
Bushfire management plan

Proposed development | Flagstone Context Area 5 - North | Flagstone | Queensland
Prepared for Peet Flagstone City Pty Ltd | 15 May 2026

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

Approval no: DEV2026-FLA-4804

Date: 15/07/2026



Bushfire management plan

Final

Report 25097 | Peet Flagstone City Pty Ltd | 15 May 2026

Approved by Robert Janssen

Position Managing principal

Signature



Date 15 May 2026

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Appendix

Appendix 1	CA4 and CA5 context plan
Appendix 2	Undullah context plan
Appendix 3	Plan of subdivision
Appendix 4	Bushfire prone area map
Appendix 5	Radiant heat exposure assessment
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Disclaimer

Notwithstanding the precautions adopted in this report, it should always be remembered that bushfires burn under a range of conditions. An element of risk, no matter how small always remains, and although AS 3959-2018 is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any building will withstand bushfire attack on every occasion.

It should be noted that upon lodgement of a development proposal, State Government, council and/or the fire service may recommend additional construction requirements.

Although every care has been taken in the preparation of this report, Land and Environment Consultants Pty Ltd accept no responsibility resulting from the use of the information in this report.

1 Introduction

Land and Environment Consultants Pty Ltd (LEC) was engaged to prepare a bushfire management plan (BMP) for the proposed residential subdivision (**proposed development**) mostly within Context Area 5 (CA5) in the Greater Flagstone Priority Development Area (**Flagstone PDA**), properly described as part of lot 907/SP332140 (**the site**).

A priority development area development application (**development application**) will be made for the proposed development under the *Greater Flagstone Urban Development Area – Development Scheme*. Economic Development Queensland will be the assessment authority.

The site is identified as a bushfire hazard area by the *Bushfire prone area map* (**Bushfire prone area map**) in the Queensland State Planning Policy interactive mapping system (DSDILGP 2025). As a result, the development application for the proposed development will be subject to compliance with the bushfire hazard outcomes of the *Greater Flagstone Priority Development Area – Development Scheme* which calls up the superseded *State Planning Policy 1/03 Guideline – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide* (DLGP, DES 2003) (**SPP 1/03 guideline**) for information and assessment criteria for bushfire.

The SPP 1/03 guideline was repealed in 2013 and the current SPP 2017 is now in effect. Therefore, this BMP considers outcomes sought by the current SPP 2017 by way of compliance with the example bushfire overlay code (**Bushfire overlay code**) in the *Natural Hazards, Risk and Resilience – Bushfire, State Planning Policy State Interest guidance material* (DSDMIP 2019) (**SPP guidance material – bushfire**) which reflects the current assessment benchmarks for development within a bushfire prone area.

This BMP has been prepared in general accordance with the method and guidance in *Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest ‘Natural Hazards, Risk and Resilience – Bushfire* (QFES 2019a) (**BRC guide**) which was prepared to provide technical guidance for the implementation of the SPP guidance material – bushfire. It documents the bushfire hazard assessment and demonstrates how the proposed development will comply with the Bushfire overlay code. It includes:

- an introduction (this section) and description of methods and information resources used for the preparation of this BMP;
- description of the site and proposed development;
- bushfire hazard assessment;
- identification of bushfire hazards associated with the site and proposed development;
- radiant heat exposure assessment;
- a plan for mitigating bushfire hazards; and
- assessment of the proposed development against the Bushfire overlay code.

1.1 Method

To meet requirements of the BRC guide, the following tasks were undertaken:

- desktop review of relevant information, including:
 - Bushfire prone area map;
 - fire history data in Queensland Globe (DR 2025); and
 - data in the Queensland Spatial Data Catalogue (DNRMMRRD 2026) (**Qspatial**) which is referenced in the *Bushfire Resilient Communities Mapviewer User Guide* (QFD 2025), ie

pre-clear regional ecosystem (**RE**) map, vegetation hazard class (**VHC**) map and severe fire weather map;

- inspection of land adjacent to the proposed development for vegetation characteristics, current land management practices, slope and evidence of previous fires;
- bushfire hazard assessment in general accordance with the method in the BRC guide;
- radiant heat exposure assessment using the Fire Protection Association of Australia *BAL calculator* V4.9 (**BAL calculator**) which models the 'method 2' bushfire attack level (**BAL**) assessment procedure in the *Australian Standard (AS 3959-2018) Construction of buildings in bushfire prone areas*; and
- assessment of the proposed development against the Bushfire overlay code.

Aerial imagery of the site and measuring tools were accessed online from Google Earth and Queensland Globe to assist with validating observations and measurements made during the site inspection.

1.2 Suitably qualified person

This BMP was prepared by Robert Janssen who is a suitably qualified and experienced bushfire management consultant with respect to criteria in section 10.2 of the BRC guide.

Robert is the managing principal at LEC and has over 25 years of experience in bushfire planning and operations. He has prepared bushfire management plans for residential, commercial and industrial property developments, utilities, government facilities and conservation estates.

Robert's formal qualifications as an environmental scientist and consulting experience are coupled with 10 years of experience as a nationally accredited fire-fighter with the national parks and wildlife service in New South Wales and Queensland.

2 Description of the site and proposed development

This chapter provides a description of the site and proposed development.

2.1 Site description

The site's location is shown in Figure 3.1. It is in the north-western corner of CA5 and overlaps into the south-western corner of Context Area 4 (**CA4**).

The context plans for CA5 and CA4 are provided in Appendix 1. CA5 is within the southern portion of the Flagstone PDA and adjoins CA4 to the north and the Undullah context plan area to the west. The Undullah context area plan is provided in Appendix 2.

Future development pursuant to the context plans for CA4 and CA5 and the Undullah context plan will result in much of the land adjacent to the site being progressively developed for roads, urban living, parks, schools, neighbourhood centres, industry and business and a town centre. Notwithstanding, corridors of bushland vegetation will be retained in open space networks which are generally aligned with overland flow paths and stormwater management areas.

The site will have access to a mains water connection.

2.2 Proposed development

The proposed development involves a residential subdivision. The plan of subdivision is provided in Appendix 3 and shows the proposed layout of residential allotments, roads, pedestrian linkages, drainage reserves, open space corridor, neighbourhood recreation park and local linear park. The key maps in the preliminary ROL plan also confirm the site's location with respect to the broader areas of CA4 and CA5.

Bushland vegetation will be retained and restored within the drainage reserves and open space corridor. Vegetation restoration or landscaping within these areas will seek to restore the species and structure indicated by the local pre-clear RE mapping.

The proposed neighbourhood recreation parks and local linear park (**proposed parks**) and pedestrian linkages will be maintained landscapes which consist of pathways, lawn and formal gardens.

Access and egress for the proposed development will be provided via a new network of roads, including a trunk connector road adjoining the eastern boundary of the site and a neighbourhood connector road along the southern boundary of the site.

The proposed development will be connected to mains water, and a hydrant system will be installed in the new road reserves.

2.3 Bushfire prone area map

The Bushfire prone area map for the site is provided in Appendix 4. Verification of the bushfire hazard areas shown in the Bushfire prone area map is provided via the bushfire hazard assessment in Chapter 3.

Please note, in this BMP, the terms 'bushfire prone area' and 'bushfire hazard area' have the same meaning. Both terms mean an area of vegetation that is determined to have a potential bushfire intensity > 4,000 kilowatts/metre (**kW/m**) and the land within 100 m of this vegetation.

3 Bushfire hazard assessment

This chapter provides details about the desktop review, site inspection and bushfire hazard assessment.

3.1 Severe fire weather

The severe fire weather data in Qspatial indicates the 5 % annual exceedance probability forest fire danger index (**FFDI**) for the site is 56. This FFDI value has been used for the potential bushfire intensity calculations in Section 3.4 and the radiant heat exposure assessment in Section 5.7.

3.2 Fire history

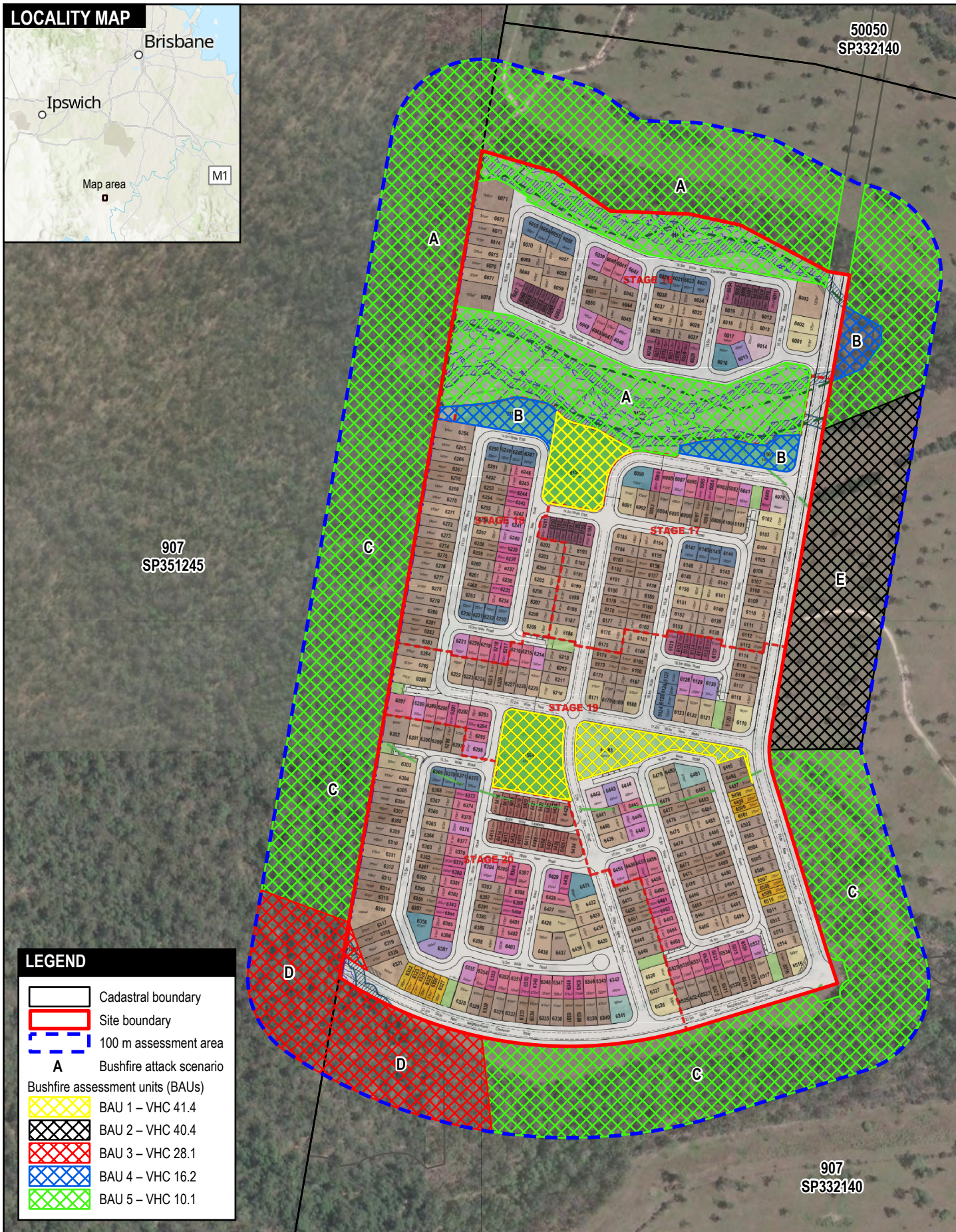
Fire history data confirms numerous fires have occurred within 1 kilometre (**km**) of the site during the past 20 years. The data does not indicate whether the fire history comes from wildfires or prescribed burns.

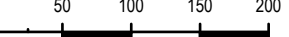
3.3 Site inspection

LEC inspected the site on 21 October 2025. Observations were recorded about current land use and management, vegetation characteristics, the slope of land and evidence of previous fires.

Bushfire assessment units (**BAUs**) have been used to describe characteristics of vegetation within 100 m of the proposed development and are shown in Figure 3.1. They consider the post development landform of the site based on the plan of subdivision provided in Appendix 3.

Table 3.1 provides a summary of VHC data in Qspatial, observations from the site inspection and notes about the VHC assessment of BAUs. Features of BAUs are shown in Photographs 3.1-3.4.



 Land and environment consultants	Client: Peet Flagstone City Pty Ltd		Bushfire management plan Flagstone Context Area 5 North		Aerial image: ESRI World Imagery Scale: 1:5,500  
	Design: Land and Environment Consultants Date Saved: 14/05/26 1:39 PM Created by: RA Scale: 1:5,500 Name: J25097_ArcGIS Project_Flagstone CA-5 North	Title: VHC assessment	Figure 3.1		

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Table 3.1 Site observations

BAU	Qspatial VHC	Post development VHC	VHC assessment
BAU 1	VHC 10.1 <i>Spotted gum dominated open forests (VHC 10.1)</i> , VHC 40.4 <i>Continuous low grass or tree cover (VHC 40.4)</i> and VHC 41.4 <i>Discontinuous low grass or tree cover (VHC 41.4)</i>	VHC 41.4	BAU 1 is aligned with the proposed parks which will be maintained landscapes consisting of pathways, lawn and formal gardens. VHC 41.4 has discontinuous bushfire fuel and is classified as a low hazard class in figure 14 of the BRC guide.
BAU 2	VHC 10.1, VHC 40.4 and VHC 41.4	VHC 40.4	BAU 2 is aligned with a grass paddock adjoining part of the eastern boundary of the site. VHC 40.4 has continuous grassfire fuel and is classified as grassfire prone in figure 14 of the BRC guide.
BAU 3	VHC 10.1, VHC 28.1 <i>Open forests in coastal locations with species such as she-oak or swamp box (VHC 28.1)</i>	VHC 28.1	BAU 3 is aligned with proposed drainage reserves and an open space corridor in the south-western corner of the site. Vegetation will be retained and restored within this area. Landscaping to restore vegetation will utilise the species indicated by the local pre-clear RE mapping. The VHC assessment of BAU 3 is based on the pre-clear RE and VHC data in Qspatial, ie VHC 28.1. VHC 28.1 has continuous bushfire fuel and is classified as a bushfire hazard class in figure 14 of the BRC guide.
BAU 4	VHC 16.2	VHC 16.2	BAU 4 is aligned with proposed drainage reserves in the northern part of the site where vegetation will be restored. Landscaping to restore vegetation will utilise the species indicated by the local pre-clear RE mapping. The VHC assessment of BAU 4 is based on the pre-clear RE and VHC data in Qspatial, ie VHC 16.2. VHC 16.2 has continuous bushfire fuel and is classified as a bushfire hazard class in figure 14 of the BRC guide.
BAU 5	VHC 10.1	VHC 10.1	BAU 5 is aligned with bushland vegetation adjoining the site and bushland vegetation that will be retained within the proposed open space corridors in the northern part of the site. The VHC assessment of BAU 5 is based on the pre-clear RE and VHC data in Qspatial, ie VHC 10.1. VHC 10.1 has continuous bushfire fuel and is classified as a bushfire hazard class in figure 14 of the BRC guide.



Photograph 3.1 VHC 40.4 within BAU 2



Photograph 3.2 VHC 28.1 within BAU 3



Photograph 3.3 VHC 16.2 within BAU 4



Photograph 3.4 VHC 10.1 within BAU 5

3.4 Potential bushfire intensity calculations

The potential bushfire intensity of BAUs was determined using the Queensland Public Safety Business Agency *Potential Bushfire Intensity Calculator* (version November 2014) which is an Excel spreadsheet calculator that models the bushfire hazard assessment method in Section 4.2.4 of the BRC guide.

Section 3.1 of the BRC guide defines bushfire hazard classes as follows:

- very high – potential bushfire intensity > 40,000 kW/m;
- high – potential bushfire intensity 20,000-40,000 kW/m;
- medium – potential bushfire intensity 4,000-20,000 kW/m; and
- non-bushfire hazard – potential bushfire intensity < 4,000 kW/m.

Results of the potential bushfire intensity calculations which determine the bushfire hazard class of BAUs shown in Figure 3.1 are presented in Table 3.2.

Table 3.2 Potential bushfire intensity

BAU	VHC	Potential fuel load tonnes/ha ¹	Slope (°) ²	Potential bushfire intensity (kW/m)	Bushfire hazard class
BAU 1	VHC 41.4	-	-	< 4,000 ²	Non-bushfire hazard
BAU 2	VHC 40.4	5	2	1,068	Non-bushfire hazard ³
BAU 3	VHC 28.1	26.9	6	37,727	High

Table 3.2 Potential bushfire intensity

BAU	VHC	Potential fuel load tonnes/ha ¹	Slope (°) ²	Potential bushfire intensity (kW/m)	Bushfire hazard class
BAU 4	VHC 16.1	11.6	1	4,920	Medium
BAU 5	VHC 10.1	20.8	5	21,210	High

Notes

- 1 Potential fuel load taken from figure 14 of the BRC guide.
- 2 VHC 41.4 is classified in figure 14 of the BRC guide as a low hazard class with discontinuous bushfire fuel. Therefore, it is deemed to have a potential bushfire intensity < 4,000 kW/m.
- 3 VHC 40.4 is classified in figure 14 of the BRC guide as grassfire prone.

3.5 Bushfire hazard areas

Results of the potential bushfire intensity calculations in Table 3.2 confirm the proposed development is affected by medium and high potential bushfire intensity areas and the 100 m potential impact buffer which is applied to these areas. Therefore, the proposed development is within a bushfire hazard area, and the development application is subject to compliance with the Bushfire overlay code.

4 Bushfire hazards associated with the site

This chapter identifies bushfire hazards associated with the site.

4.1 Fire danger season

The fire danger season at the site starts in August, peaks in September and will begin to fall when consistent summer rainfall occurs. Typically, the worst fire weather conditions will be experienced during the fire danger season when the wind direction is from the north or west.

An FFDI of 56 will be associated with hot, dry and windy conditions. If a bushfire starts and takes hold under these conditions, it will be difficult to control and fast moving in large areas of unmanaged vegetation.

4.2 Fire history

As discussed in Section 3.2, fire history data indicates there have been numerous bushfires within 1 km of the site during the past 20 years. Given the large continuous areas of bushland vegetation adjoining the site, particularly along the western boundary, it is considered possible that the proposed development could be exposed to bushfire attack. Nonetheless, the risk of bushfire attack will progressively diminish as future development occurs within CA4, CA5 and the Undullah context plan area.

4.3 Potential directions of bushfire attack

The proposed development could be exposed to grassfire attack from BAU 2 and bushfire attack from BAU 3, BAU 4 and BAU 5 where medium and high potential bushfire intensity areas occur. These grassfire and bushfire attack scenarios are labelled A, B, C, D and E in Figure 3.1 and are further analysed in Section 5.7.

4.4 Potential bushfire hazard from adjacent land use

The retention of bushland vegetation within open space networks and restoration of bushland vegetation within drainage reserves, either within or adjoining the site, are the main potential sources of bushfire hazard to the proposed development.

4.5 Water and access for emergency services

As development progresses within the Flagstone PDA, the site will be provided with a mains water supply and road network which will service occupant and emergency service requirements.

5 Bushfire hazards associated with the proposed development

This chapter identifies potential bushfire hazards associated with the proposed development.

5.1 Siting and design

The proposed development will be designed to mitigate the risk of bushfire hazard determined by the bushfire hazard assessment in this BMP.

The topography of the site and adjoining land does not involve landscape features that exacerbate the risk of bushfire hazard and consequently influence the layout of the proposed development, ie there are no steep slopes or ridgelines within or adjoining the site.

5.2 Land use

The proposed development is for a residential subdivision and does not involve vulnerable uses, community infrastructure for essential services or hazardous materials in the context of bushfire hazard as described in the SPP guidance material – bushfire.

5.3 Parks

The proposed parks (neighbourhood recreation parks and local linear park) and pedestrian linkages will be maintained landscapes which consist of pathways, lawn and formal gardens. They will be maintained in perpetuity and will have low levels of discontinuous bushfire fuel. As a result, they can be relied upon to provide a setback between hazardous vegetation and boundaries of the proposed residential allotments.

5.4 Bushland vegetation

Bushland vegetation that will be retained and restored within the proposed drainage reserves and open space corridors were assessed as bushfire hazard areas in Section 3.4. In most circumstances the proposed residential allotments are separated from bushland vegetation by roads and parks. Where this outcome is not possible or does not provide an appropriate separation distance from hazardous vegetation, development footprints within the proposed residential allotments will be separated from the hazardous vegetation by asset protection zones (**APZs**).

5.5 Fire-fighter water supply

The proposed development will be connected to mains water, and a hydrant system will be installed in the new road reserves.

5.6 Access and egress

Access and egress for the proposed development will be provided via a new network of roads, including a trunk connector road adjoining the eastern boundary of the site and a neighbourhood connector road along the southern boundary of the site.

New roads will be designed and constructed in accordance with relevant design criteria for urban fire trucks.

5.7 Radiant heat exposure

The Bushfire overlay code provides guidance about the acceptable level of radiant heat exposure for development within a bushfire hazard area. It requires development to provide allotment boundaries

or development footprints that are separated from hazardous vegetation by a distance which achieves a radiant heat flux level $\leq 29 \text{ kW/m}^2$ at the allotment boundaries or development footprints.

As discussed in Section 4.3, the proposed development could be exposed to grassfire and bushfire attack scenarios labelled A, B, C, D, and E in Figure 3.1. The radiant heat profile of these scenarios was analysed with the BAL calculator. Inputs used in the BAL calculator and results are provided in Appendix 5.

Results in Appendix 5 have been used to design the APZs specified in Section 6.1.

6 Bushfire mitigation plan

This chapter identifies mitigation measures that must be implemented as part of the proposed development to comply with the Bushfire overlay code.

It is the total of the mitigation measures in this chapter that will reduce the risk of bushfire hazard to a tolerable level. Failure to implement all actions in their entirety could result in an increased level of exposure to bushfire hazards.

6.1 Asset protection zones

The APZs shown in Figure 6.1 must be established and maintained within proposed lots 6003, 6071-6078, 6264-6287 and 6302-6321. The APZs must be surveyed and pegged and shown in survey and disclosure plans.

Buildings and structures, other than a swimming pool, fence or retaining wall, must not be located within an APZ. If a swimming pool, fence or retaining wall is located within an APZ, they must be constructed with fire resisting materials.

6.2 Building setbacks

The development footprint of dwellings within proposed lots 6001, 6004-6011, 6014-6016, 6020-6023, 6028-6034, 6039-6042, 6046-6049, 6053-6056 and 6060-6067 must be setback from the boundary of the adjoining road reserve by a distance $\geq 2.3\text{m}$.

6.3 Landscaping

Landscaping within the proposed residential allotments (including APZs identified in Figure 6.1), road reserves, pedestrian linkages, neighbourhood recreations parks and local linear park must be designed and maintained in general accordance with Part 5 and Appendix E of *Bushfire Resilient Building Guidance for Queensland Homes* (QRA 2020) which is publicly available online.

Landscaping must be maintained at regular time intervals throughout the calendar year. Areas of turf must be maintained at a nominal height < 100 millimetres, and gardens must be maintained free of weeds, woody regrowth and vegetation debris.

6.4 Construction stages

During construction stages, emergency service vehicle manoeuvring on dead end roads must be provided via temporary turnaround areas constructed within the site.

6.5 Fire-fighting water supply

The proposed development must be connected to mains water, and a hydrant system must be installed in the new road reserves.

The mains water supply and connection must be in accordance with the local water retailer's specifications for supply and pressure.

The hydrant system must be designed and constructed in general accordance with *Fire hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots* (QFES 2019b) (**Fire hydrant and vehicle access guidelines**) which defers to the local water retailer's specifications and the *Australian Standard (AS 2419.1-2021) Fire hydrant installations, system design, installation and commissioning*.

Where there are differences between the local water retailer's specifications and AS 2419.1-2021, the higher-level standard should prevail.

6.6 Access and egress

New roads must be designed and constructed for an urban fire truck in general accordance with Fire hydrant and vehicle access guidelines which defers to the *Road Planning and Design Manual – 2nd Edition* (DTMR 2013) for load bearing capacity, geometry and turning radii.

6.7 Prospective purchaser notification

Purchasers of the proposed residential allotments must be notified:

- a) The allotments are in a 'designated bushfire prone area' pursuant to Section 7 of the Queensland *Building Regulation 2021* and provisions of the *National Construction Code* (ABCB 2022) that apply to a designated bushfire prone area will apply to any building assessment work within them, which for dwelling houses will include compliance with BAL design and construction specifications in AS 3959-2018.
- b) The BAL rating for the allotments.

A BAL rating is a matter relevant to a building application. Therefore, it is appropriate that the BAL assessment for the proposed residential allotments is delivered outside of the development application process and this BMP.

6.8 Service installation

Reticulated services, ie water, electricity, gas and communications, must be installed underground.

LEGEND

-  Cadastral boundary
-  29 kW/m² radiant heat flux contour
-  Asset protection zone

16.8 m

16.8 m

2.3 m

7.5 m

16.8 m

2.3 m

16.8 m

7.5 m

7.5 m

16.8 m

7.5 m

7.8 m

16 m

16 m

21.4 m

16 m



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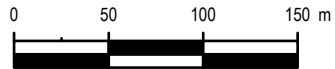
Bushfire management plan
Flagstone Context Area 5 North

Title:
Bushfire mitigation plan

Figure
6.1

Aerial image: ESRI World Imagery

Scale: 1:4,000



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7 Conclusion

This BMP was prepared by a suitably qualified and experienced person based on the criteria in section 10.2 of the BRC guide and is in general accordance with the BRC guide.

The bushfire hazard assessment determined the site is within a bushfire hazard area and the proposed development is subject to compliance with the Bushfire overlay code.

Mitigation measures that must be implemented as part of the proposed development are specified in Chapter 6. With the implementation of these mitigation measures the proposed development is considered to be compliant with the Bushfire overlay code as demonstrated in Appendix 6.

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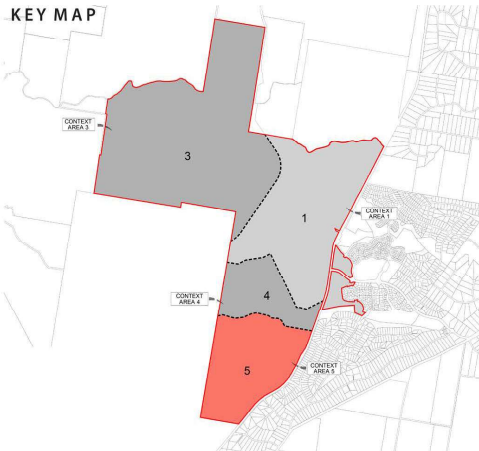
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Appendix 1 CA4 and CA5 context plan

KEY MAP



LEGEND

- PEET Flagstone Site Boundary
- - - Context Area Five Site Boundary
- - - Other Context Area Boundaries
- ||||| Rail Line
- / / / Railway Widening (Refer to Condition 15 of DEV2012/209)
- 400m Walkable Catchments
- Arterial Road (Potential Bus Route)
- Trunk Connector Road (Potential Bus Route)
- - - Minor Road Linkages (Potential Bus Route)
- / / / Conservation - Remnant Vegetation
- / / / Linear Open Space Network / Stormwater Management
- / / / Possible Additional Regional Sports Park
- District Recreation Park
- ✱ Neighbourhood Recreation Node
- State Primary School
- Urban Living - 15 dw/ha
- Neighbourhood Centre
- Industry and Business Zone



FLAGSTONE CONTEXT AREA 5 CONTEXT PLAN

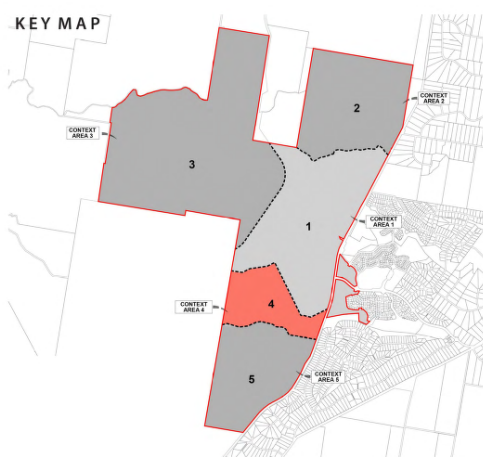
PLAN REF: 110056-542A
DATE: 03 FEBRUARY 2023
CLIENT: PEET
DRAWN BY: PJ
CHECKED BY: MD

DISCLAIMER
The contents of this plan are conceptual and for illustrative purposes only. All areas and dimensions are approximate and subject to relevant studies, surveys, engineering and Council approval.
The information used in this plan is drawn from the following sources:
Site Boundary: Veris
Contours: DLR
Council: LVR
Environmental Constraints: Saunders Hill
Design: Engineering Australia

URBAN DESIGN
Level 4 112 South
820 Wagonway Street
Fortitude Valley QLD 4006
T 07 7 4602 0000
www.urbandesign.com.au

rps
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KEY MAP



LEGEND

- PEET Flagstone Site Boundary
- - - Context Area Four Site Boundary
- - - Other Context Area Boundaries
- ||||| Rail Line
- /// Railway Widening (Refer to Condition 15 of DEV2012/209)
- 400m Walkable Catchments
- Arterial Road (Potential Bus Route)
- Trunk Connector Road (Potential Bus Route)
- - - Minor Road Linkages (Potential Bus Route)
- /// Conservation - Remnant Vegetation
- Linear Open Space Network / Stormwater Management
- Regional Recreation Park
- ✱ Neighbourhood Recreation Node
- ✱ Civic Park Node
- ✱ Private School
- Urban Living - 15 dw/ha
- Major Centre Core
- Major Centre Frame
- Industry and Business
- ✱ Potential Indicative School Site Location (Subject to State Agency Acquisition)

12ha is generally required for a State High School site. Any reduction in area will be subject to confirmation by the State Agency in the future.

AMENDED IN RED
By: Gabrielle Shephard
Date: 5 June 2025

ENDORSED
Date: 4 June 2025
MEDQ

CONTEXT PLAN
AREA THREE
(INDICATIVE FUTURE
DEVELOPMENT)

SANDY CREEK

CONTEXT PLAN
AREA ONE
(APPROVED AND
EXISTING DEVELOPMENT)

FUTURE
RESIDENTIAL
DEVELOPMENT

CONTEXT PLAN
AREA FOUR

HOMESTEAD DRIVE

SANDY GULLY

CONTEXT PLAN
AREA FIVE
(INDICATIVE FUTURE
DEVELOPMENT)

SANDY GULLY

FLAGSTONE CONTEXT AREA 4 CONTEXT PLAN

PLAN REF: 110056-500E
DATE: 30 JUNE 2024
CLIENT: PEET
DRAWN BY: MD
CHECKED BY: DG

Appendix 2 Undullah context plan

CONTEXT PLAN

DISCLAIMER
THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSES, PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGN DOCUMENTED HEREIN REMAINS THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL RENDERS THE INFORMATION INVALID.

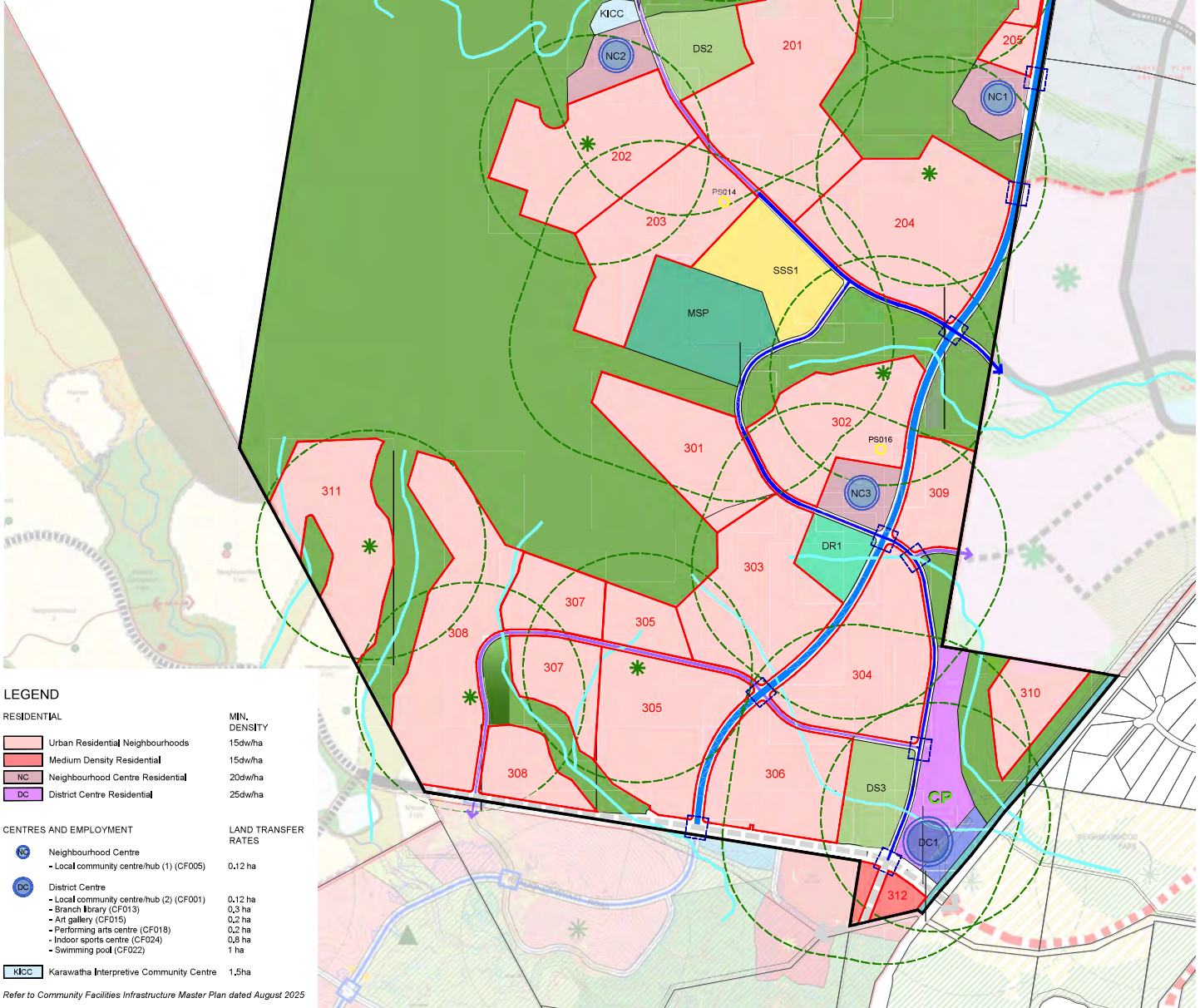
SOURCE
PROJECTION: GDA2020 MGA94
SUBJECT BOUNDARIES: SUBJECT BOUNDARIES BY SHG DATED 28/07/2022
CONTOURS: ELVB - LDMR
STATE OVERLAYS: QUEENSLAND GOVERNMENT
LOCAL OVERLAYS: LOGAN CITY COUNCIL
STORMWATER BASES:
- STAGE 1 BASED ON ACTUAL NUMBER FROM ENGINY DATA DATED 30/07/2025
- STAGE 2 & 3 BASED ON 90% OF THE ENGINY DATA DATED 30/07/2025

ENDORSED

Date: 31/10/2025

MEDQ





LEGEND

RESIDENTIAL

Urban Residential Neighbourhoods

Medium Density Residential

Neighbourhood Centre Residential

District Centre Residential

MIN. DENSITY

15dw/ha

15dw/ha

20dw/ha

25dw/ha

CENTRES AND EMPLOYMENT

Neighbourhood Centre

Local community centre/hub (1) (CF005)

District Centre

Local community centre/hub (2) (CF001)

Branch library (CF013)

Art gallery (CF015)

Performing arts centre (CF018)

Indoor sports centre (CF024)

Swimming pool (CF022)

KICC

LAND TRANSFER RATES

0.12 ha

0.12 ha

0.3 ha

0.2 ha

0.2 ha

0.8 ha

1 ha

1.5ha

Refer to Community Facilities Infrastructure Master Plan dated August 2025

EDUCATION

State Primary School (PS004) - Minimum 7 ha, or otherwise agreed by Department of Education

State Secondary School (SS002) - Minimum 12 ha, or otherwise agreed by Department of Education

Potential School site (PS014 & PS016), subject to state agency acquisition, in accordance with the Greater Flagstone DCOP July 2025

OPEN SPACE

Environmental / Buffers / Waterways

District Recreation Park

District Sports Park

Major Sports Park

Indicative Neighbourhood Recreation Park Location

Civic Park

400m Walkable Neighbourhood Catchments

Note: Buffers along waterways are to meet the outcomes of the endorsed Natural Environment Overarching Site Strategy.

TRANSPORT

Urban Arterial (New Beith Road)

Trunk Connector

Neighbourhood Connector

30m Rail Widening

Signalised Intersection

SITE INFORMATION

Site Boundary

Precinct Boundary

Site Waterways

Proposed Train Station

AMENDED IN RED

By: Brandon Bouda

Date: 31 October 2025



SCALE @A1 1:7500 @A3 1:15000 - LENGTHS ARE IN METRES



Saunders Havill

BOWEN HILLS | SPRINGFIELD

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CLIENT



SITE ADDRESS

RICE ROAD, UNDULLAH

RP DESCRIPTION

Lot 28 on S311174, Lot 3 on RP45237 & Lot 3 on SP321411

DRAWN

MF

DATE

03/09/2025

DRAWING NO.

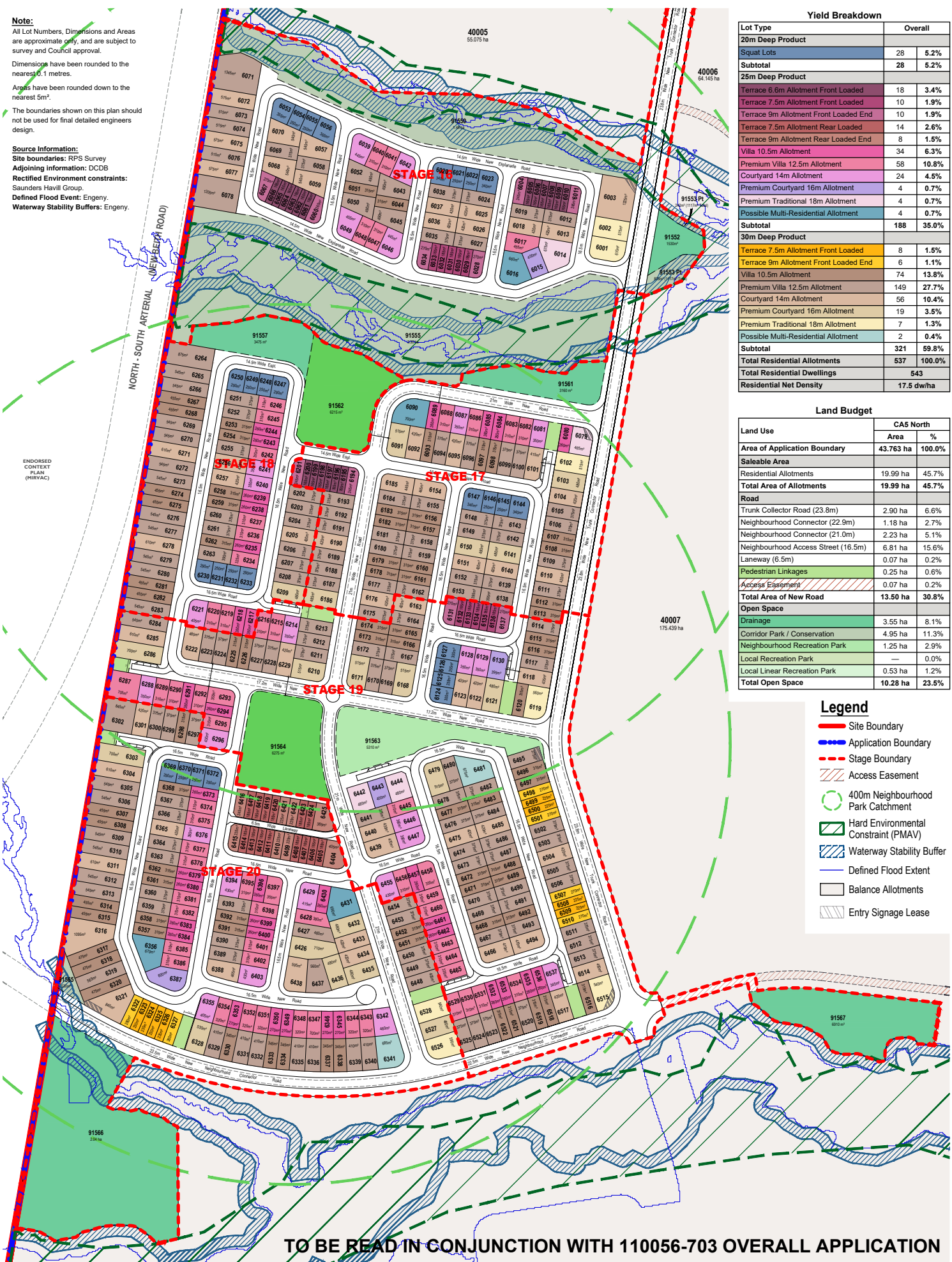
11731 P 22 Rev M - CON 01



Appendix 3 Plan of subdivision

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB
Rectified Environment constraints: Saunders Havill Group.
Defined Flood Event: Engeny.
Waterway Stability Buffers: Engeny.



Yield Breakdown

Lot Type	Overall	
20m Deep Product		
Squat Lots	28	5.2%
Subtotal	28	5.2%
25m Deep Product		
Terrace 6.8m Allotment Front Loaded	18	3.4%
Terrace 7.5m Allotment Front Loaded	10	1.9%
Terrace 9m Allotment Front Loaded End	10	1.9%
Terrace 7.5m Allotment Rear Loaded	14	2.6%
Terrace 9m Allotment Rear Loaded End	8	1.5%
Villa 10.5m Allotment	34	6.3%
Premium Villa 12.5m Allotment	58	10.8%
Courtyard 14m Allotment	24	4.5%
Premium Courtyard 16m Allotment	4	0.7%
Premium Traditional 18m Allotment	4	0.7%
Possible Multi-Residential Allotment	4	0.7%
Subtotal	188	35.0%
30m Deep Product		
Terrace 7.5m Allotment Front Loaded	8	1.5%
Terrace 9m Allotment Front Loaded End	6	1.1%
Villa 10.5m Allotment	74	13.8%
Premium Villa 12.5m Allotment	149	27.7%
Courtyard 14m Allotment	56	10.4%
Premium Courtyard 16m Allotment	19	3.5%
Premium Traditional 18m Allotment	7	1.3%
Possible Multi-Residential Allotment	2	0.4%
Subtotal	321	59.8%
Total Residential Allotments	537	100.0%
Total Residential Dwellings	543	
Residential Net Density	17.5 dw/ha	

Land Budget

Land Use	CA5 North	
	Area	%
Area of Application Boundary	43.763 ha	100.0%
Saleable Area		
Residential Allotments	19.99 ha	45.7%
Total Area of Allotments	19.99 ha	45.7%
Road		
Trunk Collector Road (23.8m)	2.90 ha	6.6%
Neighbourhood Connector (22.9m)	1.18 ha	2.7%
Neighbourhood Connector (21.0m)	2.23 ha	5.1%
Neighbourhood Access Street (16.5m)	6.81 ha	15.6%
Laneway (6.5m)	0.07 ha	0.2%
Pedestrian Linkages	0.25 ha	0.6%
Access Easement	0.07 ha	0.2%
Total Area of New Road	13.50 ha	30.8%
Open Space		
Drainage	3.55 ha	8.1%
Corridor Park / Conservation	4.95 ha	11.3%
Neighbourhood Recreation Park	1.25 ha	2.9%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	0.53 ha	1.2%
Total Open Space	10.28 ha	23.5%

Legend

- Site Boundary
- Application Boundary
- Stage Boundary
- Access Easement
- 400m Neighbourhood Park Catchment
- Hard Environmental Constraint (PMAV)
- Waterway Stability Buffer
- Defined Flood Extent
- Balance Allotments
- Entry Signage Lease

TO BE READ IN CONJUNCTION WITH 110056-703 OVERALL APPLICATION

PLAN REF: 110056 - 704
Rev No: A
DATE: 13 May 2026
CLIENT: PEET
DRAWN BY: CB
CHECKED BY: CK



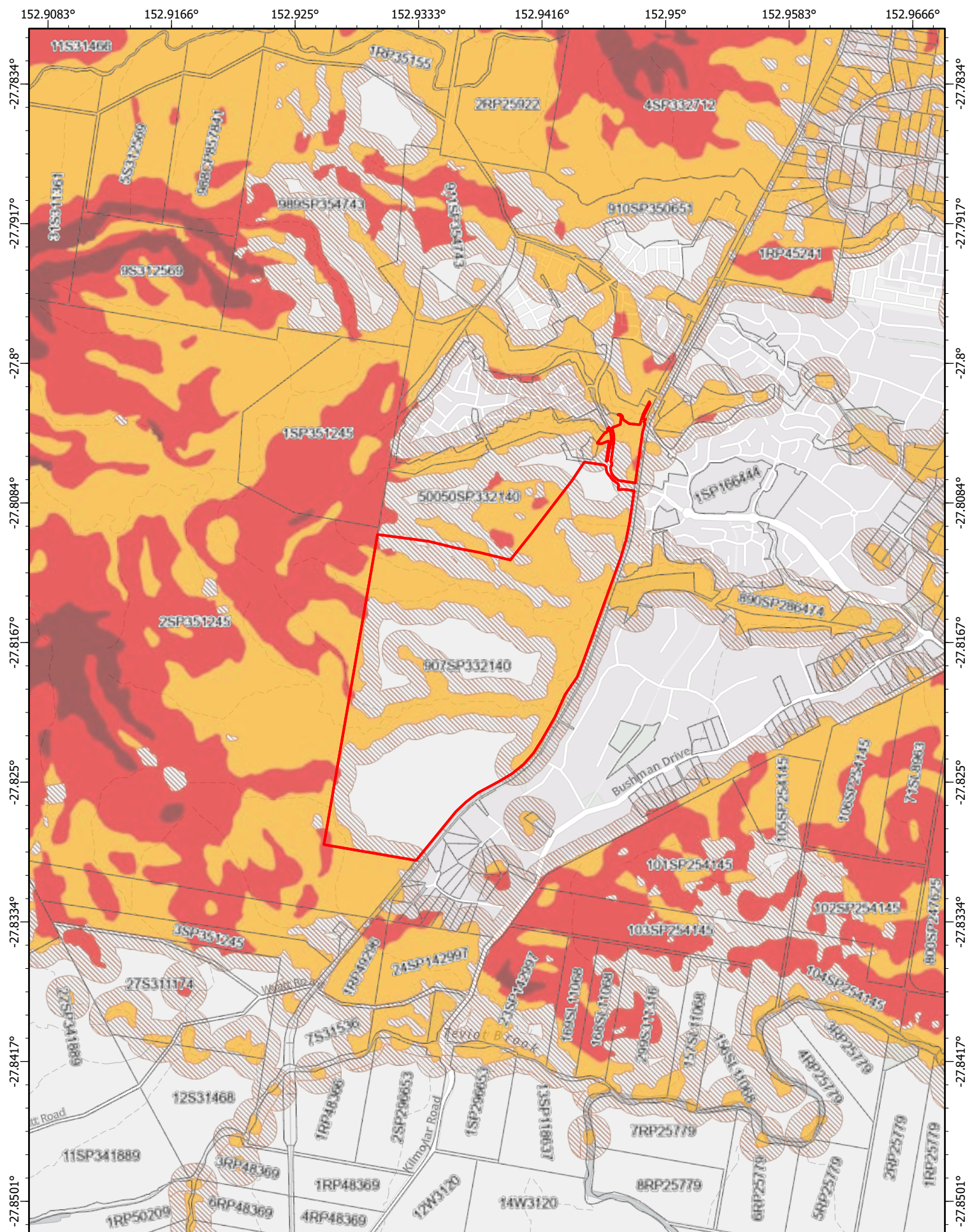
FLAGSTONE CA5
PLAN OF SUBDIVISION
STAGES 16 - 20

URBAN DESIGN
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Appendix 4 Bushfire prone area map



State Planning Policy IMS - Export Map

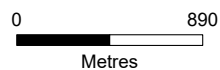
Making or amending a local planning instrument and designing land for local infrastructure

Date: 15/10/2025

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Scale: 1:36,200



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Government

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 Cadastre (50k)

Bushfire prone area

CLASS

 Very High Potential
Bushfire Intensity

 High Potential Bushfire
Intensity

 Medium Potential
Bushfire Intensity

 Potential Impact Buffer

State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

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Date: 15/10/2025

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Appendix 5 Radiant heat exposure assessment

Bushfire attack scenario A

- Forest fire danger index – 56
- Vegetation – VHC 10.1 *Spotted gum dominated open forests*
- Understorey fuel load – 19.3 tonnes/hectare (**t/ha**)
- Total fuel load – 20.8 t/ha
- Effective slope – 6° slope
- Site slope – 0° slope
- Flame width – 100 metres (**m**)
- Flame temperature – 1,090 kelvin (**K**)



Calculated October 26, 2025, 2:51 pm (MDc v.4.9)

J25097

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	56	Rate of spread	1.96 km/h
Vegetation Classification	Forest	Flame length	15.24 m
Understorey fuel load	19.3 t/ha	Flame angle	53 °, 62 °, 70 °, 75 °, 76 ° & 82 °
Total fuel load	20.8 t/ha	Elevation of receiver	6.08 m, 6.73 m, 7.16 m, 7.36 m, 7.39 m & 7.55 m
Vegetation height	n/a	Fire intensity	21,086 kW/m
Effective slope	6 °	Transmissivity	0.871, 0.852, 0.825, 0.799, 0.786 & 0.725
Site slope	0 °	Viewfactor	0.599, 0.4473, 0.3016, 0.2051, 0.1668 & 0.0452
Flame width	100 m	Minimum distance to < 40 kW/m²	12.6 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	16.8 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	24.5 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	34.3 m
		Minimum distance to < 10 kW/m²	40.5 m

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

Bushfire attack scenario B

- Forest fire danger index – 56
- Vegetation – VHC 16.2 *Eucalyptus* dominated woodland on drainage lines and alluvial plains
- Understorey fuel load – 11.1 t/ha
- Total fuel load – 11.6 t/ha
- Effective slope – 1° slope
- Site slope – 0° slope
- Flame width – 100 m
- Flame temperature – 1,090 K



Calculated October 26, 2025, 2:54 pm (MDC v.4.9)

J25097

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	56	Rate of spread	0.79 km/h
Vegetation Classification	Woodland	Flame length	6.58 m
Understorey fuel load	11.1 t/ha	Flame angle	54 °, 64 °, 73 °, 78 °, 80 ° & 85 °
Total fuel load	11.6 t/ha	Elevation of receiver	2.66 m, 2.96 m, 3.14 m, 3.22 m, 3.24 m & 3.28 m
Vegetation height	n/a	Fire intensity	4,789 kW/m
Effective slope	1 °	Transmissivity	0.888, 0.878, 0.862, 0.843, 0.831 & 0.757
Site slope	0 °	Viewfactor	0.5879, 0.4329, 0.2877, 0.1947, 0.1578 & 0.0433
Flame width	100 m	Minimum distance to < 40 kW/m²	5.5 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	7.5 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	11.3 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	16.6 m
		Minimum distance to < 10 kW/m²	20.4 m

Rate of Spread - McArthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

Bushfire attack scenario C

- Forest fire danger index – 56
- Vegetation – VHC 10.1 *Spotted gum dominated open forests*
- Understorey fuel load – 19.3 t/ha
- Total fuel load – 20.8 t/ha
- Effective slope – 5° slope
- Site slope – 0° slope
- Flame width – 100 m
- Flame temperature – 1,090 K



Calculated October 26, 2025, 3:01 pm (MDc v.4.9)

J25097

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	56	Rate of spread	1.83 km/h
Vegetation Classification	Forest	Flame length	14.39 m
Understorey fuel load	19.3 t/ha	Flame angle	53 °, 63 °, 71 °, 75 °, 77 ° & 82 °
Total fuel load	20.8 t/ha	Elevation of receiver	5.74 m, 6.41 m, 6.8 m, 6.95 m, 7.01 m & 7.12 m
Vegetation height	n/a	Fire intensity	19,680 kW/m
Effective slope	5 °	Transmissivity	0.872, 0.853, 0.828, 0.802, 0.789 & 0.727
Site slope	0 °	Viewfactor	0.5988, 0.4438, 0.3006, 0.2041, 0.1662 & 0.0451
Flame width	100 m	Minimum distance to < 40 kW/m²	11.9 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	16 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	23.3 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	32.8 m
		Minimum distance to < 10 kW/m²	38.8 m

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

Bushfire attack scenario D

- Forest fire danger index – 56
- Vegetation – VHC 28.1 *Open forests in coastal locations with species such as she-oak or swamp box*
- Understorey fuel load – 24.9 tonnes/hectare (t/ha)
- Total fuel load – 26.9 t/ha
- Effective slope – 6° slope
- Site slope – 0° slope
- Flame width – 100 m
- Flame temperature – 1,090 K



Calculated October 26, 2025, 3:06 pm (MDc v.4.9)

J25097

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	56	Rate of spread	2.53 km/h
Vegetation Classification	Forest	Flame length	19.68 m
Understorey fuel load	24.9 t/ha	Flame angle	52 °, 61 °, 69 °, 73 °, 74 ° & 81 °
Total fuel load	26.9 t/ha	Elevation of receiver	7.75 m, 8.6 m, 9.18 m, 9.41 m, 9.449999999999999 m & 9.710000000000001 m
Vegetation height	n/a	Fire intensity	35,182 kW/m
Effective slope	6 °	Transmissivity	0.863, 0.841, 0.8120000000000001, 0.786, 0.773 & 0.716
Site slope	0 °	Viewfactor	0.6087, 0.4526, 0.307, 0.2087, 0.1696 & 0.0458
Flame width	100 m	Minimum distance to < 40 kW/m²	16 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	21.4 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	30.4 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	41.7 m
		Minimum distance to < 10 kW/m²	48.7 m

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

Bushfire attack scenario E

- Forest fire danger index – 56
- Grassfire danger index conversion - 80
- Vegetation – VHC 40.4 *Continuous low grass or tree cover*
- Understorey fuel load – 5 t/ha
- Total fuel load – 5 t/ha
- Effective slope – 3° slope
- Site slope – 0° slope
- Flame width – 100 m
- Flame temperature – 1,090 K



Calculated October 26, 2025, 3:09 pm (MDc v.4.9)

J25097

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Grassland Fire Danger Index	80	Rate of spread	12.79 km/h
Vegetation Classification	Grassland	Flame length	6.85 m
Understorey fuel load	5 t/ha	Flame angle	54 °, 64 °, 73 °, 78 °, 80 ° & 85 °
Total fuel load	5 t/ha	Elevation of receiver	2.77 m, 3.07 m, 3.27 m, 3.35 m, 3.37 m & 3.41 m
Vegetation height	n/a	Fire intensity	33,045 kW/m
Effective slope	3 °	Transmissivity	0.888, 0.877, 0.861, 0.841, 0.829 & 0.755
Site slope	0 °	Viewfactor	0.5905, 0.4332, 0.2891, 0.1952, 0.1583 & 0.0434
Flame width	100 m	Minimum distance to < 40 kW/m²	5.7 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	7.8 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	11.7 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	17.2 m
		Minimum distance to < 10 kW/m²	21.1 m

Rate of Spread - Noble et al. 1980

Flame length - Purton, 1982

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

Appendix 6 Bushfire overlay code assessment

Performance outcomes	Acceptable outcomes	Compliance assessment
Section A		
Reconfiguring a lot (RaL) – where creating lots of more than 2,000 square metres		
PO1 The subdivision layout: (a) enables future buildings to be located away from slopes and land forms that expose people or property to an intolerable risk to life or property; and (b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level. Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.	AO1.1 A development footprint plan is identified for each lot that avoids ridgelines, saddles and crests where slopes exceed 15 per cent.	Not applicable
	AO1.2 A development footprint plan is identified for each lot that is separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by: (a) a distance that is no closer than the distances specified in Table 5 at all development footprint plan boundaries; or (b) a distance that achieves a radiant heat flux level of 29 kW/m ² or less at all development footprint plan boundaries. Note – This separation area is often termed an asset protection zone. Note – The radiant heat flux levels can be established by undertaking a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document.	
PO2 The subdivision layout enables: (a) future buildings to be located as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (b) future site access to be located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions.	AO2 A development footprint plan is identified for each lot that: (a) is located within 60 metres of the street frontage; and (b) sited to enable a route between the development footprint plan and the street frontage with a gradient that does not exceed of 12.5 per cent.	Not applicable
Section B		
Reconfiguring a lot (RaL) – where creating lots of 2,000 square metres or less		

Performance outcomes	Acceptable outcomes	Compliance assessment
PO3 The subdivision layout: (a) avoids creating lots on slopes and land forms that expose people or property to an intolerable risk to life or property; and (b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level. Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment, in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.	AO3.1 The subdivision layout results in lots that are sited so that they are separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by: (a) a distance that is no closer than the distances specified in Table 5 at all lot boundaries; or : (b) a distance that achieves a radiant heat flux level of 29 kW/m² or less: (i) at the building envelope, if identified at RaL stage; or (ii) where a building envelope is not identified, at all lot boundaries. Note – This separation area is often termed an asset protection zone. Note – The radiant heat flux levels can be established by undertaking a bushfire hazard assessment in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document. Note – For staged developments, temporary separation areas may be absorbed as part of subsequent stages. Note - Existing cleared areas external to the site may only be used in calculating necessary separation where tenure ensures that the land will remain cleared of hazardous vegetation (for example the land is a road, watercourse or highly managed park in public ownership).	Complies with AO3.1 Setbacks required to achieve a radiant heat flux level ≤ 29 Kilowatts/square metre (kW/m²) are identified in Figure 6.1 of the bushfire management plan (BMP). Where part of the bushfire setback is located within a residential allotment it will be established and maintained as an asset protection zone (APZ) unless compliance with boundary setbacks specified in the <i>Queensland Development Code</i> would prevent building in the affected part of the residential allotments. APZs are specified in Section 6.1 of the BMP and shown in Figure 6.1.
	AO3.2 The subdivision layout does not create lots that are within bushfire prone areas and on ridgelines, saddles and crests where slopes exceed 15 per cent (roads and parks may be located in these areas).	Complies with AO3.2 The proposed development is not affected by ridgelines, saddles or crests where slope exceeds 15%.
Section C		
Reconfiguring a lot (RaL) – where creating more than 20 lots		
PO4 The subdivision layout is designed to minimise the length of the development perimeter and number of lots exposed to hazardous vegetation. Note – For example, avoid finger-like subdivision patterns or substantive	AO4 No acceptable outcome is prescribed	Complies with PO4 Where practical and feasible, the proposed development uses esplanade roads to separate the proposed residential allotments from hazardous vegetation. The notable exception is along the western

Performance outcomes	Acceptable outcomes	Compliance assessment
vegetated corridors between lots.		boundary of the site where the Undullah context area plan indicates the future construction of an urban arterial road, ie New Beith Road. With the implementation of APZs, the proposed residential allotments will have boundaries or development footprints which are setback from hazardous vegetation by a distance which achieves a radiant heat flux level $\leq 29 \text{ kW/m}^2$ at the allotment boundary or development footprint. The proposed development does not involve residential allotments with long driveways which make access to buildings difficult for emergency services.
PO5 The subdivision layout provides for adequate access and egress and safe evacuation routes, to achieve an acceptable or tolerable risk to people.	A05.1 The subdivision layout: (a) avoids the creation of bottle-neck points in the movement network within the development (for example, avoids hourglass patterns); and (b) ensures the road network has sufficient capacity for the evacuating population.	Complies with PO5 The proposed residential allotments will have direct access to public roads which will provide efficient access and egress for emergency services. The proposed new road network will be designed and constructed in accordance with the design criteria for an urban fire truck. During development stages, provisions will be made on dead end roads to allow emergency vehicles to turn around.
	A05.2 The subdivision layout ensures evacuation routes: (a) direct occupants away from rather than towards or through areas with a greater potential bushfire intensity; and (b) minimise the length of route through bushfire prone areas. Refer Figure 5.	

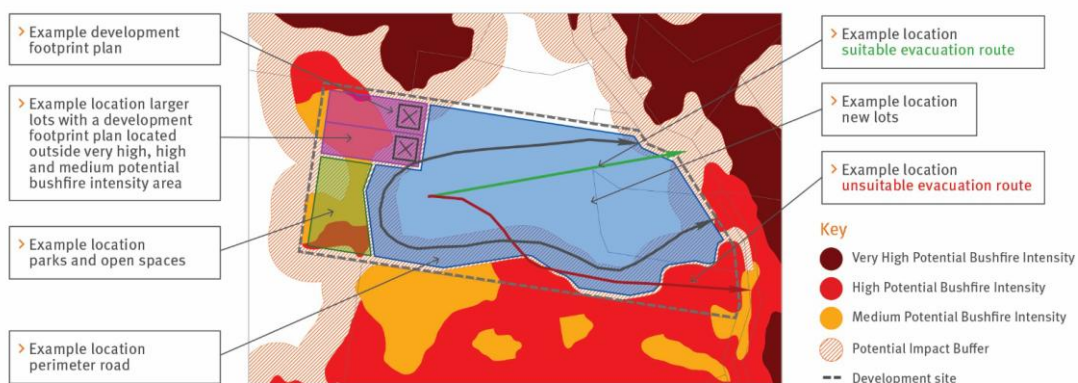


Figure 5 – Subdivision layout and evacuation routes

Performance outcomes	Acceptable outcomes	Compliance assessment
PO6 The subdivision layout provides adequate buffers between hazardous vegetation and development. Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment, in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.	AO6.1 The subdivision layout results in an asset protection zone being located to create a separation area from adjacent mapped medium, high or very high potential bushfire intensity areas.	Complies with AO6.1 and AO6.2 Figure 6.1 of the BMP demonstrates that most of the separation required from hazardous vegetation to achieve a radiant heat flux level $\leq 29 \text{ kW/m}^2$ is contained within road reserves.
	AO6.2 The asset protection zone is comprised of: (a) parks and open spaces; and/or (b) lots greater than 2000 square metres; and/or (c) public roads (termed perimeter roads). Note – Parks and open space may be located within the mapped medium, high and very high potential bushfire intensity areas to create a separation between the development and the balance of the bushfire prone area. Note – Portions of lots greater than 2000 square metres may be located within the mapped medium, high and very high potential bushfire intensity areas. Refer Figure 5.	The proposed residential allotments affected by the 29 kW/m^2 radiant heat flux contour and APZs are identified in Section 6.1 of the BMP and shown in Figure 6.1 of the BMP. Specifications for landscaping which are provided in Section 6.3 of the BMP include requirements for APZs.
	AO6.3 Where the asset protection zone includes lots greater than 2000 square metres a development footprint plan is identified for each lot that is located in accordance with AO1.2.	Not applicable
PO7 Parks or open space provided as part of the asset protection zone do not create additional bushfire prone areas. Note –The undertaking of a bushfire hazard assessment, in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this performance outcome.	AO7 Where the asset protection zone includes parks or open spaces, they: (a) comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, cultivated gardens and nature strips; or (b) are designed to ensure a potential available fuel load is maintained at less than eight tonnes/hectare in aggregate and with a fuel structure that remains discontinuous. Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.	Complies with AO7 Specifications for landscaping within residential allotments (including APZs), road reserves, pedestrian linkages, neighbourhood recreation parks, and local linear park are provided in Section 6.3 of the BMP. Compliance with these specifications will result in a low level of discontinuous bushfire fuel that will not carry a surface fire towards buildings within the proposed residential allotments.

Performance outcomes	Acceptable outcomes	Compliance assessment
PO8 Perimeter roads are accessible for fire-fighting vehicles, to facilitate emergency access and operational space for fire-fighting, maintenance works and hazard reduction activities.	AO8.1 Where the asset protection zone includes a perimeter road it: (a) has a two-lane sealed carriageway clear of hazardous vegetation; and (b) is connected to the wider public road network at both ends and at intervals of no more than 200 metres; and (c) does not include design elements that may impede access for fire-fighting and maintenance for fire-fighting purposes (for example traffic calming involving chicanes).	Complies with AO8.1 and AO8.2 The proposed new road network road complies with AO8.1(a)-(c).
	AO8.2 Where the subdivision contains a reticulated water supply, the road network and fire hydrants are designed and installed in accordance with: (a) <i>Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots</i>, Queensland Fire and Emergency Services, 2015, unless otherwise specified by the relevant water entity; and (b) <i>the Road Planning and Design Manual 2nd edition</i>, Department of Transport and Main Roads, 2013.	Complies with AO8.2 Sections 6.5 and 6.6 of the BMP requires the road network and hydrants to be designed in accordance with AO8.2(a)-(b).
Section D		
Reconfiguring a lot (RaL) – where creating additional lots for the purpose of residential development and a reticulated water supply is not provided.		
PO9 The subdivision layout provides for perimeter roads or fire trail and working areas that are accessible by the type of fire-fighting vehicles servicing the area, to facilitate emergency access and operational space for fire-fighting, maintenance works and hazard reduction activities.	AO9.1 The subdivision layout includes: (a) a fire trail and working area designed and constructed in accordance with the design parameters in Table 6 that separates the residential lot or development footprint plan from adjacent mapped medium, high or very high potential bushfire intensity areas; or (b) a perimeter road designed and constructed in accordance with AO8.1. Refer Figure 6.	Not applicable The proposed development will be connected to mains water.

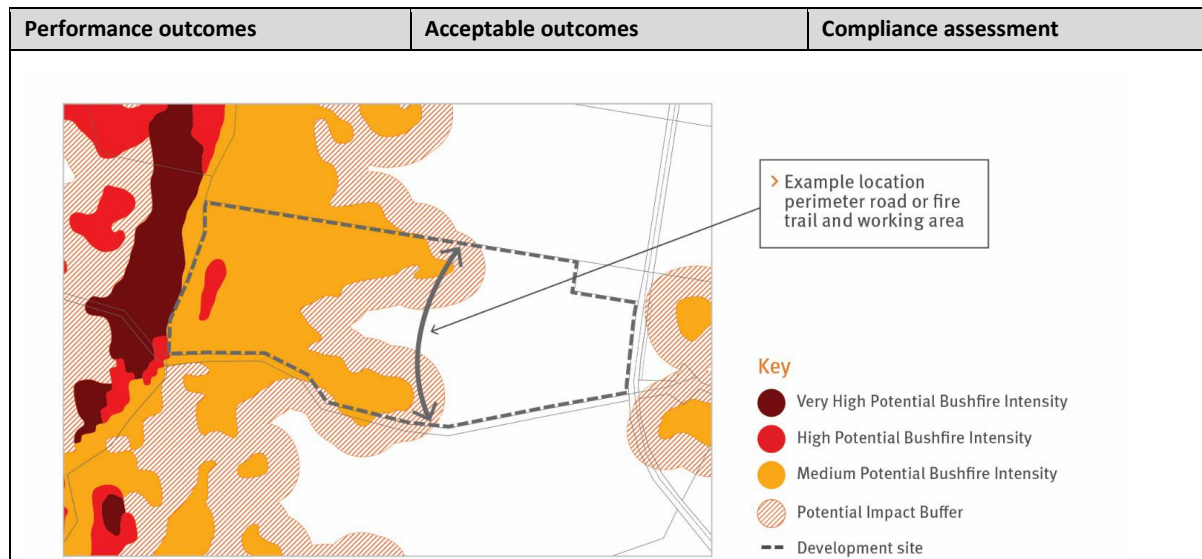
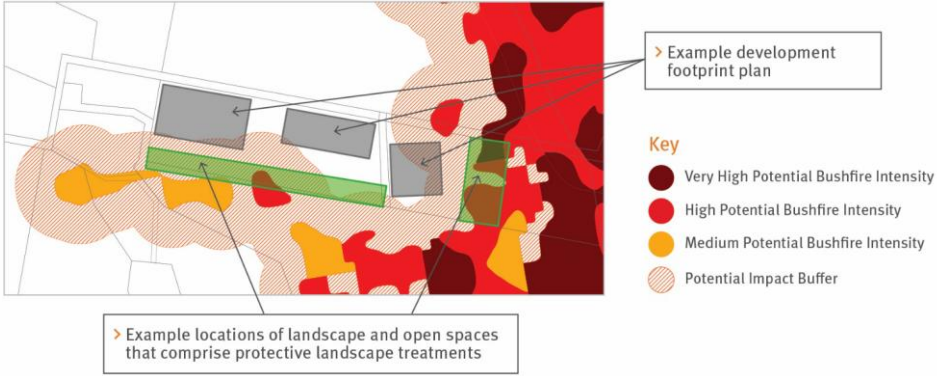


Figure 6 – Siting of fire trail and working area

Section E

Material change of use

PO10 Site layout achieve an acceptable or tolerable risk to people. Landscape or open space provided as part of the development: (a) acts as a buffer between hazardous vegetation and development; and (b) does not create additional bushfire prone areas. Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.	AO10.1 Site layout places the landscape and open spaces within the site between premises and adjacent mapped medium, high or very high potential bushfire intensity areas. Refer Figure 7.	Not applicable The proposed development is for a residential subdivision and does not involve a material change of use.
	AO10.2 This landscaping and open space comprises protective landscape treatments that: (a) comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses and cultivated gardens; or (b) are designed to ensure a potential available fuel load is maintained at less than 8 tonnes/hectare in aggregate and that fuel structure remains discontinuous. Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.	Not applicable The proposed development is for a residential subdivision and does not involve a material change of use.

Performance outcomes	Acceptable outcomes	Compliance assessment
		
PO11 The development establishes evacuation areas, to achieve an acceptable or tolerable risk to people.	AO11 If in an isolated location, development establishes direct access to a safe assembly/evacuation area. Note – Guidance on identifying safe evacuation areas is contained in the QFES <i>Bushfire resilient communities</i> document.	Not applicable The proposed development is for a residential subdivision and does not involve a material change of use.
PO12 If on a lot of over 2,000 m², where involving a new premises or an existing premises with an increase in development footprint, development: (a) locates occupied areas as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (b) ensures vehicular access is located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions	AO12 No acceptable outcome is prescribed.	Not applicable The proposed development is for a residential subdivision and does not involve a material change of use.
PO13 Development is located within a reticulated water supply area or includes a dedicated static water supply that is available solely for fire-fighting purposes and can be accessed by fire-fighting vehicles. Note – Swimming pools, farm ponds and dams are not considered reliable sources of static water supply in Queensland due to regular drought events. Note for Local Government – Information on how to provide an appropriate static water supply, may form a condition of a development approval. For further information on preferred solutions refer to the QFES <i>Bushfire resilient communities</i> document.	AO13 No acceptable outcome is prescribed	Not applicable The proposed development is for a residential subdivision and does not involve a material change of use.

Performance outcomes	Acceptable outcomes	Compliance assessment
PO14 Vulnerable uses listed in Table 7 are not established or intensified within a bushfire prone area unless: (a) there is an overriding need in the public interest for the new or expanded service the development provides; and (b) there are no other suitable alternative locations within the required catchment; and (c) site planning can appropriately mitigate the risk (for example, siting ovals for an educational establishment between the hazardous vegetation and structures. Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this performance outcome	AO14.1 No acceptable outcome is prescribed.	Not applicable The proposed development does not involve a vulnerable use.
PO15 Community infrastructure providing essential services listed in Table 7 are not established within a bushfire prone area unless: (a) there is an overriding need in the public interest for the new or expanded service the development provides (for example, there are no other suitable alternative locations that can deliver the required level of service or meet emergency service response times during and immediately after a bushfire event); and (b) the infrastructure can function effectively during and immediately after a bushfire event. Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this performance outcome.	AO15 No acceptable outcome is prescribed.	Not applicable The proposed development does not involve community infrastructure for essential services.
PO16 Development avoids or mitigates the risks to public safety and the environment from the manufacture or storage of materials listed in Table 7 that are hazardous in the context of bushfire to an acceptable or tolerable level. Note – The preparation of a bushfire	AO16 No acceptable outcome is prescribed.	Not applicable The proposed development does not involve the manufacture or storage of hazardous materials in the context of bushfire hazard.

Performance outcomes	Acceptable outcomes	Compliance assessment
management plan in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this acceptable outcome. Editor’s note – In addition to the requirements of this code the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> contain requirements for the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at: www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting .		
Section F		
Where involving an asset protection zone		
PO17 Asset protection zones are designed and managed to ensure they do not increase the potential for bushfire hazard. Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this performance outcome.	AO17.1 Landscaping treatments within any asset protection zone comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks. Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres. OR	Complies with AO17.1 and AO17.2 Specifications for landscaping within residential allotments (including APZs), road reserves, pedestrian linkages, neighbourhood recreation parks, and local linear park are provided in Section 6.3 of the BMP. Compliance with these specifications will result in a low level of discontinuous bushfire fuel that will not carry a surface fire towards buildings within the proposed residential allotments.
	AO17.2 Landscaping management within any asset protection zone maintains a: (a) potential available fuel load which is less than eight tonnes/hectare in aggregate; and (b) fuel structure which is discontinuous. Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this acceptable outcome.	
Section G		
Where planning provisions or conditions of approval require revegetation or rehabilitation		

Performance outcomes	Acceptable outcomes	Compliance assessment
PO18 Revegetation or rehabilitation areas are designed and managed to ensure they do not result in an unacceptable level of risk or an increase in bushfire intensity level. Note – The undertaking of a bushfire hazard assessment in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this performance outcome.	AO18.1 Required revegetation or rehabilitation: (a) is located outside of any asset protection zone; or (b) maintains a potential available fuel load which is less than eight tonnes/hectare in aggregate and fuel structure which is discontinuous. Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with acceptable outcome (b).	Complies with AO18.1(a) and AO18.2 Bushland vegetation will be retained and restored within the proposed drainage reserves and open space corridor. These areas are located outside of the APZs specified in Section 6.1 of the BMP.
	AO18.2 Revegetation or rehabilitation of areas located within mapped medium, high or very high potential bushfire intensity areas, revegetate and rehabilitate in a manner that maintains or reduces the existing fuel load. OR Revegetation or rehabilitation of areas located within the mapped potential impact buffer area, revegetate and rehabilitate in a manner that maintains or reduces the existing fuel load. Note – The preparation of a vegetation management plan undertaken in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this acceptable outcome.	

Table 6 – Fire trail and working area design parameters

Parameter	Provisions
Width	Contains a width of at least 20 metres including: 1. A trafficable area (cleared and formed); a. with a minimum width of 4 metres than can accommodate a rural firefighting vehicle b. with no less than 4.8 metres vertical clearance from canopy vegetation c. with no adjacent inhibiting embankments or retaining walls 2. A working area each side of the trafficable area: a. with a minimum width of 3 metres each side b. cleared of all flammable vegetation greater than 10 centimetres in height 3. The balance (i.e. 10 metre width) managed vegetation area: a. sited to separate the trafficable area from adjacent mapped medium, high or very high potential bushfire intensity areas managed vegetation b. comprising managed vegetation clear of major surface hazards.
Access	Access is granted in favour of the local government and Queensland Fire and Emergency Services Note – this access is commonly granted in the form of a easement that is to be maintained by the grantor.
Egress	Contains trafficable vehicle routes in to low hazard areas, every 200 metres

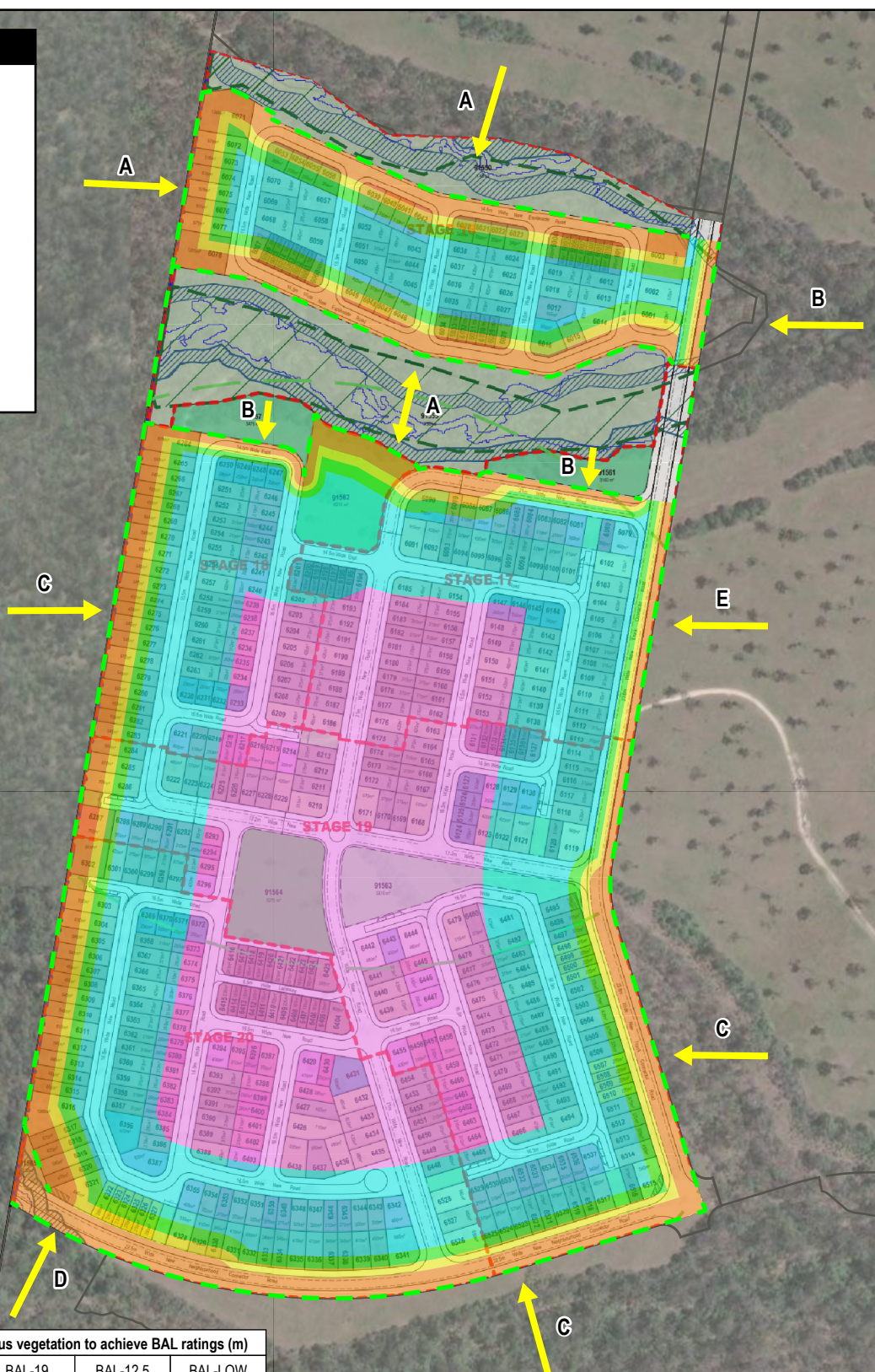
Table 7 – Vulnerable uses, community infrastructure for essential services and materials that are hazardous in the context of bushfire hazard

Natural hazards, risk and resilience - Bushfire

Group	Uses
Vulnerable uses	<i>childcare centre, community care centre, detention facility, educational establishment, hospital, nature-based tourism, relocatable home park, rooming accommodation, residential care facility, resort complex, retirement facility, tourist park</i>
Community infrastructure for essential services	<i>educational establishment, emergency services, hospital</i>
Hazardous materials in the context of bushfire hazard	Hazardous chemicals that are present at the levels or in the quantities that would constitute the use being a hazardous chemical facility Hazardous materials that are present in the quantities in the Work Health and Safety Regulation, schedule 15

LEGEND

-  Cadastral boundary
-  Edge of hazardous vegetation
-  Bushfire attack scenarios
- Preliminary bushfire attack level contours
-  BAL-LOW
-  BAL-12.5
-  BAL-19
-  BAL-29
-  > BAL-29



Separation distances from the edge of hazardous vegetation to achieve BAL ratings (m)					
Bushfire attack scenario	> BAL-29	BAL-29	BAL-19	BAL-12.5	BAL-LOW
A	< 16.8	16.8 - < 24.5	24.5 - < 34.3	34.3 - < 100	100 +
B	< 7.5	7.5 - < 11.3	11.3 - < 16.6	16.6 - < 100	100 +
C	< 16	16 - < 23.3	23.3 - < 32.8	32.8 - < 100	100 +
D	< 21.4	21.4 - < 30.4	30.4 - < 41.7	41.7 - < 100	100 +
E	< 7.8	7.8 - < 11.7	11.7 - < 17.2	17.2 - < 100	100 +



Client:
Peet Flagstone City Pty Ltd

Design: Land and Environment Consultants
Date Saved: 14/05/26 1:46 PM Created by: RA
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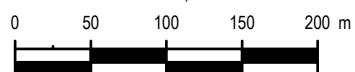
Preliminary BAL contour plan
Flagstone Context Area 5 North

Title:
Preliminary BAL contour plan

Figure
1

Aerial image: ESRI World Imagery

Scale: 1:5,000



BAL ratings and BAL construction requirements for the proposed residential allotments

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6001	BAL-29 ²	Sections 3 and 7
6002	BAL-12.5	Sections 3 and 5
6003	BAL-29 ²	Sections 3 and 7
6004	BAL-29 ²	Sections 3 and 7
6005	BAL-29 ²	Sections 3 and 7
6006	BAL-29 ²	Sections 3 and 7
6007	BAL-29 ²	Sections 3 and 7
6008	BAL-29 ²	Sections 3 and 7
6009	BAL-29 ²	Sections 3 and 7
6010	BAL-29 ²	Sections 3 and 7
6011	BAL-29 ²	Sections 3 and 7
6012	BAL-12.5	Sections 3 and 5
6013	BAL-19	Sections 3 and 6
6014	BAL-29 ²	Sections 3 and 7
6015	BAL-29 ²	Sections 3 and 7
6016	BAL-29 ²	Sections 3 and 7
6017	BAL-12.5	Sections 3 and 5
6018	BAL-12.5	Sections 3 and 5
6019	BAL-12.5	Sections 3 and 5
6020	BAL-29 ²	Sections 3 and 7
6021	BAL-29 ²	Sections 3 and 7
6022	BAL-29 ²	Sections 3 and 7
6023	BAL-29 ²	Sections 3 and 7
6024	BAL-12.5	Sections 3 and 5
6025	BAL-12.5	Sections 3 and 5
6026	BAL-12.5	Sections 3 and 5
6027	BAL-12.5	Sections 3 and 5
6028	BAL-29 ²	Sections 3 and 7
6029	BAL-29 ²	Sections 3 and 7
6030	BAL-29 ²	Sections 3 and 7
6031	BAL-29 ²	Sections 3 and 7
6032	BAL-29 ²	Sections 3 and 7
6033	BAL-29 ²	Sections 3 and 7
6034	BAL-29 ²	Sections 3 and 7
6035	BAL-12.5	Sections 3 and 5
6036	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026

2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6037	BAL-12.5	Sections 3 and 5
6038	BAL-12.5	Sections 3 and 5
6039	BAL-29 ²	Sections 3 and 7
6040	BAL-29 ²	Sections 3 and 7
6041	BAL-29 ²	Sections 3 and 7
6042	BAL-29 ²	Sections 3 and 7
6043	BAL-12.5	Sections 3 and 5
6044	BAL-12.5	Sections 3 and 5
6045	BAL-12.5	Sections 3 and 5
6046	BAL-29 ²	Sections 3 and 7
6047	BAL-29 ²	Sections 3 and 7
6048	BAL-29 ²	Sections 3 and 7
6049	BAL-29 ²	Sections 3 and 7
6050	BAL-12.5	Sections 3 and 5
6051	BAL-12.5	Sections 3 and 5
6052	BAL-12.5	Sections 3 and 5
6053	BAL-29 ²	Sections 3 and 7
6054	BAL-29 ²	Sections 3 and 7
6055	BAL-29 ²	Sections 3 and 7
6056	BAL-29 ²	Sections 3 and 7
6057	BAL-12.5	Sections 3 and 5
6058	BAL-12.5	Sections 3 and 5
6059	BAL-12.5	Sections 3 and 5
6060	BAL-29 ²	Sections 3 and 7
6061	BAL-29 ²	Sections 3 and 7
6062	BAL-29 ²	Sections 3 and 7
6063	BAL-29 ²	Sections 3 and 7
6064	BAL-29 ²	Sections 3 and 7
6065	BAL-29 ²	Sections 3 and 7
6066	BAL-29 ²	Sections 3 and 7
6067	BAL-29 ²	Sections 3 and 7
6068	BAL-12.5	Sections 3 and 5
6069	BAL-12.5	Sections 3 and 5
6070	BAL-12.5	Sections 3 and 5
6071	BAL-29 ²	Sections 3 and 7
6072	BAL-29 ²	Sections 3 and 7
6073	BAL-29 ²	Sections 3 and 7

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026

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Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6074	BAL-29 ²	Sections 3 and 7
6075	BAL-29 ²	Sections 3 and 7
6076	BAL-29 ²	Sections 3 and 7
6077	BAL-29 ²	Sections 3 and 7
6078	BAL-29 ²	Sections 3 and 7
6079	BAL-12.5	Sections 3 and 5
6080	BAL-12.5	Sections 3 and 5
6081	BAL-12.5	Sections 3 and 5
6082	BAL-12.5	Sections 3 and 5
6083	BAL-12.5	Sections 3 and 5
6084	BAL-12.5	Sections 3 and 5
6085	BAL-19	Sections 3 and 6
6086	BAL-29	Sections 3 and 7
6087	BAL-29	Sections 3 and 7
6088	BAL-29	Sections 3 and 7
6089	BAL-29	Sections 3 and 7
6090	BAL-29	Sections 3 and 7
6091	BAL-12.5	Sections 3 and 5
6092	BAL-12.5	Sections 3 and 5
6093	BAL-12.5	Sections 3 and 5
6094	BAL-12.5	Sections 3 and 5
6095	BAL-12.5	Sections 3 and 5
6096	BAL-12.5	Sections 3 and 5
6097	BAL-12.5	Sections 3 and 5
6098	BAL-12.5	Sections 3 and 5
6099	BAL-12.5	Sections 3 and 5
6100	BAL-12.5	Sections 3 and 5
6101	BAL-12.5	Sections 3 and 5
6102	BAL-12.5	Sections 3 and 5
6103	BAL-12.5	Sections 3 and 5
6104	BAL-12.5	Sections 3 and 5
6105	BAL-12.5	Sections 3 and 5
6106	BAL-12.5	Sections 3 and 5
6107	BAL-12.5	Sections 3 and 5
6108	BAL-12.5	Sections 3 and 5
6109	BAL-12.5	Sections 3 and 5
6110	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026

2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6111	BAL-12.5	Sections 3 and 5
6112	BAL-12.5	Sections 3 and 5
6113	BAL-12.5	Sections 3 and 5
6114	BAL-12.5	Sections 3 and 5
6115	BAL-12.5	Sections 3 and 5
6116	BAL-12.5	Sections 3 and 5
6117	BAL-12.5	Sections 3 and 5
6118	BAL-12.5	Sections 3 and 5
6119	BAL-12.5	Sections 3 and 5
6120	BAL-12.5	Sections 3 and 5
6121	BAL-12.5	Sections 3 and 5
6122	BAL-12.5	Sections 3 and 5
6123	BAL-12.5	Sections 3 and 5
6124	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6125	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6126	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6127	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6128	BAL-12.5	Sections 3 and 5
6129	BAL-12.5	Sections 3 and 5
6130	BAL-12.5	Sections 3 and 5
6131	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6132	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6133	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6134	BAL-12.5	Sections 3 and 5
6135	BAL-12.5	Sections 3 and 5
6136	BAL-12.5	Sections 3 and 5
6137	BAL-12.5	Sections 3 and 5
6138	BAL-12.5	Sections 3 and 5
6139	BAL-12.5	Sections 3 and 5
6140	BAL-12.5	Sections 3 and 5
6141	BAL-12.5	Sections 3 and 5
6142	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026

2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6143	BAL-12.5	Sections 3 and 5
6144	BAL-12.5	Sections 3 and 5
6145	BAL-12.5	Sections 3 and 5
6146	BAL-12.5	Sections 3 and 5
6147	BAL-12.5	Sections 3 and 5
6148	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6149	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6150	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6151	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6152	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6153	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6154	BAL-12.5	Sections 3 and 5
6155	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6156	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6157	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6158	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6159	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6160	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6161	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6162	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6163	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6164	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6165	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6166	BAL-LOW	There is insufficient risk to warrant specific construction requirements.

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026

2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6167	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6168	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6169	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6170	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6171	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6172	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6173	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6174	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6175	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6176	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6177	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6178	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6179	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6180	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6181	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6182	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6183	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6184	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6185	BAL-12.5	Sections 3 and 5
6186	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6187	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6188	BAL-LOW	There is insufficient risk to warrant specific construction requirements.

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026
2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6189	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6190	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6191	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6192	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6193	BAL-12.5	Sections 3 and 5
6194	BAL-12.5	Sections 3 and 5
6195	BAL-12.5	Sections 3 and 5
6196	BAL-12.5	Sections 3 and 5
6197	BAL-12.5	Sections 3 and 5
6198	BAL-12.5	Sections 3 and 5
6199	BAL-12.5	Sections 3 and 5
6200	BAL-12.5	Sections 3 and 5
6201	BAL-12.5	Sections 3 and 5
6202	BAL-12.5	Sections 3 and 5
6203	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6204	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6205	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6206	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6207	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6208	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6209	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6210	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6211	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6212	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6213	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6214	BAL-LOW	There is insufficient risk to warrant specific construction requirements.

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026

2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6215	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6216	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6217	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6218	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6219	BAL-12.5	Sections 3 and 5
6220	BAL-12.5	Sections 3 and 5
6221	BAL-12.5	Sections 3 and 5
6222	BAL-12.5	Sections 3 and 5
6223	BAL-12.5	Sections 3 and 5
6224	BAL-12.5	Sections 3 and 5
6225	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6226	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6227	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6228	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6229	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6230	BAL-12.5	Sections 3 and 5
6231	BAL-12.5	Sections 3 and 5
6232	BAL-12.5	Sections 3 and 5
6233	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6234	BAL-12.5	Sections 3 and 5
6235	BAL-12.5	Sections 3 and 5
6236	BAL-12.5	Sections 3 and 5
6237	BAL-12.5	Sections 3 and 5
6238	BAL-12.5	Sections 3 and 5
6239	BAL-12.5	Sections 3 and 5
6240	BAL-12.5	Sections 3 and 5
6241	BAL-12.5	Sections 3 and 5
6242	BAL-12.5	Sections 3 and 5
6243	BAL-12.5	Sections 3 and 5
6244	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026

2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6245	BAL-12.5	Sections 3 and 5
6246	BAL-12.5	Sections 3 and 5
6247	BAL-19	Sections 3 and 6
6248	BAL-19	Sections 3 and 6
6249	BAL-19	Sections 3 and 6
6250	BAL-19	Sections 3 and 6
6251	BAL-12.5	Sections 3 and 5
6252	BAL-12.5	Sections 3 and 5
6253	BAL-12.5	Sections 3 and 5
6254	BAL-12.5	Sections 3 and 5
6255	BAL-12.5	Sections 3 and 5
6256	BAL-12.5	Sections 3 and 5
6257	BAL-12.5	Sections 3 and 5
6258	BAL-12.5	Sections 3 and 5
6259	BAL-12.5	Sections 3 and 5
6260	BAL-12.5	Sections 3 and 5
6261	BAL-12.5	Sections 3 and 5
6262	BAL-12.5	Sections 3 and 5
6263	BAL-12.5	Sections 3 and 5
6264	BAL-29 ²	Sections 3 and 7
6265	BAL-29 ²	Sections 3 and 7
6266	BAL-29 ²	Sections 3 and 7
6267	BAL-29 ²	Sections 3 and 7
6268	BAL-29 ²	Sections 3 and 7
6269	BAL-29 ²	Sections 3 and 7
6270	BAL-29 ²	Sections 3 and 7
6271	BAL-29 ²	Sections 3 and 7
6272	BAL-29 ²	Sections 3 and 7
6273	BAL-29 ²	Sections 3 and 7
6274	BAL-29 ²	Sections 3 and 7
6275	BAL-29 ²	Sections 3 and 7
6276	BAL-29 ²	Sections 3 and 7
6277	BAL-29 ²	Sections 3 and 7
6278	BAL-29 ²	Sections 3 and 7
6279	BAL-29 ²	Sections 3 and 7
6280	BAL-29 ²	Sections 3 and 7
6281	BAL-29 ²	Sections 3 and 7

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026

2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6282	BAL-29 ²	Sections 3 and 7
6283	BAL-29 ²	Sections 3 and 7
6284	BAL-29 ²	Sections 3 and 7
6285	BAL-29 ²	Sections 3 and 7
6286	BAL-29 ²	Sections 3 and 7
6287	BAL-29 ²	Sections 3 and 7
6288	BAL-19	Sections 3 and 6
6289	BAL-12.5	Sections 3 and 5
6290	BAL-12.5	Sections 3 and 5
6291	BAL-12.5	Sections 3 and 5
6292	BAL-12.5	Sections 3 and 5
6293	BAL-12.5	Sections 3 and 5
6294	BAL-12.5	Sections 3 and 5
6295	BAL-12.5	Sections 3 and 5
6296	BAL-12.5	Sections 3 and 5
6297	BAL-12.5	Sections 3 and 5
6298	BAL-12.5	Sections 3 and 5
6299	BAL-12.5	Sections 3 and 5
6300	BAL-12.5	Sections 3 and 5
6301	BAL-19	Sections 3 and 6
6302	BAL-29 ²	Sections 3 and 7
6303	BAL-29 ²	Sections 3 and 7
6304	BAL-29 ²	Sections 3 and 7
6305	BAL-29 ²	Sections 3 and 7
6306	BAL-29 ²	Sections 3 and 7
6307	BAL-29 ²	Sections 3 and 7
6308	BAL-29 ²	Sections 3 and 7
6309	BAL-29 ²	Sections 3 and 7
6310	BAL-29 ²	Sections 3 and 7
6311	BAL-29 ²	Sections 3 and 7
6312	BAL-29 ²	Sections 3 and 7
6313	BAL-29 ²	Sections 3 and 7
6314	BAL-29 ²	Sections 3 and 7
6315	BAL-29 ²	Sections 3 and 7
6316	BAL-29 ²	Sections 3 and 7
6317	BAL-29 ²	Sections 3 and 7
6318	BAL-29 ²	Sections 3 and 7

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026

2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6319	BAL-29 ²	Sections 3 and 7
6320	BAL-29 ²	Sections 3 and 7
6321	BAL-29 ²	Sections 3 and 7
6322	BAL-29	Sections 3 and 7
6323	BAL-29	Sections 3 and 7
6324	BAL-29	Sections 3 and 7
6325	BAL-29	Sections 3 and 7
6326	BAL-29	Sections 3 and 7
6327	BAL-29	Sections 3 and 7
6328	BAL-29	Sections 3 and 7
6329	BAL-29	Sections 3 and 7
6330	BAL-29	Sections 3 and 7
6331	BAL-29	Sections 3 and 7
6332	BAL-29	Sections 3 and 7
6333	BAL-29	Sections 3 and 7
6334	BAL-29	Sections 3 and 7
6335	BAL-29	Sections 3 and 7
6336	BAL-29	Sections 3 and 7
6337	BAL-29	Sections 3 and 7
6338	BAL-29	Sections 3 and 7
6339	BAL-29	Sections 3 and 7
6340	BAL-29	Sections 3 and 7
6341	BAL-29	Sections 3 and 7
6342	BAL-12.5	Sections 3 and 5
6343	BAL-12.5	Sections 3 and 5
6344	BAL-12.5	Sections 3 and 5
6345	BAL-12.5	Sections 3 and 5
6346	BAL-12.5	Sections 3 and 5
6347	BAL-12.5	Sections 3 and 5
6348	BAL-12.5	Sections 3 and 5
6349	BAL-12.5	Sections 3 and 5
6350	BAL-12.5	Sections 3 and 5
6351	BAL-12.5	Sections 3 and 5
6352	BAL-12.5	Sections 3 and 5
6353	BAL-12.5	Sections 3 and 5
6354	BAL-12.5	Sections 3 and 5
6355	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026

2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6356	BAL-12.5	Sections 3 and 5
6357	BAL-12.5	Sections 3 and 5
6358	BAL-12.5	Sections 3 and 5
6359	BAL-12.5	Sections 3 and 5
6360	BAL-12.5	Sections 3 and 5
6361	BAL-12.5	Sections 3 and 5
6362	BAL-12.5	Sections 3 and 5
6363	BAL-12.5	Sections 3 and 5
6364	BAL-12.5	Sections 3 and 5
6365	BAL-12.5	Sections 3 and 5
6366	BAL-12.5	Sections 3 and 5
6367	BAL-12.5	Sections 3 and 5
6368	BAL-12.5	Sections 3 and 5
6369	BAL-12.5	Sections 3 and 5
6370	BAL-12.5	Sections 3 and 5
6371	BAL-12.5	Sections 3 and 5
6372	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6373	BAL-12.5	Sections 3 and 5
6374	BAL-12.5	Sections 3 and 5
6375	BAL-12.5	Sections 3 and 5
6376	BAL-12.5	Sections 3 and 5
6377	BAL-12.5	Sections 3 and 5
6378	BAL-12.5	Sections 3 and 5
6379	BAL-12.5	Sections 3 and 5
6380	BAL-12.5	Sections 3 and 5
6381	BAL-12.5	Sections 3 and 5
6382	BAL-12.5	Sections 3 and 5
6383	BAL-12.5	Sections 3 and 5
6384	BAL-12.5	Sections 3 and 5
6385	BAL-12.5	Sections 3 and 5
6386	BAL-12.5	Sections 3 and 5
6387	BAL-12.5	Sections 3 and 5
6388	BAL-12.5	Sections 3 and 5
6389	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6390	BAL-LOW	There is insufficient risk to warrant specific construction requirements.

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026

2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6391	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6392	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6393	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6394	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6395	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6396	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6397	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6398	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6399	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6400	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6401	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6402	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6403	BAL-12.5	Sections 3 and 5
6404	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6405	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6406	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6407	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6408	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6409	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6410	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6411	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6412	BAL-LOW	There is insufficient risk to warrant specific construction requirements.

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026
2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6413	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6414	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6415	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6416	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6417	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6418	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6419	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6420	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6421	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6422	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6423	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6424	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6425	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6426	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6427	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6428	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6429	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6430	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6431	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6432	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6433	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6434	BAL-LOW	There is insufficient risk to warrant specific construction requirements.

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026
2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6435	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6436	BAL-12.5	Sections 3 and 5
6437	BAL-12.5	Sections 3 and 5
6438	BAL-12.5	Sections 3 and 5
6439	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6440	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6441	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6442	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6443	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6444	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6445	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6446	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6447	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6448	BAL-12.5	Sections 3 and 5
6449	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6450	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6451	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6452	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6453	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6454	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6455	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6456	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6457	BAL-LOW	There is insufficient risk to warrant specific construction requirements.

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026
2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6458	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6459	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6460	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6461	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6462	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6463	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6464	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6465	BAL-12.5	Sections 3 and 5
6466	BAL-12.5	Sections 3 and 5
6467	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6468	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6469	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6470	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6471	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6472	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6473	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6474	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6475	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6476	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6477	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6478	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6479	BAL-LOW	There is insufficient risk to warrant specific construction requirements.
6480	BAL-LOW	There is insufficient risk to warrant specific construction requirements.

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026

2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6481	BAL-12.5	Sections 3 and 5
6482	BAL-12.5	Sections 3 and 5
6483	BAL-12.5	Sections 3 and 5
6484	BAL-12.5	Sections 3 and 5
6485	BAL-12.5	Sections 3 and 5
6486	BAL-12.5	Sections 3 and 5
6487	BAL-12.5	Sections 3 and 5
6488	BAL-12.5	Sections 3 and 5
6489	BAL-12.5	Sections 3 and 5
6490	BAL-12.5	Sections 3 and 5
6491	BAL-12.5	Sections 3 and 5
6492	BAL-12.5	Sections 3 and 5
6493	BAL-12.5	Sections 3 and 5
6494	BAL-12.5	Sections 3 and 5
6495	BAL-19	Sections 3 and 6
6496	BAL-19	Sections 3 and 6
6497	BAL-19	Sections 3 and 6
6498	BAL-19	Sections 3 and 6
6499	BAL-19	Sections 3 and 6
6500	BAL-19	Sections 3 and 6
6501	BAL-19	Sections 3 and 6
6502	BAL-19	Sections 3 and 6
6503	BAL-19	Sections 3 and 6
6504	BAL-19	Sections 3 and 6
6505	BAL-19	Sections 3 and 6
6506	BAL-19	Sections 3 and 6
6507	BAL-19	Sections 3 and 6
6508	BAL-19	Sections 3 and 6
6509	BAL-19	Sections 3 and 6
6510	BAL-19	Sections 3 and 6
6511	BAL-19	Sections 3 and 6
6512	BAL-19	Sections 3 and 6
6513	BAL-19	Sections 3 and 6
6514	BAL-19	Sections 3 and 6
6515	BAL-29	Sections 3 and 7
6516	BAL-29	Sections 3 and 7
6517	BAL-29	Sections 3 and 7

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026

2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.

Lot number	BAL rating ¹	AS 3959-2018 construction requirements ¹
6518	BAL-29	Sections 3 and 7
6519	BAL-29	Sections 3 and 7
6520	BAL-29	Sections 3 and 7
6521	BAL-29	Sections 3 and 7
6522	BAL-29	Sections 3 and 7
6523	BAL-29	Sections 3 and 7
6524	BAL-29	Sections 3 and 7
6525	BAL-29	Sections 3 and 7
6526	BAL-29	Sections 3 and 7
6527	BAL-29	Sections 3 and 7
6528	BAL-29	Sections 3 and 7
6529	BAL-29	Sections 3 and 7
6530	BAL-29	Sections 3 and 7
6531	BAL-29	Sections 3 and 7
6532	BAL-29	Sections 3 and 7
6533	BAL-29	Sections 3 and 7
6534	BAL-29	Sections 3 and 7
6535	BAL-29	Sections 3 and 7
6536	BAL-29	Sections 3 and 7
6537	BAL-29	Sections 3 and 7

Notes 1 BAL ratings and construction requirements are correct for *Preliminary ROL Lot Layout plan - Building location envelopes plan – RPS Urban Design – 110056-691, Rev E* dated 5 March 2026

2 This residential allotment has an asset protection zone which prevents residential dwellings from being located within the part of the allotment that has a BAL rating exceeding BAL-29.