

# PARKLAKE

ADARE

## ADVICE & RESPONSIBILITIES FOR DEVELOPER & LAND OWNERS



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UNDISCOVERED!

*Outline is indicative only*

ADARE ROAD



NORTH



# PARKLAKE

ADARE

REDBANK CREEK ROAD

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This document refers to important approved documents that exist over the land and should not be considered a comprehensive review but rather a short summary of some of the key highlights of these approvals, so that the person(s) reading it can determine the relevance of these approvals for their own purposes and needs. The scope in this document is limited to requirements relating to building locations, areas for bushfire protection, areas for conservation, fencing and dog keeping. Further information can be obtained from the developer, relevant government authorities and Bplanned and surveyed, as required. It is recommended that purchasers and future land owners, and their use of the land for normal domestic occupation, should read in full the relevant approved documents that exist over the land. Purchasers should inform and assure themselves by obtaining independent advice and by having their nominated solicitor undertake all relevant due diligence, searches, and investigations prior to purchase.

All information provided is correct at the time of printing and is subject to change without notice. All images shown above are for illustration purposes only. May 2023.

## 1. GENERAL ADVICE

The general advice contained in this document (as on 11 May 2023) relates to the approved development at 174 Adare Road, Adare (formerly 63 Redbank Creek Road, Adare), and should be strictly read in conjunction with following Approved Documents and Plans, including all relevant conditions of the approvals contained within.

### Approved Documents and Plans

- Lockyer Valley Regional Council: Development Permit for Reconfiguration A Lot (2 into 145 lots plus Park) - Minor Change to an Existing Approval under Application Reference RL2022/0017.02, dated 21/03/2023, and includes:
  - Amended Bushfire Risk Assessment and Mitigation Plan dated 11/11/2013
- State Government: State Assessment and Referral Agency (SARA) Decision Notice - Change Application Reference Number: 2210-31402 SPD, dated 14/11/2022, and includes:
  - Approved Park Lake Adare Conservation & Building Location Envelope Plan (Drawing No. 001762\_CONS\_BLE Rev E); and
  - Approved Referral Agency Response (Vegetation) Plan (RARP Plan No. 2006/012107/2)
- Bushfire Hazard Assessment and Mitigation Plan - Version 5 dated 14/06/2022, prepared by Bushland Protection Systems. The report specifies it is an updated document to include updated bushfire hazard ratings and, in particular, the Bushfire Attack Level (BAL) construction ratings for the site to the latest legislative requirements.
- Vegetation and Rehabilitation Management Plan (VRMP) - Revision D dated 28/11/2022, prepared by Green Tape Solutions Environmental Solutions
- Koala Management Plan (KMP) - Version C dated 5/12/2022, prepared by Green Tape Solutions Environmental Solutions

Refer to **Figure 1** showing an extract of the Approved Park Lake Staging Plan (Source: Council Minor Change to an Existing Approval Application Reference RL2022/0017.02 dated 21.03.2023).

- The below information is provided as a synopsis or extract of the key documents listed above.



Figure 1 – Approved Park Lake Staging Plan  
(Source: Council Minor Change to an Existing Approval Application Reference RL2022/0017.02 dated 21.03.2023)

# ADVICE & RESPONSIBILITIES FOR DEVELOPER & LAND OWNERS

## 2. AREAS FOR BUILDING

### Lot Types and Building Locations

Refer to the State Government Referral Agency Decision Notice and Approved Park Lake Adare Conservation & Building Location Envelope Plan, that indicates the following lot types that will determine building locations:

- Lots with a Building Location Envelopes (BLE) have an Asset Protection Zones (APZ) and Conservation Areas at the rear. See **Figure 2** showing plan extract for examples of lots with a BLE and APZ. These lots require further protection. Refer to Section 3 below.
- Lots without a BLE are either completely unencumbered or have an APZ on them. See **Figure 3** showing plan extract for examples of these lot types.

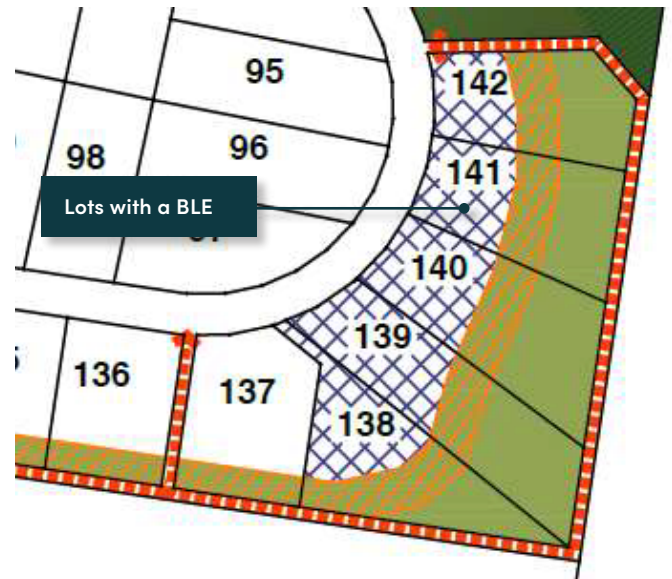


Figure 2 - Example of Lots with BLEs on private land with APZ and Conservation Areas. (Source: Approved Park Lake Adare Conservation & Building Location Envelope Plan).

## 3. AREAS FOR BUSHFIRE PROTECTION

### Asset Protection Zone (APZ)

Refer to the Bushfire Hazard Assessment and Mitigation Plan that indicates:

- An APZ (also referred to as a Radiation Zone or bushfire buffer) is a minimum separation between buildings or infrastructure and the unmanaged hazardous bushland.
- An APZ provides an area for bushfire impact mitigation and a defensible space for active fire suppression.
- Fire trails and roadways can be included when measuring APZs, e.g., 6 metre wide fire trail plus 14 metre setback equals 20 metres separation.

Refer to the State Government Referral Agency Decision Notice and Approved Park Lake Adare Conservation & Building Location Envelope Plan that indicates:

- Selected lots with an APZ including lots with a BLE are to have a 20 metre separation from hazardous bushland for fire protection to be established and managed in accordance with the Bushfire Risk Assessment and Mitigation Plan.
- See **Figures 2 & 3** showing plan extracts for examples of lots with a BLE and APZ. See **Figure 5** showing plan extract for example of APZs in private lots.



Figure 3 - Example of lots without a BLE that are either completely unencumbered or have APZ on them (Source: Approved Park Lake Adare Conservation & Building Location Envelope Plan).

Refer to conditions in the State Government Referral Agency Decision Notice and Approved Amended Referral Agency Response Vegetation Plan (Plan: RARP 2006/012107/2) that indicates:

- Asset protection occurs in Areas B; and
- infrastructure other than existing buildings and associated infrastructure, roads, driveways, firebreaks, fences, bioretention basins and underground services, must not be located on the land identified as Area B (B1, B2, B3, B4, B5).
- Refer to **Figure 4** showing plan extract for example of Areas B.

### Owner Responsibilities

Refer to bushfire conditions in Council’s Development Permit for Reconfiguration A Lot and the Bushfire Hazard Assessment and Mitigation Plan. Some key recommendations (but not limited to) cited from the Bushfire Hazard Assessment and Mitigation Plan are summarised below:

- For lots that adjoin bushland, building envelopes are to be established to provide for appropriate setbacks from boundaries to allow the implementation and maintenance of APZs of a minimum 20 metres between housing and the bushland areas.
- Dwellings on conservation lots are to have a minimum separation of 20 metres from the conservation bushland areas.
- All dwellings should be provided with a minimum 10 metre inner APZ around the building, with a further 10 metre outer APZ where ground fuel is managed and mid storey fuel is thinned.
- Driveways are to be managed with low ground fuel to minimise the potential for localised bushfire hindering access or egress.
- A permanent water supply reserve of 5000 litres per dwelling be retained at each dwelling at all times to provide a water supply in the event of a structural fire or bushfire.

### Building Construction Standards

- For building construction standards refer to the recommendations in the Bushfire Hazard Assessment and Mitigation Plan and speak with your nominated building certifier for further advice.

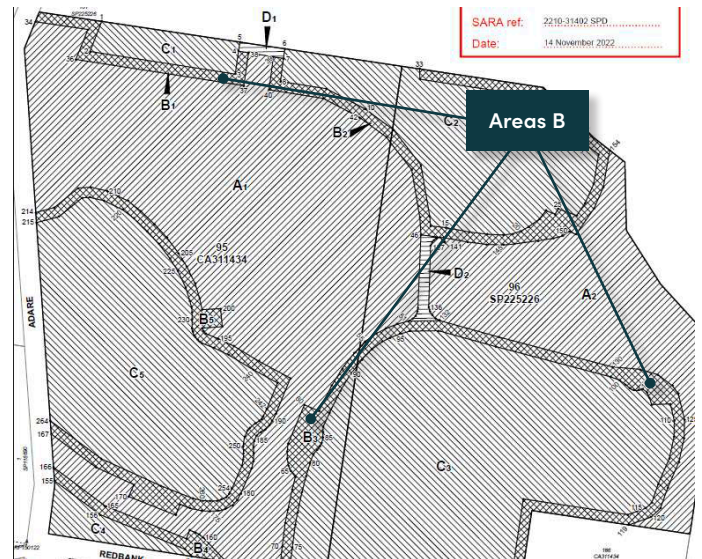


Figure 4 – Showing asset protection in Areas B (Source: Approved Referral Agency Response (Vegetation) Plan (RARP Plan No. 2006/012107/2).

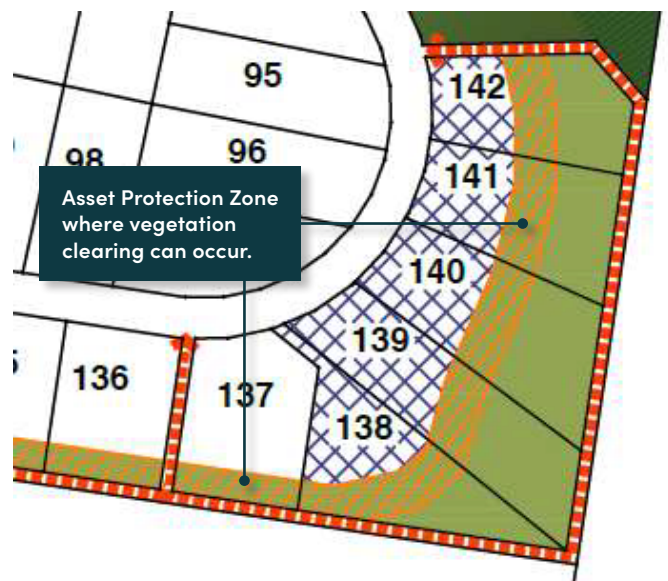


Figure 5 – Showing asset protection zone in private lots. (Source: Approved Park Lake Adare Conservation & Building Location Envelope Plan).

# ADVICE & RESPONSIBILITIES FOR DEVELOPER & LAND OWNERS

## 4. AREAS FOR CONSERVATION

### General

Refer to rehabilitation of vegetation conditions in the State Government Referral Agency Decision Notice and Approved Amended Referral Agency Response Vegetation Plan (Ref No: RARP 2006/012107/2) that indicates:

- Conservation Areas for vegetation protection and rehabilitation are identified in Areas A1 and A2.
- Refer to **Figure 6** showing plan extract for example of Areas A1 and A2.

Refer to vegetation clearing conditions in the State Government Referral Agency Decision Notice and the Approved Vegetation and Rehabilitation Management Plan, that identifies:

- Clearing of native vegetation must NOT occur in Area A1 or A2 as shown on the Amended Referral Agency Response Vegetation Plan RARP2006/012107/2. However, certain exceptions apply which include:
  - to reduce hazardous fuel loads or an activity under the Fire and Rescue Service Act 1990;
  - need to remove or reduce risk that vegetation imposes to personal injury or damage to property.
  - vegetation to be cleared for the 6m wide bushfire trails as identified on the Park Lake Adare Conservation and Building Location Envelope Plan, and
  - vegetation can also be removed for the construction and maintenance of infrastructure associated with the General Use Zones.

### Conservation Areas (Private Lots) - Owner Responsibilities

Refer to the State Government Referral Agency Decision Notice, Approved Park Lake Adare Conservation & Building Location Envelope Plan and Vegetation and Rehabilitation Management Plan that identifies:

- The conservation area at the rear of private lots, being Lots 1-4, 17, 25-27 and 138-143 are to be retained and protected.
- The private conservation areas will be managed by future lot owners for biodiversity conservation purposes in accordance with the conditions of approval.

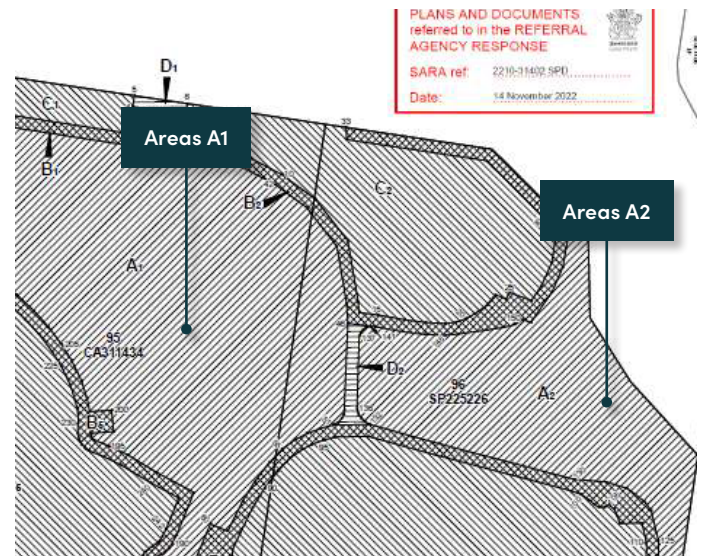


Figure 6 - Conservation Areas for vegetation protection and rehabilitation are identified in Areas A1 and A2 (Source: Approved Referral Agency Response (Vegetation) Plan (RARP Plan No. 2006/012107/2).

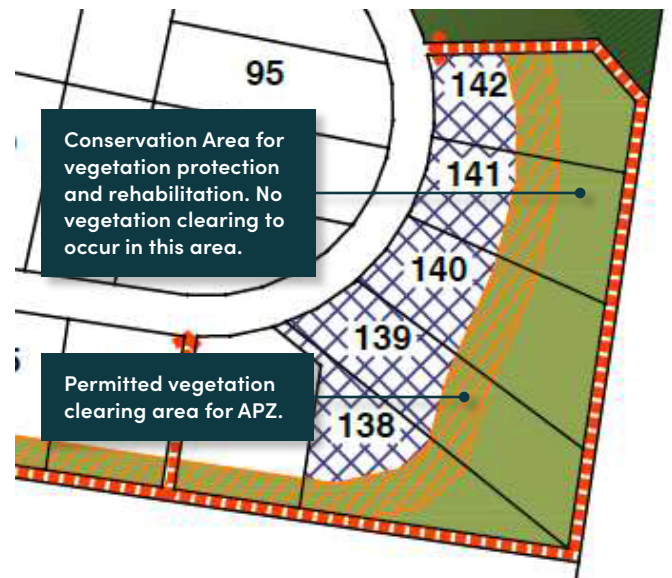


Figure 7 - Example of Conservation Areas for vegetation protection and rehabilitation in private lots (Source: Approved Park Lake Adare Conservation & Building Location Envelope Plan).



- Native vegetation within the private conservation areas must be retained and protected under the development approval conditions.
- Refer to **Figure 7** showing plan extract for example of Conservation Areas for vegetation protection and rehabilitation in private lots.
- Covenants will be used to protect and retain large individual trees on Lots 43, 53/54, 56, 107 and 109.
- Refer to **Figure 8** showing plan extract for examples of lots identified with a Significant Habitat Tree Covenant as shown on the Approved Park Lake Adare Conservation & Building Location Envelope Plan.

### Vegetation Clearing – Owner Responsibilities

Refer to the Vegetation and Rehabilitation Management Plan that identifies:

- Clearing of vegetation on individual residential lots will be left up to and undertaken by the future lot owners.
- The development approval allows for the removal of all vegetation on the residential lots by future owners, with the exception of the approved private conservation areas on the conservation lots, being lots 1-14, 17, 25-27 and 138-143.

### Vegetation Rehabilitation – Developer responsibilities

Refer to rehabilitation of vegetation conditions in the State Government Referral Agency Decision Notice, Approved Amended Referral Agency Response Vegetation Plan (Plan: RARP 2006/012107/2) and the Approved Vegetation and Rehabilitation Management Plan, that identifies requirements:

- To protect vegetation and rehabilitate habitat over Area A (A1, A2) on the Amended Referral Agency Response (Vegetation) Plan RARP2006/012107/2 must be managed and revegetated in accordance with a Vegetation Management and Rehabilitation Plan (VRMP).
- Rehabilitation undertaken as part of this VRMP shall consist of weed management, natural regeneration techniques, and tubestock planting.
- Undertake vegetation maintenance in the rehabilitation area for a 24-month period from the time the revegetation/rehabilitation is completed.

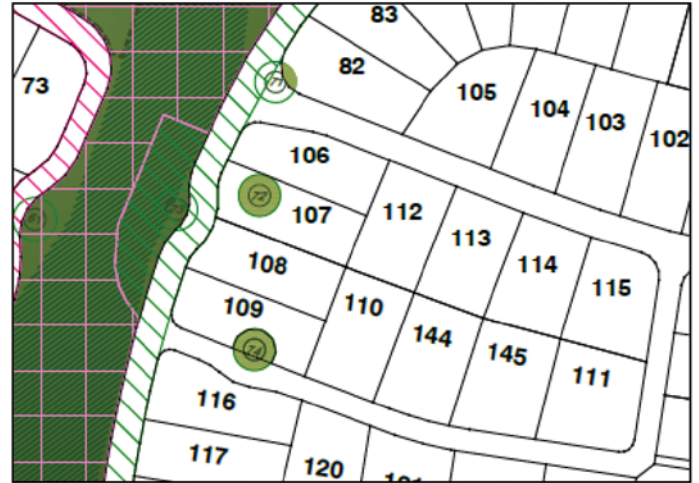


Figure 8 – Example of lots identified with a Significant Habitat Tree Covenant (Source: Approved Park Lake Adare Conservation & Building Location Envelope Plan).

- Vegetation maintenance works will be deemed completed and accepted once the performance criteria for rehabilitation works (as per Table 5 in the VRMP) is achieved following the 24-month monitoring/ maintenance program.

### Vegetation Rehabilitation – Owner responsibilities

- Following the 24-month maintenance period by developer, the responsibility for ongoing maintenance of Conservation Areas in private lots is to be undertaken by the landowner in perpetuity.
- Refer to **Figure 7** showing plan extract for example of Conservation Areas for vegetation protection and rehabilitation in private lots.

# ADVICE & RESPONSIBILITIES FOR DEVELOPER & LAND OWNERS

## 5. FENCING

### Owner Responsibilities

Refer to fencing conditions in the State Government Referral Agency Decision Notice and requirements in the Approved Koala Management Plan and Approved Vegetation and Rehabilitation Management Plan, that identifies:

- Any fencing constructed by the land owners on any property boundaries within the approved private conservation areas are to be fauna-friendly fences. Refer below to **Figure 9** showing images of suitable fence types and **Figure 10** for locations of fauna movement fencing and pet exclusion fencing.

### Pet Exclusion Fencing:

- Pet exclusion fencing must be at least 1.5m high and must not have any gaps or apertures greater than 50mm. There must be no gaps at the base of the fence.
- The fencing material must be non-combustible because the fencing would be in contact with hazardous vegetation and in proximity to the future dwellings.
- Suitable fence types can include metal pool fencing, metal panel fencing and chain wire mesh fencing (with 500mm wide metal sheeting at the top of chain wire mesh fences to stop pets from climbing up the fence).

### Fauna Movement Fencing:

- Fauna movement fencing must have large enough gaps that allow for the free movement of all fauna that inhabit the area, such as kangaroos and koalas.
- The fence can be made from timber if necessary.
- Suitable fence types include timber post and rail fences and timber post and wire fences (see images below). Barbed wire is not permitted.

Note: The developer is not responsible for construction of any fencing in the development.



Figure 9 - Showing images of suitable fence types. (Source: Approved Koala Management Plan - Version C dated 26/03/2023).

## 5. DOG KEEPING

### Owner Responsibilities

Refer to dog keeping conditions in the State Government Referral Agency Decision Notice and requirements in the Approved Koala Management Plan and Approved Vegetation and Rehabilitation Management Plan, that identifies:

- When a dog is resident on a lot that interfaces with the public conservation area (and does not contain a private conservation area), pet exclusion fencing is to be constructed by the future lot owners on the interface boundary. This will limit the entry of dogs into the conservation area. Refer to **Figure 9** showing images of suitable fence types and **Figure 10** for locations of fauna movement fencing and pet exclusion fencing.
- When a dog is resident on a lot that contains a private conservation area, pet exclusion fencing is to be constructed by the future lot owners at the interface of the private conservation area and the building envelope. This fencing will limit the entry of dogs into the private conservation areas and public conservation area.
- Council compliance monitoring to ensure that the pet exclusion fencing and fauna movement fencing is being maintained by the property owners (enforceable through the approval conditions).

### Developer Responsibilities

Refer to the Approved Koala Management Plan, that identifies requirements:

- To prepare and distribute a koala education brochure to all land buyers, to raise awareness of the area's koala habitat values.
- This brochure is to address issues such as dog ownership, keeping dogs on a leash when walking, swimming pools, fencing, outdoor lighting, vehicle speeds, retention of koala food trees and other native vegetation within the lots.



Figure 10 - Locations of fauna movement fencing and pet exclusion fencing. (Source: Approved Koala Management Plan - Version C dated 26/03/2023).

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