to FDI 60 for the area involved. (CSIRO, 2014).

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.

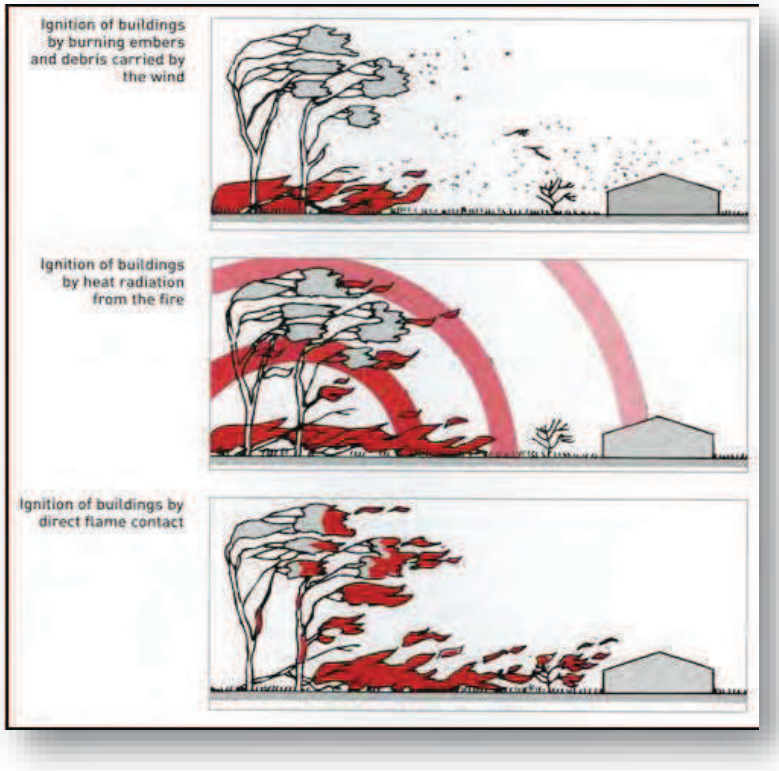

Figure 11. Main Bushfire Attack mechanisms (Image courtesy of Ramsay & Rudolf, 2003)

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.** **Ave Slope under vegetation 5° Down**	**Fire Scenario – 1, 2, 3, and 4** **Method 1 AS3959 – 2018** **FDI 40** **Forest** **Ave Slope under vegetation 0 - <5° Down**	**Fire Scenario – Area 2** **Method 2 AS3959-2018** **FDI 60** **Forest @ 14/20.8t/ha.** **Ave Slope under vegetation 3° 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 unmanaged vegetation BAL 40 from 9 - <12m BAL 29 from 12 - <18m BAL 19 from 18 - <25m BAL 12.5 from 25 – 100m	BAL FZ within <12m of intact unmanaged vegetation BAL 40 from 12 - <16m BAL 29 from 16 - <24m BAL 19 from 24 - <34m BAL 12.5 from 34 – 100m	BAL FZ within <9m of intact unmanaged vegetation BAL 40 from 9 - <12m BAL 29 from 12 - <18m BAL 19 from 18 - <26m 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.

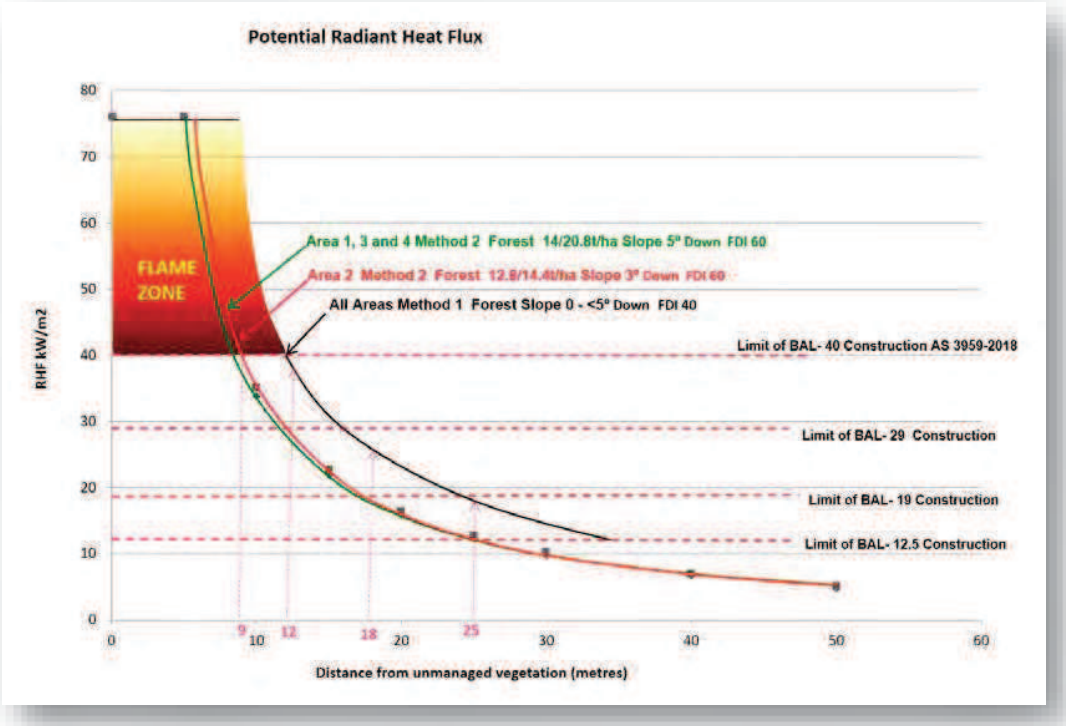

Figure 13. Radiant Heat Flux Predicted by Methods 1 and 2.

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/m^2)	Likely Effects
> 40 - 110	Flame Zone. Even the strongest toughened glass fails.
29 - 40	Latest technology in toughened glass may survive. Most will not. Timber ignites without pilot flame. Limit of BAL-40 Construction AS3959 - 2009.
29	Ignition of timbers without piloted ignition (3 minutes exposure) during the passage of a bushfire. Most types of toughened glass could fail. Limit of BAL-29 Construction AS3959 - 2009.
19	Screened float glass could fail during the passage of a bushfire.Limit of BAL-19 Construction AS3959 - 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)
10	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 exposures.
7	Likely fatal to unprotected persons after exposure of several minutes.
4.7	Extreme conditions. Firefighter in protective clothing 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

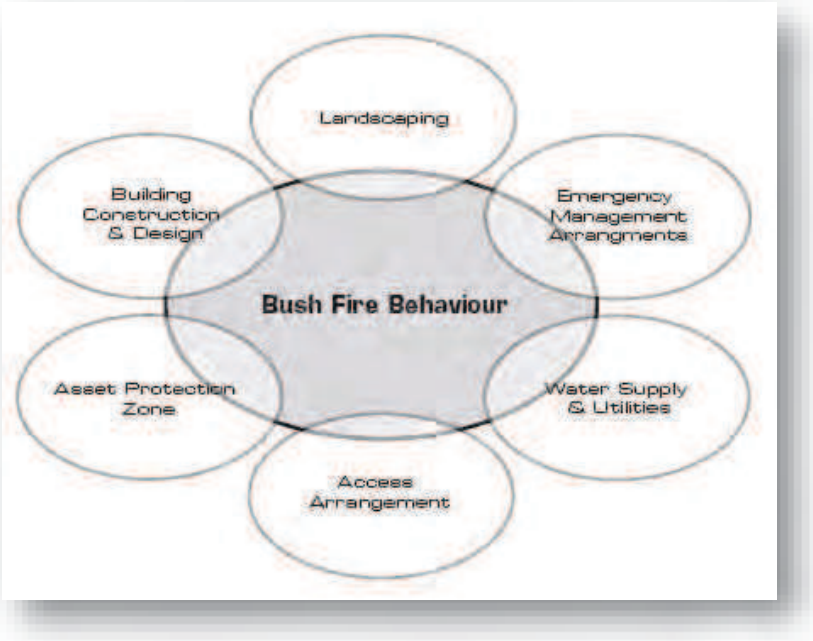

Figure 14. Bushfire Planning Measures in Combination (Source: NSW RFS, 2006)

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 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.

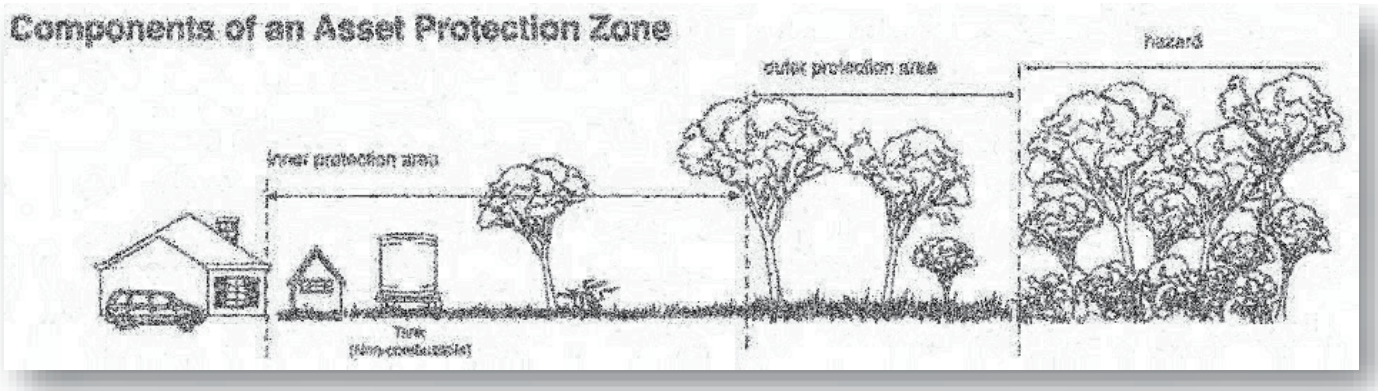

Figure 16. Components of an Asset Protection Zone (APZ)

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) Development is designed to: (a) minimise risk of bushfire hazard; (b) provide safe premises; (c) create efficient emergency access for firefighting and other emergency vehicles.	Acceptable Outcome AO1 is applied in that: Development: (a) increases the number of persons living in, or lots in, the Bushfire hazard area identified on Bushfire hazard overlay map– OM–03.00; however the risk posed by bushfire is mitigated by this Plan.
8.2 (PO2) Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire	Acceptable Outcome AO2 is applied in that: Development is located and constructed: (a) where there is no bushfire management plan approved by an existing development approval: (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 provide safe sites for people, property and buildings.	Acceptable Outcome AO3 is applied in that: Lots: (a) are suitable for people, property and buildings by: (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 Maintenance Trails	Acceptable Outcome AO4 is applied to the extent that:

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.

Interim Development Assessment Requirements – 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

1. 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 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.

2. 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.

3. 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

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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.

Appendix 2

Less combustible native plants list

Source: Bowden, J (1999)

APPENDIX 10

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 not as main species; Us = suitable for understory of windbreak/fire barrier; Oa = suitable for open areas near house; Sa = suitable for sheltered areas near house; Pf = suitable if protected from direct flames; De = Deciduous in 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

Scientific Name	Common Name	Form	Fire Retardance	Comments
GYMNOSPERMS				
Zamaceae				
Lepidozamia peroffskyana	Shining Burrawang	S	Lm	Us Sa
Macrozamia lucida	Pineapple Zamia	S	Lm	Us Sa
Macrozamia miquelii	Wild Pineapple	S	Lm	Us Oa Sa
Agavaceae				
Cordyline petiolaris	Broad-leaf Palm Lily	S	Lm	Us Sa
Cordyline rubra	Red-fruit Palm Lily	S	Lm	Us Sa
Cordyline strica	Slender Palm Lily	S	Lm	Us Sa
MONOCOTYLEDONS				
Amaryllidaceae				
Crinum pedunculatum	River Lily	H	Lm Sl	Us Oa Sa
Doryanthes palmeri (-)	Spear Lily	H	Lm Sl	Us Oa Sa
Proiphys cunninghamii	Brisbane Lily	H	Lm Sl	Us Sa
Araceae				
Alocasia brisbanensis	Cunjevoi	H	Lm	Us Sa
Gymnostachys anceps	Settlers Flax	H	Lm	Us Sa
Pothos longipes	Pothos	V	Lm	Us Sa
Typhonium brownii	Stinking Lily	H	Lm	Us Sa
Arecaceae				
Linospadix monostachya	Walking Stick Palm	P	Lm	Us Sa
Commelinaceae				
Aneilema acuminatum	Aneilema	H Gc	Lm	Us Sa
Aneilema biflorum (-)	Aneilema	H Gc	Lm	Us Sa
Commelina cyanea	Scurvy Plant	H Gc	Lm	Us Op Sa
Pollia crispata	Snake Weed	H Gc	Lm	Us Sa
Pollia macrophylla	Large Snake Weed	H Gc	Lm	Us Sa
Dioscoraceae				
Dioscorea transversa	Native Yam	V	Lm	Us Sa
Lillaceae				
Bulbine bulbosa (-)	Bulbine Lily	H	Lm Sl	Oa
Dianella brevipedunculata	Blue Flax Lily	H	Lm	Us Oa Sa
Dianella caerulea	Blue Flax Lily	H	Lm	Us Oa Sa
Dianella revoluta	Flax Lily	H	Lm	Us Oa Sa
Drymophila moorei (-)	Orange Berry	H	Lm	Us Sa
Tripladenia cunninghamii	Bush Lily	H	Lm	Us Sa
Orchidaceae				
Dendrobium gracilicaule	Spotted Orchid	eO	Lm	Sa
Dendrobium X gracillimum	Natural Hybrid	eO	Lm	Sa
Dendrobium monophyllum	Lily of the Valley Orchid	eO	Lm	Sa
Dendrobium schoeninim (D. beckleri)	Pencil Orchid	eO	Lm	Sa
Dendrobium speciosum	King Orchid	eO	Lm	Sa
Dendrobium teretifolium	Bridal Veil Orchid	eO	Lm	Sa
Dendrobium tetragonum	Spider Orchid	eO	Lm	Sa
Philesiaceae				
Eustrephus latifolius	Wombat Berry	V	Lm	Us Oa Sa
Geitonoplesium cymosum	Scrambling Lily	V	Lm	Us Sa
Philydraceae				
Philydrum lanuginosum	Frogsmouth	aH	Lm Sl	Oa Wet areas
Smilacaceae				
Smilax glycophylla	Sweet Sarsparilla	V	Lm	Us Sa
Xanthorrhoeaceae				
Lomandra confertifolia	Mat Rush	H	Lm	Oa
Lomandra hystrix	Creek Mat Rush	H	Lm	Us Sa
Lomandra longifolia	Long-leaf Mat Rush	H	Lm	Us Oa Sa
Lomandra filiformis	Fine-leaf Mat Rush	H	Lm	Oa
Lomandra multiflora	Many-flower Mat Rush	H	Lm	Oa
Lomandra spicata	Mountain Mat Rush	H	Lm	Us Oa Sa
Zingiberaceae				
Alpinia arundeliana	Wild Ginger	H	Lm	Us Sa
Alpinia coerulea	Native Ginger	H	Lm	Us Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
DICOTYLEDONS				
Aizoaceae				
Carpobrotus glaucescens	Pig Face	H Gc	Lm Sl	Oa
Acanthaceae				
Graptophyllum excelsum (-)	Scarlet Fuchsia	S	Lm	Us Sa
Graptophyllum spinigerum	Samford Holly	S	Lm	Us Sa
Pseuderanthemum tenellum	Pseuderanthemum	H	Lm	Us Sa
Pseuderanthemum variabile	Love Flower	H	Lm	Us Sa
Apiaceae				
Centella australis	Pennywort	H Gc	Lm	Oa
Hydrocotyle acutiloba	Pennywort	H Gc	Lm	Us Sa
Hydrocotyle pedicellosa	Pennywort	H Gc	Lm	Us Sa
Apocynaceae				
Alyxia ruscifolia	Chain fruit	S	Lm	Us Sa
Carissa ovata	Current Bush	S	Lm	Us Oa Sa
Neisosperma poweri (-)	Milkbush	S	Lm	Us Sa
Ochrosia moorei (-)	Southern Ochrosia	S	Lm	Us Sa
Parsonsia leniicellata	Narrow-leaf Silkpod	V	Lm	Us Sa
Parsonsia lilacina	Delicate Silkpod	V	Lm	Us Sa
Tabernaemontana pandacaqui	Banana Bush	S	Lm	Us Sa
Aristolochiaceae				
Aristolochia sp. aff. pubera	Pipe Vine	V	Lm	Us Sa
Aristolochia praevenosa	Richmond Birdwing Vine	V	Lm	Us Sa
Asclepiadaceae				
Hoya australis	Wax Flower	V	Lm	Us Sa
Marsdenia longiloba	Slender Milk Vine	V	Lm	Us Sa
Secamone elliptica	Corky Milk Vine	V	Lm	Us Sa
Tylophora paniculata	Thin-leaf Tylophora	V	Lm	Us Sa
Bignoniaceae				
Pandorea floribunda	New sp. Pine R	V	Lm	Us Oa Sa
Pandorea jasminoides	Bower of Beauty	V	Lm	Us Oa Sa
Caesalpineaceae				
Cassia artemisioides (-)	Silver Cassia	S		Oa
Campanulaceae				
Lobelia trigonocaulis	Forest Lobelia	H Gc	Lm	Us Oa
Wahlenbergia gracilis	Bluebells	H		Oa
Capparaceae				
Capparus arborea	Native Caper	S/T	Lm	Us Sa
Capparis sarmentosa	Scrambling Caper	V	Lm	Us Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Celastraceae				
Cassine australis	Red Olive Berry	S/T	Lm	Us Sa
Denhamia celastroides	Orange Boxwood	S/T	Lm	Us Sa
Denhamia pittosporoides	Orange Boxwood	S/T	Lm	Us Sa
Maytenus bilocularis	Orangebark	S/T	Lm	Us Sa
Chenopodiaceae				
Einadia hastata	Berry Salt Bush	S Gc	St	Oa
Enchylaena tomentosa	Ruby Salt Bush	S Gc	St Sl	Oa
Halosarcia indica	Samphire	S Gc	St Sl	Oa Salty soil
Sarcocornia quinqueflora	Samphire	S Gc	St Sl	Oa Salty soil
Suaeda australis	Seablite	S Gc	St Sl	Oa Salty soil
Suaeda arbusculoides	Jellybean Plant	S Gc	St Sl	Oa Salty soil
Convolulaceae				
Convolulus erubescens	Australian Bindweed	V	Lm	Oa
Dichondra repens	Kidney Weed	H Gc	Lm	Us Sa
Polymeria calycina	Swamp Bindweed	V	Lm	Oa
Cunoniaceae				
Aphanopetalum resinosum	Gum Vine	V Gc	Lm	Us Sa
Vesselowskya rubifolia (-)	Southern Marara	S/T	Lm	Us Sa
Davidsoniaceae				
Davidsonia pruriens (-)	Davidson's Plum	T	Lm	Us Sa
Dilleniaceae				
Hibbertia aspera	Rough Guinea Flower	S	Lm	Oa
Hibbertia dentata	Toothed Guinea Flower	V	Lm	Us Oa Sa
Hibbertia linearis	Showy Guinea Flower	S	Lm	Oa
Hibbertia obtusifolia	Hoary Guinea Flower	S	Lm	Oa
Hibertia stricta	Erect Guinea Flower	S	Lm	Oa
Hibbertia scandens	Twining Guinea Flower	V	Lm	Us Oa Sa
Elaeocarpaceae				
Elaeocarpus reticulatus	Blueberry Ash	S/T	Lm	Us Oa Sa
Epacridaceae				
Trochocarpa laurina	Tree Heath	S/T	Lm	Us Sa
Escalloniaceae				
Abrophyllum ornans	Native Hydrangea	S	Lm	Us Sa
Polyosma cunninghamii	Featherwood	S/T	Lm	Us Sa
Euphorbiaceae				
Acalypha capillipes	Small-leaf Acalypha	S	Lm	Us Sa
Acalypha eremorum	Native Acalypha	S	Lm	Us Sa
Acalypha nemorum	Southern Acalypha	S	Lm	Us Sa
Actephila lindleyi	Actephila	S/T	Lm	Us Sa
Alchornea ilicifolia	Native Holly	S	Lm	Us Sa
Breynia oblongifolia	Native Coffee Bush	S	Lm	Us Oa Sa
Cleistanthes cunninghamii	Cleistanthes	S/T	Lm	Us Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Croton phlebaliodes	Narrow-leaf Croton	S	Lm	Us Sa
Croton verreauxii	Native Cascarilla	S/T	Lm	Us Sa
Macaranga tanarius	Macaranga	S/T	Lm	Us
Mallotus claoxyloides	Scrub Odour Bush	S/T	Lm	Us Sa
Omalanthus nutans (O. populifolius)	Qld Bleeding Heart	S/T	Lm	Us Sa
Eupomatiaceae				
Eupomatia bennettii	Small Bolwarra	S	Lm	Us Sa
Eupomatia laurina	Bolwarra	S	Lm	Us Sa
Escaloneaceae				
Cuttsia viburnea (-)	Native Elderberry	T	Lm	Us Sa
Fabaceae				
Abrus precatorius	Crabs Eye Vine	V	Lm	Us Oa Sa
Aotus lanigera	Pointed Aotis	S	Lm	Oa Sa
Glycine clandestina	Twining Glycine	V	Lm	Oa
Glycine tomentella	Wooly Glycine	V	Lm	Oa
Hardenbergia violacea	False Sarsparilla	V	Lm	Oa
Hovea linearis	Common Hovea	S	Lm	Oa
Hovea longipes (-)	Brush Hovea	S	Lm	Sa
Indigophora australis	Australian Indigo	S	Lm	Oa
Kennedia rubicunda	Dusky Coral Pea	V	Lm	Oa
Oxylobium ilicifolium (-)	Holly Pea	S	Lm	Oa
Oxylobium scandens (-)	Netted Shaggy Pea	S	Lm	Oa
Pultenaea retusa	Blunt-leaf Bush Pea	S	Lm	Oa
Pultenaea spinulosa (-)	Prickly Pea	S	Lm	Oa
Pultenaea villosa (-)	Hairy Bush Pea	S	Lm	Oa
Swainsona galegifolia	Darling Pea	S	Lm	Oa
Goodeniaceae				
Goodenia rotundifolia	Star Goodenia	H Gc	Lm	Oa
Scaevola aemula (-)	Fairy Fan Flower	H Gc	Lm	Oa
Scaevola albida (-)	Fan Flower	H	Lm	Oa
Scaevola calendulacea (-)	Scented Fan Flower	H Gc	Lm	Oa
Scaevola ramosissima (-)	A Fan Flower	H Gc	Lm	Oa
Lamiaceae				
Ajuga australis	Southern Bugle	H	Lm	Oa
Plectranthus argentatus (-)	Silver Native Coleus	H	Lm	Us Sa
Plectranthus graveolens	Native Coleus	H	Lm	Us Sa
Plectranthus parviflorus	Cockspur Flower	H	Lm	Us Sa
Prostanthera ovalifolia	Oval-leaf Mint Bush	S	Lm	Os Sa
Lauraceae				
Cryptocarya laevigata	Glossy Laurel	S/T	Lm	Us Sa
Cryptocarya meisneriana	Thick-leaf Laurel	S/T	Lm	Us Sa
Leeaceae				
Leea indica (-)	Bandicoot Berry	S	Lm	Us Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Lythraceae				
Lagerstroemia archeriana (-)	Native Crepe Myrtle	S/T	Lm	Us Oa Sa Dc
Malvaceae				
Pavonia hastata(-)	Pavonia	S	Lm	Oa Sa
Hibiscus heterophyllus	Native Rosella	S/T	Lm	Us Sa
Hibiscus geranioides (-)		S	Lm	Oa
Melastomaceae				
Melastoma affine	Pink Lasiandra	S	Lm	Us Sa Oa
Meliaceae				
Turraea pubescens (brownii)	Native Witch-Hazel	S/T	Lm	Us Sa
Menispermaceae				
Pleogyne australis	Pleogyne	V	Lm	Us Sa
Mimosaceae				
Acacia complanata	Flat-stem Wattle	S		Oa Pf
Acacia hubbardiana	Yellow Prickly Moses	S		Oa Pf
Acacia irrorata	Blue Skin	S		Oa Pf
Acacia myrtifolia	Myrtle Wattle	S		Oa Pf
Acacia suaveolens	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	Lm	Us Sa
Wilkiea macrophylla	Large-leaf Wilkiea	S/T	Lm	Us Sa
Myoporaceae				
Eremophila debilis	Winter Apple	S Gc	Lm	Os
Myoporum boninense (M. ellipticum)	Boobialla	S Gc	Lm	Os
Myoporum montanum	Mountain Boobialla	S	Lm	Os
Myrsinaceae				
Aegiceras corniculatum	Milky Mangrove	S/T	Lm St	Oa Coastal
Rapanea howittiana	Scrub Muttonwood	S/T	Lm	Us Sa
Rapanea subsessilis	Red Muttonwood	S/T	Lm	Us Sa
Myrtaceae				
Archirhodomyrtus beckleri (-)	Rose Myrtle	S	Lm	Us Sa
Austromyrtus fragrantissima (-)	Sweet Myrtle	T	Lm	Us Sa
Austromyrtus hillii	Scaly Myrtle	S/T	Lm	Us Sa
Austromyrtus inophloia	Thread-bark Myrtle	S/T	Lm	Us Sa
Austromyrtus aff. lasioclada (-)	Velvet Myrtle	T	Lm	Us Sa
Austromyrtus metrosideros (-)		S	Lm	Us Sa
Pilidiostigma glabrum (-)	Plum Myrtle	S	Lm	Us Sa
Pilidiostigma rhytisperma	Small-leaf Plum Myrtle	S	Lm	Us Sa
Rhodamnia acuminata (-)	Cooloola Ironwood	S	Lm	Us Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Rhodamnia dumicola	Rib-fruit Malletwood	S/T	Lm	Us Sa
Rhodamnia maidenii (-)	Smooth Scrub Turpentine	S	Lm	Us Sa
Rhodomyrtus psidioides	Native Guava	S	Lm	Us Sa
Syzygium wilsoni (-)	Powder-puff Lilly Pilly	S	Lm	Us Sa
Nyctaginaceae				
Pisonia aculeata	Native Bougainvillia	V	Lm	Us Sa
Oleaceae				
Jasminum simplicifolium	Slender Jasmine	V	Lm	Us Sa
Notelaea ovata	Netted Mock Olive	S	Lm	Us Sa
Notelaea venosa	Veined Mock Olive	S	Lm	Us Sa
Passifloraceae				
Passiflora aurantia	Red Passion Flower	V	Lm	Us Oa Sa
Passiflora herbertiana	Yellow Passion Flower	V	Lm	Us Oa Sa
Peperomiaceae				
Peperomia blanda (leptostachya)	Native Peperomia	H	Lm	Us Sa
Peperomia tetraphylla	Native Peperomia	H	Lm	Us Sa
Pittosporaceae				
Citriobatus linearis	Black-fruit Thornbush	S	Lm	Us Sa
Citriobatus paucifloris	Orange Thornbush	S	Lm	Us Sa
Pittosporum revolutum	Brisbane Laurel	S	Lm	Us/Wb Sa/Oa
Proteaceae				
Banksia oblongifolia	Dwarf Banksia	S		Oa Pf
Banksia robur	Swamp Banksia	S		Oa Pf
Grevillea leiophylla	Wallum Grevillea	S		Oa Pf
Grevillea 'Robyn Gordon'	G. 'Robyn Gordon'	S		Oa Pf
Grevillea sericea	Pink Spider Flower	S		Oa Pf
Grevillea 'Shirley Howie'	G. 'Shirley Howie'	S		Oa Pf
Grevillea 'Superb'	G. 'Superb'	S		Oa Pf
Hakea florulenta	Hakea	S		Oa Pf
Hakea purpurea	Purple Hakea	S		Oa Pf
Lambertia formosa (-)	Mountain Devil	S		Oa Pf
Lomatia silaifolia	Crinkle Bush	S		Oa Pf
Stenocarpus angusifolia (-)		S		Oa Pf
Rhizophoraceae				
Bruguiera gymnorrhiza	Orange Mangrove	S/T	Lm St	Oa Coastal
Ceriops tagal	Yellow Mangrove	S/T	Lm St	Oa Coastal
Rhizophora stylosa	Stilted Mangrove	S/T	Lm St	Oa Coastal
Rosaceae				
Rubus parvifolia	Pink Raspberry	S	Lm	Oa
Rubus rosifolius	Native Raspberry	S	Lm	Us Sa
Rubiaceae				
Canthium coprosmoides	Coast Canthium	S/T	Lm	Us Oa Sa
Canthium lamprophyllum	Large-leaf Canthium	S/T	Lm	Us Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Canthium microphyllum	Small-leaf Canthium	S	Lm	Us Sa
Ixora bleckleri	Brown Coffeewood	S/T	Lm	Us Sa
Morinda acutifolia	Veiny Morinda	V	Lm	Us Sa
Morinda jasminoides	Sweet Morinda	V	Lm	Us Sa
Pavetta australiensis	Pavetta	S	Lm	Us Sa
Psychotria daphnoides	Smooth Psychotria	S	Lm	Us Sa
Psychotria loniceroides	Hairy Psychotria	S	Lm	Us Sa
Psychotria simmondsiana	Small Psychotria	S	Lm	Us Sa
Randia benthamiana	Native Gardenia	S	Lm	Us Sa
Randia chartacea	Narrow-leaf Gardenia	S	Lm	Us Sa
Rutaceae				
Clausena brevistyla (-)	Clausena	S	Lm	Us Sa
Microcitrus australasica (-)	Finger Lime	S	Lm	Us Sa
Murraya ovatifoliolata (-)	Native Murraya	S/T	Lm	Us Sa
Phebalium woombye (-)	Phebalium	S	Lm	Oa
Sambucaceae				
Sambucus australasica	Yellow Elderberry	S	Lm	Us Sa
Sapindaceae				
Alectryon coriaceus (-)	Beach Bird's Eye	S/T	Lm	Wb Oa
Arytera microphylla (-)	Dwarf Coogara	S	Lm	Us Sa
Cupaniopsis newmanii (-)	Long-leaf Tuckeroo	T	Lm	Us Sa Oa
Cupaniopsis serrata	Rusty Tuckeroo	S/T	Lm	Us Sa Oa
Cupaniopsis wadsworthii (-)	Dwarf Tuckeroo	S	Lm	Us Sa
Harpullia alata (-)	Wing-leaf Tulip	S	Lm	Us Sa
Mischocarpus sundaicus	Red Pear-fruit	T	Lm	Us Sa
Sapotaceae				
Planchonella myrsinoides	Yellow Plumwood	S/T	Lm	Us Sa
Scrophulariaceae				
Artenema fimbriatum	Koala bells	H	Lm	Oa
Tetragoniaceae				
Tetragonia tetragonioides	Native Spinach	H Gc	St Sc	Oa
Solanaceae				
Duboisia myoporoides	Corkwood	S/T	Lm	Us Sa
Solanum aviculare	Kangaroo Apple	S	Lm	Us Sa Oa
Solanum densevestitum (-)	Furry Nightshade	S	Lm	Us Sa
Solanum stelligerum (-)	Star Nightshade	S	Lm	Us Sa
Sterculiaceae				
Brachychiton bidwillii	Little Kurrajong	S	Lm	Us Sa Oa
Commersonia fraserii	Scrub Kurrajong	S	Lm	Us Sa Oa
Symplocaceae				
Symplocus baeuerlenii (-)	Shrubby Hazelwood	S	Lm	Us Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Thymeliaceae				
Phaleria clerodendron (-)		S	Lm	Us Sa
Phaleria chermsideana	Scrub Daphne	S/T	Lm	Us Sa
Pimelea linifolia	Slender Rice Flower	S		Oa
Wikstroemia indica	Tie Bush	S	Lm	Us Oa Sa
Tiliaceae				
Corchorus cunninghamii	Corchorus	S	Lm	Us Sa
Urticaceae				
Elatostema reticulatum	Rainforest Spinach	H	Lm	Us Sa
Elatostema stipitatum (-)	Small Soft Nettle	H	Lm	Us Sa
Pipturus argenteus	Native Mulberry	S/T	Lm	Us Sa
Verbenaceae				
Callicarpa pedunculata	Velvet-leaf	S	Lm	Us Sa
Clerodendrum floribundum	Lolly Bush	S/T	Lm	Us Oa Sa
Clerodendrum tomentosum	Hairy Lolly Bush	S/T	Lm	Us Oa Sa
Phyla nodiflora (-)	Condamine Couch	H Gc	Lm	Oa
Vitex ovata (-)	Vitex	S Gc	Lm	Oa
Violaceae				
Viola betonicifolia	Purple Violet	H	Lm	Us Sa
Viola hederacea	Native Violet	H	Lm	Us Sa
Vitaceae				
Cayratia acris	Hairy Water Vine	V	Lm	Us Sa
Cayratia clematidea	Slender Grape	V	Lm	Us Oa Sa
Cayratia eurynema	Soft Water Vine	V	Lm	Us Sa
Cissus opaca	Small-leaf Water Vine	V	Lm	Us Oa Sa
Winteraceae				
Tasmannia insipida	Pepper Bush	S	Lm	Us Sa
PTERIDOPHYTES				
Aspleniaceae				
Asplenium attenuatum	A Spleenwort	F	Lm	Sa
Asplenium australasicum	Crow's Nest Fern	eF	Lm	Sa
Osmondaceae				
Todea barbara	King Fern	tF	Lm	Us Sa
Polypodiaceae				
Drynaria rigidula	Basket Fern	eF	Lm	Sa
Phymatodes scandens	Scented Climbing Fern	tF	Lm	Sa
Platycerium bifurcatum	Elkhorn	eF	Lm	Sa
Platycerium superbum	Staghorn	F	Lm	Sa
Pyrrosia confluens	Felt Fern	eF	Lm	Sa
Pyrrosia rupestris	Rock Felt Fern	eF	Lm	Sa

Fire-Retardant Plants for Medium Gardens

The following plants can be used in addition to the list of plants for small gardens.

Scientific Name	Common Name	Form	Fire Retardance	Comments
MONOCOTYLEDONS				
Arecaceae				
Archontophoenix cunninghamii	Picabeen Palm	P	Lm	Ad
Calamus muelleri	Lawyer Cane Vine	P	Lm	Ad
Livistona australis	Cabbage Palm	P	Lm	Ad
Smilacaceae				
Ripogonum fawcettianum	Small Supplejack	V	Lm	Sa
Smilax australis	Barb-wire Vine	V	Lm	Sa Oa
DICOTYLEDONS				
Akaniaceae				
Akania lucens	Turnipwood	T	Lm	Us
Alangiaceae				
Alangium villosum polyosmoides	Muskwood	T	Lm	Us
Alangium villosum tomentosum	Muskwood	T	Lm	Us
Annonaceae				
Polyalthia nitidissima	Canary Beech	T	Lm	Us
Apocynaceae				
Alstonia constricta	Quinine Tree	T	Lm	Us
Melodinus acutiflorus	Merangarra	V	Lm	Sa
Melodinus australis	Southern Melodinus	V	Lm	Sa
Araliaceae				
Cephalaralia cephalobotrys	Climbing Panax	V	Lm	Sa
Bignoniaceae				
Pandorea pandorana	Wonga Vine	V	Lm	Oa Sa
Caesalpiniaceae				
Barklya syringifolia	Crown of Gold Tree	T	Lm	Us Sa Oa
Cassia tomentella (-)	Velvet Bean	S/T	Lm	Us Oa
Cunoniaceae				
Callicoma serratifolia (-)	White Alder	S/T	Lm	Us
Dilleniaceae				
Tecomanthe hillii (-)	Fraser Island Climber	V	Lm	Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Ebenaceae				
Diospyros australis	Black Plum	T	Lm	Us/Wb
Diospyros geminata	Scaly Ebony	T	Lm	Us/Wb
Diospyros mabacea (-)	Red-fruited Ebony	T	Lm	Us
Escalloniaceae				
Anopterus macleayanus (-)	Queensland Laurel	T	Lm	Us
Polyalthia nitidissima	Canary Beech	T	Lm	Us
Euphorbiaceae				
Claoxylon australe	Brittlewood	S/T	Lm	Us
Croton achronychioides	Thick-leaved Croton	S/T	Lm	Us
Croton insularis	Queensland Cascarilla	S/T	Lm	Us
Croton stigmatosus	White Croton	T	Lm	Us
Fabaceae				
Erythrina vespertilio	Bat's Wing Coral Tree	T	Lm	Ad De
Hernandiaceae				
Hernandia bivalvis	Cudgerie	T	Lm	Wb
Lauraceae				
Cryptocarya bidwilli	Yellow Laurel	T	Lm	Wb
Cryptocarya meisneriana	Thick-leaf Laurel	T	Lm	Wb
Cryptocarya sclerophylla	Boonah Laurel	T	Lm	Wb
Cryptocarya triplinervis	Brown Laurel	T	Lm	Wb
Cryptocarya triplinervis var. pubens	Hairy Brown Laurel	T	Lm	Wb
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	T	Lm	Us
Menispermaceae				
Stephania japonica var. discolor	Tape Vine	V	Lm	Sa Oa
Mimosaceae				
Acacia aulacocarpa	Hickory Wattle	T	Lm	Wb/Pf
Acacia implexa	Light Wood	T	Lm	Wb/Pf
Acacia melanoxylon	Blackwood	T	Lm	Wb/Pf
Acacia cincinnata	Wattle	S/T	Lm	Wb/Pf
Pararchidendron pruinosum	Snowwood	T	Lm	Us/Wb
Moraceae				
Ficus coronata	Creek Sandpaper Fig	T	Lm	Us/Wb
Ficus fraseri	A Sandpaper Fig	T	Lm	Us/Wb
Ficus opposita	A Sandpaper Fig	T	Lm	Us/Wb
Streblus brunonianus (*S. pendulinus*)	Whalebone Tree	T	Lm	Us/Wb

Scientific Name	Common Name	Form	Fire Retardance	Comments
Myoporaceae				
Myoporum acuminatum	Coast Boobialla	S/T	Lm	Wb Oa
Myrsinaceae				
Rapanea variabilis	Muttonwood	T	Lm	Us
Myrtaceae				
Acmena smithii (*small varieties*)	Creek Lilly Pilly	T	Lm	Us/Wb
Decaspermum humile	Silky Myrtle	S/T	Lm	Us
Metrosideros queenslandica (-)	Pink Myrtle	T	Lm	Us
Rhodamnia rubescens	Brown Malletwood	T	Lm	Us/Wb
Syzygium hodgkinsonia (-)	Smooth-bark Rose Apple	T	Lm	Us
Oleaceae				
Notelaea johnsonii	Veinless Mock Olive	S/T	Lm	Us
Notelaea longifolia	Large Mock Olive	S/T	Lm	Us/Wb
Notelaea microcarpa	Velvet Mock Olive	S/T	Lm	Us/Wb
Pittosporaceae				
Hymenosporum flavum	Native Frangipani	T	Lm	Us Ad
Pittosporum undulatum	Mock Orange	T	Lm	Us/Wb
Proteaceae				
Buckinghamia celsissima (-)	Ivory Curl Flower	T	Lm	Wb
Grevillea helmsiae (-)		T	Lm	Us Pf
Hicksbeachia pinnatifolia (-)	Red Boppel Nut	T	Lm	Us Ad Pf
Lomatia arborescens (-)	Tree Lomatia	S/T	Lm	Us Pf
Macadamia integrifolia	Queensland Nut	T	Lm	Wb
Macadamia ternifolia	Maroochy Nut	T	Lm	Wb
Macadamia tetraphylla	Rough Shell Bush Nut	T	Lm	Wb
Triunia youngiana	Spice Bush	T	Lm	Us
Rubiaceae				
Coelospermum paniculatum	Coelospermum	V	Lm	Sa
Hodgkinsonia ovatiflora	Golden Ash	T	Lm	Us/Wb
Ranunculaceae				
Clematis glycinoides	Headache Vine	V	Lm	Sa
Rutaceae				
Acronychia imperforata	Coast Aspen	S/T	Lm	Us/Wb
Acronychia pauciflora	Soft Acronychia	S/T	Lm	Us
Microcitrus australis	Round Lime	S	Lm	Us
Sapindaceae				
Alectryon connatus	Alectryon	T	Lm	Wb Slow at first
Alectryon subcinereus	Wild Quince	T	Lm	Wb
Alectryon subdentatus	Holly-leaf Bird's Eye	T	Lm	Wb
Alectryon tomentosus	Hairy Bird's Eye	T	Lm	Wb
Arytera distylis	Twin-leaf Coogera	T	Lm	Wb

Scientific Name	Common Name	Form	Fire Retardance	Comments
Arytera divaricata	Rose Tamarind	T	Lm	Wb
Arytera foveolata	Pitted Coogera	T	Lm	Wb
Cupaniopsis parvifolia	Small-leaf Tuckeroo	T	Lm	Wb
Cupaniopsis shirleyana (-)	Wedge-leaf Tuckeroo	T	Lm	Us/Wb
Cupaniopsis tomentella (-)	Boonah Tuckeroo	T	Lm	Wb
Elattostachys nervosa	Beetroot	T	Lm	Us/Wb
Elattostachys xylocarpa	White Tamarind	T	Lm	Wb
Guioa semiglauca	Wild Quince	T	Lm	Wb
Lepiderema pulchella (-)	Fine-leaf Tuckeroo	T	Lm	Wb
Mischocarpus australis	Red Pear-fruit	T	Lm	Wb
Toechima tenax	Scrub Teak	T	Lm	Wb
Sapotaceae				
Planchonella chartacea	Thin-leaf Plum	S/T	Lm	Us Sa
Planchonella cotinifolia	Small-leaf Plum	S/T	Lm	Us Sa
Simaroubaceae				
Guilfoylia monostylis	Native Plum	T	Lm	Us
Symplocaceae				
Symplocus thwaitesii	Buff Hazelwood	S/T	Lm	Us
PTERIDOPHYTES				
Cyatheaceae				
Cyathea australis	Rough Tree Fern	tF	Lm	Us
Cyathea cooperi	CommonTree Fern	tF	Lm	Us
Cyathea leichhardtiana	Prickly Tree Fern	tF	Lm	Us

Fire-Retardant Plants for Large Gardens, Acreage Blocks, Parks and Farms

The following plants can be used in addition to the lists of plants for small and medium gardens.

Scientific Name	Common Name	Form	Fire Retardance	Comments
GYMNOSPERMS				
Araucariaceae				
Agathis robusta (-)	Qld Kauri	T	Lm	Pf - resin
Araucaria bidwillii (-)	Bunya Pine	T	Lm	Pf - resin
Araucaria cunninghamii	Hoop Pine	T	Lm	Pf - resin
Podocarpaceae				
Podocarpus elatus	Brown or Plum Pine	T	Lm	Pf - resin
MONOCOTYLEDONS				
Arecaceae (Palmae)				
Calamus muelleri	Lawyer Cane Vine	V	Lm	Sa Oa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Flagellariaceae				
Flagellaria indica	Supplejack	V	Lm	Sa
Pandanaceae				
Freycinettia excelsa	Climbing Pandanus	V	Lm	Sa
Freycinettia scandens	Climbing Pandanus	V	Lm	Sa
Smilacaceae				
Ripogonum album	White Supplejack	V	Lm	Sa
Ripogonum brevifolium	Supplejack	V	Lm	Sa
Ripogonum discolor	Prickly Supplejack	V	Lm	Sa
Ripogonum elseyanum	Hairy Supplejack	V	Lm	Sa
DICOTYLEDONS				
Anacardiaceae				
Euroschinus falcata	Ribbonwood	T	Lm	Wb
Rhodosphaera rhodanthema	Deep Yellowwood	T	Lm	Wb
Annonaceae				
Melodorum leichhardtii (*Rauwenhoffia l.*)	Zig-Zag Vine	V	Lm	Sa
Apocynaceae				
Alstonia constricta	Quinine Tree	T	Lm	Wb
Melodinus acutiflorus	Merangarra	V	Lm	Sa
Melodinus australis	Southern Melodinus	V	Lm	Sa
Parsonsia eucalyptophylla	Gargaloo	V	Lm	Sa Oa
Parsonsia fulva	Furry Silkpod	V	Lm	Sa
Parsonsia lanceolata	Northern Silkpod	V	Lm	Sa
Parsonsia latifolia	Monkey Vine	V	Lm	Sa
Parsonsia straminea	Monkey Rope	V	Lm	Sa Oa
Parsonsia velutina	Velvet Silkood	V	Lm	Sa Oa
Parsonsia ventricosa	Pointed Silkpod	V	Lm	Sa
Arecaceae				
Calamus muelleri	Lawyer Cane	V	Lm	Sa
Araliaceae				
Cephalaralia cephalobotrys	Climbing Panax	V	Lm	Sa
Polyscias elegans	Celerywood	T	Lm	Wb/Ad Oa Sa
Polyscias murrayi	Pencil Cedar	T	Lm	Ad Oa Sa
Asclepiadaceae				
Marsdenia rostrata	Common Milk Vine	V	Lm	Sa
Atherospermataceae				
Daphnandra micrantha	Socketwood	T	Lm	Wb

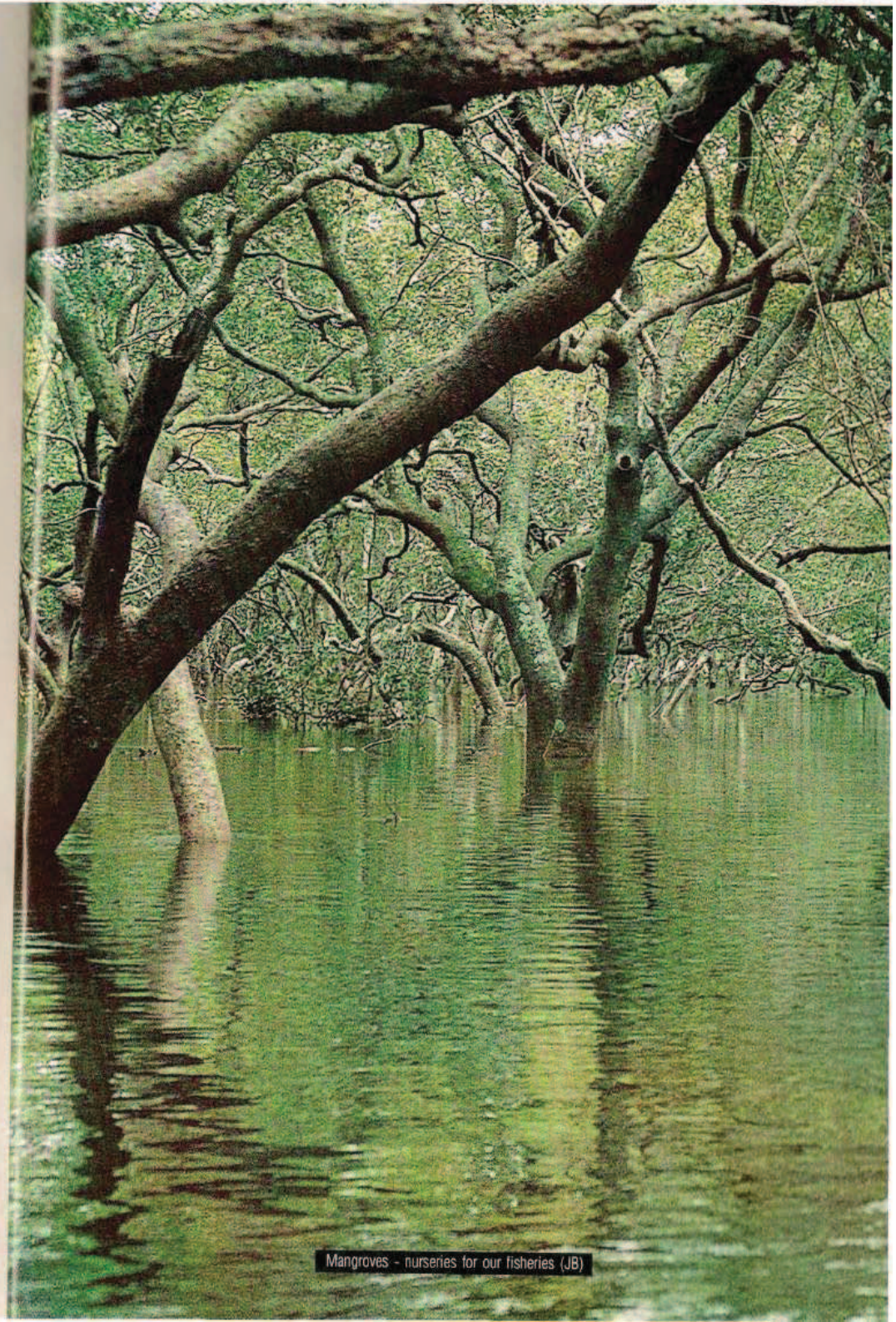
Scientific Name	Common Name	Form	Fire Retardance	Comments
Avicenniaceae				
Avicennia marina	Grey Mangrove	T	Lm St	Oa Coastal
Burseraceae				
Canarium australasicum	Carrotwood	T	Lm	Wb
Caesalpiniaceae				
Cassia marksiana (-)	Native Laburnum	T	Lm	Wb
Caesalpinia bonduc	Caesalpinia	V	Lm	Sa
Caesalpinia scortechinii	Large Prickle Vine	V	Lm	Sa
Caesalpinia subtropica	Corky Prickle Vine	V	Lm	Sa
Celastraceae				
Celastrus australis	Staff Climber	V	Lm	Sa
Celastrus subspicatus	Large Staff Vine	V	Lm	Sa
Loeseneriella barbata (*Hippocratea b.*)	Knot Vine	V	Lm	Sa
Cunoniaceae				
Caldcluvia paniculosa	Rose-leaf Marara	T	Lm	Wb
Ceratopetalum apetalum (-)	Coachwood	T	Lm	Wb
Geissois benthamii	Red Carabeen	T	Lm	Wb
Pseudoweinmannia lachnocarpa	Marara	T	Lm	Wb
Schizomeria ovata	White Birch	T	Lm	Us/Wb
Ebenaceae				
Diospyros fasciculosa	Grey Ebony	T	Lm	Wb
Diospyros pentamera	Myrtle Ebony	T	Lm	Wb
Ehretiaceae				
Cordia dichotoma (-)	Cordia	T	Lm	Wb
Ehretia acuminata	Koda	T	Lm	Ad De
Elaeocarpaceae				
Elaeocarpus eumundi	Eumundi Quandong	T	Lm	Wb
Elaeocarpus grandis	Blue Quandong	T	Lm	Wb
Elaeocarpus kirtonii	White Quandong	T	Lm	Wb
Elaeocarpus obovatus	Hard Quandong	T	Lm	Wb
Sloanea australis	Maiden's Blush	T	Lm	Wb
Sloanea woollsii	Yellow Carabeen	T	Lm	Wb
Escalloniaceae				
Quintinia verdonii	Grey Possumwood	T	Lm	Wb
Euphorbiaceae				
Austrobuxus swainii (-)	Pink Cherry	T	Lm	Wb
Baloghia inophylla (*B. lucida*)	Scrub Bloodwood	T	Lm	Wb
Bridelia exaltata	Scrub Ironbark	T	Lm	Wb
Bridelia leichhardtii	Leichhardt's Ironbark	T	Lm	Wb
Claoxylon australe	Brittlewood	T	Lm	Wb

Scientific Name	Common Name	Form	Fire Retardance	Comments
Dissiliaria baloghioides	Lancewood	T	Lm	Wb
Drypetes australasica	Yellow Tulip	T	Lm	Wb
Exocoecaria agallocha	Milky Mangrove	T	Lm St	Ad Coastal
Exocoecaria dallachyana	Scrub Poison Tree	T	Lm	Wb
Glochidion ferdinandi	Cheese Tree	T	Lm	Wb
Glochidion sumatranum	Buttonwood	T	Lm	Wb
Mallotus discolor	Yellow Kamala	T	Lm	Wb
Mallotus philippensis	Red Kamala	T	Lm	Wb
Fabaceae				
Austrosteenisia blackii	Blood Vine	V	Lm	Sa Oa
Castanospermum australe	Black Bean	T	Lm	Wb
Derris involuta	Native Derris	V	Lm	Sa
Erythrina sp. Lacey's Creek	Corkwood	T	Lm	Ad De
Erythrina vespertilio	Batswing Coral Tree	T	Lm	Ad De
Mucuna gigantea	Burny Bean	V	Lm	Sa
Flacourtiaceae				
Scolopia braunii	Flintwood	T	Lm	Wb
Flindersiaceae				
Flindersia australis	Crows Ash	T	Lm	Wb
Flindersia bennettiana	Bennett's Ash	T	Lm	Wb
Flindersia collina	Leopard Ash	T	Lm	Wb
Flindersia schottiana	Cudgerie or Bumpy Ash	T	Lm	Wb
Flindersia xanthoxyla	Yellowwood	T	Lm	Wb
Icacinaceae				
Citronella moorei	Churnwood	T	Lm	Wb
Pennantia cunninghamii	Brown Beech	T	Lm	Wb
Lauraceae				
Cryptocarya erythroxylon	Pigeonberry Ash	T	Lm	Wb
Cryptocarya hypospodia	Rib-fruit Pepperberry	T	Lm	Wb
Cryptocarya macdonaldii	Cooloola Laurel	T	Lm	Wb
Cryptocarya microneura	Murrogun	T	Lm	Wb
Cryptocarya obovata	Pepperberry Tree	T	Lm	Wb
Endiandra muelleri	Mueller's Walnut	T	Lm	Wb
Endiandra pubens	Hairy Walnut	T	Lm	Wb
Endiandra sieberi (-)	Hard Corkwood	T	Lm	Wb
Neolitsea australiensis	Grey Bolly Gum	T	Lm	Wb
Neolitsea dealbata	White Bolly Gum	T	Lm	Us/Wb
Malvaceae				
Hibiscus tiliaceus	Cotton Tree	T	Lm	Wb
Lagunaria patersonii (-)	Norfolk Is Hibiscus	T	Lm	Wb
Meliaceae				
Anthocarapa nitidula (*Pseudocarapa nitidula*)	Incense Cedar	T	Lm	Wb
Dysoxylum fraseranum	Rosewood	T	Lm	Wb

Scientific Name	Common Name	Form	Fire Retardance	Comments
Dysoxylum mollissimum ssp. molle (D. muelleri)	Red Bean	T	Lm	Wb
Dysoxylum rufum	Hairy Rosewood	T	Lm	Wb
Melia azedarach	White Cedar	T	Lm	Wb/Ad De
Owenia cepiodora	Onion Cedar	T	Lm	Wb
Toona australis	Red Cedar	T	Lm	Wb/Ad De
Menispermaceae				
Legnephora moorei	Wild Grape	V	Lm	Sa
Sarcopetalum harveyanum	Pearl Vine	V	Lm	Sa
Stephania aculeata	Prickly Snake Vine	V	Lm	Sa
Tinospora smilacina	Snake Vine	V	Lm	Sa
Tinospora tinosporoides	Arrow-head Vine	V	Lm	Sa
Mimosaceae				
Acacia aulacocarpa var. aulacocarpa	Hickory Wattle	T	Lm	Wb Pf
Acacia bakeri	Marblewood	T	Lm	Wb Pf
Acacia harpophylla (-)	Brigalow Wattle	T	Lm	Wb
Acacia melanoxylon	Blackwood	T	Lm	Wb Pf
Archidendron grandiflorum	Lace Flower	T	Lm	Wb
Monimiaceae				
Palmeria scandens	Anchor Vine	V	Lm	Sa
Moraceae				
Ficus macrophylla	Moreton Bay Fig	T	Lm	Wb
Ficus obliqua	Small-leafed Fig	T	Lm	Wb
Ficus platypoda	Rock Fig	T	Lm	Wb
Ficus superba var. henneana	Deciduous Fig	T	Lm	Ad De
Ficus virens var. sublanceolata	White Fig	T	Lm	Wb
Ficus watkinsiana	Nipple Fig	T	Lm	Wb
Maclura cochinchinensis (Cudrania c.)	Cockspur Thorn	V	Lm	Oa Sa
Malaisia scandens	Burny Vine	V	Lm	Sa
Myrtaceae				
Acmena hemilampra	Blush Satinash	V	Lm	Wb
Acmena ingens (A. brachyandra)	Red Apple	V	Lm	Wb
Acmena smithii	Creek Lilly Pilly	T	Lm	Wb
Lophostemon confertus	Brush Box	T	Lm	Wb
Syncarpia glomulifera	Turpentine	T	Lm	Wb
Syzygium australe	Scrub Cherry	T	Lm	Wb
Syzygium corynanthum	Sour cherry	T	Lm	Wb
Syzygium crebrinerve	Purple Cherry	T	Lm	Wb
Syzygium moorei (-)	Durobby	T	Lm	Wb
Nyctaginaceae				
Pisonia aculeata	Native Bougainvillea	V	Lm	Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Oleaceae				
Olea paniculata	Native Olive	T	Lm	Wb
Piperaceae				
Piper novae-hollandiae	Native Pepper Vine	V	Lm	Sa
Pittosporaceae				
Pittosporum rhombifolium	Hollywood	T	Lm	Wb
Proteaceae				
Floydia praealta	Ball Nut	T	Lm	Wb
Grevillea hilliana (-)	Hill's Silky Oak	T	Lm	Pf
Grevillea robusta	Silky Oak	T	Lm	Pf
Helicia glabriflora	Smooth Helicia	T	Lm	Pf
Macadamia integrifolia	Queensland Nut	T	Lm	Wb
Macadamia ternifolia	Maroochy Nut	T	Lm	Wb
Macadamia tetraphylla (-)	Rough-shell Bush Nut	T	Lm	Wb
Oriocallis pinnata (-)	Pink Silky Oak	T	Lm	Pf
Oriocallis wickhamii (-) *(Alloxylon flammeum)*	Satin Oak	T	Lm	Pf
Stenocarpus salignus (-)	Scrub Beefwood	T	Lm	Pf
Stenocarpus sinuatus	Wheel of Fire Tree	T	Lm	Wb
Ranunculaceae				
Clematis aristata	Old Man's Beard	V	Lm	Sa
Rhamnaceae				
Alphitonia excelsa	Red Ash	T	Lm	Wb
Alphitonia petrei	Pink Ash	T	Lm	Wb
Emmenosperma alphitonioides	Yellow Ash	T	Lm	Wb
Rosaceae				
Rubus moluccanus	MoluccaBramble	V	Lm	Sa
Rutaceae				
Acronychia oblongifolia	White Lilly Pilly	S/T	Lm	Wb
Acronychia suberosa	Corky Acronychia	T	Lm	Wb
Sarcomelicope simplicifolia	Bauerella	T	Lm	Wb
Sapindaceae				
Alectryon reticulatus	Alectryon	T	Lm	Wb
Arytera lautererana	Corduroy Tamarind	T	Lm	Wb
Atalaya multiflora	Broad-leaf Whitewood	T	Lm	Wb
Atalaya salicifolia (A. virens)	Scrub Whitewood	T	Lm	Wb
Castanospora aphanandi (-)	Brown Tamarind	T	Lm	Wb
Cupaniopsis anacardioides	Tuckeroo	T	Lm	Wb
Cupaniopsis flagelliformis (-)	Brown Tuckeroo	S/T	Lm	Wb
Diploglottis campbellii (-)	Small-leaf Tamarind	T	Lm	Wb
Diploglottis cunninghamii	Native Tamarind	T	Lm	Wb/Ad
Harpullia hillii	Blunt-leaf Tulip	T	Lm	Wb
Harpullia pendula	Tulipwood	T	Lm	Wb

Scientific Name	Common Name	Form	Fire Retardance	Comments
Jagera pseudorhus	Foam Bark Tree	T	Lm	Wb
Mischocarpus anodontus	Veiny Pear-fruit	T	Lm	Wb
Mischocarpus pyriformis	Yellow Pear-fruit	T	Lm	Wb
Rhysotoechia bifoliolata (-)	Twin-leaf Tuckeroo	T	Lm	Wb
Sarcopteryx stipata	Corduroy	T	Lm	Wb
Toechima dasyrrhache	Blunt-leaf Steelwood	T	Lm	Wb
Sapotaceae				
Amorphospermum antilogum	Brown Pearwood	T	Lm	Wb
Amorphospermum whitei (-)	Rusty Plum	T	Lm	Wb
Planchonella australis	Black Apple	T	Lm	Wb
Planchonella laurifolia (-)	Blush Coondoo	T	Lm	Wb
Planchonella pohlmaniana	Yellow Boxwood	T	Lm	Wb
Simaroubaceae				
Ailanthus triphysa	White Siris	T	Lm	Wb
Guilfoylia monostylis	Native Plum	T	Lm	Wb
Siphonodontaceae				
Siphonodon australis	Ivorywood	T	Lm	Wb
Sterculiaceae				
Argyrodendron actinophyllum	Black Booyong	T	Lm	Wb
Argyrodendron trifoliolatum	Brown Tulip Oak	T	Lm	Wb
Brachychiton acerifolius	Flame Tree	T	Lm	Ad De
Brachychiton discolor	Lace Bark	T	Lm	Ad De
Brachychiton populneus	Kurrajong	T	Lm	Wb
Brachychiton rupestris (-)	Qld Bottletree	T	Lm	Ad De
Brachychiton sp. (-)	Ormeau Bottletree	T	Lm	Ad De
Commersonia bartramia	Brown Kurrajong	T	Lm	Us/Wb
Sterculia quadrifida	Peanut Tree	T	Lm	Ad De
Symplocaceae				
Symplocos stawelli	White Hazelwood	T	Lm	Wb
Ulmaceae				
Aphananthe philippinensis	Native Elm	T	Lm	Wb
Celtis paniculata	Investigator Tree	T	Lm	Wb
Urticaceae				
Dendrocnide excelsa	Giant Stinging Tree	T	Lm	Wb
Dendrocnide photinophylla	Mulberry Stinger	T	Lm	Wb
Verbenaceae				
Gmelina leichhardtii	White Beech	T	Lm	Wb
Premna lignum-vitae	Lignum-vitae	T	Lm	Wb
Vitaceae				
Cissus antarctica	Kangaroo Vine	V	Lm	Wb
Cissus hypoglauca	Five-leaf Watervine	V	Lm	Wb
Cissus sterculiifolia	Long-leaf Watervine	V	Lm	Wb
Tetrastigma nitens	Shining Grape	V	Lm	Wb

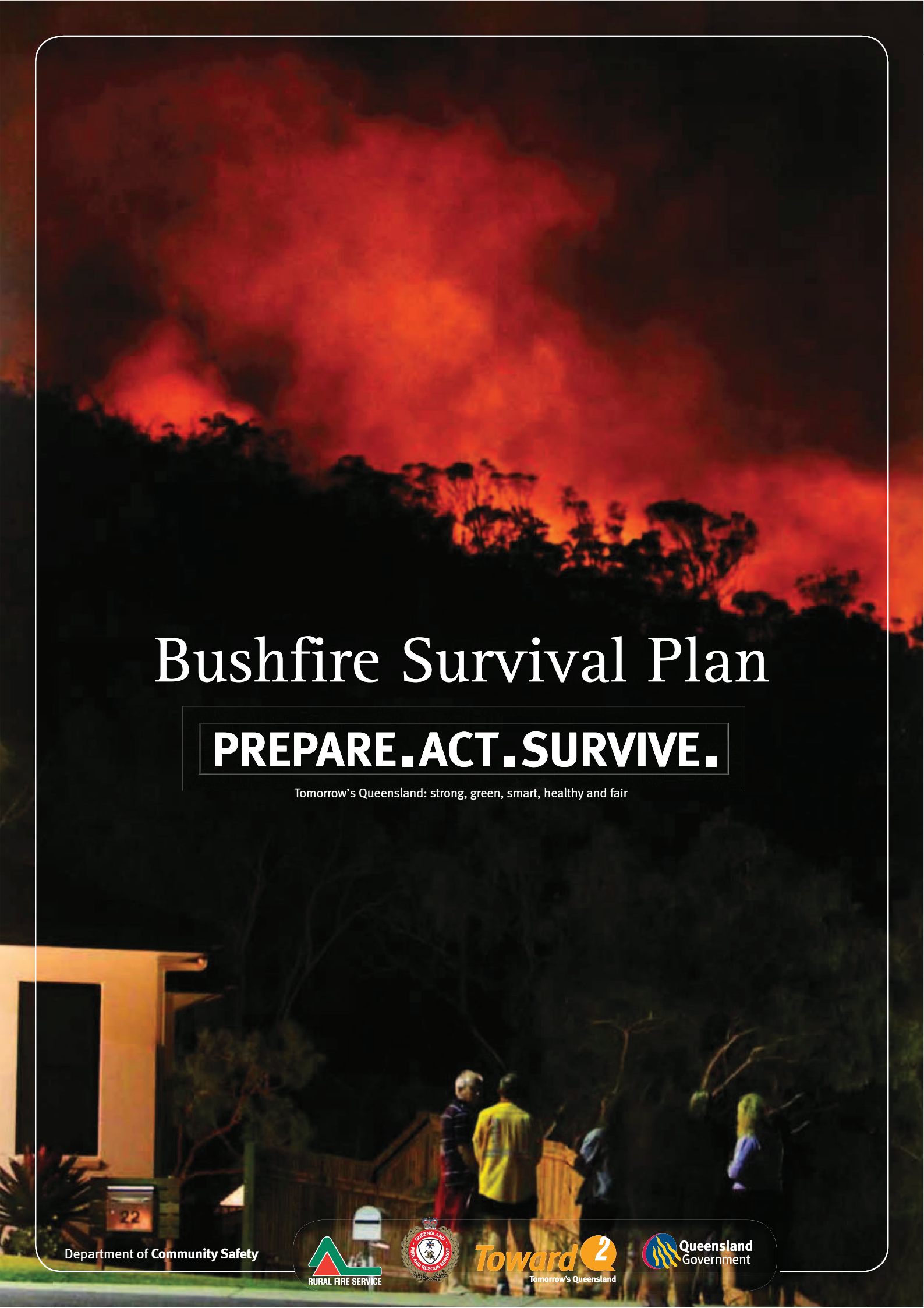


Mangroves - nurseries for our fisheries (JB)

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

Department of **Community Safety**

RURAL FIRE SERVICE

QUEENSLAND FIRE AND RESCUE SERVICE

Toward 2 Tomorrow's Queensland

Queensland Government

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.

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.

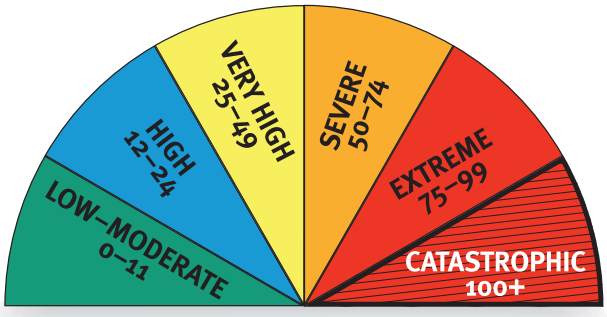
It is your responsibility to prepare yourself, your family and your home for the threat of bushfire.

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 self-assessment 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:

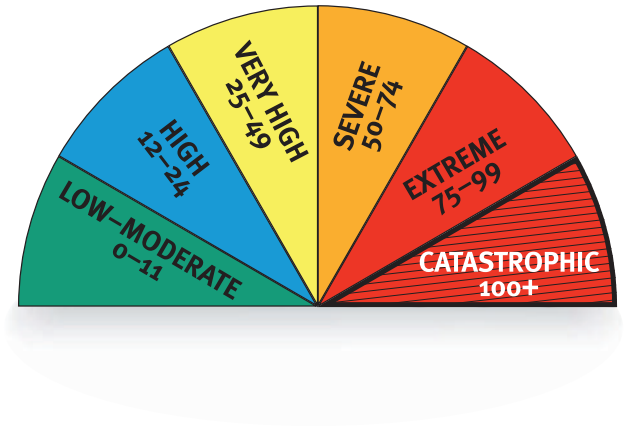
- NSPs do not cater for pets.
- Firefighters may not be present as they will be fighting the main fire front elsewhere.
- NSPs do not provide meals or amenities.
- They may not provide shelter from the elements, particularly flying embers.

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 well-constructed 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:

Step 1 – Activate your Bushfire Survival Plan

Someone must take charge and lead other family members through this emotional experience by carefully communicating the various tasks set out in the plan. Know who is going to leave early and who is going to stay.

Step 2 – Put on your personal protective clothing

Every member of the family must change into their personal protective clothing, including long pants, long-sleeve-shirt and closed-in shoes.

Step 3A – Pack your vehicle and leave early

If your plan is to leave early, pack all valuables in your vehicle (see Relocation Kit) and relocate to your designated safer location. Give yourself enough time to get you and your family to safety. Don't return home until it is safe to do so.

OR

Step3B – Implement your strategy to stay and defend

If your plan is to stay ensure you have all the items in the Bushfire Survival Kit ready to go. This can be a dangerous option and you should be physically and mentally prepared.

Step 4 – Keep informed of bushfire activity

Listen to the radio, television, internet, firefighters and/or police for information on the fire in your local area. Bushfire is dynamic and unpredictable so you need to be prepared for the unexpected. Warnings are not guaranteed so do whatever is necessary to ensure you remain safe.

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
- shovel
- towels
- buckets
- 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 Owner/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/bridge	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 leaf 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 male camlock fitting so fire figthers can use water if needed	Yes		No	
QFRS accessible external open water supply (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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Appendix D

Signage Plan

Flourish

South Maclean Development

Entry Statement Package

FOR: Daleford Property Pty Ltd

SLR PROJECT No: 620.V13637.00001

March 2023

Document No.

620.V1367.00001 South Maclean Development

Revision History

001	14 March 2024	Draft for Review	Chloe Wegener
002	14 March 2024	For EDQ Approval	Chloe Wegener

Client

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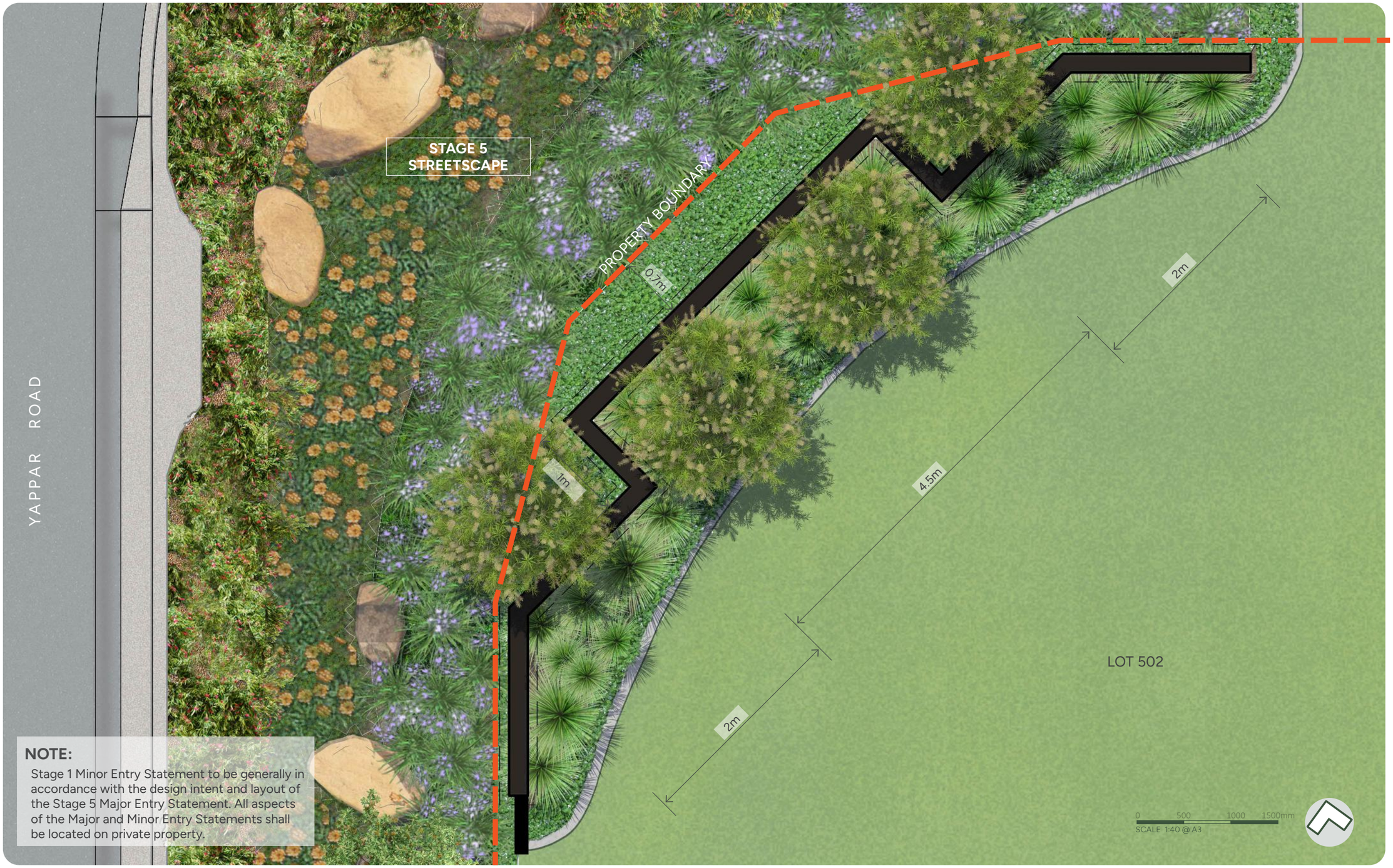
Acknowledgment of Country

"SLR Consulting Australia Pty Ltd respectfully acknowledges the traditional custodians of the South Maclean region - the Yagera and Yugambeh People, who have been on this Country since time immemorial. SLR Consulting Australia Pty Ltd recognises the unique and strong connection the Yagera and Yugambeh People share with this Country, and thank them for their continuing stewardship to land, water and community.

We pay our respects to Aboriginal and Torres Strait Islander cultures and to Elders past and present."

Major Entry Statement Plan

Major Entry Statement Arrangement



NOTE:

Stage 1 Minor Entry Statement to be generally in accordance with the design intent and layout of the Stage 5 Major Entry Statement. All aspects of the Major and Minor Entry Statements shall be located on private property.

Major Entry Statement Elevation

Artists Impression

SLR

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