PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Queensland Government

Approval no: DEV2017/887

Date: 03 December 2020



Pebble Creek Plan of Development Stages 4-14

Orchard (Pebble Creek) Developments Pty Ltd 24 November 2020



Document Control

Document Issue

Issue	Date	Prepared By	Checked By
Revision A	3 November 2020	NC	-
Revision B	3 November 2020	NC	-
Revision C	24 November 2020	NC	-

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Accepted Uses

1.1. Uses exempt in accordance with this Plan of Development

Where within the Pebble Creek Plan of Development Area¹, uses listed below in Table 1 are approved exempt development, where within the Residential Precinct and complying with this Plan of Development.

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

Display Home

Home Based Business

House

Park

Sales Office (<150m²)

- In accordance with the provisions of the Greater Flagstone Development Scheme, building work and operational work are exempt development where in accordance with this Plan of Development.
- To the extent there is any conflict between this Plan of Development and the Greater Flagstone Development Scheme, this Plan of Development prevails.
- Where development is not in accordance with this Plan of Development, the provisions of the Greater Flagstone Development Scheme will apply.

1.2. Uses subject to Compliance Assessment

Where within the Pebble Creek Plan of Development Area¹, uses listed below in Table 2 will be subject to Compliance Assessment, where complying with this Plan of Development.

Table 2 – Uses subject to Compliance Assessment

Sales Office (>150m²)

Utility Installation (where for supply of water, electricity, communications, gas, sewerage or drainage services)



¹ The Pebble Creek Plan of Development Area is shown in **Appendix A**.

References

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

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

Defined Uses and Terms

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

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

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

House – Means a residential use of premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling. The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence and may be constructed under the primary dwelling, attached to it or free standing.



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

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

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

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

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

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



Design Criteria

1.3. House

The following criteria apply to a House within the Pebble Creek Plan of Development Area², where within the Residential Precinct and where within Stages 4-14 of the Pebble Creek Estate. This design criteria are to be read in conjunction with the Plan of Development (Envelope Plans)³ for Stages 4-14.

1.3.1 Setbacks and Site Cover

- Setbacks are as per Table 3 below, dependent on the lot typology identified within Pebble Creek
 Plan of Development (Envelope Plans)³ unless specified otherwise within Section 1.3.1;
- Built-to-Boundary walls are nominated on the Pebble Creek Plan of Development (Envelope Plans)³;
- All setbacks are measured to the wall of the structure;
- Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured;
- A lot can have only one primary frontage. Primary frontages are nominated on the Pebble Creek
 Plan of Development (Envelope Plans)³;
- For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage;
- To avoid any doubt, where a lot has a side boundary to a road reserve nominated as a 'pedestrian link only' on the Envelope Plans, this should be taken to be a side boundary;
- For lots with a secondary frontage, no building or structure over 2 metres high is to be built within a
 6m x 6m truncation at the corner of two road frontages;
- The length of a Built-to Boundary wall is not to exceed 15m or 50% of the lot depth, whichever is the lesser;
- Notwithstanding the setbacks specified in Table 3 below, a 2.4 metre setback is permitted to unenclosed entry features such as porches, porticos, verandahs and balconies;
- Building envelope and setback requirements may be affected by provision of easements for services, which may alter the setback requirements in Table 3; and
- The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed the site cover nominated within Table 3.



² The Pebble Creek Plan of Development Area is shown in **Appendix A**.

³ Pebble Creek Plan of Development (Envelope Plans) are included in **Appendix B**.

Table 3 – Design Criteria (setbacks and site cover)⁴

	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback					
To Wall (Ground Floor)	3m	3m	3m	4m	5m
To Wall (First Floor)	3m	3m	3m	4m	5m
Garage	5m	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	2m	2m	2m	3m
To Wall (First Floor)	2m	2m	2m	2m	3m
Garage	5m	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	1m	1m	1m	1m	8.0m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)					
Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	75%	60%	60%	50%

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

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

1.3.2 Interface Lots and Landscape Interface Buffer

- Interface lots are identified on the Pebble Creek Plan of Development (Envelope Plans)⁵;
- Interface lots are intended to provide a buffer between higher intensity residential uses within
 Pebble Creek to existing residential development along the southern boundary of interface lots;
- Fencing may be provided at the rear of interface lots in consultation with the adjoining land owner;
- If provided, fencing must be a minimum of 1.8m high and must be solid timber (no transparency);
- Interface lots must include a 4-metre-wide Landscape Interface Buffer as shown on the Pebble Creek Plan of Development (Envelope Plans), with the exception of Lots 835, 836 and part of lot 1256;



⁴ Please note that setbacks for interface lots 836 and 1256 will be as per the setback nominated on the Pebble Creek Plan of Development (Envelope Plans) - **Appendix B.**

⁵ Pebble Creek Plan of Development (Envelope Plans) are included in **Appendix B**.

- No buildings or structures are permitted within the Landscape Interface Buffer;
- No land disturbing activities (i.e. earthworks, retaining structures, vegetation clearing etc) are to be undertaken within the Landscape Interface Buffer;
- The Landscape Interface Buffer is to be maintained as a vegetated buffer and must be managed in order to control weeds and pests; and
- No vegetation clearing can be undertaken within the Landscape Interface Buffer except for declared weed removal.

1.3.3 Bushfire

- A separation of a minimum of 8 metres between unmanaged vegetation hazard to the west of Lot 836 and east of Lot 1256 and future dwellings must be provided in order to avoid BAL40 (in accordance with the Bushfire Management Plan dated 23 April 2018 and prepared by Bushfire Risk Reducers⁶);
- Lots may be subject to bushfire hazard Refer to the Envelope Plans⁶, which show BAL ratings for affected lots (derived from the Bushfire Management Plan prepared by Bushfire Risk Reducers) and also the Bushfire Management Plan⁶; and
- Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard⁷.

1.3.4 Building Height

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

1.3.5 Streetscape Presentation

- Buildings must address each street frontage by utilising two or more of the following design elements in the primary frontage elevation:
 - Verandahs or porches; and/or
 - Awnings or shade structures; and/or
 - o Variation to roof form; and/or
 - o Variation in building materials; and/or
 - Inclusion of windows to habitable rooms.
- Letterboxes must be clearly visible and identifiable from the street.

1.3.6 Building Design and Articulation

- All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the façade; and/or



⁶ Please refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers dated 23 April 2018 (**Appendix C**) for further design requirements within the Pebble Creek Plan of Development Area.

- o Balconies, porches or verandah; and/or
- Window Hoods/Screens; and/or
- Shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).

1.3.7 Car Parking and Driveways

- Off-street car parking must be provided for in accordance with the following:
 - o Minimum of 2 spaces per dwelling (one of which must be within a garage).
- Car parking may be provided in tandem;
- Garages are to be located on the nominated Built-to-Boundary wall side (if applicable);
- Locations for driveways and garages are nominated on the Pebble Creek Plan of Development (Envelope Plans)⁸;
- If a Built-to-Boundary wall is constructed it must be constructed on the side nominated on the Pebble Creek Plan of Development (Envelope Plans)⁸;
- Garages are to be constructed in the location identified within the Pebble Creek Plan of Development (Envelope Plans)⁸ unless it can be demonstrated there is no conflict with existing services and does not materially affect the footpath/verge grade at or around the site frontage;
- There is a maximum of one driveway per dwelling unless a corner lot;
- Driveways must be a minimum of 6 metres from the intersection of a street; and
- The maximum width of a driveway at the lot boundary for a lot less than 12.5 metres wide is 3 metres.

1.3.8 Private Open Space

- Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12m² and a minimum dimension of 3 metres;
- Private open space must provide visual privacy from another outdoor living space via window or balcony screen; and
- Private open spaces must be directly accessible from a living area.

1.3.9 Fencing

- Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre radius curve at the corner of the two road frontages;
- Fencing allows for overlooking of the street and park to provide casual surveillance opportunity;
- Fencing has a maximum height of 1.2 metres (where solid) or 1.5 metres (where at least 50% transparent); and
- Fencing to pedestrian links (shown as 'pedestrian link only' on the Envelope Plans) can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent).



 $^{^{\}rm 8}$ Pebble Creek Plan of Development (Envelope Plans) are included in ${\bf Appendix~B}.$

1.4. Sales Office

A Sales Office (>150m²) can be located within the Pebble Creek Plan of Development Area (Residential Precinct) where:

- The maximum gross floor area of the sales office does not exceed 500m²;
- Parking is provided at a rate of 1 space per 50m² of gross floor area;
- The hours of operation of the Sales Office are within the period from 7am to 6pm;
- The balance of the site comprising the Sales Office use is landscaped and turfed to present attractively to the street;
- The Sales Office (or part thereof) is not located within an interface lot;
- The Sales Office must cease use after the final lot within the Pebble Creek Plan of Development Area is sold by the developer;
- Only one Sales Office is located within the Pebble Creek Plan of Development Area (Residential Precinct); and
- The Sales Office does not obtain access solely from Rose Almond Street.



Appendix A

Pebble Creek Plan of Development Area



PEBBLE CREEK PLAN OF DEVELOPMENT AREA



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

shown have been compiled from existing information and may not have been verified by every. These may need verification if the development application is approved and development proceeds and may change when a fall survey is undertaken or in order to comply with development approval conditions.

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DCDB © State of Queensiand (Department of Natural Resources and Mines) 2016. Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016 "This note is an integral part of this plant/data. Reproduction of this plan or any part of it without this note being induded in full will render the information shown on such reproduitivatifd and not suitable for use.

Pebble Greek Plan of Development Area
District Recreation Park

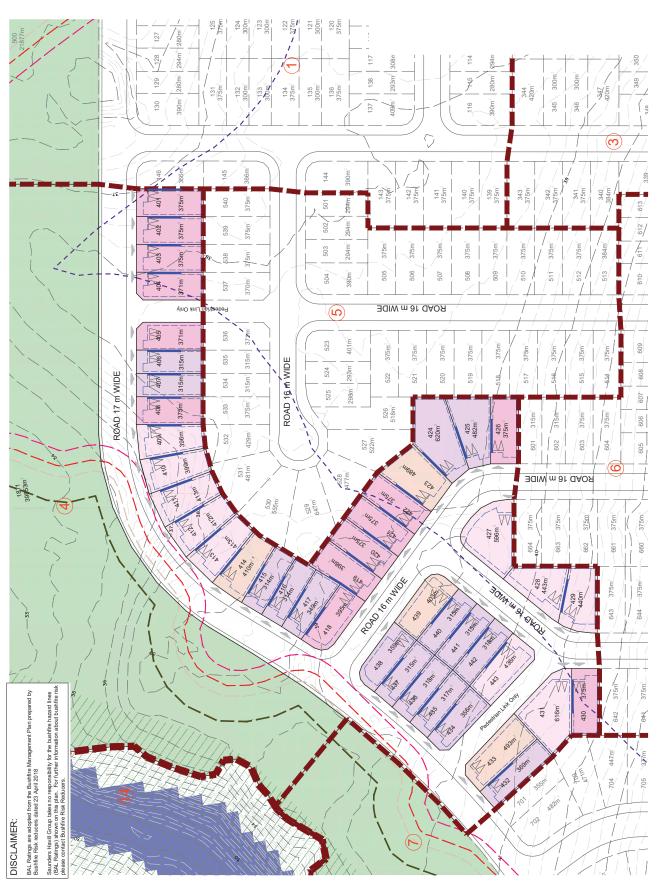
RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

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Appendix B

Pebble Creek Plan of Development (Envelope Plans) Stages 4-14





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

.--- Edge of Classified Vegetation Indicative Driveway Location Staging Boundary

Building Envelope Exclusion Zone Reach of BAL 19 Reach of BAL 29

— — Reach of BAL 12.5

All setbacks are measured to the wall of the structure Houses must be wholly located within the subject lot

A lot can have only one primary frontage.

 For corner lots, a secondary frontage may be applicable, however a bedestrian pathway or road reserve that does not contain a road iageway is not a secondary frontage.

For lots with a secondary frontage, no building or structure over 2m is to be built within a 6m x 6m truncation at the A 2.4m setback permitted to unenclosed entry features such as porche sorticos, verandahs and balconies.

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

Building envelope and setback requirements may be affected by

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

oofed with impervious materials.

Lots may be affected by bushfire risk, requiring compliance with the

vant Australian Standard. refer to the Bushfire Management Plar dated 23 April 2018 prepared by Bushfire Risk Reducers.

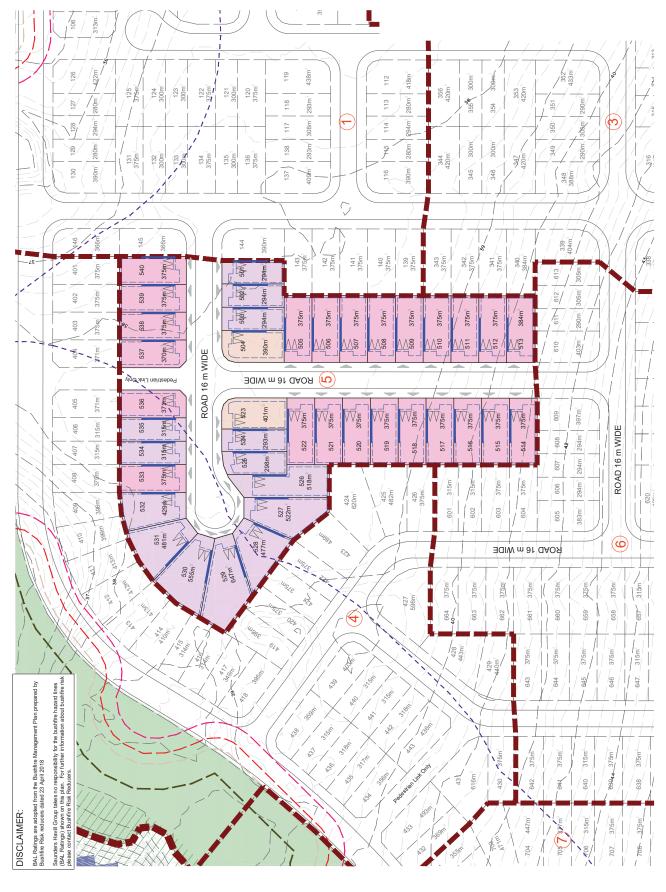
Building Height must not exceed 9 metres or 2 storeys. Refer to Section 1.3 of the Plan of Development for specific design

red to be a secondary frontage be taken to be a side boundary criteria for Houses

5m 5m Courtyard Courtyard 0-0.2m 0-0.2m 0-0.2m 0-0.2m %09 75% 75% Site Coverage (Maximum) To Wall (Ground Floor) To Wall (First Floor) Side Setback (BTB) Secondary Frontage Garage Location Ground Floor Ground Floor Ground Floor First Floor First Floor Garage Garage

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

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

LEGEND

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

Indicative Driveway Location Staging Boundary

Building Envelope Exclusion Zone —— Edge of Classified Vegetation Reach of BAL 29

Reach of BAL 19

— — Reach of BAL 12.5

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

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

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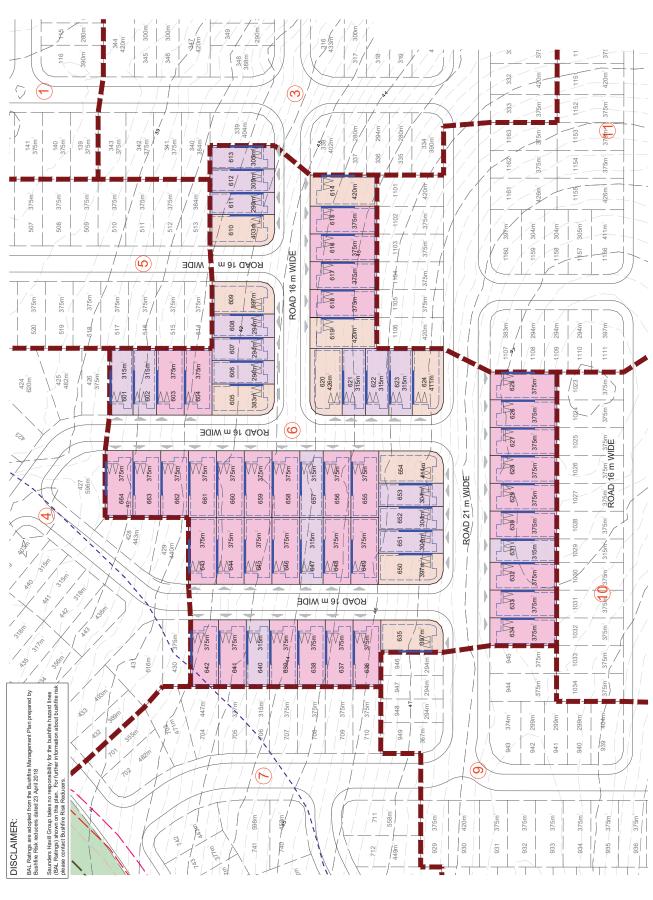
red to be a secondary frontage be taken to be a side boundary

5m 5m 3m 5m %09 Courtyard Courtyard 0-0.2m 0-0.2m 0-0.2m 0-0.2m %09 Premium Villa 75% 75% 0.9m* 0.9m Site Coverage (Maximum) To Wall (Ground Floor) To Wall (First Floor) Side Setback (non-BTB) To Wall (First Floor) Side Setback (BTB) Secondary Frontage Garage Location Ground Floor Ground Floor Ground Floor First Floor First Floor Garage Garage

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

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

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LEGEND

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

——— Edge of Classified Vegetation Indicative Driveway Location Staging Boundary

Building Envelope Exclusion Zone Reach of BAL 29 Reach of BAL 19

-- - Reach of BAL 12.5

NOTES

All setbacks are measured to the wall of the structure Houses must be wholly located within the subject lot encroachment rights are secured. A lot can have only one primary frontage.

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

For lots with a secondary frontage, no building or structure over 2m carriageway is not a secondary frontage.

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

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

A 2.4m setback permitted to unenclosed entry features such as porche sorticos, verandahs and balconies.

Building envelope and setback requirements may be affected by provisions for easements for services, which may

Site cover is the maximum area covered by all buildings and structures oofed with impervious materials.

ndary walls are optional,

elevant Australian Standard. refer to the Bushfire Management Plan Lots may be affected by bushfire risk, requiring compliance with the dated 23 April 2018 prepared by Bushfire Risk Reducers.

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

red to be a secondary frontage be taken to be a side boundary

5m 5m 3m 5m n/a n/a Courtyard Courtyard 0-0.2m 0-0.2m 0-0.2m 0-0.2m 1.5m Premium Villa 0.9m* 0.9m 1.5m 2m 5m To Wall (Ground Floor) To Wall (Ground Floor) To Wall (First Floor) Side Setback (non-BTB) Ground Floor To Wall (First Floor) Side Setback (BTB) Secondary Frontage Garage Location Ground Floor Ground Floor Rear Setback First Floor First Floor Garage Garage

Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m %09 %09 75% 75% Site Coverage (Maximum)

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

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NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

LEGEND

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

Indicative Driveway Location Staging Boundary

Building Envelope Exclusion Zone Reach of BAL 29

——— Edge of Classified Vegetation

— — Reach of BAL 12.5 Reach of BAL 19

All setbacks are measured to the wall of the structure

Houses must be wholly located within the subject lot A lot can have only one primary frontage. encroachment rights are secured.

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

For lots with a secondary frontage, no building or structure over 2m iageway is not a secondary frontage is to be built within a 6m x 6m

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

A 2.4m setback permitted to unenclosed entry features such as porche sorticos, verandahs and balconies.

Building envelope and setback requirem risions for easem

cover is the maximum area covered by all buildings and structures

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

dated 23 April 2018 prepared by Bushfire Risk Reducers.

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

criteria for Houses

be taken to be a side boundary

5m 5m Courtyard Courtyard 0-0.2m 0-0.2m 0-0.2m 0-0.2m %09 75% 75% 0.9m Site Coverage (Maximum) To Wall (Ground Floor) Side Setback (non-BTB) Ground Floor To Wall (First Floor) To Wall (First Floor) Side Setback (BTB) Secondary Frontage Garage Location Ground Floor Ground Floor Rear Setback First Floor First Floor First Floor Garage Garage

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

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

LEGEND

Site Boundary

--- Indicative Building Envelope Built to Boundary Wall Staging Boundary Indicative Driveway Location

Building Envelope Exclusion Zone --- Edge of Classified Vegetation Reach of BAL 19 Reach of BAL 29

Landscape Interface Buffer (Refer to Pebble Creek Plan of Developm

Reach of BAL 12.5

All setbacks are measured to the wall of the structure Houses must be wholly located within the subject lot

A lot can have only one primary frontage.

pedestrian pathway or road reserve that does not contain a road

For lots with a secondary frontage, no building or structure over 2m high is to be built within a 6m x 6m truncation at the carriageway is not a secondary frontage.

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

A 2.4m setback permitted to unenclos

Building envelope and setback requirements may be affected by

Site cover is the maximum area covered by all buildings and structure: roofed with impervious materials.

Built-to-boundary walls are optional, however if a Built -to-boundary wal

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

dated 23 April 2018 prepared by Bushfire Risk Reducers

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

criteria for Houses

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

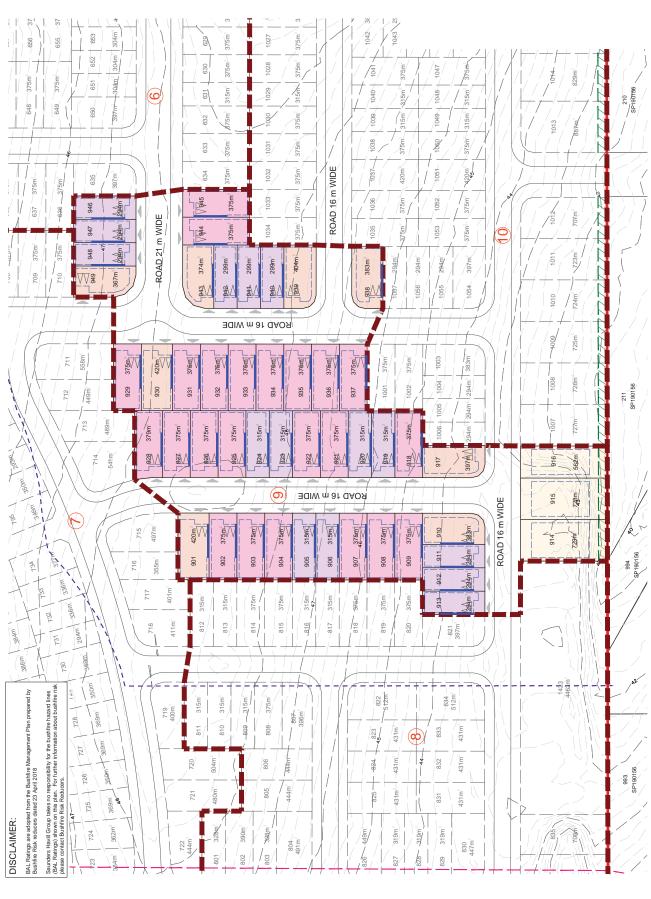
No buildings or structures are permitted in the Landscape Interface

5m 5m 33 33 8.0m n/a 0 - 0.2m 1.0m %09 1.0m 2m 2m 5m Ε %09 75% 75% 0 - 0.2m 0.9m F F F 2m 2m Ę Site Coverage (Maximum) First Floor Side Setback (non-BTB) To Wall (First Floor) To Wall (First Floor) Side Setback (BTB) Secondary Frontage Ground Floor First Floor Garage Location Ground Floor Ground Floor Rear Setback Garage

Rear boundary setback for a lot including a sexceeding 2.5m is to be increased to 2.5m

RP DESCRIPTION LOT6 on RP193185 &

ORCHARD (PEBBLE CREEK) DEVELOPMENTŠ PŤY ĽTĎ



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

LEGEND

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

Edge of Classified Vegetation Indicative Driveway Location

Staging Boundary

Building Envelope Exclusion Zone

Reach of BAL 19 Reach of BAL 29

Landscape Interface Buffer
(Refer to Pebble Creek Plan of Developm Reach of BAL 12.5

All setbacks are measured to the wall of the structure Houses must be wholly located within the subject lot

A lot can have only one primary frontage.

carriageway is not a secondary frontage. For lots with a secondary frontage, no building or structure over 2m high pedestrian pathway or road reserve that does not contain a road

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

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

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

Building envelope and setback requirements may be affected by

Site cover is the maximum area covered by all buildings and structures roofed with impervious materials.

Built-to-boundary walls are optional, however if a Built -to-boundary wall

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

dated 23 April 2018 prepared by Bushfire Risk Reducers

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

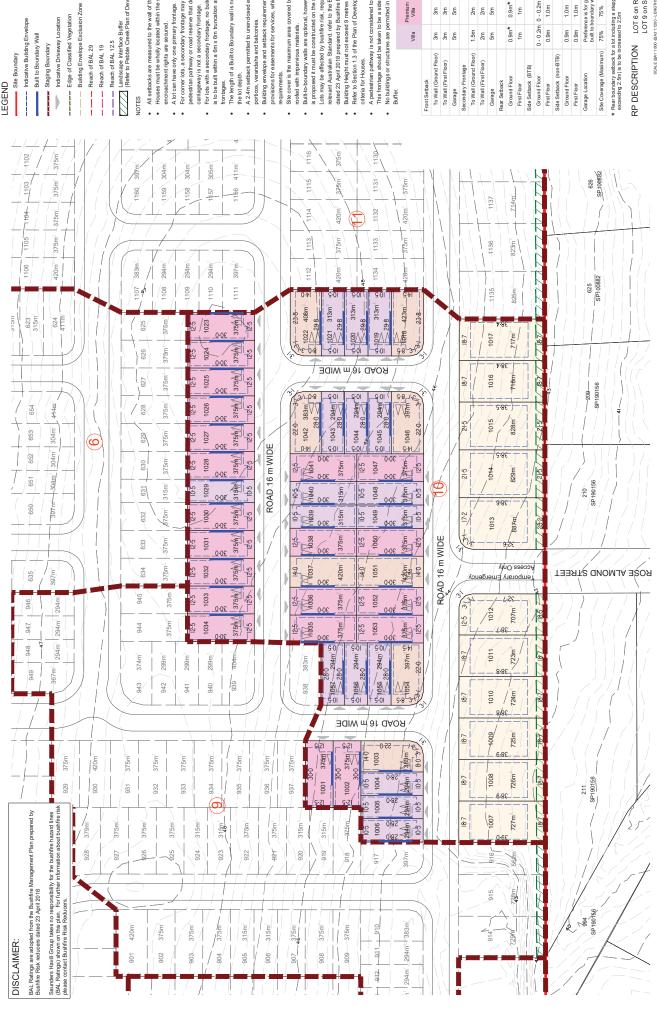
A pedestrian pathway is not considered to be a secondary frontage. This frontage should be taken to be a side boundary. criteria for Houses

No buildings or structures are permitted in the Landscape Interface

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RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507 Rear boundary setback for a lot including a sexceeding 2.5m) is to be increased to 2.5m

ORCHARD (PEBBLE CREEK) DEVELOPMENTŠ PŤY ĽTĎ



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

Site Boundary

Building Envelope Exclusion Zor --- Edge of Classified Vegetation Indicative Driveway Location Indicative Building Envelope Built to Boundary Wall Reach of BAL 12.5 Staging Boundary Reach of BAL 19 Reach of BAL 29

Houses must be wholly located within the subject lot unless All setbacks are measured to the wall of the structure

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

For lots with a secondary frontage, no building or structure over 2m high carriageway is not a secondary frontage.

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

Building envelope and setback requirements may be affected by

cover is the maximum area covered by all buildings and structure

roofed with impervious materials.

Built-to-boundary walls are optional, however if a Built -to-boundary wa s proposed it must be constructed on the side indicated.

Lots may be affected by bushfire risk, requiring compliance with the elevant Australian Standard. refer to the Bushfire Manage tated 23 April 2018 prepared by Bushfire Risk Reducers

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

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

No buildings or structures are permitted in the Landscape Interface.

5m 5m 33 33 8.0m n/a n/a 0 - 0.2m 1.0m %09 1.0m 1.5m 2 m 2 Ε %09 75% 5m 2m 75% 0 - 0.2m 0.9m 1.5m 2m Ę Site Coverage (Maximum) Side Setback (non-BTB) To Wall (First Floor) To Wall (First Floor) Side Setback (BTB) Secondary Frontage Garage Location Ground Floor First Floor Ground Floor Ground Floor Rear Setback First Floor Garage

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507 ORCHARD (PEBBLE CREEK) DEVELOPMENTŠ PŤY ĽTĎ

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

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

frontages.

pedestrian pathway or road reserve that does not contain a road

carriageway is not a secondary frontage.

A lot can have only one primary frontage.

All setbacks are measured to the wall of the structure Houses must be wholly located within the subject lot

Landscape Interface Buffer (Refer to Pebble Creek Plan of Develop

Reach of BAL 12.5

Building Envelope Exclusion Zone

Reach of BAL 29 Reach of BAL 19

---- Edge of Classified Vegetation

Indicative Driveway Location

--- Indicative Building Envelope

Site Boundary

Built to Boundary Wall

Staging Boundary

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

Built-to-boundary walls are optional, however if a Built -to-boundary wal

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

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

criteria for Houses

dated 23 April 2018 prepared by Bushfire Risk Reducers

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

No buildings or structures are permitted in the Landscape Interface

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

roofed with impervious materials.

Building envelope and setback requirements may be affected by

A 2.4m setback permitted to unenclo

5m 5m

To Wall (First Floor)

33 33

2 m 2

1.5m 2m 5m

To Wall (First Floor)

Secondary Frontage

n/a

1.0m

1.0m

1.5m

%09

%09

75%

75%

Site Coverage (Maximum)

Garage Location

Rear boundary setback for a lot including a sexceeding 2.5m) is to be increased to 2.5m

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

0 - 0.2m

0 - 0.2m

First Floor Side Setback (non-BTB)

Ground Floor

Ε

Ę

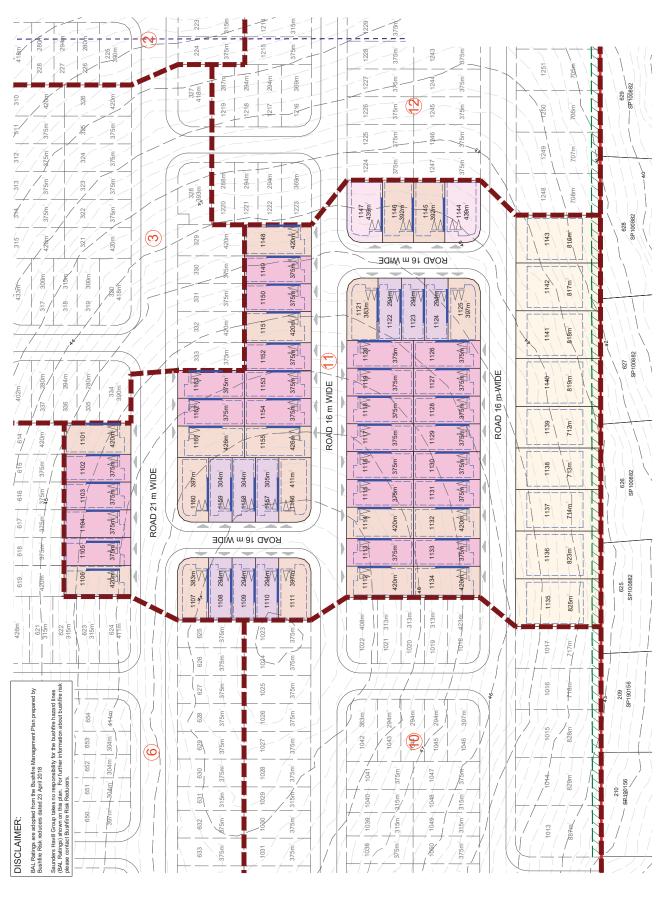
Side Setback (BTB)

Ground Floor

Ground Floor First Floor

Rear Setback Garage

PLAN OF DEVELOPMENT - STAGE 11



ORCHARD (PEBBLE CREEK) DEVELOPMENTŠ PŤY ĽTĎ

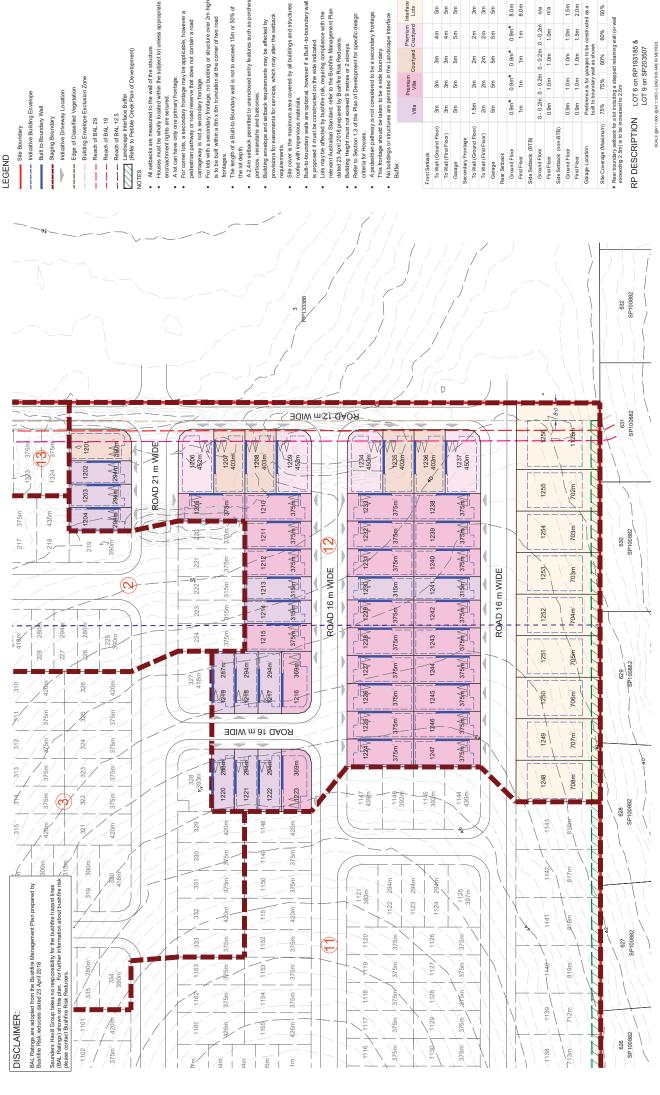
Building Envelope Exclusion Zone

Reach of BAL 12.5

Reach of BAL 19 Reach of BAL 29

Indicative Driveway Location

PLAN OF DEVELOPMENT - STAGE 12



5m 5m

33 33

2 m 2

Zm2

n/a n/a

1.0m

1.0m

%09

%09

75% 75%

0 - 0.2m

0 - 0.2m

ORCHARD (PEBBLE CREEK) DEVELOPMENTŠ PŤY ĽTĎ

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LEGEND

Site Boundary ---- Indicative Building Envelope Built to Boundary Wall Staging Boundary Indicative Driveway Location ---- Edge of Classified Vegetation — — Building Envelope Exclusion Zone __ _ _ Reach of BAL 29

__ __ Reach of BAL 12.5 NOTES

- All setbacks are measured to the wall of the structure.
 Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.
 Alot can have only one primary frontage.
- For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road
- peaestrian patriway or road reserve that does not contain a road carriageway is not a secondary frontage.

 For lots with a secondary frontage, no building or structure over 2m high is to be built within a 6m x 6m truncation at the corner of two road frontages.
- The length of a Built-to Boundary wall is not to exceed 15m or 50% of the lot depth.

 A 2.4m setback permitted to unenclosed entry features such as porches,
- porticos, verandahs and balconies.
- Building envelope and setback requirements may be affected by building envelope and setudack requirements may be anexted by provisions for easements for services, which may after the setback requirements.

 Site cover is the maximum area covered by all buildings and structures
- roofed with impervious materials.
- Built-to-boundary walls are optional, however if a Built -to-boundary wall
- built-to-bountary was are opinional, nowever it a built-to-bountary wis proposed it must be constructed on the side indicated. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard, refer to the Bushfire Management Plan dated 23 April 2018 prepared by Bushfire Risk Reducers.
- Building Height must not exceed 9 metres or 2 storeys.

 Refer to Section 1.3 of the Plan of Development for specific design
- criteria for Houses.
- A pedestrian pathway is not considered to be a secondary frontage. This frontage should be taken to be a side boundary

DISCLAIMER: BAL Ratings are adopted from the Bushfire Management Plan prepared by	700 2361m 861m
Bushfire Risk reducers dated 23 April 2018 Saunders Havill Group takes no responsibility for the bushfire hazard lines (BAL Ratings) shown on this plan. For further information about bushfire risk	
please contact Bushfire Risk Reducers.	
106 105 104 103 102 101	1401 1402 1403 1404 1445
113m ² 280m ² 280m ² 280m ² 280m ² 382m ²	371m 294m 294m 390m
107 247	201 375m 3 1301 375m
351m 357m 357m 246	202 300m 1302 315m
368m² 357m²	283 420m 1303 375m
109 243 244 245	204 375m 1304 375m
514m²- 350m² 350m² 439m²	205 300m 1305 315m
	206 300m ² 1306 315m ²
	207 384m 1307 384m
110 242 241 240 239	
390m² 4280m² 294m² 280m² 418m²	209- 1311 1310 1309 1308
111 420m ² 238 420m ²	390m 294m 294m 294m 399m
301 375m ² 237 375m ²	ROAD 16 m WIDE $ (13) \approx $
302 420m ² 236 420m ²	209 13/18 13
303 315m² 235 315ml²	390m ² 294m ² 294m ² 294m ² 390m ²
304 315m ² 234 315m ²	210 375m 1316 375m
305 420m ² 233 420m ²	211 315m / 1/817 375m
306 429m² 232 429m²	212 315m ³ 1318 315m ³
308 309 230 231	213 375m / /319 375m
307 390m	214 375m 1320 375m
280m ² 294m 280m ² 41m ²	215 420m
3	216 375m
312 311 310 418m I	1322 375m
Z5m 375m 420q 228 280M	1323 3757
227 29411	218 435m 1324 375m
324 335 326 226 280m	219 1204 1203 1202 1201
75m² 375m² 420m² 225 390m²	390m² 1294m² 294m² 294m² 390m²
327 418m 224 223 222 22 22	21 420 h205 452m /
1219 287m 375m 1 315m 315m 375m	
1218 294m	20m 40m
1217 294m ² 1215 1214 1213 121	18 1211 1210 403m
4 saunders	ORCHARD (PEBBLE CREEK) DEVELO

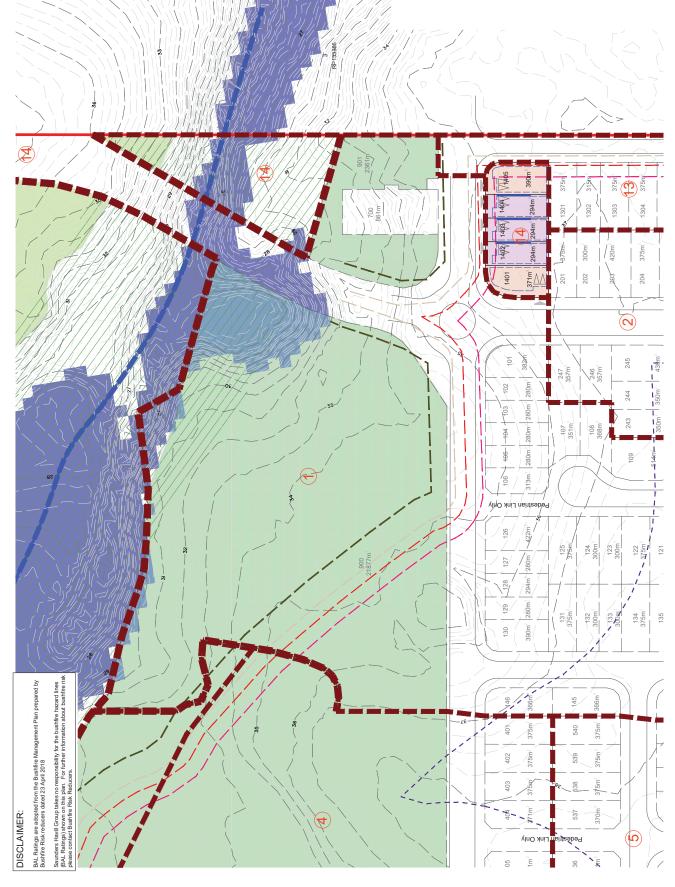
	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback					
To Wall (Ground Floor)	3m	3m	3m	4m	5m
To Wall (First Floor)	3m	3m	3m	4m	5m
Garage	5m	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	2m	2m	2m	3m
To Wall (First Floor)	2m	2m	2m	2m	3m
Garage	5m	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	1m	1m	1m	1m	8.0m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)					
Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location			arages to b	e construc vn	ted as a
Site Coverage (Maximum)	75%	75%	60%	60%	50%

Description Introduce

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

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507





NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

LEGEND

Site Boundary	Indicative Building Envelope	Built to Boundary Wall	Staging Boundary	Indicative Driveway Location
)

Building Envelope Exclusion Zone — — Reach of BAL 29 -- Reach of BAL 19

Edge of Classified Vegetation

NOTES

— — Reach of BAL 12.5

Houses must be wholly located within the subject lot u

- A lot can have only one primary frontage. encroachment rights are secured.
- corner lots, a secondary frontage may be applicable, however
- riageway is not a secondary frontage
- For lots with a secondary frontage, no building or structure over 2m to be built within a 6m x 6m truncation at the corner of two road
- - The length of a Built-to Boundary wall is not to exceed 15m or 50% of
 - A 2.4m setback permitted to unenclosed entry features such as porch
- ding envelope and setback requirements may be affected by
- Site cover is the maximum area covered by all buildings and structure ofed with impervious materials.
- proposed it must be constructed on the side indicated.
- lated 23 April 2018 prepared by Bushfire Risk Reducers.

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

5m 5m 0-0.2m 0-0.2m 0-0.2m 3m 3m 0 - 0.2m To Wall (Ground Floor) To Wall (First Floor) Site Coverage (Maximum) To Wall (Ground Floor) Side Setback (non-BTB) Sarage Location Ground Floor Ground Floor Ground Floor tear Setback Garage

RP DESCRIPTION LOT6 on RP193185 & LOT9 on SP203507

Rear boundary setback for a lot including a steppec exceeding 2.5m) is to be increased to 2.5m

ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

Appendix C

Bushfire Management Plan



BUSHFIRE MANAGEMENT PLAN



AMENDED IN RED Lots 6 on RP193185 and Lot 9 on SP203507

Owen Haslam By:

Date: 13/12/18

Mountain Ridge Road, South MacLean

Client Reference: 005.09.17



Bushfire Risk Reducers ABN 28 355 366 321



referred to in the PDA **DEVELOPMENT APPROVAL**

Approval no: DEV2017/887

14/12/18 Date:

DISCLAIMER

The following report is made on the basis of the assessment undertaken at this location by Bushfire Risk Reducers in September 2017.

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

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

REPORT AUTHOR

Alistair Hill

Director - Bushfire Risk Reducers Grad Dip Bushfire Planning and Design FPAA BPAD-Level 3 Certified Practitioner Certification Number: BPD-PA-19034

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DOCUMENT CONTROL Bushfire Management Plan

Client: Mountain Ridge Pty Ltd

Client Reference: 005.09.17

Project: RoL and MCU

Site Location: Mountain Ridge Road, South McLean

Version	Date	Status	Changes	Author	Approver
Rev 0	8.09.2017	First Draft		AH	AH
Rev 1	19.09.2017	Second Draft		AH	AH
Rev 2	20.09.2017	Third Draft		AH	AH
Rev 3	11.10.2017	Final Report		AH	AH
Rev 4	20.03.2018	Final Report	Reponse to further details request	АН	AH
Rev 5	23.04.2018	Final Report	Reponse to further further details request	АН	AH

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1.0 Introduction

This report has been commissioned by Mountain Ridge Pty Ltd in order to support a Development Application for the subdivision of Lot 6 on RP193185 and Lot 9 on SP203507 into 650 Lots; and also in compliance with the Building Code of Australia (BCA), in respect of future residential buildings on each of the Lots.

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

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

- 1. It requires the production of a Bushfire Management Plan which complies with the Planning Scheme (in this case Part 8.2.3 (Bushfire Overlay Code) of the Logan Planning Scheme 2015).
- 2. It invokes the Building Code of Australia (BCA), requiring compliance with its bushfire related function performance objectives and with AS3959-2009 *Construction of buildings in bushfire prone areas*.

This Bushfire Management Plan objectively determines the nature and severity of potential worst case wildfire in the area, and develops risk mitigation measures to be used in combination with established construction needs in accordance with AS3959-2009. It is the implementation of all these protection measures in combination, that will demonstrate the viability and conformance of the proposed development in the development application process.

2.0 Site and Development Description

2.1 Property Description

Site ID: Lot 6 on RP193185 and Lot 9 on SP203507

Parish of MacLean, County of Stanley.

Current address of property: 3744 Mountain Ridge Road, South McLean, QLD 4280.

Local Government Area: Logan City Council.

Total Area: 53.91ha

Zoning: Emerging Community

2.2 Proposed Development

The proposed development is planned to create 650 Lots generally between 300 and 700m² in area, with a district Recreation Park and a Bio Basin.

2.3 Site Location and Layout



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

Located on the southern side of Mountain Ridge Road, and south of Flagstone Creek, the site abuts extensive areas of unmanaged forest to the west and east, and a strip of riparian forest across the north.

The proposed development involves a bridge being constructed across Flagstone Creek, so that two alternate access/egress routes exist for the site, one via Mountain Ridge Road to the north, and the other via Rose Almond Street to the south.

As designated Priority Development Area, development is anticipated to the west and east of the site, effectively lifting the bulk of the bushfire constraint. However in the meantime, current land use to the west and east of the site represents a potential threat to the development which is objectively assessed by this Plan, which develops a range of bushfire protection measures. In so doing this Plan serves to mitigate risk in the interim, to levels that can be considered acceptable.

Figure 2 shows the proposed subdivision in relation to vegetation that is being classified under AS3959-2009, and which is classifiable as potential hazard under Sc 6.2.6 Planning scheme policy 6 and under SPP 2016 – Natural hazards, risk and resilience.

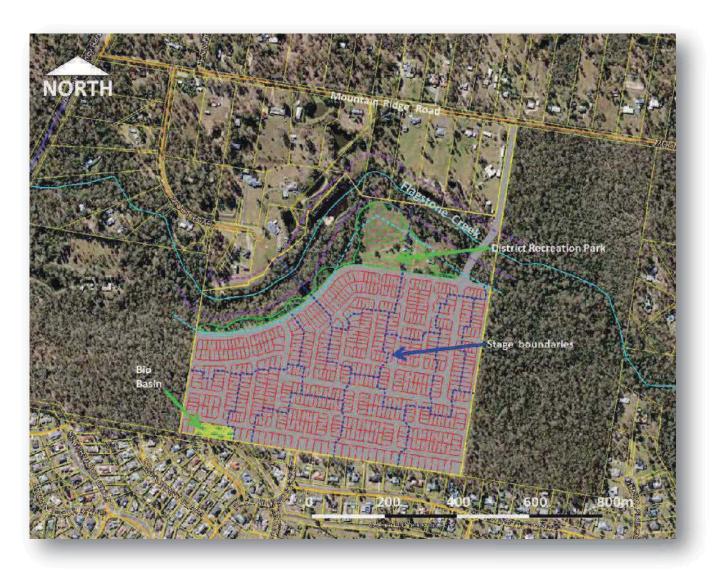


Figure 2. Proposed Subdivision and forest interfaces

Staging Plans are attached in Appendix 2.

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

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

3.0 Bushfire Hazard Assessment

3.1 Bushfire hazard classification

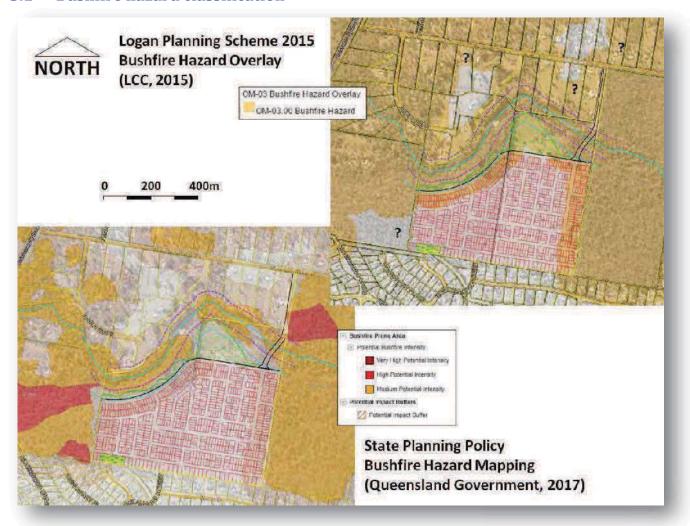


Figure 3. Council and latest State bushfire hazard mapping

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

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

The BCA calls up AS3959-2009 as providing "Deemed to Satisfy" construction levels for Class 1, 2 and 3 buildings constructed in bushfire prone areas. AS3959-2009 specifies building implications within 100m of designated bushfire prone land, or more strictly speaking, within 100m of intact, classified vegetation (50m in the case of grassland). This BMP establishes Bushfire Attack Levels (BALs) for affected Lots, using a combination of Methods 1 and 2 approach under AS3959-2009.

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

3.2 Vegetation Assessment, Slope and Separation Distances from Proposed Development



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

Figure 4 shows the five main fuel zones assessed. The average slope is taken as 3° down for each area.

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

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

3.3 Fuel Accumulation Assessment - Fuel Area 1



Figure 5. Fuel Accumulation Assessment - Fuel Area 1

Fuel hazard estimate		Assessment according to Hines et al 2010			
Date: 30th August 2017					
Layer	Rating	Description / Comments	Equivalent fuel load t/ha		
Surface and near surface	Low Potential Moderate	Low litter bed 10 mm with Low to moderate NS fuels, <i>Themeda sp</i> , partly grazed by macropods <i>Lomandra sp</i> , and fine native grasses.	5 – 6 Potential 8		
Elevated	Moderate	Canopy recruiters, with Alphitonia sp, L.suavolens, Acacia spp, and patches of Lantana sp most fuel at the top of the layer	3		
Bark	High	Some ribbon bark (E.tereticornis) and papery barks (L.suavolens) with low bark hazard - C. intermedia, C.trachyphloia, C.tessellaris.	1 - 2		
Overall rating	Moderate		11t/ha		

Table 1. Fuel Assessment Fuel Area 1.

Whilst not mapped as remnant, site assessment identified the developing vegetation community most closely resembling RE12.3.11, for which Queensland Fire and Emergency Services (QFES) attributes a default Total Available Fuel Load of 15.9t/ha.

Giving consideration to both State and observed available fuel values, more than 15 years post fire; and recognising the limitations in soil water holding capacity, a total of 15.9t/ha (8t/ha of which is Surface and Near Surface fuel) is considered reasonable to use in fire modelling in accordance with Method 2 of AS3959-2009, as presented in Section 6.

3.4 Fuel Accumulation Assessment - Fuel Area 2



Figure 6. Fuel Accumulation Assessment - Fuel Area 2

Fuel hazard estimate		Assessment according to Hines et al 2010			
Date: 30th August 2017					
Layer	Rating	Description / Comments	Equivalent fuel load t/ha		
Surface and near surface	Very high	High litter bed 20 -30 mm with Very high NS fuels as grasses to 1m.	12		
Elevated	High	Canopy recruiters, with <i>Acacia spp</i> , and areas of dense <i>Lantana sp</i> more dense toward Flagstone Creek	3 - 5		
Bark	High	Some ribbon bark (E.tereticornis) with low bark hazard - C. citriodora, C.tessellaris, E.propinqua, E.siderophloia.	1 - 2		
Overall rating	Very high		19t/ha		

Table 2. Fuel Assessment Fuel Area 2.

More than 15 years without fire, fuel loads can be expected to be nearing their long term stable maximum state. More favourable soil moisture conditions closer to Flagstone Creek have supported higher fuel loads, higher than the QFES dataset default values for Total Available Fuel Load of 14.9t/ha and 15.9t/ha for mapped RE 12.3.6 and 12.3.11, and closer to the 20.8t/ha for RE12.9 - 10.2. A total available fuel value of 21t/ha (12t/ha of which is surface and near surface fuel) is applied to site specific fire modelling for Area 2 in Section 6.

3.5 Fuel Accumulation Assessment - Fuel Area 3



Figure 7. Fuel Accumulation Assessment - Fuel Area 3

Fuel hazard estimate		Assessment according to Hines et al 2010					
Date: 30th August 2017							
Layer	Rating	Description / Comments	Equivalent fuel load t/ha				
Surface and near surface	High	High litter bed 30 mm with Low NS fuels shaded out.	10 - 12				
Elevated	Very high	Canopy recruiters, with <i>Acacia spp</i> , and areas of dense <i>Lantana sp</i> more dense toward Flagstone Creek	5 - 6				
Bark	High	Some ribbon bark (E.tereticornis) with low bark hazard - C. citriodora, C.tessellaris, C.intermedia, E.propinqua, E.siderophloia.	1 - 2				
Overall rating	Very high		20t/ha				

Table 3. Fuel Assessment Fuel Area 3.

More than 15 years without fire, fuel loads can be expected to be nearing their long term stable maximum state.

More favourable soil moisture conditions closer to Flagstone Creek have supported higher fuel loads, comparable to the State Government default values for Total Available Fuel Load of 20.8t/ha for mapped RE 12.9 – 10.2 in Area 3. A total available fuel value of 20.8t/ha (12t/ha of which is surface and near surface fuel) is applied to site specific fire modelling for Area 3 in Section 6.

3.6 Fuel Accumulation Assessment - Area 4



Figure 8. Fuel Accumulation Assessment - Area 4 South

Fuel hazard estimate		Assessment according to Hines et al 2010					
Date: 30th August 2017							
Layer	Rating	Description / Comments					
Surface and near surface	Low Potential Moderate	Low litter bed 10 mm with Low to moderate NS fuels, <i>Themeda sp</i> , partly grazed by macropods <i>Lomandra sp</i> , and fine native grasses.	5 – 6 Potential 8				
Elevated	Moderate	Canopy recruiters, with Alphitonia sp, L.suavolens, Acacia spp, and patches of Lantana sp most fuel at the top of the layer	3				
Bark	High	Some ribbon bark (E.tereticornis) and papery barks (L.suavolens) with low bark hazard - C. intermedia, C.trachyphloia, C.tessellaris.	1 - 2				
Overall rating	Moderate		11t/ha				

Table 4. Fuel Assessment Fuel Area 4.

Mapped by State Government as remnant vegetation of RE12.9 – 10.2, site assessment supports an RE classification more closely resembling RE12.3.11, for which Queensland Fire and Emergency Services (QFES) attributes a default Total Available Fuel Load of 15.9t/ha.

However drier soil conditions further away from Flagstone Creek is limiting biomass accumulation potential.

Giving consideration to both State and observed available fuel values, more than 15 years post fire; and recognising the limitations in soil water holding capacity, a total of 15.9t/ha (8t/ha of which is Surface and Near Surface fuel) is considered reasonable to use in fire modelling in accordance with Method 2 of AS3959-2009, as presented in Section 6.

3.7 Fuel Accumulation Assessment - Area 5



Figure 9. Fuel Accumulation Assessment - Area 5 South

Fuel hazard estimate		Assessment according to Hines et al 2010				
Date: 30th August 2017						
Layer	Rating	Description / Comments	Equivalent fuel load t/ha			
Surface and near surface	Low Potential Moderate	Low litter bed 10 mm with Low to moderate NS fuels, <i>Themeda sp</i> , partly grazed by macropods <i>Lomandra sp</i> , and fine native grasses.	5 – 6 Potential 8			
Elevated	Moderate	Canopy recruiters, with Alphitonia sp, L.suavolens, Acacia spp, and patches of Lantana sp most fuel at the top of the layer	3			
Bark	High	Some ribbon bark (E.tereticornis) and papery barks (L.suavolens) with low bark hazard - C. intermedia, C.trachyphloia, C.tessellaris.	1 - 2			
Overall rating	Moderate	, , , , , , , , , , , , , , , , , , ,	11t/ha			

Table 5. Fuel Assessment Fuel Area 5.

Mapped by State Government as remnant vegetation of RE12.9 - 10.2, site assessment supports an RE classification more closely resembling RE12.3.11, for which Queensland Fire and Emergency Services (QFES) attributes a default Total Available Fuel Load of 15.9t/ha.

However drier soil conditions further away from Flagstone Creek is limiting biomass accumulation potential.

Giving consideration to both State and observed available fuel values, more than 15 years post fire; and recognising the limitations in soil water holding capacity, a total of 15.9t/ha (8t/ha of which is Surface and Near Surface fuel) is considered reasonable to use in fire modelling in accordance with Method 2 of AS3959-2009, as presented in Section 6.

4.0 Site constraints and environmental values which may limit mitigation options

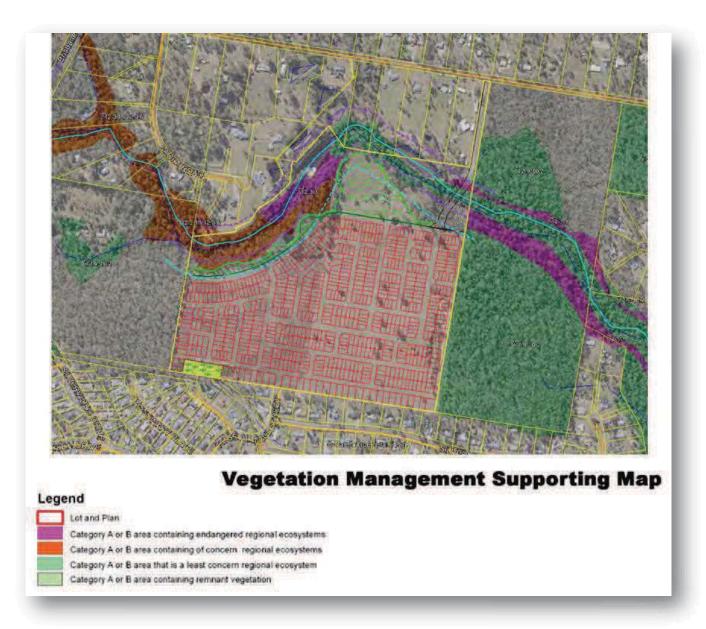


Figure 10. Regional Ecosystem (RE) Mapping

Figure 10 shows the proposed development location in relation to vegetation mapped by the Queensland Department of Natural Resources and Mines as "Of Least Concern" RE 12.9-10.2, 12.3.6 and "Of Concern" RE 12.3.11 adjacent to the Subject Lot.

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

Regional	Description	Fire Guidelines
RE 12.9.10.2 Of Least Concern	Open-forest or woodland of <i>Corymbia citriodora</i> , usually with <i>Eucalyptus crebra</i> . Other species such as <i>Eucalyptus tereticornis</i> and <i>Corymbia intermedia</i> may be present in scattered patches or in low densities. Understorey can be grassy or shrubby. Shrubby understorey of <i>Lophostemon confertus</i> (whipstick form) often present in northern parts of bioregion. Occurs on Cainozoic and Mesozoic sediments. (BVG1M: 10b) Vegetation Hazard Class (VHC) 10.1 20.8t/ha Total Available Fuel Load (State Default Value)	OPTIMAL SEASON: Summer to winter. INTENSITY: Low to moderate. INTERVAL: 4-25 years. STRATEGY: Aim for 40-60% mosaic burn. Burn with soil moisture and with a spot ignition strategy so that a patchwork of burnt/unburnt country is achieved. ISSUES: The fire regime should maintain a mosaic of grassy and shrubby understoreys. Control of weeds is a major focus of planned burning in most areas. Careful thought should be given to maintaining ground litter and fallen timber habitats by burning only with sufficient soil moisture. Burning should aim to produce fine scale mosaics of unburnt areas. Variability in season and fire intensity is important, as well as spot ignition in cooler or moister periods to encourage mosaics.
RE 12.3.6 Of Least Concern	Melaleuca quinquenervia, Eucalyptus tereticornis, Lophostemon suaveolens +/- Corymbia intermedia open-forest to woodland with a grassy ground layer dominated by species such as Imperata cylindrica. Occurs on Quaternary floodplains and fringing drainage lines in coastal areas. (BVG1M: 22a) Vegetation Hazard Class (VHC) 22.1 14.9t/ha Total Available Fuel Load (State Default Value)	OPTIMAL FIRE SEASON: Late summer to midwinter (after rain). INTENSITY: Planned and occasional unplanned burns (typically of higher intensity) influence the ecology of melaleuca ecosystems. INTERVAL: Heath 8-12 years, Sedge 12-20 years, Mixed grass/shrub 6-20 years. STRATEGY: Aim for a 25-70% burn mosaic (in association with surrounding ecosystems, as melaleuca ecosystems often just occur in patches or along natural drainage lines). Fires may, depending on the conditions and type of vegetation, burn areas larger than just the melaleuca ecosystem. Ensure secure boundaries from non fire-regime adapted ecosystems. Consider the needs of melaleuca ecosystems based on understorey (i.e., heath dominated, sedge dominated or mixed grass/shrub) when planning burns. High soil moisture (or presence of water on the ground) is required, as avoidance of peat-type fires must be maintained. ISSUES: Fire regimes for melaleuca ecosystems require further fire research. Melaleuca forests are fire-adapted, but too high an intensity or frequent fire will slow or prevent regeneration and lead to lower species richness (since these communities contain numerous obligate seed regenerating species that require sufficient fire intervals to produce seed). High intensity fires may kill trees and lead to whipstick regeneration. Too frequent fire may result in a net loss of nutrients over time from an already nutrient poor system. Fire associations are significantly influenced by understorey composition. Melaleuca communities with a heath understorey should burn in a similar way to coastal heath (8-12 years). Sedge understorey communities will burn in association with the surrounding ecosystems

(so will often burn with them but sometimes not, such that these communities have a slightly less fire frequency). Mixed understorey communities burn in a similar way to dry sclerophyll, in association with the surrounding dry sclerophyll, though somewhat less frequently due to the additional moisture present in melaleuca communities. OPTIMAL FIRE SEASON: Summer to late-Open-forest to woodland of Eucalyptus tereticornis, RE 12.3.11 E. siderophloia and Corymbia intermedia. Corymbia autumn. Of Concern tessellaris, Lophostemon suaveolens and Melaleuca INTENSITY: Low. quinquenervia frequently occur and often form a low INTERVAL: 3-6 years. STRATEGY: Aim to burn 40-60% of any given tree layer. Other species present in scattered patches or low densities include Angophora area. Spot ignition in cooler or moister periods leiocarpa, E. exserta, E. grandis, C. trachyphloia, C. encourages mosaics. citriodora, E. latisinensis, E. tindaliae, E. racemosa, ISSUES: Control of weeds is a major focus of Melaleuca sieberi and M. viridiflora. E. seeana may planned burning in most areas. Maintain be present south of Landsborough. Occurs on ground litter and fallen timber habitats by Quaternary alluvial plains and drainage lines along burning only with sufficient soil moisture. coastal lowlands. Rainfall usually exceeds 1000mm/y Burning should aim to produce fine scale (BVG1M: 16c) mosaics of unburnt areas. Major vegetation communities include: 12.3.11a: Open-forest of Eucalyptus tereticornis and/or E. siderophloia with vine forest understorey. Other canopy species include Corymbia intermedia, Araucaria cunninghamii and Agathis robusta. Frequently occurring understorey species include Flindersia spp., Lophostemon suaveolens, L. confertus, Cupaniopsis parvifolia, Acronychia spp., Alphitonia excelsa and Acacia disparrima subsp. disparrima. Occurs on sub-coastal Quaternary alluvial plains. Rainfall usually exceeds 1000mm/y. (BVG1M: 16c) Vegetation Hazard Class (VHC) 16.1 15.9t/ha Total Available Fuel Load (State Default Value)

Table 6. Regional Ecosystems Descriptions and Fire Guidelines

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

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

4.1 Fire History and Frequency

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

5.0 Specific risk factors associated with the development proposal

5.1 Nature of activities anticipated on site

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

5.2 Numbers of people likely to be present

2 - 4 residents could be expected to be present on each of the 650 Lots. The proposed development adds significantly to the number of people living in the area or potentially exposed to the possibility of unplanned fire, however the design of the development and road layout serves to protect life and property, and facilitate access and egress.

6.0 Nature and Severity of Potential Bushfire Attack

6.1 Bushfire season and Fire Weather

The "typical fire season" in this area peaks between September and November. The predominant winds in the area are south easterly, however during the fire season, hot gusty westerlies of over 30 kph can be expected, with Relative Humidity falling to 10% and less. Temperatures on these days can climb over 35°C, and for two or three days a year, fire weather conditions equivalent to FDI levels of around 60 can be anticipated. (Note that this is in contrast to the value of 40 which Queensland is currently using in the recently revised AS3959 - 2009).

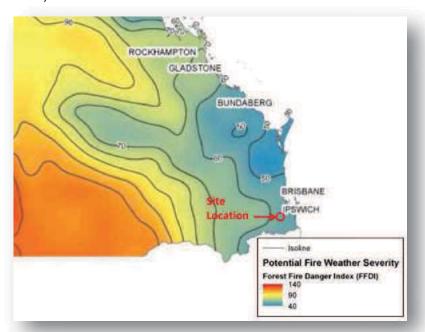


Figure 11. State Government revised FDI values to FDI 60 for the area involved. (CSIRO, 2014).

6.2 Anticipated direction of bushfire attack

The probability of unplanned "wildfire" attack is currently regarded as possible, or even likely. The potential directions of attack are from the west or north, as indicated in Figure 4. Note that the location of the hazard alligns with the direction of worst case fire weather on the western side of the site, with significant potential fire run lengths.

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

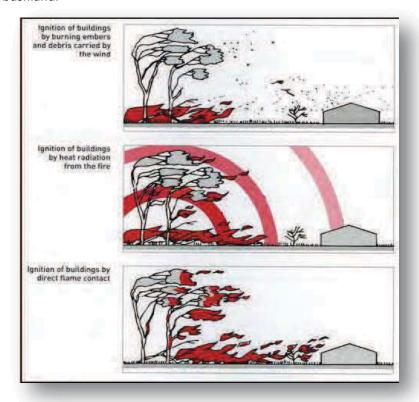


Figure 12. Main Bushfire Attack mechanisms (Image courtesy of Ramsay & Rudolf, 2003)

6.3 Anticipated severity of bushfire attack

Values for vegetation type, fuel load and slope are carried forward to Table 7, to predict the key fire parameters for the potential worst case fire scenario.

	Worst case fire sections.	
Fire Scenario – Area 1, 4 and 5	Fire Scenario – 1, 2, 3, 4 and 5	Fire Scenario – Area 2 and 3
Method 2 AS3959-2009 FDI 60 Forest @ 8/15.9t/ha. Ave Slope under vegetation 3° Down	Method 1 AS3959 – 2009 FDI 40 Forest Ave Slope under vegetation 0 - <5° Down	Method 2 AS3959-2009 FDI 60 Forest @ 12/20.8t/ha. A <u>ve</u> Slope under vegetation 3° Down
Fire Intensity (Byram, 1959)		Fire Intensity (Byram, 1959)
5 820W/m		11 421kW/m
("MEDIUM")		("MEDIUM")
Rate of Spread (Noble et al, 1980)		Rate of Spread (Noble et al, 1980)
0.71kph		1.06kph
Flame Height (modified Mc Arthur V		Flame Height (modified Mc Arthur V
equation, NSW RFS 2001)6.51m		equation, NSW RFS 2001) 9.4m
Flame Width 100m		Flame Width 100m
Elevation of Receiver 2.4m		Elevation of Receiver 2.4m
BAL FZ within <6m of intact	BAL FZ within <12m of intact	BAL FZ within <8m of intact
unmanaged vegetation	unmanaged vegetation	unmanaged vegetation
BAL 40 from 6 - <8m	BAL 40 from 12 - <16m	BAL 40 from 8 - <11m
BAL 29 from 8 - <12m	BAL 29 from 16 - <24m	BAL 29 from 11 - <16m
BAL 19 from 12 - <17m	BAL 19 from 24 - <34m	BAL 19 from 16 - <23m
BAL 12.5 from 17 – 100m	BAL 12.5 from 34 – 100m	BAL 12.5 from 23 – 100m

Table 7. Calculated values for potential bushfire characteristics, and methods used.

The radiant heat flux values for Methods 1 and 2 are compared as Bushfire Attack Levels (BALs) in Table 7 and Figure 13. The predicted fireline intensity for all unmanaged vegetation interfaces is in the "Medium" range, validating the designation of bushland interfaces as BPA for the purposes of Logan City Council Policy 6 (Management of Bushfire Hazard) Part 2.1.

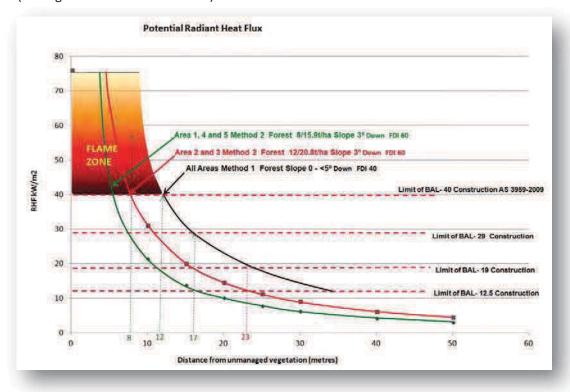


Figure 13. Radiant Heat Flux Predicted by Methods 1 and 2.

LCC bushfire overlay code permits development design that results in construction up to and including BAL 29 for future dwellings. With a minimum separation of 8m between future dwellings and retained vegetation being classified in Areas 1, 4 and 5, BAL 29 is shown to be viable. With a minimum separation of 12m between future dwellings and vegetation being classified in Areas 1, 4 and 5, BAL 19 is shown to be viable. With a minimum separation of 17m between future dwellings and vegetation being classified in Areas 1, 4 and 5, BAL 12.5 is shown to be viable. (Refer to the BAL contours in Figure 15 and 16).

With a minimum separation of 23m between future dwellings and vegetation being classified in Areas 2 and 3, BAL 12.5 is shown to be viable. The roadway and District Recreation Park to the north provides such setback.

The significance of the radiant heat flux levels discussed is shown below in Table 8.

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

Table 8. Significance of various RHF levels (Source: NSW RFS, 2006)

7.0 Bushfire Protection Measures in Combination

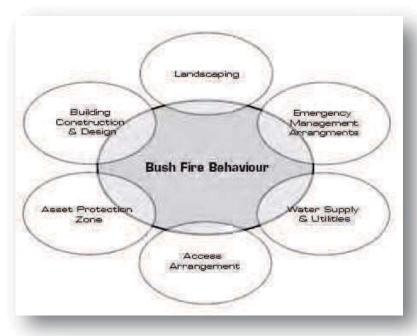


Figure 14. Bushfire Planning Measures in Combination (Source: NSW RFS, 2006)

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

Simply removing the hazard (bushland) is one possible way of removing risk to life and property, but this approach is hardly desirable. The safety of life and property can be achieved whilst retaining the natural amenity and value of bushland areas, provided these integrated bushfire protection measures are applied.

7.1 Building Construction and Design

LCC bushfire overlay code permits development design that results in construction up to and including BAL 29 for future dwellings. With a minimum separation of 8m between future dwellings and retained vegetation being classified in Areas 1, 4 and 5, BAL 29 is shown to be viable. With a minimum separation of 12m between future dwellings and vegetation being classified in Areas 1, 4 and 5, BAL 19 is shown to be viable. With a minimum separation of 17m between future dwellings and vegetation being classified in Areas 1, 4 and 5, BAL 12.5 is shown to be viable. (Refer to the BAL contours in Figures 15 and 16).

With a minimum separation of 23m between future dwellings and vegetation being classified in Areas 2 and 3, BAL 12.5 is shown to be viable. The roadway and District Recreation Park to the north provides such setback. Any other structure built within 6m of each residence shall be constructed in accordance with this Standard.

Fences constructed immediately adjacent to designated hazardous vegetation (Lots 836 and 1256) should be non combustible.

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

Figures 15 and 16 shows the "reach" of the various BAL ratings under AS3959-2009. BAL contours have been transferred to Plan of Development (POD) Plans attached in Appendix 1. BAL ratings for individual Lots should be reviewed post-construction as earthworks/pad levels may have implications for BAL ratings.



Figure 15. BAL contours and 8m Building Exclusion Zone for Lot 836

Note the BAL 40 contour sits along the western boundary of Lot 836, ensuring that BAL 29 construction will not be exceeded.



Figure 16. BAL contours and 8m Building Exclusion Zone for Lot 1256

The building envelope on Lot 1256 ensures that BAL 29 construction is not exceeded.

7.2 Asset Protection Zones and Landscaping

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

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

- Plants retained in or introduced into the IPA should be selected based on low combustibility, by virtue
 of high moisture content, low volatile oil content, high leaf mineral levels, large fleshy leaves, absence
 of shedding bark.
- Plant arrangement is just as important as low combustibility. Plants should be placed so as to minimize either vertical or horizontal connectedness of plant material. Appendix 1 provides examples of less hazardous native plant species.
- Combustible vegetation shall not be allowed to come into contact with combustible parts of buildings.
- Trees should not be allowed to directly overhang roof lines.
- Regular yard maintenance should be undertaken to remove available fine fuels and debris, particularly throughout the fire season.

A minimum 9m separation shall be maintained between unmanaged vegetation to the west and east. This is best achieved by an establishing a "building exclusion zone" of 8m, applying to Lots 393 and 640, established as a Covenant on each Lot.

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

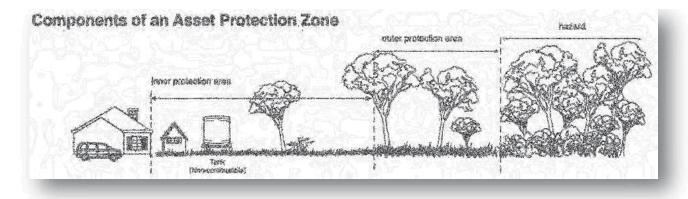


Figure 17. Components of an Asset Protection Zone (APZ)

The bio retention basin shall be managed in a low hazard state , with a predominantly mown surface, similar to Figure 18.



Figure 18. Bio retention basin managed in a low hazard state.

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

7.3 Access and Egress Management

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

Two access/egress options exist, via Mountain Ridge Road to the north and via Roas Almond Street to the South, the latter being a particularly safe route. With future development to the west and east, further access/egress options become available, and at that point, the majority of the hazard present will have been removed.

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

Temporary turn-arounds at the termination of the roads shall be provided to ensure truck turnaround can be achieved for fire vehicles. These are shown on the Staging Plans attached as Appendix 2.

7.4 Water Supplies and Utilities

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

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

Electricity supply to the site will be supplied underground.

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

7.5 Fire Fighting and Emergency Management Arrangements

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

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

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

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

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

Appendix 2 provides guidance for Residents' Emergency Management Planning in relation to bushfire.

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

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

8.4 (PO4) Vehicular Access and Fire Acceptable Outcome AO4 is applied to the extent that: **Maintenance Trails** Access for fire management and Access for fire management and evacuation is provided by evacuation is provided by access that: vehicular access in the form of ring roads (rather than (a) separates premises from adjoining perimeter roads, since the diminished area and nature of the hazard does not make a perimeter road vital); and vegetation; (b) is safely accessible by fire fighting (d) are constructed to otherwise comply with Section 3.4 – Movement infrastructure standards of PSP5 vehicles; (c) has regular vehicular access points for Infrastructure; and bushfire management, response and (e) layout does not include a cul de sac. evacuation; (d) has regular vehicle passing and turning areas for bushfire management, response and evacuation; (e) allows access at all times for fire fighting vehicles; (f) allows for maintenance, burning off and bushfire response; (g) has vehicular links to an alternative through road; (h) is readily maintained. 8.5 (PO5) Water Supply Acceptable Outcome AO5 is applied in that: Development has access to adequate water supply for fire fighting purposes. Development: (a) is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa. 8.6 (PO6) Community Infrastructure Acceptable Outcome AO6 is applied to the extent that the Community infrastructure is not located in infrastructure involved does not involve vital core services a bushfire hazard area or is able to to the community. function effectively during and immediately after a bushfire event. 8.7 (PO7) Hazardous Materials Acceptable Outcome AO6 is applied to the extent that: Public safety and the environment are not The proposed Development does not involve the adversely affected by the adverse impacts manufacture or storage of hazardous materials in bulk. of bushfire on hazardous materials including fuels, explosives and flammable chemicals manufactured or stored in bulk on premises.

9.0 Assessment of proposal against State Planning Policy 2016

State Planning Policy – Natural hazards, risk and resilience (SPP, December 2013, latest version April 2016) replaces State Planning Policy 1/03 *Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.* The SPP Guideline – Natural hazards, risk and resilience provides a methodology for determining Bushfire Hazard based on Potential Fireline Intensity. The

methodology and hazard mapping has been included in Section 3.1 of this Plan in establishing the adjacent area as potentially hazardous and as a bushfire prone area.

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

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

10.0 Recommendations

1. That the master plan shall provide a separation between unmanaged vegetation hazard to the west and east and future dwellings on any Lot of a minimum of 8m, in association with BAL 29 construction under AS3959-2009.

This is achieved through provision of a building envelope for Lot 1256.

Preferably a separation of (minimum) 13m should be sought in association with BAL 19 construction, or a separation of (minimum) 19m in association with BAL 12.5 construction.

Lots 835 and 914 will be beside the biobasin, which will be managed in a low hazard state as shown in Figure 18.

Figures 15 and 16 shows the "reach" of the various BAL ratings under AS3959-2009. BAL contours have been transferred to Plan of Development (POD) Plans attached in Appendix 1. BAL ratings for individual Lots should be reviewed post-construction as earthworks/pad levels may have implications for BAL ratings.

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

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

- The existing Asset Protection Zones available on each Lot and described in Section 7.2 of this report shall be maintained as IPA separating buildings from retained vegetation on adjacent Lots.
 Throughout the Staged development, the balance of Lot will be retained in a low hazard state by slashing.
- 3. Temporary turn-arounds at the termination of the roads shall be provided to ensure truck turnaround can be achieved for fire vehicles.
- 4. Reticulated water supplies shall be fully installed in accordance with AS2419.1-2005 and Council water utilities provider with sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum 10litres a second at 200kPa). Compliance shall be achieved against the acceptable outcomes specified under the QFES Fire Hydrant and Vehicle Access Guideline (2015) in particular marking of hydrant locations and providing adequate hydrant access.
- 5. Lot buyers shall be made aware of the existence of this Plan and their responsibilities outlined within it, in particular construction, asset protection zone and emergency management.

11.0 Summary

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

Along with adequate water supply and emergency management arrangements, compliant construction under AS3959-2009 and APZs to reduce the exposure of life and property to bushfire, these combined measures assist prepare residents for the slim possibility of fire in the area.

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

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

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

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

Appendix 1

Plan of Development - Plans showing BAL Contours

DISCLAIMER: BAL Ratings are adopted from the Bushfire Management Plan prepared by Bushfire Risk reducers dated 23 April 2018 Saunders Havill Group takes no responsibility for the bushfire hazard lines (BAL Ratings) shown on this plan. For further information about bushfire risk please contact Bushfire Risk Reducers RØAD 17 m WIDE 128 129 40¥ 375m 375m 300m² 280m² 294m 280m 371m 375m 396m 315m 315m 131 125 375m 534 535 536 537 539 124 132 300m 375m² 315m² 315m² 372m 429m 370m² 375m 375n 123 300m 530 555m 122 ROAD 16 m WIDE 375m 375m 135 121 503 502/ 501 524 523 504 525 120 375m 375m 390m 298m² 293m² 401m 390m ROAD 16 m WIDE 527 522m² 138 117 m WIDE 505 / 375m 522 375m 375m 409m² 293m² 308n 518m 142 506 375m 16 521 375m 375m ROAD 1 424 141 375m 520 375m 375m 425 508 375m 116 145 375m 375m 482m 139 390m² 280m² 596m 375m 426 DON DE LEN 343 510 375m 344 517 375m 375m 375m² 420m 601 315m 428 431 443m 342 375m 345 300m 616m² 602 663 375m 16

ROAD 1

375m

661 375m

660

603 375m

606

515 __375n

429

643

644

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

LEGEND



- All setbacks are measured to the wall of the structure
- Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.
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- . Building envelope and setback requirements may be affected by provisions for easements for services, which may alter the setback requirements
- · Site cover is the maximum area covered by all buildings and structures roofed with impervious materials.
- . Built-to-boundary walls are optional, however if a Built -to-boundary wall is proposed it must be constructed on the side indicated.
- . Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan dated 23 April 2018 prepared by Bushfire Risk Reducers.
- . Building Height must not exceed 9 metres or 2 storevs.
- Refer to Section 1.3 of the Plan of Development for specific design criteria for Houses
- . A pedestrian pathway is not considered to be a secondary frontage This frontage should be taken to be a side boundary.

	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback					
To Wall (Ground Floor)	3m	3m	3m	4m	5m
To Wall (First Floor)	3m	3m	3m	4m	5m
Garage	5m	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	2m	2m	2m	3m
To Wall (First Floor)	2m	2m	2m	2m	3m
Garage	5m	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	1m	1m	1m	1m	8.0m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)					
Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	75%	60%	60%	50%

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

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507



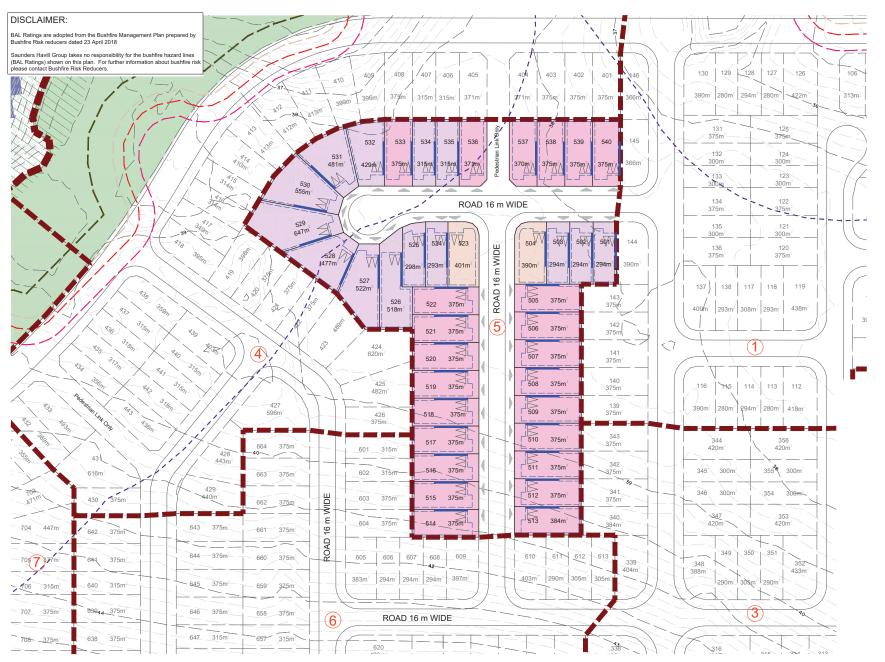


346 300m

420m

512 -375m

513 384m 375m



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

LEGEND



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- Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.
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- . Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan dated 23 April 2018 prepared by Bushfire Risk Reducers.
- Building Height must not exceed 9 metres or 2 storevs.
- . Refer to Section 1.3 of the Plan of Development for specific design criteria for Houses
- . A pedestrian pathway is not considered to be a secondary frontage This frontage should be taken to be a side boundary.

	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback					
To Wall (Ground Floor)	3m	3m	3m	4m	5m
To Wall (First Floor)	3m	3m	3m	4m	5m
Garage	5m	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	2m	2m	2m	3m
To Wall (First Floor)	2m	2m	2m	2m	3m
Garage	5m	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	1m	1m	1m	1m	8.0m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)					
Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	75%	60%	60%	50%

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

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507





DISCLAIMER: 141 BAL Ratings are adopted from the Bushfire Management Plan prepared by 507 375m 520 375m 375m² Bushfire Risk reducers dated 23 April 2018 Saunders Havill Group takes no responsibility for the bushfire hazard lines (BAL Ratings) shown on this plan. For further information about bushfire risk 140 508 375m 375m² 116 please contact Bushfire Risk Reducers 375m 482m 139 .390m² 280m 509 375m 426 375m 510 375m 344 517 375m² _375m 664 375m 420m² 601 315m 428 443m2 342 5 511 375m 375m 345 300m 602 315m 375m 616m 663 375m 346 300m 512 375m 515 375m 603 375m 375m 375m 347 340 513 384m 604 375m -514 _ 375m 420m 384m 643 375m 447m 704 WIDE 661 375m Ε 644 16 375m 609 610 611 612 613 605 606 660 375m 607 608 705 377m 641 375m ROAD 388m ROAD 741 598m 383m 290m 645 640 315m 375m 659 375m 315m 458m 639₄₄ 375m 646 707 375m 658 375m 6 ROAD 16 m WIDE (3) 647 315m 657 315m 708 _ 375m2 638 375m 2426m 616 614 9 648 656 375m 637 375m 375m 709 ROAD 1375m 375m 420m 317 300m 649 655 375m 375m 375m² 710 712 622 336 294m 318 315m 449m 1103 1102 948 947 623 635 651 652 653 319 654 335 315m 304m 41Am 5 624 420m2 375m 375m2 375m 375m _420m 334 294m² 390m 930 420m ROAD 21 m WIDE 931 375m 1107 383m -62√ 945 1163 333 633 630 628 637 629 628 932 375m 942 299m² 1108 294m 1159 304m 375m 375m 375m 375m 375m 375m 375m 375m 933 375m 941 299m² 1109 1158 304m 1033 1032 1031 1029 1028 1027 1026 1025 1155 1154 1153 1152 934 375m² 940 299m 1110 294m 1 57 305m 375m 0375m 375m 375m 1111 397m 1156 411m 375m 426m 375m 375m2 420m2 935 375m ROAD 16 m WIDE

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

LEGEND



NOTES

- . All setbacks are measured to the wall of the structure
- Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.
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 pedestrian pathway or road reserve that does not contain a road
 carriageway is not a secondary frontage.
- For lots with a secondary frontage, no building or structure over 2m high
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 frontages
- The length of a Built-to Boundary wall is not to exceed 15m or 50% of the lot depth.
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 This frontage should be taken to be a side boundary.

	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback					
To Wall (Ground Floor)	3m	3m	3m	4m	5m
To Wall (First Floor)	3m	3m	3m	4m	5m
Garage	5m	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	2m	2m	2m	3m
To Wall (First Floor)	2m	2m	2m	2m	3m
Garage	5m	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	1m	1m	1m	1m	8.0m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)					
Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location			arages to b	e construc vn	ted as a
Site Coverage (Maximum)	75%	75%	60%	60%	50%

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

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507





936 375m

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION





— — Reach of BAL 19

— — Reach of BAL 12.5

NOTES

- All setbacks are measured to the wall of the structure.
- Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.
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	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback					
To Wall (Ground Floor)	3m	3m	3m	4m	5m
To Wall (First Floor)	3m	3m	3m	4m	5m
Garage	5m	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	2m	2m	2m	3m
To Wall (First Floor)	2m	2m	2m	2m	3m
Garage	5m	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	1m	1m	1m	1m	8.0m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)					
Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	75%	60%	60%	50%

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

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

SCALE @A1 1:500 @A3 1:1200 - LENGTHS ARE IN METRES



BAL Ratings are adopted from the Bushfire Management Plan prepared by

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

RP45241

DISCLAIMER:

Bushfire Risk reducers dated 23 April 2018

please contact Bushfire Risk Reducers

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION



709

710

943

712

449n

713

489m

375m

541m

928

927 375m

716

355m

717

401m

718

411m²

812 315m²

715

497m

711

375m

930 420m

931 375m



— — Reach of BAL 12.5

Landscape Interface Buffer (Refer to Pebble Creek Plan of Development)

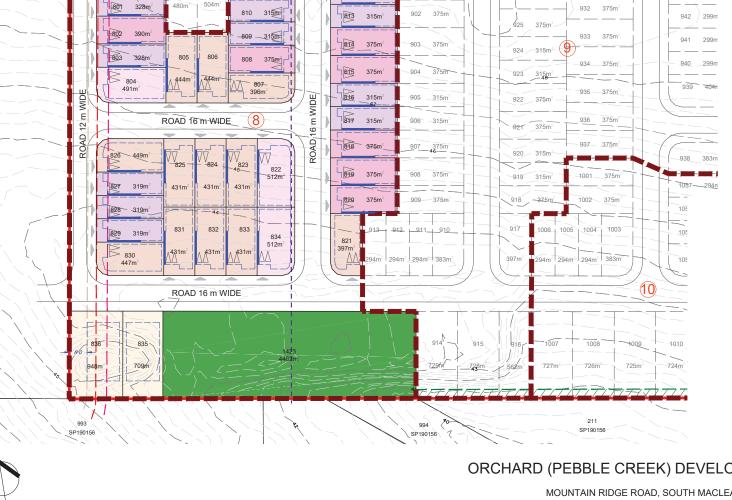
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- . No buildings or structures are permitted in the Landscape Interface

	Villa	Premium Villa	Courtyard	Premium Courtyard	Interfac Lots
Front Setback					
To Wall (Ground Floor)	3m	3m	3m	4m	5m
To Wall (First Floor)	3m	3m	3m	4m	5m
Garage	5m	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	2m	2m	2m	3m
To Wall (First Floor)	2m	2m	2m	2m	3m
Garage	5m	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	1m	1m	1m	1m	8.0m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)					
Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	75%	60%	60%	50%

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

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507



727

719

400m

811 315

724

722

721

\444m



ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

DISCLAIMER: BAL Ratings are adopted from the Bushfire Management Plan prepared by 656 37 637 375m Bushfire Risk reducers dated 23 April 2018. 709 375m Saunders Havill Group takes no responsibility for the bushfire hazard lines (BAL Ratings) shown on this plan. For further information about bushfire risk 649 655 710 please contact Bushfire Risk Reducers. 712 558m 449n 948 947 946 652 949 650 653 714 541m² 715 928 379m 497m 6 355m 930 420m² ROAD 21 m WIDE 719 401m 400m 411m 927 375m 722 444m 931 720 721 420m 811 315m 374m 945 812 315m 632 375m 932 375m1 315m 902 375m 813 315m 942 299m 375m 375n 375m 299m Ε 941-924 16 315m 803 808 375m ROAD 1033 1032 1029 1028 1027 299m 934 375m 815 375m 904 375m 444m 804 939 491m 375m 375m 375m 375m 375m 905 315m -816 315m² 922 375m -47-817 315m 906 315m 936 375m1 16 ROAD 16 m WIDE 921 375m 937 375m² 818 375m² 907 375m 315m 1042 38 1038 823 1039 1040 1041 822 819 375m 908 375m1 _1001 375m 315m 1043 25 1057 294m² 319m 431m 431m 375m 420m 375m 315m 315m 375m 820 375m 909 375m₁ 1002 375m 1056 294m 828 319m 1053 1052 1051 1050 1049 | 1048 | 1047 831 832 833 911. 917 1004 1006 1 1005 1055 829 319m 834 821 512m 431m² 431m² 431m 830 397 A 375m 375m 375m 315m 315m 294m 1054 397m 447m ROAD 16 m WIDE (10) 1010 1011 1008 1013 1423 4462m 725m 829m 729fg 728m2 726m 724m 707m 211 210 993 994

SP190156

SP190156

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

LEGEND

Site Boundary
Indicative Building Envelope
Built to Boundary Wall
Stagling Boundary
Indicative Driveway Location
Edge of Classified Vegetation
Building Envelope Exclusion Zone
Reach of BAL 29
Reach of BAL 19
Reach of BAL 12.5

NOTES

All setbacks are measured to the wall of the structure.
 Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.

(Refer to Pebble Creek Plan of Development)

- A lot can have only one primary frontage.
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 carriageway is not a secondary frontage.
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- Refer to Section 1.3 of the Plan of Development for specific design criteria for Houses.
- A pedestrian pathway is not considered to be a secondary frontage.
 This frontage should be taken to be a side boundary.
- No buildings or structures are permitted in the Landscape Interface Buffer.

	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface
Front Setback					
To Wall (Ground Floor)	3m	3m	3m	4m	5m
To Wall (First Floor)	3m	3m	3m	4m	5m
Garage	5m	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	2m	2m	2m	3m
To Wall (First Floor)	2m	2m	2m	2m	3m
Garage	5m	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
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Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)					
Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	75%	60%	60%	50%

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

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

SCALE @A1 1:800 @A3 1:1200 · LENGTHS ARE IN METRES
0 10 20 30 40 50 60 7



SP190156

ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

SP190156



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

LEGEND

Site Boundary
Indicative Building Envelope
Built to Boundary Wall
Staging Boundary
Indicative Driveway Location

Building Envelope Exclusion Zone

__ __ Reach of BAL 12.5

Landscape Interface Buffer

(Refer to Pebble Creek Plan of Development)

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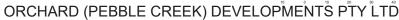
	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback					
To Wall (Ground Floor)	3m	3m	3m	4m	5m
To Wall (First Floor)	3m	3m	3m	4m	5m
Garage	5m	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	2m	2m	2m	3m
To Wall (First Floor)	2m	2m	2m	2m	3m
Garage	5m	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	1m	1m	1m	1m	8.0m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)					
Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	75%	60%	60%	50%

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

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

SCALE @A1 1:500 @A3 1:1200 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70





304m

628

6

622

623

624

626 625 1107 383m²

1108 294m

315m

-315m

BAL Ratings are adopted from the Bushfire Management Plan prepared by

Saunders Havill Group takes no responsibility for the bushfire hazard lines

651

(BAL Ratings) shown on this plan. For further information about bushfire risk

652 653

DISCLAIMER:

Bushfire Risk reducers dated 23 April 2018

please contact Bushfire Risk Reducers

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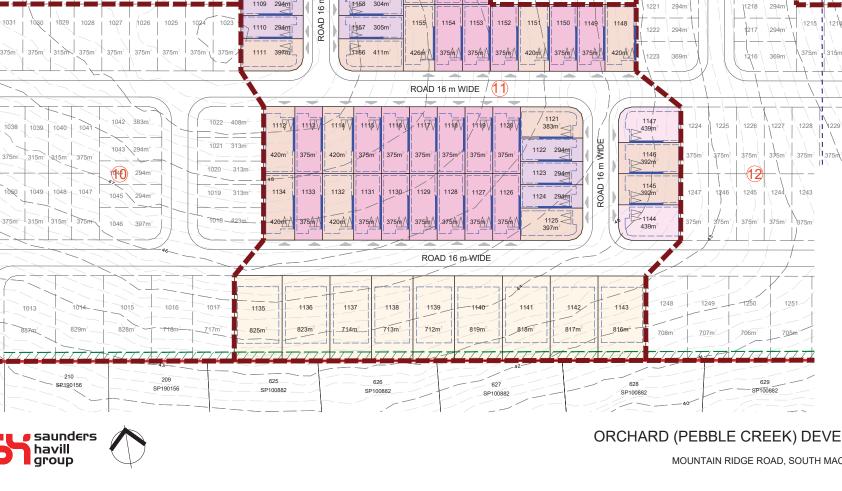
· All setbacks are measured to the wall of the structure.

- · Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.
- A lot can have only one primary frontage.
- For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage.
- . For lots with a secondary frontage, no building or structure over 2m high is to be built within a 6m x 6m truncation at the corner of two road frontages.
- . The length of a Built-to Boundary wall is not to exceed 15m or 50% of the lot depth.
- . A 2.4m setback permitted to unenclosed entry features such as porches
- Building envelope and setback requirements may be affected by provisions for easements for services, which may alter the setback requirements
- . Site cover is the maximum area covered by all buildings and structures roofed with impervious materials.
- . Built-to-boundary walls are optional, however if a Built -to-boundary wall is proposed it must be constructed on the side indicated.
- Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan dated 23 April 2018 prepared by Bushfire Risk Reducers.
- Building Height must not exceed 9 metres or 2 storeys.
- Refer to Section 1.3 of the Plan of Development for specific design criteria for Houses.
- A pedestrian pathway is not considered to be a secondary frontage This frontage should be taken to be a side boundary.
- . No buildings or structures are permitted in the Landscape Interface

	Villa	Premium Villa	Courtyard	Premium Courtyard	Interfac Lots
Front Setback					
To Wall (Ground Floor)	3m	3m	3m	4m	5m
To Wall (First Floor)	3m	3m	3m	4m	5m
Garage	5m	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	2m	2m	2m	3m
To Wall (First Floor)	2m	2m	2m	2m	3m
Garage	5m	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	1m	1m	1m	1m	8.0m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)					
Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	75%	60%	60%	50%

exceeding 2.5m) is to be increased to 2.5m

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507



420m

1101

426m

1104

1103

375m

ROAD 21 m WIDE

1160 397m

1159 304m

1102

280m

334

390m²

333

332

1162

375m

375m

317 300m

320

331

375m

330

418m\

318

319 300m 375m

322

1220

321

3

420m

375m

323

375m

375m 375m

325

375m

1219

324

375m



228

227

NOT TO BE USED FOR ENGINEERING DESIGN



Staging Boundary Indicative Driveway Location

---- Edge of Classified Vegetation

Building Envelope Exclusion Zone Reach of BAL 29

- Reach of BAL 19

— Reach of BAL 12.5

(Refer to Pebble Creek Plan of Development)

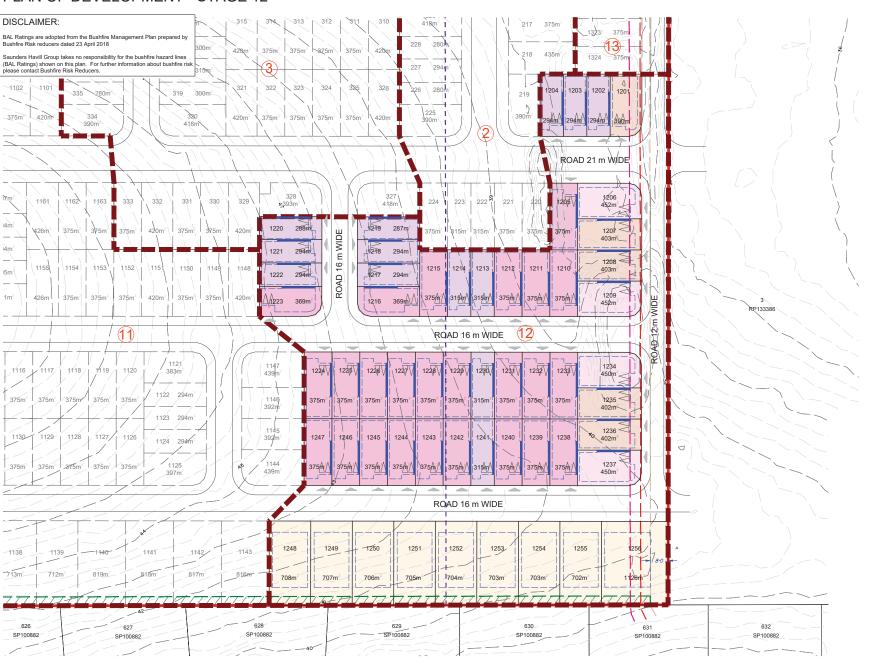
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- . The length of a Built-to Boundary wall is not to exceed 15m or 50% of the lot depth.
- . A 2.4m setback permitted to unenclosed entry features such as porches
- Building envelope and setback requirements may be affected by provisions for easements for services, which may alter the setback requirements
- . Site cover is the maximum area covered by all buildings and structures roofed with impervious materials.
- . Built-to-boundary walls are optional, however if a Built -to-boundary wall is proposed it must be constructed on the side indicated.
- Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard. refer to the Bushfire Management Plan dated 23 April 2018 prepared by Bushfire Risk Reducers.
- Building Height must not exceed 9 metres or 2 storeys.
- Refer to Section 1.3 of the Plan of Development for specific design
- A pedestrian pathway is not considered to be a secondary frontage This frontage should be taken to be a side boundary.
- . No buildings or structures are permitted in the Landscape Interface

	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback					
To Wall (Ground Floor)	3m	3m	3m	4m	5m
To Wall (First Floor)	3m	3m	3m	4m	5m
Garage	5m	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	2m	2m	2m	3m
To Wall (First Floor)	2m	2m	2m	2m	3m
Garage	5m	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	1m	1m	1m	1m	8.0m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)					
Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	75%	60%	60%	50%

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

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

SCALE (\$A1 1:600 (\$A3 1:1200 - LENGTHS ARE IN METRES ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD



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LEGEND

Site Boundary ---- Indicative Building Envelope Built to Boundary Wall Staging Boundary Indicative Driveway Location ---- Edge of Classified Vegetation — — Building Envelope Exclusion Zone __ _ _ Reach of BAL 29

__ __ Reach of BAL 12.5 NOTES

- All setbacks are measured to the wall of the structure.
 Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.
 Alot can have only one primary frontage.
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- peaestrian patriway or road reserve that does not contain a road carriageway is not a secondary frontage.

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 A 2.4m setback permitted to unenclosed entry features such as porches,
- porticos, verandahs and balconies.
- Building envelope and setback requirements may be affected by building envelope and setudack requirements may be anexted by provisions for easements for services, which may after the setback requirements.

 Site cover is the maximum area covered by all buildings and structures
- roofed with impervious materials.
- Built-to-boundary walls are optional, however if a Built -to-boundary wall
- built-to-bountary was are opinional, nowever it a built-to-bountary wis proposed it must be constructed on the side indicated. Lots may be affected by bushfire risk, requiring compliance with the relevant Australian Standard, refer to the Bushfire Management Plan dated 23 April 2018 prepared by Bushfire Risk Reducers.
- Building Height must not exceed 9 metres or 2 storeys.

 Refer to Section 1.3 of the Plan of Development for specific design
- criteria for Houses.
- A pedestrian pathway is not considered to be a secondary frontage. This frontage should be taken to be a side boundary

DISCLAIMER: BAL Ratings are adopted from the Bushfire Management Plan prepared by	700 2361m 861m
Bushfire Risk reducers dated 23 April 2018 Saunders Havill Group takes no responsibility for the bushfire hazard lines (BAL Ratings) shown on this plan. For further information about bushfire risk	
please contact Bushfire Risk Reducers.	
106 105 104 103 102 101	1401 1402 1403 1404 1445
113m ² 280m ² 280m ² 280m ² 280m ² 382m ²	371m 294m 294m 390m
107 247	201 375m 3 1301 375m
351m 357m 357m 246	202 300m 1302 315m
368m² 357m²	283 420m 1303 375m
109 243 244 245	204 375m 1304 375m
514m²- 350m² 350m² 439m²	205 300m 1305 315m
	206 300m ² 1306 315m ²
	207 384m 1307 384m
110 242 241 240 239	
390m² 4280m² 294m² 280m² 418m²	209- 1311 1310 1309 1308
111 420m ² 238 420m ²	390m 294m 294m 294m 399m
301 375m ² 237 375m ²	ROAD 16 m WIDE $ (13) \approx $
302 420m ² 236 420m ²	209 13/18 13
303 315m² 235 315ml²	390m ² 294m ² 294m ² 294m ² 390m ²
304 315m ² 234 315m ²	210 375m 1316 375m
305 420m ² 233 420m ²	211 315m / 1/817 375m
306 429m² 232 429m²	212 315m ³ 1318 315m ³
308 309 230 231	213 375m / /319 375m
307 390m	214 375m 1320 375m
280m ² 294m 280m ² 41m ²	245 420m
3	216 375m
312 311 310 418m I	1322 375m
Z5m 375m 420q 228 280M	1323 3757
227 29411	218 435m 1324 375m
324 335 326 226 280m	219 1204 1203 1202 1201
75m² 375m² 420m² 225 390m²	390m² 1294m² 294m² 294m² 390m²
327 418m 224 223 222 22 22	21 420 h205 452m /
1219 287m 375m 1 315m 315m 375m	
1218 294m	20m 40m
1217 294m ² 1215 1214 1213 121	18 1211 1210 403m
4 saunders	ORCHARD (PEBBLE CREEK) DEVELO

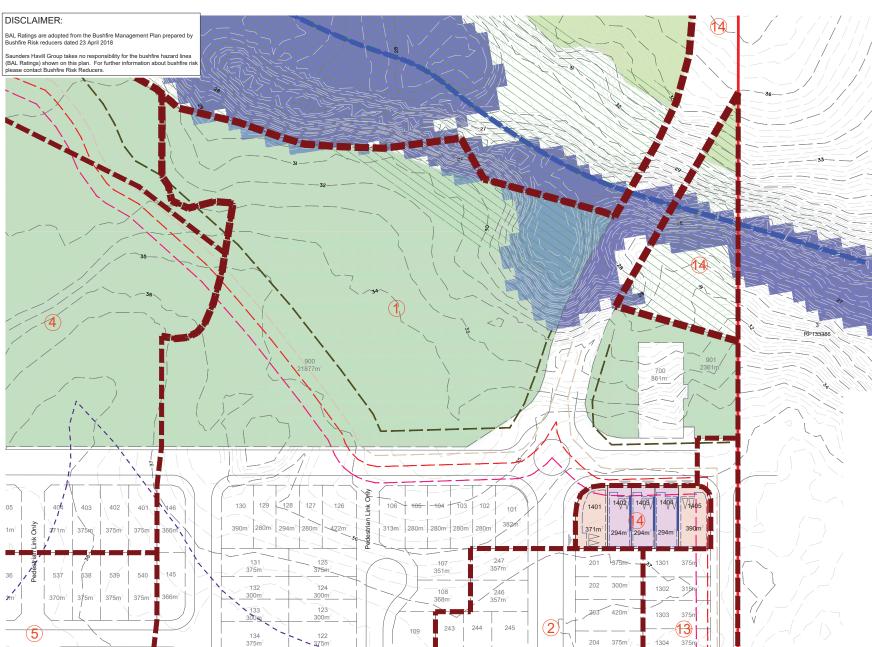
	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback					
To Wall (Ground Floor)	3m	3m	3m	4m	5m
To Wall (First Floor)	3m	3m	3m	4m	5m
Garage	5m	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	2m	2m	2m	3m
To Wall (First Floor)	2m	2m	2m	2m	3m
Garage	5m	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	1m	1m	1m	1m	8.0m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)					
Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location			arages to b	e construc vn	ted as a
Site Coverage (Maximum)	75%	75%	60%	60%	50%

Description Introduces

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

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507





NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

LEGEND

Site Boundary

---- Indicative Building Envelope

Built to Boundary Wall

Staging Boundary

Indicative Driveway Location

--- Edge of Classified Vegetation

Building Envelope Exclusion Zone

— — Reach of BAL 29

__ _ Reach of BAL 12.5

NOTES

- All setbacks are measured to the wall of the structure.
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 This frontage should be taken to be a side boundary.

	Villa	Premium Villa	Courtyard	Premium Courtyard	Interfac Lots
Front Setback					
To Wall (Ground Floor)	3m	3m	3m	4m	5m
To Wall (First Floor)	3m	3m	3m	4m	5m
Garage	5m	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	2m	2m	2m	3m
To Wall (First Floor)	2m	2m	2m	2m	3m
Garage	5m	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	8.0m
First Floor	1m	1m	1m	1m	8.0m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)					
Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location			arages to b		ted as a
Site Coverage (Maximum)	75%	75%	60%	60%	50%

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

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507



Appendix 2

Staging Plans - showing temporary turnarounds



STAGING PLAN - STAGE 4

900 21877m 39853m ROAD 17 m WIDE 10.5 12.5 15.9 408 130 129 /407 406 405 404 403 402 401 409 396m 375m 315m 315m 371m 375m 375m² 375m 399m 375n 375m 533 534 535 536 537 538 539 540 124 300m 375m² 315m² 315m² 371m² 370m² 375m2 375m² 375m 123 133 530 555m 300n ROAD 16 m WIDE 375m 375n 135 300m 300n 503 502 / 501 525 120 528 477m 375m 375m 294m² 298m² 293m² 401m² 390m² 137 138 | 117 | 118 WIDE 505 / 375m 375m 409m² 293m⁷ 518m 832 142 506 375m² 521 375m² 16 375m ROAD 141 620m² 507 375m 520 375m 375m 425 508 375m² 114 113 519 375m 375m 482m 427 139 .390m² | 280m² | 294m² | 280m² 509 375m 375m 101 344 356 375m 664 375m 420m 420m 601 315m 428 431 443m² 342 511 375m 355 3 345 300m 16 m 315m <375m 375m 602 663 30.0 346 300m² 354 512 375m² 440m 515 375m 603 375m 375m 662 513 384m 375m 420m 447m 643 375m 661 375m 644 611 612 605 606 607 608

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NOTES

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

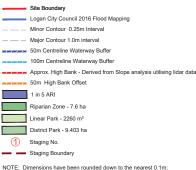
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LEGEND



Refer to drawing "Staging Plan - Overall" for full extent of Stage 4.

STAGING STATISTICS - STAGE 4

Staging is sequential;

Stage Area	6.726 ha		
Length of New Roads	562	m	
Area of New Roads	1.044 ha	15.5%	
Villa (10.0m - 12.49m frontage)	16	37.2%	
Premium Villa (12.5m - 13.99m frontage)	13	30.2%	
Courtyard (14m - 15.99m frontage)	4	9.3%	
Premium Courtyard (16m + frontage)	10	23.3%	
Total Residential Allotments	43	100%	
Average Lot Size	370 m²		
Open Space	3.984 ha	59.2%	

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507

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



STAGING PLAN - STAGE 5

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

129 128 127

375m

132

300m

133

134

375m²

135

300m

136

375m²

137 | 138

116

.390m2 280m3

344 420m

345 300m

347

420m²

290m 305m

346 300m

348

388m

117 | 118 | 119

293m² 308m² 293m²

(1)

114 113

294m² 280m² 418m²

420m

355 300m

353

420m²

354

351

349 350

112

390m² 280m² 294m² 280m²

403

375m² 375m

10.5

503 502 501

294m² 294m²

10.5

30.0

30.0

30.0

30·0 ∴ 508 375m²

30.0

30-0

30.0

30.0

30.0

611 612 613

290m² 305m²

မှာ 2 509 375m

© 510 375m²

ဟ္ ပဲ 511 375m²

610

403m

ဟု ≌ 505 375m²

∯ 506 375m²

© 507 375m²

402

539

12.5

401

540

375m

12.5

143 375m²

142

141

375m2

139

375m

342

340

339

404m

384m

375m

10.5

404

537

370m²

504

0. N390m²

14.3

ROAD 16 m WIDE

WIDE

16 m

ROAD

5

8.0 3.1

గు ్ 401m స

524 523

293m

30.0

≦ 522 375m² Š

30.0

30.0

520 375m²

∆ 519 375m² ∆

30.0

518 375m² S

30.0

30.0

30.0

515 375m²

30.0

ະເ_514 _ 375m²

294m2

517 375m² 9

_516__ 375m² 🖒

မှ လ 521 375m² လ

525

9 298m

10-5 10-0

4.5

526

518m²

406

315m²

532

429m

527

522m²

38.4

424

620m²

425

482m

426

601 315m

602 315m

603 375m

605

383m²

6

606 607 608

294m² 294m²

531

481m²

528

477m

3

4

663 375m

661 375m

660 375m

657 315m

659 3Z5m

662 375m

443m

429

643 375m

644 375m

646 375m

647__315m

555m

36.2

533 534 535 536

375m2 315m2 315m2 371m

12.5 10.5 10.5

126

375m

124

300m

123

300m²

122

375m2

121

300m

120

375m²

313m

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Pavements and centrelines shown are indicative only and are subject to Engineering Desig

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LEGEND



_ Minor Contour 0.25m Interval

Major Contour 1.0m interval

50m Centreline Waterway Buffer

50m Centreline Waterway Buffer

■ 100m Centreline Waterway Buffer

Approx. High Bank - Derived from Slope analysis utilising lidar data

50m High Bank Offset

1 in 5 ARI Riparian Zone - 7 6 ha

=

Linear Park - 2260 m²

District Park - 9.403 ha

Staging No.

Staging Boundary

NOTE: Dimensions have been rounded down to the nearest 0.1m

STAGING STATISTICS - STAGE 5

2.03 ha		
262m		
4781 m²	23.6%	
14	35.0%	
24	60.0%	
2	5.0%	
40	100%	
365 m²		
	262 4781 m ² 14 24 2 40	

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507

SCALE @A1 1:800 @A3 1:1200 - LENGTHS ARE IN METRES
10 0 10 20 30 40 50 60 71



431

430

640 315m

638 375m

642 375m

69944_375m2

375m

704 447m2

315m

707 375m

39

STAGING PLAN - STAGE 6

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LEGEND



100m Centreline Waterway Buffer

Approx, High Bank - Derived from Slope analysis utilising lidar data 50m High Bank Offset 1 in 5 ARI

Riparian Zone - 7 6 ha Linear Park - 2260 m² District Park - 9.403 ha

Staging No. Staging Boundary

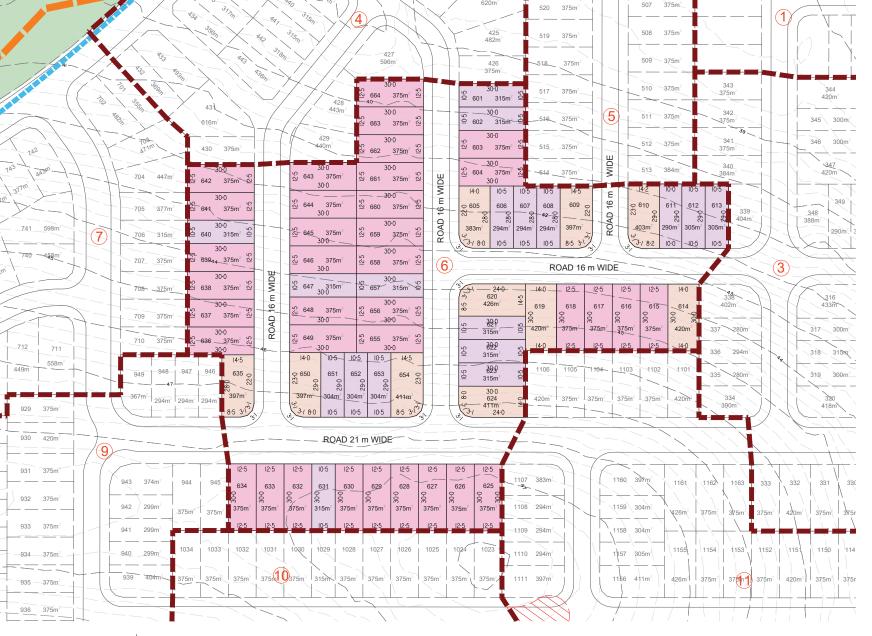
NOTE: Dimensions have been rounded down to the nearest 0.1m Staging is seguential: Refer to drawing "Staging Plan - Overall" for full extent of Stage 6.

STAGING STATISTICS - STAGE 6

Stage Area	4.012 ha	
Length of New Roads	536	m
Area of New Roads	9326 m²	23.3%
Villa (10.0m - 12.49m frontage)	18	28.1%
Premium Villa (12.5m - 13.99m frontage)	36	56.3%
Courtyard (14m - 15.99m frontage)	10	15.6%
Total Residential Allotments	64	100%
Average Lot Size	355 m²	
Open Space	7689 m² 19.2%	

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

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



424

620m

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avements and centrelines shown are indicative only and are subject to Engineering Desi

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LEGEND



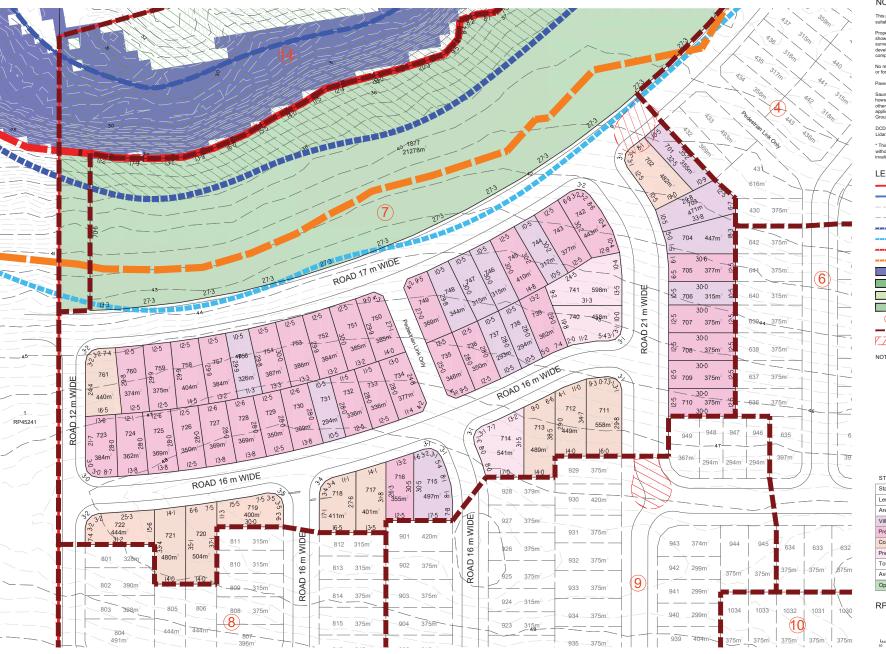
NOTE: Dimensions have been rounded down to the nearest 0.1m; Staging is sequential; Refer to drawing "Staging Plan - Overall" for full extent of Stage 7.

STAGING STATISTICS - STAGE 7

Stage Area	5.921	l ha
Length of New Roads	807	m
Area of New Roads	1.437 ha	24.3%
Villa (10.0m - 12.49m frontage)	13	21.7%
Premium Villa (12.5m - 13.99m frontage)	33	54.9%
Courtyard (14m - 15.99m frontage)	11	18.4%
Premium Courtyard (16m + frontage)	3	5.0%
Total Residential Allotments	60	100%
Average Lot Size	393	m²
Open Space	2.127 ha	35.9%

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD MOUNTAIN RIDGE ROAD, SOUTH MACLEAN 23/11/2020 9282 P 02 Rev P STG 07



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Site Boundary Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

- - Maior Contour 1.0m interval

Staging Boundary

Landscape Interface Buffer (Refer to Pebble Creek Plan of Development)

LEGEND Staging No. NOTE: Dimensions have been rounded down to the nearest 0.1m:

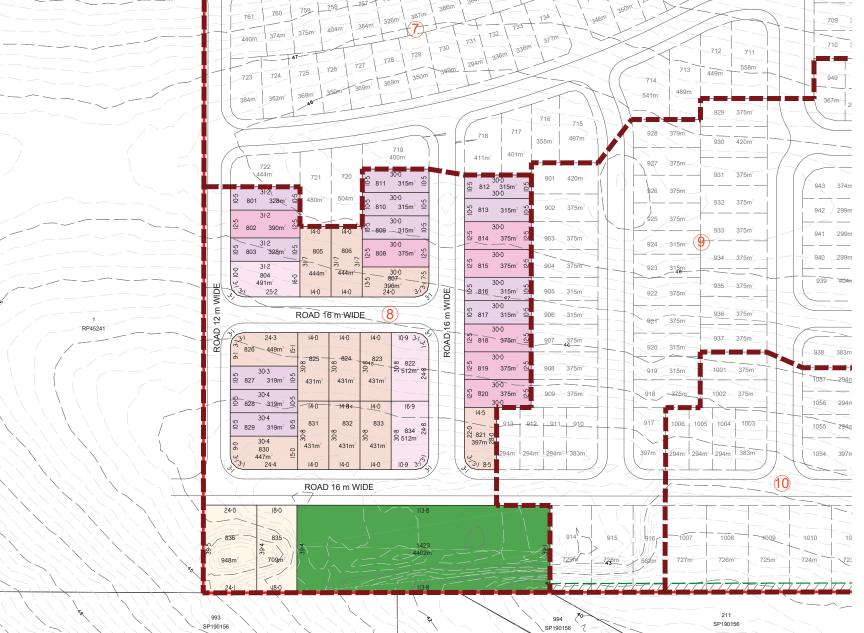
STAGING STATISTICS - STAGE 8

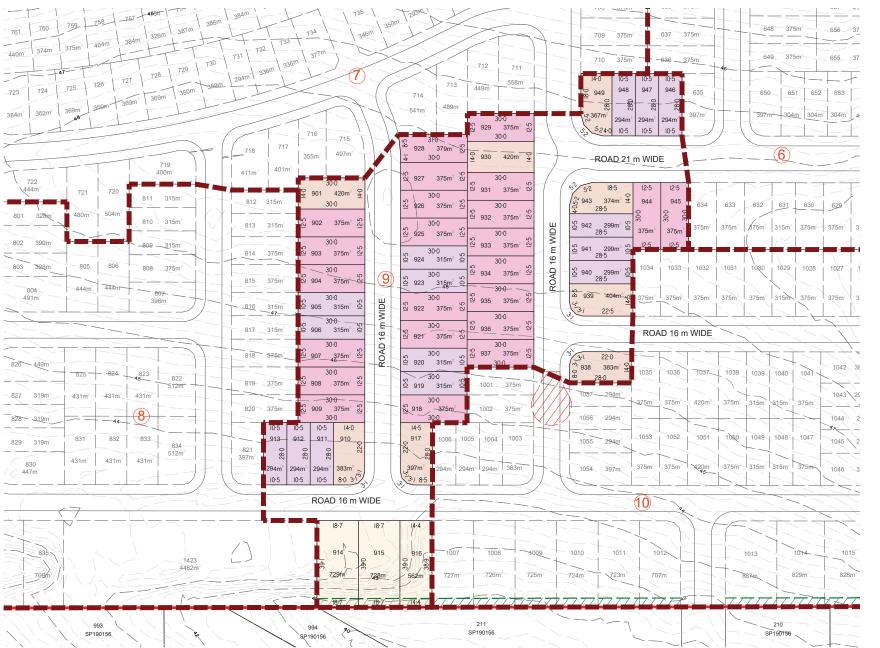
Stage Area	2.652	ha ha
Length of New Roads	482	m
Area of New Roads	7266 m²	27.4%
Villa (10.0m - 12.49m frontage)	12	33.3%
Premium Villa (12.5m - 13.99m frontage)	7	19.5%
Courtyard (14m - 15.99m frontage)	12	33.3%
Premium Courtyard (16m + frontage)	3	8.3%
Interface Lots	2	5.6%
Total Residential Allotments	36	100%
Average Lot Size	411	m²
Stormwater / Detention Basin	4462 m²	16.8%

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507







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Pavements and centrelines shown are indicative only and are subject to Engineering De

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LEGEND



NOTE: Dimensions have been rounded down to the nearest 0.1m:

STACING STATISTICS - STACE O

Stage Area	2.549	9 ha
Length of New Roads	414	lm
Area of New Roads	7144 m²	28.0%
Villa (10.0m - 12.49m frontage)	15	30.6%
Premium Villa (12.5m - 13.99m frontage)	23	47.0%
Courtyard (14m - 15.99m frontage)	8	16.3%
Interface Lots	3	6.1%
Total Residential Allotments	49	100%
Average Lot Size	378	m²

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

SCALE @A1 1:800 @A3 1:1200 - LENGTHS ARE IN METRES
10 0 10 20 30 40 50 60 76



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LEGEND



TemporaryTurn-Around Easement to be Provided
Landscape Interface Buffer
(Refer to Pebble Creek Plan of Development)

NOTE: Dimensions have been rounded down to the nearest 0.1m:

STAGING STATISTICS - STAGE 10

Stage Area	3.346	ha ha
Length of New Roads	540	m
Area of New Roads	8891 m²	26.7%
Villa (10.0m - 12.49m frontage)	17	29.8%
Premium Villa (12.5m - 13.99m frontage)	21	36.9%
Courtyard (14m - 15.99m frontage)	8	14.0%
Interface Lots	11	19.3%
Total Residential Allotments	57	100%
Average Lot Size	429	m²

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

655_ 375m

649

315m

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NOTES

418m²

228

4219n

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LEGEND

Site Boundary

Logan City Council 2016 Flood Mapping

— Minor Contour 0.25m Interval

— Major Contour 1.0m interval

(1) Staging No.

Staging Boundary

TemporaryTurn-Around

TemporaryTurn-Around Easement to be Provided
Landscape Interface Buffer
(Refer to Pebble Creek Plan of Development)

NOTE: Dimensions have been rounded down to the nearest 0.1m;



626

SP100882

SP100882

627

SP100882

375m2

420m

280m

433m

317 300m

375m

SP100882

375m

375m 375m

STAGING STATISTICS - STAGE 11

Stage Area	3.75	ha
Length of New Roads	596	m
Area of New Roads	1.015 ha	27.0%
Villa (10.0m - 12.49m frontage)	9	14.3%
Premium Villa (12.5m - 13.99m frontage)	25	39.6%
Courtyard (14m - 15.99m frontage)	18	28.6%
Premium Courtyard (16m + frontage)	2	3.2%
Interface Lots	9	14.3%
Total Residential Allotments	63	100%
Average Lot Size	596	m²

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

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

10 0 10 20 30 40 50 60 70



210

SP190156

209

SP190156

629

SP100882

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LEGEND

Site Boundary

Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

Major Contour 1.0m interval

Staging No.

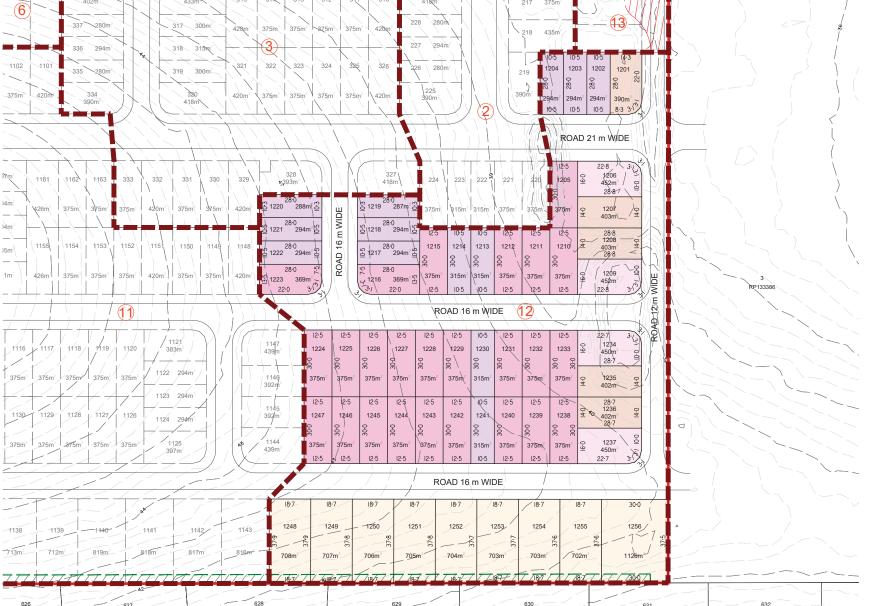
Staging Boundary

TemporaryTurn-Around Easement to be Provided

Landscape Interface Buffer

(Refer to Pebble Creek Plan of Development)

NOTE: Dimensions have been rounded down to the nearest 0.1m



SP100882

SP100882

SP100882

STAGING STATISTICS - STAGE 12

Stage Area	3.307	'ha
Length of New Roads	603	m
Area of New Roads	9246 m²	28.0%
Villa (10.0m - 12.49m frontage)	13	23.2%
Premium Villa (12.5m - 13.99m frontage)	25	44.7%
Courtyard (14m - 15.99m frontage)	5	8.9%
Premium Courtyard (16m + frontage)	4	7.1%
Interface Lots	9	16.1%
Total Residential Allotments	56	100%
Average Lot Size	424	m²

RP DESCRIPTION LOT 6 on RP193185 & LOT 9 on SP203507

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



SP100882

SP100882

SP100882

(1)

357m

246 357m

101

103 102

280m² 280m² 280m² 280m

108

243

242

375m

315m

420m

429m

308

390m

3

375m2

420m

1219 287m

11218

302 420m 241 240

30m² 294m² 280m² 418m²

-237 375m

233 420m

309 -230

420m

429m

280m 228

223

227 294m 280m

239

700

1405

390m³

294m

30.0 1303 375m² $\frac{90}{24}$

30·0 315m² 5

30·0 ≦ 1306 315m² ≦

28.0 294m²;

10.5

294m 390m

10.5 14.3

> 375m² 52 30.0

1318 315m² <u>°</u>

375m² 🖧

375m² 🖧

420m² 🕹

375m² 🖔

375m² 🕫

390m

12

120

[©] 1316

€ /1/317

2 1319

1321

1322

က္ 1324

1202

30.0

30.0

10.5 8.3,3.5 ROAD 16 m WIDE 13

205 300m

206 300m

(2)

1311 1310 1309 1308

28.0

94m 10-5

> 1312 1313 1314 1315

28:0 28:0 28:0

294m

209

210 37,5m

212 315m

213 375m

214

215 420m

216 375m

219 390m²

211__ 315m

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LEGEND

Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

Major Contour 1.0m interval

50m Centreline Waterway Buffer

100m Centreline Waterway Buffer

Approx. High Bank - Derived from Slope analysis utilising lidar data

50m High Bank Offset

1 in 5 ARI

Pump Station

Riparian Zone - 7.6 ha Linear Park - 2260 m²

1 District Park - 9.403 ha

Staging Boundary

NOTE: Dimensions have been rounded down to the nearest 0.1m;

STAGING STATISTICS - STAGE 13		
Stage Area	1.302	ha ha
Length of New Roads	358	m
Area of New Roads	4663 m²	35.8%
Villa (10.0m - 12.49m frontage)	10	41.7%
Premium Villa (12.5m - 13.99m frontage)	11	45.8%
Courtyard (14m - 15.99m frontage)	3	12.5%
Total Residential Allotments	24	100%
Average Lot Size	348	m²

RP DESCRIPTION LOT 6 on RP193185 &

LOT 9 on SP203507



294m

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LEGEND



Logan City Council 2016 Flood Mapping

Minor Contour 0.25m Interval

Major Contour 1.0m interval

50m Centreline Waterway Buffer

100m Centreline Waterway Buffer

Approx. High Bank - Derived from Slope analysis utilising lidar data

____ 50m High Bank Offset

1 in 5 ARI

Pump Station

Riparian Zone - 7.6 ha

Linear Park - 2260 m²

District Park - 9.403 ha

Staging No. - Staging Boundary

NOTE:

Dimensions have been rounded down to the nearest 0.1m;

Staging is sequential; Refer to drawing "Staging Plan - Overall" for full extent of Stage 14.



Stage Area	6.464	ha
Villa (10.0m - 12.49m frontage)	3	60.0%
Courtyard (14m - 15.99m frontage)	2	40.0%
Total Residential Allotments	5	100%
Average Lot Size	331r	m²
Open Space	6.305 ha	97.4%

RP DESCRIPTION

LOT 6 on RP193185 & LOT 9 on SP203507



401

539 540

375m²

403

127

125

124

300m²

123

122

375m2

300m

351m²

368m2

350m² 350m²

109

514m

245

439m

129

131

375m

132

300m²

133

134

375m

ORCHARD (PEBBLE CREEK) DEVELOPMENTS PTY LTD

1404 1403

1302

1303

300m²

Appendix 3

Less combustible native plants list

Source: Bowden, J (1999)

Fire Retardant Native Plants

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

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

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

Fire-Retardant Plants for Small Gardens

Scientific Name	Common Name	Form	Fire Retardance	Comments
GYMNOSPERMS				
Zamaceae Lepidozamia peroffskyana	Shining Burrawang	S	5	Us Sa
Macrozamia Incida	Pineapple Zamia	S	Fu	Us Sa
Macrozamia mianelii	Wild Pineapple	S	Lm	Us Oa Sa
bear.				
Cordyline petiolaris	Broad-leaf Palm Lily	S	Lm	Us Sa
Cordyline rubra	Red-fruit Palm Lily	S	Lm	Us. Sa
Cordyline strica	Slender Palm Lily	S	Em	Us Sa
Amaryllidaceae				
Crimum pedunculatum	RiverLily	H	Lm SI	Us Oa Sa
Doryanthes palmeri (-)	SpearLily	Н	Im SI	Us Oa Sa
Proiphys cunninghamii	Brisbane Lily	#	Lm St	Us Sa
Araceae				
Alocasia brisbanensis	Cunjevoi	=	Lm	Us Sa
Gymnostachys anceps	Settlers Flax	H	Im	Us Sa
Pothos longipes	Pothos	>	III	Us Sa
Typhonium brownii	Stinking Lily		5	Us Sa
Arecaceae	B128 COV. #500	50	ti	
Linospadix monostachya	Walking Stick Palm	Д	Im	Us Sa

Commelinaceae				
Ancilema acuminatum	American	-		
American Communication	Anchema	H Cc	Lm	Us. Sa
(-) unconia pilionum (-)	Aneilema	HGe	Lm	Us Sa
Commetma cyanea	Scurvy Plant	H Ge	Щ	He On C.
Pollia crispata	Snake Weed	Š	Lon	112 6 50
Pollia macrophylla	Large Snake Weed		E I	Us Sa
Dioscoraceae				
Dioscorea transversa	Native Yam	>	Im	Us Sa
Lillaceae				
Bulbine bulbosa (-)	Bullian Libe	;	200000000000000000000000000000000000000	0.537
Dianella brevinedunestore	Ding Electing	Ξ;	Lm Si	Oa
Disnella consolos	Dinc Flax Lily	E :	E	Us Oa Sa
Dimena Carriera	Blue Flax Lily	Ξ	E.	Us Oa Sa
Enamena revoluta	HaxLily	Ξ	Lm	Us Oa Sa
Drymophila moorei (-)	Orange Berry	H	Im	Us Sa
Iripladenia cunninghamii	BushLily	Ξ	Im	
Orchidaceae				
Dondrohim andiliam		14		
		9	Im	Sa
		8	Im	Sa
Dendrobum monophyllum	Lily of the Valley			
	Orchid	S	Lm	Sa
Dendrovaum schoenmum				
	Pencil Orchid	S	E	Sa
	King Orchid	9	2	Sa
Denarobium terenfoluum	Bridal Veil Orchid	9	Im	Sa
пенаговит нетавопит	Spider Orchid	S	Tm.	Sa
Fustrenhus brifeding	Wanter		39	
Geitonoplesium cymosum	Scrambling I ilv	> >	ቜ.	Us Oa Sa
	Sectamount Liny	×	E	Us Sa
Philydraceae Philydrum lanueinosum	Fracemouth	1		
	manual services		Z I	Oa Wet areas
Smilax glycophylla	Sweet Sarsparilla	>	E E	Us. Sa
Xanthorrhoeaceae				
Lomandra confertifolia	Mat Rush	п	-	•
Lomandra hystrix	Crook Mar Duch			5
	I one land Mas D. L.		ш.	Us Sa
	Circle Mail Ausil		=	Us Oa Sa
Lonandra multiflore	Mary Carlotte	-	Im.	Oa
	Many-Hower Mai	8		
Commender consessed		Ξ:	5	Oa
number of the state of the stat	Mountain Mat Kush	Н	Im	Us Oa Sa
Zingiberaceae		9		
	Wild Ginger		Limit I	11. 0.
A live or the same of the same		250		Us Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Colastraceae				
Cassine australis	Red Olive Berry	TV		The Sa
Denhamia celastroides	Orange Boxmond	100	5 1	es sa
Danhamia nittoenanida	Change Boxwood	1/0	围.	Us Sa
Maytenus bilocularis	Orangebark	ST	5.5	8 8 2 3
Chenopodiaceae				
Einadia hastata	Berry Salt Bush	S Gc	St	ő
Enchylaena tomentosa	Ruby Salt Bush	S Ge	St SI	i ĉ
Halosarcia indica	Samphire	S Gc	St SI	On Salty end
Sarcocornia quinqueflora	Samphire	S Gc	IS IS	Oa Sally soil
	Seablite	S Gc	18 18	On Sulty evil
Suaeda arbusculoides	Jellybean Plant	S Gc	St SI	Oa Salty soil
Convoluíaceae				
Convolutus erubescens	Australian Bindweed	>	Im	S
Dichondra repens	Kidney Weed	H Gc	T I	Us Sa
Polymeria calycina	Swamp Bindweed	>	Im	o o
Cunoniaceae				
Aphanopetalum resinosum	Gum Vine	V Ge	Im	The Co
Vesselowskya rubifolia (-)	Southern Marara	S/T	I II	Us Sa
Davidsoniaceae		W.C.		
Davidsonia pruriens (-)	Davidson's Plum	F	E	Us. Sa
Dilleniaceae				0.00
Hibbarto manan	C	100		
Hibbaria datas	Kough Guinea Flower	n:	S.	o a
	Toomed Guinea Flower	> 1	Ξ.	Us Oa Sa
	Showy Guinea Flower	n i	Lm.	Oa
Hiborina obnisijona	Hoary Gumea Flower	s o	Щ	ő
Hibbertia scandens	Twining Guinea Flourer	n >	5 1	Oa
	Tawori Banning Change	*		Us Oa sa
Elaeocarpaceae Elaeocarpus reticulatus	Blueberry Ash	S/T	Lim	Us Oa Sa
Epacridaceae				
Prochocarpa laurina	Tree Heath	S/T	Im	Us Sa
Escalloniaceae				
Abrophyllum ornans	Native Hydrangea	S	Im	Us Sa
Polyosma cunninghamii	Featherwood	I/S	Lm	Us Sa
Euphorbiaceae				
Acalypha capillipes	Small-leaf Acalypha	S	Lm	Us Sa
Acalypha eremorum	Native Acalypha	S	15	
Acalypha nemorum	Southern Acalypha	S	Im	
	Actephila	S/T	Im	
Alchornea ilicifolia	Native Holly	S	Im	
Breynia oblongifolia	Native Coffee Bush	S	Im	
Clairemethon manipulation	Cleictanthes	4/5		

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FIRE RETARDANT NATIVE PLANTS 257

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		n indica (-)	Bandicoot Berry	s	Ш	Us Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Lythraceae Lagerstroemta archeriana (-) Native Crepe Myrtle	Native Crepe Myrtle	S/T	<u>s</u>	Us Oa Sa De
Mabaceae Pavonia hastata(-) Hibiscus heterophyllus	Pavonia Native Rosella	S	P. P.	Oa Sa Us Sa
Hibiscus geranioides (-)		S	Im	S
Melastomaceae Melastoma affine	Prok Lasiandra	ss	Im	Us Sa On
Meliaceae Turraea pubescens (brownii)Native Witch-Hazel	Native Witch-Hazel	S/T	5	Us. Sa
Menispermaceae Pleogyne australis	Pleogyne	>	I,	Us Sa
Mimosaceae Acaria complanata Acreia hubbarettena	Flat-stem Wattle	55 0		Oa Pr
	Blue Skin Myrtle Wartle	9 00 0		Oa G
Acacia suaveolens Acacia ulivifolia	Sweet Wattle	000		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
-	Васопwood	S/T	Im	
Monimiaceae Wilkiea huegeliana Wilkiea macrophylla	Tetra Beech Large-leaf Wilkiea	S/T S/T	m J	Us Sa Us Sa
Myoporaceae Eremophila debilis	Winter Apple	S Gc	m	ő
Myoporum boninense (M. ellipticum) Myoporum montanum	Boobialla Mountain Boobialla	S Gc	E E	o o o
Myrsinaceae Aegiceras corniculatum Rapanea howittiana Rapanea subsessilis	Milky Mangrove Scrub Muttonwood Red Muttonwood	S/T S/T S/T	Em Si Em Em Si	On Coastal Us Sa Us Sa
Myrtaceae Archirhodomyrtus beckleri (-) Rose Myrtle Austromyrtus fragrantisina (-)Sweet Myrtle Austromyrtus hillii Scaly Myrtle Austromyrtus inophloia Thread-bark M	Rose Myrtle Scaly Myrtle Scaly Myrtle Thread-bark Myrtle	S T/S T/S		
E E	Velvet Myrile	⊢ s s	e e e	2 2 2 2 2 2 3 3 3
Pilidiostigma rhytisperma Rhodamnia acuminata (-)	Small-leaf Plum Myrtle Cooloola Ironwood	s s	5 5	Us Sa Us Sa

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Scientific Name	Common Name	Form	Fire Retardance	Comments
108 W 100 W	S 1.0 C 100 S 100	630,000	10,000	
Rhodamnia dumicola	Rib-fruit Malletwood	S/T	I.	
Rhodamnia maidenii (-)	Smooth Scrub Turpentine S	S of	Im	Us Sa
Rhodomyrtus psidioides	Native Guava	S	Щ	Us Sa
Syzygium wilsoni (-)	Powder-puff Lilly Pilly	S	Im	
Nyctaginaceae Pisonia aculeata	Native Bougainvillia	>	Im	Us Sa
	THE STATE OF THE S			
Oleaceae				
Jasminum simplicifolium	Slender Jasmine	>	5	Us Sa
	Netted Mock Olive	S	5	
Notelaea venosa	Veined Mock Olive	S	Im	Us Sa
Passifloraceae				
Passiflora aurantia	Red Passion Flower	>	5	Us Oa Sa
Passiflora herbertiana	Yellow Passion Flower	>	Lm	Us Oa Sa
Peperomiaceae				
Peperomia blanda				
(leptostachya)	Native Peperomia	н	Im	Us Sa
Peperomia tetraphylla	Native Peperomia	н	Lm	Us Sa
Pittosporaceae				
Citriobatus linearis	Black-fruit Thornbush	S	Im	Us Sa
Citriobatus paucifloris	Orange Thornbush	S	T I	Us Sa
	Brisbane Laurel	S	Im	Us/Wb Sa/Oa
Profescese				
Banksia oblonoifolia	Dwarf Banksia	W.		Oa Pf
Banksia robur	Swamp Banksia	S		Oa Pf
Grevillea leiophylla	Wallum Grevillea	S		Oa Pr
Grevillea 'Robyn Gordon'	1170	S		Oa Pf
Grevillea sericea	Pink Spider Flower	S		Oa Pf
Grevillea 'Shirley Howie'	G. 'Shirley Howie'	S		Oa Pf
Grevillea 'Superb'	G. 'Superb'	S		Oa Pf
Hakea florulenta	Hakea	S		Oa P
Hakea purpurea	Purple Hakea	S		Oa Pf
Lambertia formosa (-)	Mountain Devil	s c		E li
Lomaina suanjoina Stenocarpus angusifolia (-)	Crinkle Bush	n so		0 0 E
Rhizophoraceae				
Bruguiera gymnorrhiza	Orange Mangrove	I/S	Lm St	Oa Coastal
Ceriops tagal	Yellow Mangrove	S/T	Lm St	Oa Coastal
Rhizophora stylosa	Stilled Mangrove	S/T	Lm St	Oa Constal
Rosaceae				
Rubus parvifolia	Pink Raspberry	S	The state of the s	õ
Rubus rosifolius	Native Raspberry	S	E I	Us Sa
	Coast Canthium	L/S	m]	Us Oa Sa
Canthium lamprophyllum	Large-leaf Canthium	L/S	Im	Us Sa

APPENDICES

Scientific Name	Common Name	LOUIN	Fire Retardance	Comments
Canthium microphyllum	Small-leaf Canthium	v	Im	S S
Ixora bleckleri	Brown Coffeewood	T/S	1	
Morinda acutifolia	Veiny Morinda	· >	Į.	Ile Sa
Morinda jasminoides	Sweet Morinda	>		
Pavetta australiensis	Pavetta	S	T.	
Psychotria daphnoides	Smooth Psychotria	S	TI.	
Psychotria loniceroides	Hairy Psychotria	S	Im	
Psychotria simmondsiana	Small Psychotria	S	Lm	
Randia benthamiana	Native Gardenia	S	III.	Us Sa
Randia chartacea	Narrow-leaf Gardenia	S	Ę	Us Sa
Rutaceae				
Clausena brevistyla (-)	Clausena	S	Im	Us Sa
Microcitrus australasica (-)		S	E	Us Sa
Murraya ovatifoliolata (-)	Native Murraya	S/T	T,	
Phebalium woombye (-)	Phebalium	S	Lm	
Sambucaceae				
Sambucus australasica	Yellow Elderberry	S	Lm	Us Sa
Sapindaceae				
Alectryon coriaceus (-)	Beach Bird's Eye	S/T	Im	Wb Oa
Arytera microphylla (-)	Dwarf Coogara	S	Im	Us Sa
Cupaniopsis newmanii (-)	Long-leaf Tuckeroo	H	Im	Us Sa Oa
	Rusty Tuckeroo	S/T	Щ	Us Sa Oa
wadsworthii	(-) Dwarf Tuckeroo	S	[m]	Us Sa
Harpullia alata (-)	Wing-leaf Tulip	S	Im	Us Sa
Mischocarpus sundaicus	Red Pear-fruit	-	Im.	Us Sa
Sapotaceae Planchonella myrsinoides	Yellow Plumwood	T/S	5	Us Sa
Scrophulariaceae				
Artenema fimbriatum	Koala bells	н	Lm	S
Tetragoniaceae				
Tetragonia tetragonioides	Native Spinach	H Gc	St Sc	Oa
Solanaceae Oubnivia myonoroides	Confessor	200		10
and	CUIRWOOK	1/0		Os Sa
Solamum aviculare	Kangaroo Apple	S	P.	
Soldnum densevestitum (-)	Furry Nightshade	S	Im	Us Sa
Solanım stelligerum (-)	Star Nightshade	S	Im	Us Sa
	Little Kurrajong	S	Im	Us Sa Oa
Commersonia fraserii	Scrub Kurrajong	S	Lin	Us Sa Oa
Symplocaceae				
Comment Assessed Assessment Land of the la	Chamber of the Chambe	-		

APPENDICES

Sciennic Manie	Common Name	LOUIL	rire Ketardance	COMMISSION
Thymoliscose				
Dhalaria elerolondron (3)		v	Tes	Tie Sa
material electronical (-)		2 5	1.	C 24
Fhaleria chermsideana	Scrub Daphne	1/6	THI	08 29
Pimelea limifolia	Slender Rice Flower	S		ő
Wikstroemia indica	Tie Bush	S	Im	Us Oa Sa
Liliaceae				
Corchorus cunninghamii	Corchorus	S	Im	Us Sa
Urticaceae				
Elatostema reticulatum	Rainforest Spinach	Ξ	9	Us Sa
Elatostema stinitatum (-)	Small Soft Nettle	H	Im	Us Sa
Pipturus argenteus	Native Mulberry	S/T	F	
Verbenaceae				
Callicarpa peduncidata	Velvet-leaf	S	15	Us Sa
Clerodendrum floribundum		S/T	F	Us Oa Sa
Clerodendrum tomentosum		S/T	Fm	Us Oa Sa
Phyla nodiflora (-)	Condamine Couch	H Gc	Lm	Oa
Vitex ovata (-)	Vitex	S Gc	Im	On
Violaceae				
Vrola betonicifolia	Purple Violet	H	Im	Us Sa
Viola hederacea	Native Violet	H	Im	Us Sa
Vitaceae				
Cayratia acris	Hairy Water Vine	>	Im	Us Sa
Cayratia clematidea	Slender Grape	>	Em	Us Oa Sa
Cayratia eurynema	Soft Water Vine	>	Im	Us Sa
Cissus opaca	Small-leaf Water Vine	>	Lm	Us Oa Sa
Winteraceae				
Tasmannia insipida	Pepper Bush	S	E	Us Sa
PTERIDOPHYTES				
Aspleniaceae				
Asplenium attenuatum	A Spleenwort	4	Im	Sa
Asplenium australasicum	Crow's Nest Fern	eF.	In	Sa
Osmondaceae				
Todea barbara	King Fem	IF.	E.	Us Sa
Polypodiaceae				
Drynaria rigidula	Basket Fern	eF	Lm	Sa
Phymatodes scandens	Scented Climbing Fern	H	TH.	Sa
Platycerium bifurcatum	Elkhom	ch.	Im	Sa
Platycerium superbum	Staghorn	ı	Lm	Sa
Pyrrosia confluens	Felt Fern	eF.	Im	Sa
	D 1 1	TI O	2	e e

Fire-Retardant Plants for Medium Gardens

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

MONOCCITYLEDONS Arecaceae Arecaceae Archoniophoenix Preabsen Palm P Im Add Calanius muelleri Lawyse Cane Vine P Im Add Smilascaceae Lawyse Cane Vine P Im Add Smilascaceae Lawyse Cane Vine V Im Add Smilas anstralis Barb-wire Vine V Im Sa Akaniaceae Akaniaceae T Im Sa Akaniaceae Akaniaceae T Im Us Akaniaceae Akaniaceae T Im Us Akaniaceae Alamiaceae T Im Us Alamiaceae Alamiaceae T Im Us Annonaceae Alamiaceae T Im Us Antaniaceae Alamiaceae T Im Us Araliaceae Araliaceae T Im Us Araliaceae Araliaceae T Im <	Scientific Name	Common Name	Form	Fire Retardance	Comments
Picabeen Palm P Im Lawyer Cane Vine P Im Cabbage Palm P Im Barb-wire Vine V Im Barb-wire Vine V Im Muskwood T Im Muskwood T Im Muskwood T Im Auskwood T Im Muskwood T Im Ouinine Tree T Im Southern Melodinus V Im Southern Melodinus V Im Crown of Gold Tree T Im Velvet Bean S/T Im Velvet Bean S/T Im Velvet Bean S/T Im Velvet Bean S/T Im	MONOCOTYLEDONS				
Picabeen Pallm Cabbage Palm Cabbage Palm Cabbage Palm Cabbage Palm Barb-wire Vine Muskwood T Im Canary Beech T Im Muskwood T Im Canary Beech T Im Canary Beech T Im Canary Beech T Im Canary Beech T Im Cohorrys Climbing Panax V Im Crown of Gold Tree T Im Velvet Bean SyT Im Fraser Island Climber V Im	Arecaceae				
Perbeen Palm Cabbage Palm Cabbage Palm Cabbage Palm Barb-wire Vine Barb-wire Vine Muskwood T Im Canary Beech T Im Muskwood T Im Canary Beech T Im Canary Beech T Im Canary Beech T Im Canary Beech T Im Crown of Gold Tree T Im Velvet Bean SyT Im Fraser Island Climber V Im	Archontophoenix				
Cabbage Palm P Im Cabbage Palm P Im Barb-wire Vine V Im Barb-wire Vine V Im Muskwood T Im Canary Beech T Im Southern Melodinus V Im Crown of Gold Tree T Im Velvet Bean S/T Im Fraser Island Climber V Im	cumninghamn	Picabeen Palm	a	Im	PV
Cabbage Palm P Im Gamun Small Supplejack V Im Barb-wire Vine V Im Muskwood T Im Ouinine Tree T Im Southern Melodinus V Im Southern Melodinus V Im Crown of Gold Tree T Im Velvet Bean S/T Im Velvet Bean S/T Im Fraser Island Climber V Im	Calamus muelleri	Lawyer Came Vine	4	E	PΥ
and Small Supplejack V Im Barb-wire Vinc V Im Turnipwood T Im Muskwood T Im Muskwood T Im Muskwood T Im Muskwood T Im Ouinine Tree T Im Southern Melodinus V Im Southern Melodinus V Im Wonga Vinc V Im Crown of Gold Tree T Im Velvet Bean S/T Im Fraser Island Climber V Im	Livistona australis	Cabbage Palm	Ь	Lm	PV
Small Supplejack V Im Barb-wire Vine V Muskwood T Im Muskwood T Im Muskwood T Im Muskwood T Im Ouinine Tree T Im Southern Melodinus V Im Southern Melodinus V Im Wonga Vine T Im Crown of Gold Tree T Im Crown of Gold Tree T Im Velvet Bean S/T Im Velvet Bean S/T Im Fraser Island Climber V Im	Smilacaceae				
Barb-wire Vine Y Turnipwood T Im Muskwood T Im Muskwood T Im Muskwood T Im Ouinine Tree T Im Southern Melodinus V Im Southern Melodinus V Im Crown of Gold Tree T Im Velvet Benn S/T Im Fraser Island Climber V Im	Ripogonum fawcettianum	Small Supplejack	>	m	Sa
Turnipwood T Im Muskwood T Im Muskwood T Im Muskwood T Im Quinine Tree T Im Quinine Tree T Im Southern Melodinus V Im obotrys Climbing Panax V Im Wonga Vine T Im Velvet Bean S/I Im Fraser Island Climber V Im	Smilax australis	Barb-wire Vine	>	E.	Sa Oa
Turnipwood T Im Muskwood T Im Muskwood T Im Muskwood T Im Quinine Tree T Im Quinine Tree T Im Southern Melodinus V Im Southern Melodinus V Im Monga Vine V Im Crown of Gold Tree T Im Welvet Bean S/T Im Fraser Island Climber V Im	DICOTYLEDONS				
Turnipwood T Lin Muskwood T Lin Muskwood T Lin Muskwood T Lin Quinine Tree T Lin Southern Melodinus V Lin Southern Melodinus V Lin Crown of Gold Tree T Lin Wonga Vine T Lin Crown of Gold Tree T Lin Welvet Bean S/T Lin Fraser Island Climber V Lin Fraser Island Climber V Lin	Akaniaceae				
Muskwood T Im Muskwood T Im Canary Beech T Im Quinine Tree T Im Southern Melodinus V Im r Wonga Vine V Im Crown of Gold Tree T Im Velvet Bean S/T Im Fraser Island Climber V Im	Akania Incens	Turnipwood	H	Lm	Us
Muskwood T Im Muskwood T Im Canary Beech T Im Quinine Tree T Im Southern Melodinus V Im Oborrys Climbing Panax V Im Wonga Vine T Im Crown of Gold Tree T Im Velvet Bean S/T Im Fraser Island Climber V Im	Alangiaceae				
Muskwood T Lin Muskwood T Lin Quinine Tree T Lin Quinine Tree T Lin Southern Melodinus V Lin Oborrys Climbing Panax V Lin T Wonga Vine V Lin Velvet Bean S/IT Lin Fraser Island Climber V Lin Fraser Island Climber V Lin	Mangium villosum	200000000000000000000000000000000000000			
Muskwood T Im Canary Beech T Im Quinine Tree T Im Southern Melodinus V Im Nonga Vine V Im Crown of Gold Tree T Im Velvet Bean S/I Im Fraser Island Climber V Im	nolyosmoides	Muskwood	H	Im	ns
Auskwood T Im Canary Beech T Im Quinine Tree T Im Southern Melodinus V Im Southern Melodinus V Im Wonga Vine V Im Crown of Gold Tree T Im Velvet Bean S/T Im Fraser Island Climber V Im	Alangium villosum	100 mg	ŧ		3
Canary Beech T Lm Quinine Tree T Lm Quinine Tree T Lm Southern Melodinus V Lm Southern Melodinus V Lm Wonga Vine V Lm Crown of Gold Tree T Lm Velvet Bean S/T Lm Fraser Island Climber V Lm	отентохии	Muskwood		Im	Us
Southern Melodinus V Im Southern Melodinus V Im Southern Melodinus V Im Obotrys Climbing Panax V Im Wonga Vine V Im Crown of Gold Tree T Im Velvet Bean S/T Im Fraser Island Climber V Im	Annonaceae				
Quinine Tree T Im Merangarra V Im Southern Melodinus V Im oborrys Climbing Panax V Im Crown of Gold Tree T Im Velvet Beam S/T Im Fraser Island Climber V Im	olyalthia nitidissima	Canary Beech	H	E	Us
Ounnine Tree T Im Merangarra V Im Southern Melodinus V Im oborrys Climbing Panax V Im Wonga Vine V Im Crown of Gold Tree T Im Velvet Bean S/T Im Fraser Island Climber V Im	Vpocynaceae				
Southern Melodinus V Im Southern Melodinus V Im obotrys Climbing Panax V Im Wonga Vine V Im Crown of Gold Tree T Im Velvet Bean S/T Im Fraser Island Climber V Im	Alstonia constricta	Quimine Tree	H	Im	ns
Southern Melodinus V Im obotrys Climbing Panax V Im Crown of Gold Tree T Im Crown of Gold Tree T Im Velvet Bean S/T Im Fraser Island Climber V Im	delodinus acutiflorus	Merangarra	>	Fm	Sa
oborrys Climbing Panax V Lm Wonga Vine V Lm Crown of Gold Tree T Lm Velvet Beam S/T Lm Fraser Island Climber V Im	Melodinus australis	Southern Melodinus	^	Im	Sa
obotrys Climbing Panax V Lm Wonga Vine V Lm Crown of Gold Tree T Lm Velvet Bean S/T Lm Fraser Island Climber V Lm	Vraliaceae				
Crown of Gold Tree T Lin Velvet Beam S/T Lin Fraser Island Climber V Lin	Cephalaralia cephalobotrys	Climbing Panax	>	5	Sa
Crown of Gold Tree T Lin Velvet Bean S/T Lin Tr.(-) White Alder S/T Lin Fraser Island Climber V Lin	Signoniaceae				
Crown of Gold Tree T Lin Velvet Beam S/T Lin Lin (-) White Alder S/T Lin Fraser Island Climber V Lin	andorea pandorana	Wonga Vine	>	II.	Oa Sa
Crown of Gold Tree T Im Velvet Bean S/T Im Fraser Island Climber V Im	Caesalpiniaceae		į		200
Velvet Bean S/T Im Us (c) White Alder S/T Im Us Fraser Island Climber V Im Sa	sarkiya syringifolia	Crown of Gold Tree		=	Us. Su Ou
r (-) White Alder S/T Im Fraser Island Climber V Im	assia tomentella (-)	Velvet Bean	S/T	Em.	Us On
Fraser Island Climber V Int				56	
Fraser Island Climber V Im		While Alder	1/8	<u> </u>	- Ox
Fraser Island Climber V Ini		THE CONTRACT OF STATE OF STATE			
		Fraser Island Climber	>	Im	Sa

- FIRE RETARDANT NATIVE PLANTS 263

Ebenaceae	ž.	ŧ		
Diospyros australis	Black Plum	- 1	E	Us/Wb
Diospyros geminaia Diospyros mabacea (-)	Scaly Ebony Red-fruited Ebony	- F	E.2	Us Us
Anopterus macleavanus (-)	Oneensland Laurel	۲	Lm	Us
Polyalthia nitidissima	Canary Beech	H	E	č
Euphorbiaceae				
Claoxylon australe	Brittlewood	S/T	Lm	ns
Croton achronychioides	Thick-leaved Croton		F	Us
Croton insularis	Queensland Cascarilla		9	Š
Croton stigmatosus	White Croton	H	Ē	Us
Fabaceae Erythrina vespertilio	Bat's Wing Coral Tree	T	Em	Ad De
Hernandiaceae	Codomis	ŀ		WIR
directed for verices.	Congence			200
Lauraceae	Vellow Laurel	£	Im	Wh
Creationary material	Thick-leaf I arred		1 4	W.
Cryptocarya metsuci tana	Roonah Lamel	- 1-	<u> </u>	W. Y.
Cryptocarya triplinervis	Brown Laurel	6	Į.	Wb
Cryptocarya triplinervis var.				
pubens	Hairy Brown Laurel	H	Lm	Wb
Meliaceae				
Owenia venosa	Crow's Apple	T	E.	Us/Wb
Synoum glandulosum	Scentless Rosewood	2/1	5	S
(T. brownii)	Native Witch-Hazel	H	T.	Š
Menispermaceae				
Stephania japonica var.				
discolor	Tape Vine	>	Im	Sa Oa
Mimosaceae				
Acacia aulacocarpa	Hickory Wattle	H	Lm	Wb/Pf
Acacia implexa	Light Wood	T	Lm	Wb/Pf
Acacia melanoxylon	Blackwood	H	F	Wb/Pf
Acacia cincinnata	Wattle	S/T	Im	Wb/Pf
Pararchidendron pruinosum Snowwood	Snowwood	L	Lm	Us/Wb
Moraceae				
Ficus coronata	Creek Sandpaper Fig	T	Im	Us/Wb
Ficus fraseri	A Sandpaper Fig.	T	Im	Us/Wb
Ficus opposita	A Sandpaper Fig.	1	Im	Us/Wb
Streblus brunonianus				
10	200			

tuminatum Coast Boobialla thuilis Muttonwood syl Creek Lilly Filly Brown Malletwood gkinsonia (-) Fink Myrtle ueenslandica (-)Fink Myrtle stare (-) pinnatifolia (-) Red Boppel Nut state (-) pinnatifolia (-) Red Boppel Nut Spice Bush strafilora Coast Aspen Soft Acromychia	Common Name Form		Fire Retardance	Comments
Muttonwood Creek Lilly Pilly Silky Myrtle Silky Myrtle Silky Myrtle Brown Malletwood We Brown Malletwood Veinless Mock Olive Large Mock Olive Large Mock Olive Large Mock Olive Velvet Mock Olive Velvet Mock Olive Tree Lomatia Mock Orange Maroochy Nut Collia (-) Red Boppel Nut Headache Vine Headache Vine Headache Vine Mild Quince Holly-kaf Bird's Eye Hairy Bird's Eye Hairy Bird's Eye		S/T Lm		Wb Oa
Creek Lilly Filly Silky Myrtle Silky Myrtle Brown Malletwood sia (-) Smooth-bark Rose Apple Veinless Mock Olive Large Mock Olive Large Mock Olive Large Mock Olive Large Mock Olive Velvet Mock Olive Velvet Mock Olive Tree Lomatia Mock Orange Maroochy Nut Maroochy Nut Maroochy Nut Rough Shell Bush Nut Spice Bush Alaren Soft Aspen Tra Golden Ash Headache Vine Headache Vine Mild Quince Holly-kerf Bird's Eye Thairy Bird's Eye Thairy Bird's Eye		T Em		Us
veinless Mock Olive Large Mock Olive Velvet Mock Olive Native Frangipani Mock Orange Tree Lomatia Olia (-) Red Boppel Nut (-) Tree Lomatia Olia Queensland Nut Maroochy Nut Rough Shell Bush Nut Spice Bush Anderma Golden Ash Headache Vine Headache Vine Alectryon Alectryon Wild Quince Holly-ker Bird's Eye Thairy Bird's Eye Hairy Bird's Eye	lly	7. S.T. T.		Us/Wb Us Us
Veinless Mock Olive Lage Mock Olive Lage Mock Olive Velvet Mock Olive Native Frangipani Mock Orange Mock Orange To Red Boppel Nut (-) Tree Lomatia (-) Tree Lomatia Maroochy Nut Maroochy Nut Rough Shell Bush Nut Spice Bush Headache Vine Headache Vine Alectryon Wild Quince Holly-keaf Bird's Eye Hairy Bird's Eye Hairy Bird's Eye				Us
Native Frangipani Mock Orange Mock Orange Jina (-) Red Boppel Nut Jila Queensland Nut Maroochy Nut Rough Shell Bush Nut Spice Bush Spice Bush Rough Shell Bush Nut Rough Shell Bush Nut Alacochy Nut Rough Shell Bush Nut Spice Bush Rough Shell Bush Nut Spice Bush Alacochy Shell Bush Nut Spice Bush Rough Shell Bush Nut Spice Bush Alacochy Shell Bush Nut Alacochy Shell Bush Nut Alacochy Shell Bush Alacochy	ē.	S/T Im S/T Im S/T Im		Us Us/Wb Us/Wb
ima (-) Ivory Curl Flower (-) Tree Lomatia (-) Maroochy Nut (-) Maroochy Nut (-) Rough Shell Bush Nut (-) Spice Bush (-) Spice Bush (-) Rough Shell Bush Nut (-) Rough Shell Bush Nut (-) Rough Shell Bush Nut (-) Spice Bush (-) Rough Shell Bush Nut (-) Rough Shell Bush Nut (-) Alectryon (-) Mild Quince (-) Hairy Bird's Eye (-) Hairy Bird's Eye		T		Us Ad Us/Wb
wa Golden Ash Headache Vine Headache Vine Toost Aspen Soft Aeronychia Round Lime Alectryon Wild Quince Holly-leaf Bird's Eye Hairy Bird's Eye	n Net	8444 1444 1444 1444		Wb Us Pf Us Pf Us Pf Wb Wb Us
Headache Vine To Coast Aspen Soft Acronychia Round Lime Alectryon Wild Quince Holly-leaf Bird's Eye Hairy Bird's Eye	Coelospermum V Golden Ash T	見見		Sa Us/Wb
To Soft Aspen Soft Acronychia Round Lime Alectryon Wild Quince Holly-leaf Bird's Eye Hairy Bird's Eye	Headache Vine	H		Sa
Alectryon Wild Quince Holly-leaf Bird's Eye Hairy Bird's Eye	ā	S/T I'm S/T I'm S		Us/WIs Us Us
Wild Quince Holly-leaf Bird's Eye Hairy Bird's Eye	Alectryon	L		Wb Slow at
Hairy Bird's Eye	Eye			Wb Wb
	Hairy Bird's Eye T Twin-leaf Coogera T	25		Wb

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Scientific Name	Common Name	Form	Fire Refardance	Comments	8
Arytera divaricata	Rose Tamarind	H	Lm	Wb	
Arytera foveolata	Pitted Coogera	L	Lm	Wb	
Cupaniopsis parvifolia	Small-leaf Tuckeroo	H	Im	Wb	
Cupaniopsis shirleyana (-)	Wedge-feaf Tuckeroo	ı	Lm	Us/Wb	
Cupaniopsis tomentella (-)	Boonah Tuckeroo	H	E.	Wb	
Elattostachys nervosa	Beetrool	H	Lm	Us/Wb	
Elattostachys xylocarpa	White Tamarind	H	Lm	Wb	
Guioa semiglanca	Wild Quince	T	Lm	Wb	
Lepiderema pulchella (~)	Fine-leaf Tuckeroo	-	Lm .	Wb	
Mischoearpus australis	Red Pear-fruit	H	Im	Wb	
Toechima tenax	Scrub Teak	1	Lm	Wb	
Sapotacene	0 400	100	83		
Planchonella chartacea	Thin-leaf Plum	S/T	Im	Us Sa	
Planchonella cotinifolia	Small-leaf Plum	S/T	Im	Us Sa	
Simaroubaceae					
Guilfoylia monostylis	Native Plum	1	Im	O.	
Symplocaceae					
Symplocus Ilmaitesii	Buff Hazelwood	S/T	Lm	ñ	
PTERIDOPHYTES					
Cyatheaceae			10		
Cyathea australis	Rough Tree Fern	4	E	C.s	
Cyathea cooperi	CommonTree Fem	4	Im	n,	
Cvarhen leichhardriana	Prickly Tree Fern	4	Im	Us	

APPENDICES

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

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

Scientific Name	Common Name	Form	Fire Retardance	Comments
GYMNOSPERMS				
Araucariaceae Agailtis robusta (-)	Qld Kauri	H	Th.	Pf - resin
Arancarta bidwillii (-)	Bunya Pine	1	Im	Pf-resin
Arancaria cunninghamii	Hoop Pine	H	Lm	Pf-resin
Podocarpaceae Podocarpus elatus	Brown or Plum Pine	T	E	Pf - resin
MONOCOTYLEDONS				
Arecaceae (Palmae) Calanns muelleri	Lawyer Cane Vine	>	Щ	Sa Oa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Flagellariaceae				
Flagellaria indica	Supplejack	Λ	Im	Sa
Pandanaceae				
Freycinettia excelsa	Climbing Pandanus	>	Im	5
Freychienia scandens	Climbing Pandanus	^	E.	Sa
Smilacaceae				
Ripogonum album	White Supplement	7	T	7.9
Ripogonum brevitolium	Supplejack	. >	1	g s
	Prickly Surpleind	>>	5 1	Z c
5	Hairy Supplejack	>	1	8 8
DICOTYLEDONS				
Anacardiaceae				
Eurosemnus Jaicara	Ribbonwood	H	5	Wb
Khodosphaera rhodanthema Deep Yellowwood	Deep Yellowwood	H	Lm	Wb
Annonaceae Metodorum teichhardtii (Rauwenhoffa l.)	Zig-Zag Vine	>	5	Sa
Apocynaceae				
Alstonia constricta	Quinine Tree	Ь	Dm	Wb
Metodinus acutiflorus	Merangarra	>	The state of	Sa
Melodinus australis	Southern Melodinus	>	Lm	Sa
Farsonsta eucatyptophyllu	Gargaloo	>	E	Sa Oa
rarsonsia juwa	Furry Silkpod	>	4	Sa
Farsonsia lanceolata	Northern Silkpod	>	H	Sa
Farsonsia latifolia	Monkey Vine	>	Fm	Sa
Parsmisia strammea	Monkey Rope	>	T m	Sa Oa
ransonsia velinina	Velvet Silkood	>	Im	Sa Oa
rarsonsia ventricosa	Pointed Silkpod	>	Щ	Sa
Arecaceae				
Calamus muelleri	Lawyer Cane	>	I.	Sa
Araliaceae				
Cephalaralia cephalobotrys Climbing Panax	Climbing Panax	>	Lm	Sa
Polyscias elegans	Celerywood.	H	III.	Wb/Ad Oa
				Su
Polyscias murrayi	Pencil Cedar	-	Im	Ad On Sa
Asclepiadaceae				
Marsdenia rostrata	Common Milk Vine	>	Щ	Sa
Atherospermataceae Daphnandra micrantha	Sockerwood	F		Time .
Constitution of the second sec	Pin the second	200		WB

Scientific Name	Common Name			
Avicenniaceae Avicennia marina	Grey Mangrove	H	Lm St	Oa Coastal
Burseraceae Canarium australasicum	Carrotwood	()	E.	Wb
Caesalpiniaceae	Notice I abutum	F	jul.	Wb
Cassid markstand (-)	Caecalpinia	>	5	Sa
Caesalninia scartechinii	Large Prickle Vine	>	Im	Sa
Caesalpinia subtropica	Corky Prickle Vine	>	Im	Sa
Celastraceae		;		ď
Celastrus australis	Staff Climber	> ;	5 .	S.
Celastrus subspicatus Loeseneriella barbata	Large Staff Vinc	>	W.	ž.
(Hippocratea b.)	Knot Vine	>	Im	Sa
Cunoniaceae				
Caldelivia paniculosa		1	5	Wb
Ceratopetalum apetalum (-)	-) Coachwood	T	FII	Wb
Geissois benthamii	Red Carabeen	-	Em.	Wb
Pseudoweinmannia		-	100	*****
lachnocarpa	Marara	-	M,	
Schizomeria ovata	White Birch		E.	Os/wb
Ebenaceae		1	9	
Diospyros fasciculosa	Grey Ebony	-	<u> </u>	O.M.
Diospyros pentamera	Myrtle Ebony	H	E E	Wb
Ehretiaceae				
Cordia dichotoma (-)	Cordia	-	Ē	Wb
Ehretia acuminata	Koda	<u></u>	Д	Ad De
Elaeocarpaceae				
Elaeocarpus eumundi	Eumundi Quandong	H	E E	WD
Elacocarpus grandis	Blue Quandong	H	Im	Wb
Floeocornus kirtonii	White Ouandong	H	Lm	Wb
Flacocarnes abovates	Hard Ouandong	T	F	Wb
Colorest Col	Maiden's Blush	H	H	Wb
Sloanea woollsii	Yellow Carabeen	F	5	Wb
Escalloniaceae Ouintinia verdonii	Grey Possumwood	H	Lm	Wb
Eurhorhiaceae				
Austrobuxus swainii (-)	Pink Cherry	H	F	Wb
Baloehia inophylla (B. Iucida) Scrub Bloodwood	ida) Scrub Bloodwood	-	Lm	Wb
Bridelia exaltata	Scrub Ironbark	L	Lm	Wb
Bridelia leichhardtii	Leichhardt's Ironbark		Im	Wb

Dissiltaria baloghiodes Gancewood T Lin Wb Drygete australastica Februaria (Excoverent adulaciopana Scrub Poison Tree T Lin Wb Gatconecaria dallaciopana Scrub Poison Tree T Lin Wb Mattonwood T Lin Mb Mattonwood T Lin Mb	Scientific Name	Common Name	Form	Fire Retardance	Comments
Nilky Mangrove T Lm St Scanb Poison Tree T Lm Cheese T Lm Buttonwood T Lm Buttonwood T Lm Buttonwood T Lm Buttonwood T Lm Back Bean T Lm Back Bean T Lm Back Bean T Lm Back Bean T Lm Batwing Coral Tree T Lm Barwing Coral Tree T Lm Bennett's Ash T Lm Cododat Lawel T Lm Shewn Beech T Lm Waltowood T Lm Warrogun T Lm Murrogun T Lm	Dissiliaria baloghioides	Lancewood	T	Lm	Wb
Milky Mangrove T Lm St Cheese Tree T Lm Buttonwood T Lm Black Beam T Lm Black Beam T Lm Black Beam T Lm Black Beam T Lm Barswing Coral Tree T Lm Bennett's Ash T Leopard Ash T Lm Codoleat Cardenic or Bampy Ash T Lm Schruit Pepperberry T Lm Schoolat Laurel T Lm Murogun Physonberry Ash T Lm Murogun T Lm Lm Murogun T Lm Murogun T Lm Lm Lm Murogun T Lm	Drypetes australasica	Yellow Tulip	L	Im	Wb
Semb Poison Tree T Im Cheese Tree T Im Buttonwood T Im Red Kamala T Im Red Kamala T Im Basek Bean T Im Basek Bean T Im Basek bean T Im Basekwood T Im Bannett's Ash T Im Bennett's Ash T Im Corows Ash T Im Coldgeric or Bumpy Ash T Im Bennett's Ash T Im Coldgeric or Bumpy Ash T Im Selown Beech T Im Walton Pepperberry T Im Rib-fruit Pepperberry T Im Cooloola Laurel T Im Murrogun T Im Murrogun T Im Murlogun T Im Hard Corkwood T Im Hard Corkwood T Im Mucller's Walnut T Im Hard Corkwood T Im White Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk is Hibiscus T Im Breenwood T Im Breenwood T Im Norfolk is Hibiscus T Im Breenwood T Im Bre	Exocoecaria agallocha	Milky Mangrove	T	Lm St	Ad Coasta
Cheese Tree Buttonwood Yellow Kamala Red Kamala Thin Blood Vine Black Bean Native Derris Corkwood Thin Batswing Coral Tree Thin Batswing Coral Tree Thin Burny Bean Cudgeric or Bumpy Ash Thin Rib-fruit Pepperberry Coloola Laurel Murrogun Pigeonberry Ash Thin Murrogun Hairy Walnut Hairy Walnut Thin Cotton Tree Thin White Bolly Gum Thin Norfolk 1s Hibiscus Thin Rosewood Thin Norfolk 1s Hibiscus Thin Rosewood Thin Ros	Exocoecaria dallachyana	Scrub Poison Tree	1	E.	Wb
Buttonwood T Im Red Kamala T Im Blood Vine Black Bean T Im Black Bean T Im Black Bean T Im Black Bean T Im Batswing Coral Tree T Im Batswing Coral Tree T Im Batswing Coral Tree T Im Burny Bean V Im Codwood T Im Codwood T Im Rib-fruit Pepperberry T Im Rib-fruit Pepperberry T Im Rib-fruit Pepperberry T Im Murrogun T Im Murrogun T Im Hairy Walnut T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk 1s Hibiscus T Im Norfolk 1s Hibiscus T Im Rosewood T Im Rosew	Glochidion ferdinandi	Cheese Tree	1	Lm	Wb
Red Kamala T Im Blood Vine Black Bean Naive Derris V Im Black Bean Naive Derris V Im Corkwood Batswing Coral Tree T Im Burny Bean T Im Burny Bean V Im Cougerie or Bumpy Ash T Im Cologard Ash T Im Yellowwood T Im Yellowwood T Im Rib-fruit Pepperberry T Im Rib-fruit Pepperberry T Im Murrogun T Im	Glochidion sumatranum	Buttonwood	H	Lm	Wb
Blood Vine Black Beam T Im Black Beam T Im Black Beam T Im Batswing Coral Tree T Im Burny Beam V Im Burny Beam V Im Burny Beam V Im Burny Beam V Im Bennett's Ash T Im Bennett's Ash T Im Codgeric or Bumpy Ash T Im Vellowwood T Im Rib-fruit Pepperberry T Im Brown Beech T Im Murrogun T Im Rib-fruit Pepperberry Tree T Im Murrogun T Im Im Murrogun T Im Mu	Mallotus discolor	Yellow Kamala	1	T.	Wb
Blood Vine Black Bean Native Derris Corkwood Batswing Coral Tree T Im Burny Bean Crows Ash T Im Crows Ash Cudgerie or Bumpy Ash T Im Senent's Ash T Im Senent's Ash T Im Wallowwood T Im Murogun T Im Murogun T Im Murled's Walnut Hard Corkwood T Im Murled's Walnut T Im White Bolly Gum T Im White Bolly Gum T Im Moreoke Cedar T I	Mallotus philippensis	Red Kamala	F	TH.	Wb
Blood Vine Black Bean Native Derris Corkwood Batswing Coral Tree T Im Batswing Coral Tree T Im Burny Bean V Im Burny Bean Crows Ash T Im Bennett's Ash T Im Coldgerie or Burnpy Ash T Im Rib-fruit Pepperberry T Im Rib-fruit Pepperberry T Im Murlogun T Im Rab-fruit Pepperberry T Im Mueller's Walnut Hairy Walnut T Im Mueller's Walnut T Im White Bolly Gum T Im Brownood T Im Dreense Cedar T Im	Fabriceae				
Black Bean T Im Native Derris V Im Batswing Coral Tree T Im Burny Bean V Im Burny Bean V Im Burny Bean V Im Burny Bean V Im Crows Ash T Im Codgerie or Bumpy Ash T Im Yellowwood T Im Brown Beech T Im Yellowwood T Im Rib-fruit Pepperberry Tree T Im Murler's Walnut T Im Harry Walnut T Im Murler's Walnut T Im Harry Walnut T Im White Bolly Gum T Im	Austrosteenisia blackii	Blood Vine	>	Lm	Sa Oa
Corkwood Tree T Im Burny Bean V Im Burny Bean V Im Burny Bean V Im Burny Bean V Im Crows Ash T Im Leopard Ash T Im Cudgerie of Burnpy Ash T Im Yellowwood T Im Rib-fruit Pepperberry Tree T Im Murnogun T Im Murler's Walnut T Im Murler's Walnut T Im Hary Walnut T Im Hary Walnut T Im White Bolly Gum T Im W	Castanospermum australe	Black Bean	T	Lm	Wb
Corkwood T Im Batswing Coral Tree T Im Burny Bean V Im Crows Ash T Im Leepard Ash T Im Cudgerie or Bumpy Ash T Im Yellowwood T Im Yellowwood T Im Rib-fruit Pepperberry Tree T Im Murrogun Tree T Im Mueller's Walnut T Im Hairy Walnut T Im White Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosewood T Im Rosewood T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosewood T Im	Derris involuta	Native Derris	>	T.	Sa
Batswing Coral Tree T Im Burny Bean V Im Crows Ash T Im Crows Ash T Im Cudgeric or Bumpy Ash T Im Yellowwood T Im Yellowwood T Im Pageonberry Ash T Im Rib-fruit Pepperberry T Im Murrogun Tree T Im Murrogun T Im Hary Walnut T Im Hary Walnut T Im White Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosewood T Im Rosewood T Im Norfolk Is Hibiscus T Im Rosewood T Im Rosew	Erythrina sp. Lacey's Creek	Corkwood	1	III.	Ad De
Elintwood T Im Crows Ash T Im Crows Ash T Im Leopard Ash T Im Cudgeric or Bumpy Ash T Im Yellowwood T Im Speonberry Ash T Im Rib-fruit Pepperberry T Im Rib-fruit Pepperberry T Im Murrogun T Im Murrogun T Im Murrogun T Im Murlogun T Im White Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosewood T	Erythrina vespertitio	Batswing Coral Tree	H	Im	Ad De
Flintwood Crows Ash Leopard Ash Leopard Ash Leopard Ash Cudgeric or Bumpy Ash T Im Cudgeric or Bumpy Ash T Im Yellowwood T Im Rib-fruit Pepperberry Cooloola Laurel Murrogun T Im Rib-fruit Pepperberry T Im Rib-fruit Pepperberry T Im Reperberry Tree T Im Muclier's Walnut T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosewood	Mucuna gigantea	Burny Bean	>	Im	Sa
Crows Ash Crows Ash Crows Ash Leopard Ash Cudgeric or Bumpy Ash T Im Cudgeric or Bumpy Ash T Im Sellowwood T Im Rib-fruit Pepperberry Cooloola Laurel Murrogun Pepperberry Tree T Im Murrogun Pepperberry Tree T Im Murlogun Pepperberry Tree T Im Murlogun Pepperberry Tree T Im Mueller's Walnut Hard Corkwood T Im White Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosewood T Im Rosewood	Flacourtiaceae				
Crows Ash T Im Bennett's Ash T Im Leopard Ash T Im Cudgeric or Bumpy Ash T Im Yellowwood T Im Pepperberry Ash T Im Rib-fruit Pepperberry T Im Rib-fruit Pepperberry T Im Murrogun T Im Murrogun T Im Murler's Walnut T Im Hairy Walnut T Im Mueller's Walnut T Im Muelle	Scolopia braunii	Flintwood	L	Lm	Wb
Crows Ash T Im Bennett's Ash T Im Leopard Ash T Im Cudgeric or Bumpy Ash T Im Yellowwood T Im Sib-fruit Pepperberry T Im Rib-fruit Pepperberry T Im Murrogun T Im Murrogun T Im Murler's Walnut T Im Mueller's Walnut T Im M	Flindersiaceae				
Bennett's Ash T Im Leopard Ash T Im Cudgeric or Bumpy Ash T Im Yellowwood T Im Brown Beech T Im Rib-fruit Pepperberry T Im Cooloola Laurel T Im Murrogun T Im Murlor's Walnut T Im Mueller's Walnut T Im Hard Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosewood T Im	Flindersia australis	Crows Ash	L	Lm	Wb
Leopard Ash Cudgeric or Bumpy Ash T Film Cudgeric or Bumpy Ash T Im Sellowwood T Im Brown Beech T Im Cooloola Laurel T Murrogun T Murrogun T Murlor's Walnut Hard Corkwood T Im Mueller's Walnut T Hard Corkwood T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosewood T Im R	Flindersia bennettiana	Bennett's Ash	-	Lm	Wb
Cudgeric or Bumpy Ash T Im Yellowwood T Im Brown Beech T Im Rib-fruit Pepperberry T Im Cooloola Laurel T Im Murrogun T Im Mucller's Walnut T Im Hard Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosewood T Im	Flindersia collina	Leopard Ash	F	I.M.	Wb
Churnwood T Im Brown Beech T Im Brown Beech T Im Rib-fruit Pepperberry T Im Cooloola Laurel T Im Cooloola Laurel T Im Murnogun T Im Pepperberry Tree T Im Muclier's Walnut T Im Hard Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im Cotton Tree T Im White Bolly Gum T Im Norfolk Is Hibiseus T Im Rosewood T Im	Flindersia schottiana	Cudgerie or Bumpy Ash	100	Ę	Wb
Churnwood T Im Brown Beech T Im Rib-fruit Pepperberry Ash T Im Cooloola Laurel T Im Murrogun T Im Murrogun T Im Mueller's Walnut T Im Hary Walnut T Im Hard Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im Rocense Cedar T Im Rocense Cedar T Im	Flindersia xanthoxyla	Yellowwood		5	Wb
Churnwood T Im Brown Beech T Im Rib-fruit Pepperberry Ash T Im Cooloola Laurel T Im Cooloola Laurel T Im Murrogun T Im Pepperberry Tree T Im Mueller's Walnut T Im Hary Walnut T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosewood T Im	Icacinaceae				
Brown Beech T Im Pigeonberry Ash T Im Rib-fruit Pepperberry T Im Cooloola Laurel T Im Murrogun T Im Muclier's Walnut T Im Hairy Walnut T Im Hairy Walnut T Im Hairy Walnut T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosewood T Im	Citronella moorei	Churnwood	L	Im	Wb
Pigeonberry Ash T Im Rib-fruit Pepperberry T Im Cooloota Laurel T Im Murrogun T Im Pepperberry Tree T Im Mueller's Walnut T Im Hard Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosewood T Im	Pennantia cunninghamii	Brown Beech	-	Ę	Wb
Rib-fruit Pepperberry T Im Rib-fruit Pepperberry T Im Coolooda Laurel T Im Murrogun T Im Mueller's Walnut T Im Hairy Walnut T Im Hairy Walnut T Im Hard Corkwood T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosewood T Im	Lauraceae				
Rib-fruit Pepperberry T Im Cooloola Laurel T Im Murrogun T Im Pepperberry Tree T Im Mueller's Walnut T Im Hairy Walnut T Im Hairy Walnut T Im Hard Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosewood T Im	Cryptocarya erythroxylon	Pigeonberry Ash	-	Im	Wb
Murrogun Pepperberry Tree T Im Mueller's Walnut Hairy Walnut Hard Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Rosswood T Im Norfolk Is Hibiscus T Im	Cryptocarya hypospodia	Rib-fruit Pepperberry	۲	Im	Wb
Murrogun T Im Pepperberry Tree T Im Mueller's Walnut T Im Hary Walnut T Im Hard Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Norfolk Is Hibiscus T Im Rosswood T Im	Cryptocarya macdonaldii	Cooloola Laurel	F	Im	Wb
Pepperberry Tree T Im Mueller's Walnut T Im Hary Walnut T Im Hard Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im Norfolk Is Hibiscus T Im Norfolk Is Hibiscus T Im Rosswood T Im	Cryptocarya microneura	Миггодип	1	E E	Wb
Mueller's Walnut T Im Hairy Walnut T Im Hard Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im (-) Norfolk Is Hibiscus T Im Rosewood T Im Rosewood T Im Rosewood T Im	Cryptocarya obovata	Pepperberry Tree	-	Im	Wb
Hairy Walnut T Im Hard Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im Cotton Tree T Im Cotton Free T Im Norfolk Is Hibiscus T Im Rosewood T Im Rosewood T Im	Endiandra muelleri	Mueller's Walnut	I	Im	Wb
Hard Corkwood T Im Grey Bolly Gum T Im White Bolly Gum T Im White Bolly Gum T Im Cotton Tree T Im (-) Norfolk Is Hibiscus T Im Rosewood T Im Rosewood T Im	Endiandra pubens	Hairy Walnut	1	Im	Wb
Grey Bolly Gum T Im White Bolly Gum T Im Cotton Tree T Im (-) Norfolk Is Hibiscus T Im Rosewood T Im Rosewood T Im	Endiandra sieberi (-)	Hard Corkwood	H	E E	Wb
White Bolly Gum T Im Cotton Tree T Im (-) Norfolk Is Hibiscus T Im (a) Incense Cedar T Im Rosewood T Im	Neolitsea australiensis	Grey Bolly Gum	T	Lm	Wb
(-) Norfolk Is Hibiscus T Lm Norfolk Is Hibiscus T Lm (a) Incense Cedar T Lm Rosewood T Lm	Neolitsea dealbata	White Bolly Gum	F	5	Us/Wb
(-) Norfolk Is Hibiscus T Lm Norfolk Is Hibiscus T Lm Rosewood T Lm	Malvaceae				
(-) Norfolk Is Hibiscus T Lm (a) Incense Cedar T Lm Rosewood T Im	Hibiscus tiliaceus	Cotton Tree	T	Im	Wb
(a) Incense Cedar T Im	Lagunaria patersonii (-)	Norfolk Is Hibiscus	F	Ę	Wb
(a) Incense Cedar T Im	Meliaceae				
Rosewood T I'm	(Pseudocarana mitidula)	Incense Cedar	H	Im	W
	Dyenylum fraceranum	Rosewood	- +		3

Scientific Name	Common Name	Form	Fire Retardance	Comments	n
Dysoxylum mollissimum					
ssp. molle (D. muelleri)	Red Bean	-	E	Wb	
Dysoxylum rufum	Hairy Rosewood	1	Lm	Wb	
Melia azedarach	White Cedar	-	П	Wb/Ad De	2
Owenia cepiodora	Onion Cedar	T	Im	Wb	
Toona australis	Red Cedar	H	Em	Wb/Ad De	ě
Menispermaceae					
Laguenbara montes	Wild Grape	^	T.	S.	
reguepuora montei	Deed View			5 3	
Sarcopetalum harveyanum	Pearl vine	> :	5 .	DG t	
Stephania aculeata	Prickly Snake Vine	>	E	Sa	
Tinospora smilacina	Snake Vine	>	E	Sa	
Tinospora tinosporoides	Arrow-head Vine	>	Lm	Sa	
Mimosaceae					
Acacia aulacocarpa var.					
anlacocaraa	Hickory Wattle	-	The state of the s	Wb Pf	
Accreta balani	Marhlewood	-	I I	Wb Pf	
Acacia harmonlylla (-)	Brigalow Wattle	-	E	Wb	
Acacia melanovalan	Blackwood	F	[m]	Wb Pf	
Archidendron grandiflorum	Lace Flower	T	Im	Wb	
Monimiaceae					
Dalmonia comdone	Anchor Vine	>	Im	S	
r almeria scanaens	Allenoi ville	0		170	
Moraceae					
Ficus macrophylla	Moreton Bay Fig.	I	Im	Wb	
Firms oblique	Small-leafed Fig.	F	Im	Wb	
Element alemented	Dock Lin	- E	1	Wh	
ricus piunypoud	Decidenting	+ E	3	Ad Do	
Fichs superba var. nenneana	Decidious rig	- [5 4	W.	
Figure varens var. sublanceolatawnie Fig	ad white Fig		9	O A	
Ficus watkinsiana	Nipple Fig		m m	Wb	
масшта состистиетия	0.000	17.00	1.00	(
(Cudrania c.)	Cockspur Thorn	>	m,	Oa Sa	
Malaisia scandens	Burny Vine	>	lm	Sa	
Myrtneeae					
Acmena hemilampra	Blush Satinash	>	Ш	Wb	
Acmena ingens					
(A. brachvandra)	Red Apple	>	II.	Wb	
Acmena emithii	Creek Lilly Billy	15	Im	Wh	
Lanhastoman conforme	Britch Box	·	-	Wh	
copnessement congenus	T. C. C.	- E	1 1	WE	
Syncarpia giomaryera	Lurpellillie	E		1/10	
Syzyguim australe	Scrub Cherry	• [5.	O M	
Syzygium corynanthum	Sour cherry	- 1	5 .	WB	
Syzygium crebrinerve	Purple Cherry		E E	N.	
Syzygium moorei (-)	Durobby	T	Im	Wb	
Pisonia aculeata	Native Bougainvillea	>	Lm	Sa	
	THE CONTRACTOR OF STREET, SAN THE STREET, SAN				

APPENDICES

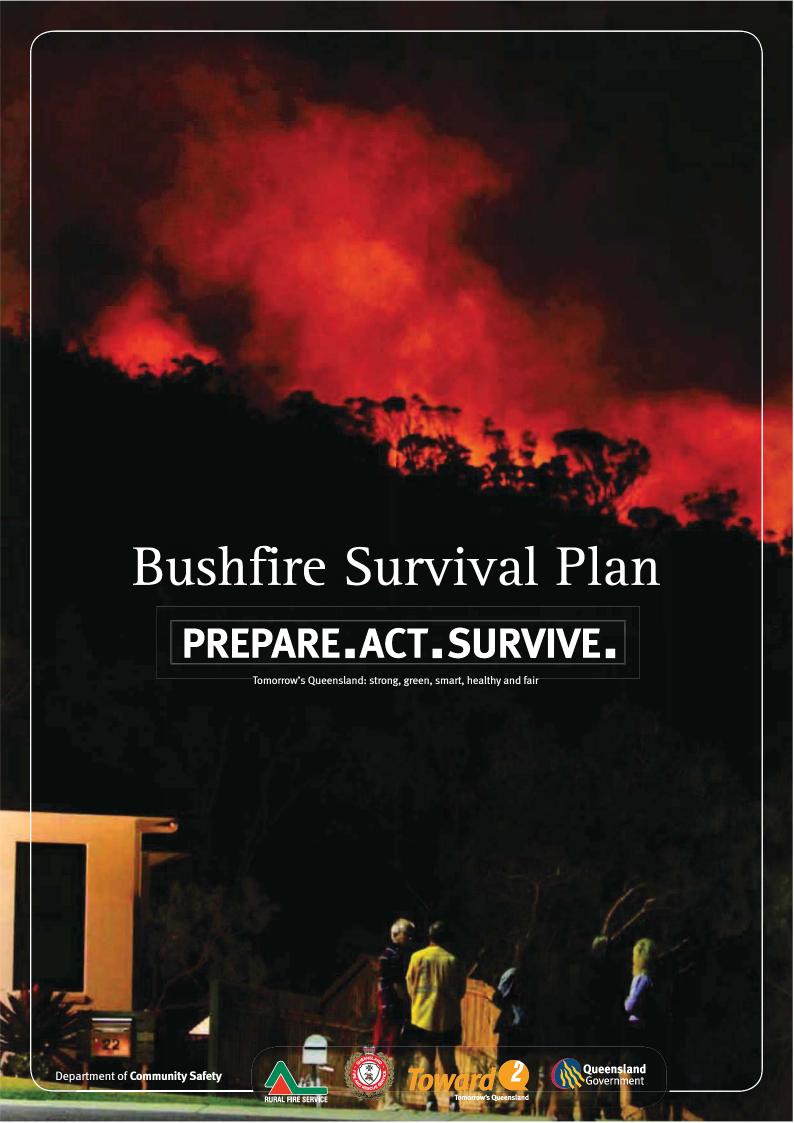
Scientific Name	Common Name	Form	Fire Retardance	Comments	
Oleaceae Olea paniculata	Native Olive	H	E.	Wh	
Piperaceae Piper novae-hollandiae	Native Pepper Vine	>	III	S	
Pittosporaceae Pittosporum rhombifolium	Hollywood	+	F	Wb	
Proteaceae					
Floydia praealta Grevillea hilliana	Ball Nut	H F	Lm.	Wb	
Grevillea robusta	Silky Oak	- 1	5	5 . 8	
Helicia glabriflora	Smooth Helicia			5 6	
Macadamia integrifolia	Queensland Nut	H	1.5	Wb	
Macadamia ternifolia	Maroochy Nut	H	F	Wb	
Macadamia tetraphylla (-)	Rough-shell Bush Nut	H	Im	Wb	
pinnala (-)	Pink Silky Oak	H	Lm	五	
(Alloxylon flammoum)	Satin Oak	H	Im	E	
Stenocarpus salignus (-)	Scrub Beefwood	J.	<u> </u>	D	
Stenocarpus sinuatus	Wheel of Fire Tree	н	1 5	Wb	
Ranunculaceae					
Clematis aristata	Old Man's Beard	>	5	Sa	
Rhamnaceae					
Alphitonia excelsa	Red Ash	1	El .	Wh	
Alphitonia petrei	Pink Ash	L	Lm.	Wb	
Emmenosperma		1000			
alphitomoides	Yellow Ash	-	Lm	Wb	
Rosaceae					
Rubus moluccanus	MoluccaBramble	^	Lm	Sa	
Rufaceae					
Acronychia oblongifolia	White Lilly Pilly	S/T	<u>H</u>	Wb	
Acronychia suberosa	Corky Acronychia	T	Lm	Wb	
Sarcomelicope simplicifolia	Bauerella	H	EI.	Wb	
Sapindaceae					
Alectryon reticulatus	Alectryon	F	T T	WB	
Arytera lautererana	Corduroy Tamarind	H	[m	WB	
Atalaya multiflora		F	Lm	Wb	
Atalaya salicifolia (A. virens)	Scrub Whitewood	H	Im	Wb	
Castanospora aphanandi (-) Brown Tamarind	Brown Tamarind	H	Ę	WB	
Cupamopsis anacardioides	Tuckeroo		Lm.	WB	
Cupaniopsis flagelliformis (-)	Brown Tuckeroo	SA	Щ.	WI	
Diploglottis campbellit (-)	Small-leaf Tamarind	- 6	S .		
Harmilla hilli	Rhint-beaf Tuffe	- - F	m I	Wb/Ad	
Harpullia pendula	Tulipwood	- 1-		2 3	
The first of the second control of the first own control own control of the first own control of the first own control ow		S.		24.4	

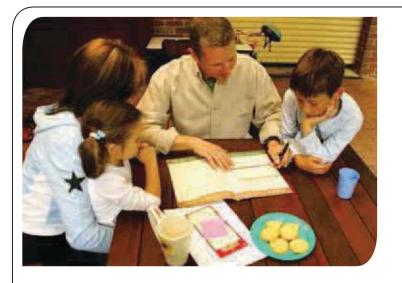
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				1		10 m					No.														Mangroves - nurseries for our fisheries (JB)
			と	The second second		/ 通常是																			Mangroves -
			を表現と																						
Comments	Wb	8 % 8	Wb	Wb	Wb	Wb	Wb	Wb	wb Wb	Wb Wb	Wb	Wb	Ad De	Ad De	Ad De	Ad De	Ad De	Wb	Wb	Wb	Wb Wb	Wb Wb	Wh	Wb Wb	Wb

				Foam Bark Tree T Veiny Pear-fruit T
18 88 88 8888888 8 88 8888 888	RE	22 22 2 2222222 2 22 2222 23 24 25 25222222 2 22 2222 222	2 EE EE EE EEEEEEE E EE EEEEE EEE	
18	P. 22 22 222222 2 22 2222 2	2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2	2 22 22 222222 2 22 22 22 2 2 2 2 2 2	Twin-leaf Tuckeroo
12 22 22 2222222 2 22 2222 13 22 22 2 2222222	R. 2.2 2.2 2.2 2.2 2.2 2.2 2.2 2.2 2.2 2	20 22 2 222222 2 22 22 22 22 2 2222222 2 22 2	2 22 2 222222 2 28 22 2 22 23 24222222 2 28 28 28 28 28 28 28 28 28 28 2	Steelwood
12 22 22 222222 2 22 222	R. 22 2 2222222 2 22 222	22 22 222222 2 22 22 22 22 22 22 22 22	2 22 2 222222 2 28 22 2 22 23 24222222 2 28 28 28 28 28 28 28 28 28 28 2	Brown Peanwood
18	P. 22 22 222222 2 22 222	2. 2. 2. 2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.	2 22 22 2222222 2 22 2 22 22 2222222 2 22	
18 88 8888888 8 88 88	RE 22 2 222222 2 22 22	22 22 2222222 2 22 22 23 22 22222222222	2 EE 22 2 2222222 2 2E	
12 22 22 222222 2 22	B. 2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2	2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2	2 22 2 222222 2 2E	Yellow Boxwood
12 22 222222 2 22	P. 2. 2. 2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2	2. 2. 2. 2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.	2 22 2222222 2 22 2 22 2222222 2 22	
12 22 22 222222 2	EE EE E EEEEEE E	2. 2. 2. 2. 2.2.2.2.2.2.2.2.2.2.2.2.2.2	2 22 2 222222 2 22 2222222	White Siris Native Plum
12 22 2222222 13 23 24 25222222222222222222222222222222	R. R	8.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5	1 22 22 2222222 2 22 22 2222222	lvorywood
19955555 5 55 55 55	P. 2. 2. 2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2	P. P	2 22 22 222222222222222222222222222222	
12 22 22 22222 13 22 22 222222	P. P	P. 2.2 2.22222	2 22 22 2 222222	801115
12 22 22 2222 13 22 22 2222	88 88 8 888888888888888888888888888888	P. P	2 22 22 2 2222E	Brown Luip Oak
18 88 8 888888888888888888888888888888	P. P	R. 2.2 2.2 2.2 2.2 2.2 2.2 2.2 2.2 2.2 2	2 22 22 2 2222 2 22 22 2 2222	
18 88 8 88 88 88 88 88 88 88 88 88 88 88	888 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	P. P	2 22 22 2 222 2 22 22 2 222	Kurraiong
18 88 8 88 B	8.8 8.8 8.8 8.8 8.8 8.8 8.8 8.8 8.8 8.8	P. P	2 22 22 2 22 2 22 22 2 22	ree
18 88 88 B8	88 88 88 88	P. P	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	26.1
5 5 55 55 10 10 10 10 10 10 10 10 10 10 10 10 10 1	5 5 55 55 E 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	E E EE E E	5 5 55 55 5 2 5 5 5 5 5 5 5 5 5 5 5 5 5	Brown Kurrajong
5 55 55 5 <u>5</u>	5 55 55 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	P. P	2 22 22 2 2 22 22 2	Peanut Tree
55 55 51	55 55 55	8.5 8.8 8.8 8.6	e ee ee ee	White Hazelwood
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<u>n</u>	是 是	<u> </u>	e ee	
5 4	5 5	5 5	e ee	
-		5	<u>.</u>	White Beech
5 5.	. 2. 2	9 .		Long-leaf Watervine
1 E E E	1 E E E	1	<u> </u>	Shining Grape

Appendix 4

QFES Bushfire Survival Plan Guidelines





You must prepare ACT SURVIVE

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

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

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

Bushfires in Queensland

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

There are four key considerations for dealing with bushfire:

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

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

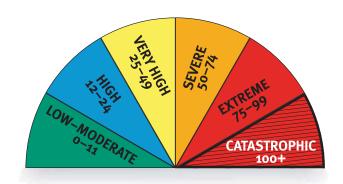
It is your responsibility to prepare yourself, your family and your home for the threat of bushfire.

Understand your risk

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

Fire danger ratings

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



Catastrophic fire danger rating

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

Leaving late can be a deadly option.

If you are in any doubt, make the decision to LEAVE EARLY.

Extreme fire danger rating

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

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

On days of catastrophic or extreme FDR:

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

It is vital that you understand on these days that your survival will depend solely on how well you have prepared and how decisively you act.

What will you do?

At all times you need to PREPARE.ACT.SURVIVE.

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

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

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

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



Leave early

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

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

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

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

Planning to stay

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

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

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

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

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

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

Preparing your Bushfire Survival Plan

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

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

When writing your plan you need to consider:

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

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

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

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

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

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

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

When the fire front arrives:

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

After the fire front has passed:

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

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

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

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

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

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

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

Preparing your Bushfire Survival Kit

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

Preparing your Bushfire Relocation Kit

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

Making a contingency plan

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

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

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

Preparing your property

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

Planning is absolutely critical to safely staying with your home. Staying home involves the risk of psychological trauma, injury and death.

There are a number of measures you can take to prepare your home and property for bushfire. These include several preparations you must take annually prior to the bushfire season.

Your pre-season property preparations should include:

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

Bushfire Alerts

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

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

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

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

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

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

When a bushfire strikes

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

A bushfire is threatening? What do you do?

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

Travelling in your vehicle near a bushfire

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

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

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

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

Neighbourhood Safer Places

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

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

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

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

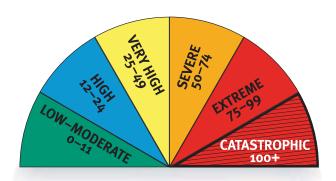
- NSPs do not cater for pets.
- Firefighters may not be present as they will be fighting the main fire front elsewhere.
- NSPs do not provide meals or amenities.
- They may not provide shelter from the elements, particularly flying embers.

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

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

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

FIRE DANGER RATING



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

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

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

CATASTROPHIC 100+

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

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

EXTREME 75-99

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

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

SEVERE 50-74

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

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

VERY HIGH 25-49

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

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

HIGH 12-24

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

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

LOW-MODERATE 0-11

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

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

BUSHFIRE SURVIVAL PLAN

Complete your personalised Bushfire Survival Plan lift-out.

Personal deta	ils:	
Important phone number	rs: 000 (Fire, Police and Ambulance)	
Family:	Family:	Family:
Work:	Friends:	Friends:
School:		
Important con	tact details – name and	phone number:
Insurer:	Policy Number:	Phone:
Electricity:		Phone:
Water:		Phone:
Gas:		Phone:
Phone Company:		Phone:
Council:	Phone:	
Leave early: List all names and contact Section 1. Names:	t phone numbers of household members w	tho have decided to leave early then complete
Phone:		
Stay:		
List all names and contac	t phone numbers of household members w	ho have decided to stay, then complete Section 2.
Names:		

Phone:

Leave early - Section 1

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

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

	When to go – Think of different triggers that will cause you and your family to leave early. Think about what you will do if you have sent the children to school that day. Think about whether or not you will have to travel from work into the fire zone.
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	Where to go – Identify one or more safer locations. Consider putting on personal protective clothing before you leave home.
	Consider putting on personal protective clothing before you leave nome.
	How to get there – What roads will you take to your destination?
	Have an alternative route if your first choice is impassable.
_	
	What to take – Make a list of your most valuable items (e.g. insurance papers, electronic
	records, photo albums, passports, birth certificates and other important documents).

Stay – Section 2

– Before the fire approaches – Start getting yourself and your property ready for a bushfire. ————	
- As the fire approaches – Prepare for ember attack on or near your home. ————————————————————————————————————	
Remember to put on personal protective clothing.	
As the fire front arrives – Stay safe by monitoring the fire from inside your home.	
The time the mental and the mental mental and mental an	
- After the fire has passed – Patrol your property and extinguish any spot fires or burning embers. –	
You may need to keep this up for several hours.	
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re a contingency plan – what will you do if you can't activate your Bushfire Survival Plan? Remember to can lead to loss of lives.	that leav

Anyone who is not going to leave early must be involved in completing this stay and defend plan to ensure they

ACTIVATING YOUR BUSHFIRE SURVIVAL PLAN

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

Step 1 - Activate your Bushfire Survival Plan

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

Step 2 - Put on your personal protective clothing

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

Step 3A - Pack your vehicle and leave early

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

Step3B - Implement your strategy to stay and defend

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

Step 4 – Keep informed of bushfire activity

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

OR

BUSHFIRE SURVIVAL KIT



RELOCATION KIT

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

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



BUSHFIRE RISK SELF-ASSESSMENT CHECKLIST



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

Address:					
			F	Postcode:	
Property O	wner/Property Name:				
ACCESS/	EGRESS Road/Street/Driveway	PLEAS	SE √ APPROPRIA ⁻	TE BOX	
Clear of ove	erhanging vegetation	Yes	N	lo	
Unrestricte	d gate access	Yes	N	lo	
Clear of ove	erhead power lines	Yes	N	lo	
Able to rev	erse in	Yes	N	lo	
Turning/pa	ssing areas	Yes	N	lo 📗	
Heavy vehi	cle access on cattle grid/bridge	Yes	N	lo 📗	
Alternative	way out	Yes	N	lo 📗	
Two wheel	drive access	Yes	N	lo	
STRUCTU	JRE/S				
Exterior wa	lls – non-combustible	Yes	N	lo	
Roof ridge	capping sealed	Yes	N	lo 💮	
Eaves encl	osed	Yes	N	lo	
Roofing gu	itters and valleys clear of leaf litter and fine fuels	Yes	N	lo 🖳	
Underfloor	enclosed	Yes	N	lo 🖳	
Vents scree	ened	Yes	N	lo 🖳	
Windows -	non-combustible finishing	Yes	N	lo 🖳	
Deck/verar	nda non-combustible	Yes	N	lo 🔃	
WATER S	UPPLY				
Reticulated	l water supply	Yes	N	lo	
	y with QFRS access – 50mm male camlock fitting ners can use water if needed	Yes	N	No	
QFRS acces	ssible external open water supply (dam/pool)	Yes	N	lo	
Firefighting	g pump and hose connected to water supply	Yes	N	lo	,

Other considerations

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

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

Myths versus Reality

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