



BUSHFIRE ASSESSMENT REPORT

NORTHEAST BUSINESS PARK

November 2007 Job No. 7800-40

Northeast Business Park Pty Ltd



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NORTH EAST BUSINESS PARK

BUSHFIRE ASSESSMENT REPORT

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1. INTRODUCTION

This Bushfire Hazard Analysis has been prepared by Cardno (Qld) Pty Ltd in respect of the proposed Northeast Business Park (NEBP) development. The NEBP is a multi-use marina and business park development concept that will integrate industry, marina facilities, commercial, residential, heritage and recreational open space precincts. The business, tourism and recreation opportunities that will be created by NEBP is expected to boost the local economy via the creation of 3,300 construction jobs as well as 9,000 long term permanent and casual local employment opportunities. In this regard, the integrated business park satisfies the Queensland Government agenda to establish marine industry clusters, jobs and training to Queensland. The proposed development would generally be in accordance with the NEBP Structure Plan presented as Appendix A.

The NEBP site encompasses 769 ha of land situated on the southern bank of the Caboolture River, approximately 8km upstream from the mouth of the Caboolture River, approximately 4km to the south-east of Caboolture town centre and approximately 40km north of the Brisbane Central Business District.

This Bushfire Hazard Analysis has been prepared in accordance with the requirements of State Planning Policy 1/03 - Mitigating the Adverse Impacts of Flood, Bushfire and Landslide ("SPP 1/03").

1.1 Bushfire Hazard Analysis

The majority of the NEBP site is identified by the Queensland Rural Fire Service ("QFRS") as being situated in a Medium Bushfire Hazard area, a designation which is also reflected in the *Caboolture Shire Plan's Central Planning Area Overlay Map CO2 Bushfire Hazard*. In such an area *SPP 1/03* requires that any development maintain the safety of people and property by mitigating the risk through:

- lot design and the siting of buildings;
- including firebreaks and fire protection zones that provide adequate setbacks between buildings/structures and hazardous vegetation, and access for fire-fighting/other emergency vehicles;
- providing adequate road access for firefighting/other emergency vehicles and safe evacuation; and
- providing an adequate and accessible water supply for fire-fighting purposes.

The State Planning Policy 1/03 Guideline – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide ("SPP 1/03 Guideline") can be used to determine appropriate bushfire hazard classifications for different sectors of the site and its immediate vicinity ("the site locality"). The guideline identifies three features of the landscape that strongly contribute towards the behaviour of bushfires: vegetation community structure/ composition, slope and aspect.

The structure and composition of vegetation communities determine the rate at which dry fuel accumulates. Some vegetation communities protect fuel from drying out in all but extreme bushfire seasons, making the vegetation susceptible to very destructive bushfires, whilst other vegetation communities may expose fuels to drying and therefore be frequently available for burning.

As a general rule, bushfire intensity and the rate of spread of bushfires rises in proportion to slope, with bushfires burning faster uphill and slower downhill. Steeper slopes also

increase the difficulty of constructing ring roads and firebreaks and limit the access for emergency crews.

Aspect affects bushfire hazard due to the effects that exposure to direct sunlight has on different vegetation communities, including the drying rates of fuels. Aspect also correlates closely with exposure to low humidity winds that increase bushfire intensity. The intensity and rate of spread of bushfires tends to be greater on slopes with north to westerly aspects, although this influence is not considered to be significant on land with a slope less than 5%.

The *SPP 1/03* Guideline provides hazard scores for a range of vegetation communities, slopes and aspects, with higher scores reflecting greater potential hazard. The scores for these individual factors are then added together to give a total hazard score as follows:

Total hazard score = vegetation community hazard score + slope hazard score + aspect hazard score.

The total hazard score determines the severity of bushfire hazard as set out below:

Total Hazard Score	Severity of Bushfire Hazard	
13 or greater	High	
6 to 12.5	Medium	
1 to 5.5	Low	

In order to accurately assess the bushfire risk for a given site locality, the area of interest is divided into a number of sub-units, based on variances in vegetation communities, slope or aspect. Total hazard scores are then determined for each sub-unit and a bushfire hazard analysis can be undertaken to identify areas of High, Medium and Low bushfire hazard within the site locality.

1.2 Site Inspections and Hazard Classifications

An inspection of the site was completed in April 2006 and again in September 2007 in order to assess and classify the site's vegetation, slope and aspect in accordance with the classification system detailed in the *SPP 1/03 Guideline*. A summary of the assessment is provided in Table 1.

Vegetation community mapping across the site was derived from the data collected during these site inspections. The methodology associated with this mapping and community descriptions are presented within the *Terrestrial Ecology Assessment Report* prepared for Northeast Business Park by Cardno (Qld) Pty Ltd. The relationship between existing vegetation types and the Structure Plan layout is presented in Figure 3.

Sub-Unit	Brief Description	Hazard Score
Vegetation	Native grasslands (ungrazed), open woodlands, canefields. Fast moving fires, available to fire annually to 4 years. Usually no ember attack, radiant heat for >10 m, duration <2 minutes.	5
	Grassy eucalypt and acacia forest, exotic pine plantations, cypress pine forests, wallum heath. Fire intensity may be severe with flame lengths to 20 m, but less attack from embers.	6

 Table 1.

 Summary of the bushfire hazard assessment conducted for the site



Sub-Unit	Brief Description	Hazard Score	
	Paperbark heath and swamps, eucalypt forest with dry-shrub ladder fuels. Fire intensity depends on fuel accumulation, but can be severe, with flame lengths to 20m, spot fires frequent across firebreaks, radiant heat and direct flame for 15 minutes.	8	
	Intact rainforest, mangrove forest, intact riverine rainforest. Virtually fireproof.	0	
Slope	Plain (0% to 5%)	1	
Slope	Rolling Hills (>10% to 20%)*	3	
	East to South and all land under 5% slope	0	
Aspect	North to North-West*	3.5	
	North-West to West*	3	
	North to East*	1	
	Total	0, 6, 7, 9, 11*, 11.5*	

*Denotes areas wholly mapped as supporting the disturbed grassland community

With respect to the above, the following is noted.

- 1. The majority of the site is characterised by slopes under 5%.
- 2. The majority of the site is dominated by a disturbed grassland community which is considered to have an equivalent vegetation hazard score of 5. Some areas within the disturbed grassland community occur on slopes of >10%-20% and have north to north-westerly, north-west to westerly and north to easterly aspects This community is not subject to regularly slashing or grazing and supports scattered woodland clumps and patches of acacia regrowth. As such the total bushfire hazard score for this community varies from 6 to 11.5. It is considered that land adjoining the site to the east and south-east generally has an equivalent bushfire hazard score of 6.
- 3. At present, the Paperbark open forest community in the site's south, that is associated with watercourses across its central extent, and which is regenerating in the site's west has an equivalent vegetation hazard score of 8, as it is situated amidst an unmanaged disturbed grassland community and does not represent an isolated unit of vegetation. The total bushfire hazard score for this community is 9.
- 4. The Scribbly gum shrubby open forest community in the site's south-west has an equivalent vegetation hazard score of 8 and a total bushfire hazard score of 9.
- 5. The disturbed mixed species woodland has an equivalent vegetation hazard score of 6 and a total bushfire hazard score of 7.
- 6. The marine communities which border the Caboolture River have an equivalent vegetation hazard score of 0 and, pursuant to the SPP 1/03 Guideline "[where] the vegetation community is assessed as having a vegetation community hazard score

of zero, no other factors need to be taken into account and the relevant sub-units should be given a Low severity of overall bushfire hazard. No further action is required."

7. Those areas of the site proposed for development will not ultimately support vegetation that has the capacity to convey bushfire and in that respect the "to be developed" sector of the site represents a Low Bushfire Hazard Management Area.

Based on the above, the majority of the site has a total hazard score of 6-9, placing it at the lower end of the Medium Bushfire Hazard rating scale. The exceptions to this are the marine vegetation communities which adjoin the Caboolture River and which have a Low Bushfire Hazard rating.

Land to the east and south-east of the site supports similarly disturbed grasslands and scattered woodlands and, as such, occurs within a Medium Bushfire Hazard Management Area. Land south of the site has been principally developed for rural residential and other urban purposes and, as such, is considered have a Low Bushfire Hazard rating. The exception to this is land situated immediately to the south of the Swampy paperbark forest community in the site's south, which supports a clump of paperbark forest contiguous with that which occurs on site. It is considered that, even following development of the site, this patch of paperbark forest would have a Medium Bushfire Hazard rating. The site is bordered to the north by an effective firebreak in the form of the Caboolture River which, as a consequence, is considered to have a Low Bushfire Hazard rating.

2. BUSHFIRE HAZARD MANAGEMENT RECOMMENDATIONS

The proposed development of the site will increase the number of people living and working in or adjacent to an area that the Queensland Rural Fire Service has mapped as being a Medium Bushfire Hazard Management Area. In this respect it is noted that, following a site inspection, it has been determined that the site occurs within an area identified as a Medium Bushfire Hazard Management Area.

The proposed development must achieve the objectives of *SPP 1/03* as they relate to maintaining the safety of people and property, by:

- a) avoiding areas of High or Medium bushfire hazard; or
- b) mitigating the risk through:
 - i. allotment design and the siting of buildings; and
 - ii. including firebreaks that provide adequate:
 - setbacks between buildings/structures and hazardous vegetation, and
 - access for fire-fighting/other emergency vehicles;
 - iii. providing adequate road access for fire-fighting/other emergency vehicles and safe evacuation; and
 - iv. providing an adequate and accessible water supply for fire fighting purposes.

With respect to the above, the following is noted.

- 1. Under the proposed plan of development, the majority of vegetation within the site's southern, central, eastern and western extents would be removed to establish buildings, roads and other infrastructure, or would be modified to establish the golf course (refer Figure 3). As such, the current bushfire rating across most of the site would be reduced to that of a Low Bushfire Hazard.
- 2. The eastern, south-eastern and some of the southern sections of the development, as well as some parts of the development that adjoin the open space areas in the north of the site would occur within the 50 metre wide "safety buffer" that forms part of the Medium Bushfire Hazard Management Area. It is, however, relevant to note that, in general:
 - a. the residential and marina precincts proposed for the site would be established outside the 50m safety buffer and, in part, would be physically separated from land to the east and south-east by the proposed golf course and open space areas; and
 - b. those parts of the development that adjoin the open space areas in the north of the site would be established outside the 50m safety buffer and, in part, would be physically separated from land to the north by an arterial roadway.

The exceptions to the above are:

- the south-eastern corner of the site where the Residential (East) area adjoins off-site disturbed grassland and scattered woodland communities;
- the southern sections of the site where the Residential (East) and Residential (West) areas adjoin an off-site Swampy paperbark forest community;
- the central northern parts of the site where the MIBA Esplanade and MIBA Marine Industry areas adjoin areas of open space which support disturbed grassland and riparian vegetation communities; and
- the south-western corner of the site where the MIBA Highway and MIBA Core areas adjoin a retained Scribbly gum shrubby open forest community.

Within these sections of the site, developed areas are proposed within the 50 metre wide "safety buffer" that forms part of the Medium Bushfire Hazard Management Area associated with these retained and off-site areas of vegetation. In these sections of the site, the proposed development will not achieve compliance with objective a) of *SPP 1/03* (i.e. locating development on land that is not subject to a High or Medium bushfire hazard).

As such, the proposed development needs to satisfy the intent of objective b) to achieve compliance with *SPP 1/03* as it relates to maintaining the safety of people and property. An assessment of the proposed development's compliance with the solutions presented within the *State Planning Policy 1/03 Guideline – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide* ("*SPP 1/03* Guideline") to objective b) of *SPP 1/03* is detailed in the following sections.

2.1 Buildings and Structures

The SPP 1/03 Guideline states that, for all development, buildings and structures on lots greater than 2,500 m^2 :

- a) are sited in locations of lowest hazard within the lot; and
- b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greater; and
- c) 10 metres from any retained vegetation strips or small areas of vegetation; and
- d) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.

As previously discussed, parts of the development envelope are situated within the 50 metre wide "safety buffer" that forms part of a Medium Bushfire Hazard Management Area. It is also recognised that the vegetation which adjoins the development area to the southwest (i.e. the Scribbly gum shrubby open forest) and the south (i.e. the Swampy paperbark forest) have equivalent vegetation sub-unit hazard scores of 8. As such, the vegetation which adjoins these development areas constitutes "hazardous vegetation" pursuant to *SPP 1/03*. Trees within these communities characteristically grow to 18-20m in height and, as such, a maximum development setback of 30m from the edge of these communities would be required.

Under the proposed plan of development, it will not be possible to achieve a setback of 30m from these communities. In this regard, it would be appropriate for any roadways established within the adjoining sections of these development areas to be located such that they physically separate the vegetation communities from adjacent dwellings/ buildings within the site. Furthermore any dwellings/buildings or other structures that are to be established within the 30m wide "hazardous vegetation setback" should be designed and constructed to an appropriate standard consistent with the fact that they are to be located within and adjacent to an area of Medium Bushfire Hazard. The following three standards of building construction for bushfire prone areas are set out in *Australian Standard AS 3959 – 1999 Construction of buildings in bushfire-prone areas* ("AS 3959 – 1999"):

- Level 1 construction for the category of medium bushfire attack;
- Level 2 construction for the category of high bushfire attack; and
- Level 3 construction for the category of extreme bushfire attack.

With respect to the above, the applicable level of construction required for a building constructed within the 30m wide "hazardous vegetation setback" would be the Level 1 requirements of AS 3959 – 1999.

2.2 Water Supplies

The SPP 1/03 Guideline states that, for all development, involving new or existing buildings with a gross floor area greater than 50 m² each lot has:

- a. a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow is 10 litres a second at 200 kPa); or
- b. an on-site water storage of not less than 5,000 litres (e.g. accessible dam or tank with fire brigade tank fittings, swimming pool).

The proposed development will be serviced by a reticulated water supply and, as such, residents and workers will not be reliant upon on-site water storage to meet their domestic, including fire fighting/suppression, requirements.

In the event that a reticulated water supply is not available during the construction phase of the development for fire-fighting/suppression requirements, a portable diesel pump (approx. 3 HP) will also be maintained on site by the site manager to facilitate access to water stored within existing waterbodies for fire suppression purposes.

2.3 Lot Design and Siting

It is a requirement of *SPP 1/03* for lots that contain a dwelling or building to be designed so that their size and shape allow for the following.

1. Efficient emergency access to buildings for fire-fighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings).

In this respect it is noted that the proposed development avoids the creation of long narrow allotments. Direct access to each dwelling within the site would be provided in the form of a sealed roadway.

2. Setbacks and building siting such that buildings can be situated in locations of lowest hazard within the lot and appropriate setbacks from hazardous areas can be established and maintained.

Establishment of the proposed development would result in a decrease in the current bushfire hazard rating of vegetation within the site due to the fragmentation caused by the establishment of roadways, building pads and other built infrastructure. In this respect it is considered that, within most areas of the development envelope, there is no requirement to establish building setbacks.

However, it is noted that part of the development area is situated within the 50 metre wide "safety buffer" that forms part of the Medium Bushfire Hazard Management Area and part of this Medium Bushfire Hazard Management Area supports "hazardous vegetation" pursuant to *SPP 1/03*. Any dwellings or structures established within the 30m wide "hazardous vegetation setback" should be constructed in accordance with the Level 1 construction standards pursuant to *AS 3959 – 1999*.

2.4 Firebreaks

The SPP 1/03 Guideline states that, for development that will result in multiple buildings or lots firebreaks are provided by:

- a) a perimeter road that separates lots from areas of bushfire hazard and that road has:
 - a minimum cleared width of 20 metres; and
 - a constructed road width and weather standard complying with local government standards.

OR

- b) where it is not practicable to comply with the above, fire maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire/maintenance trails:
 - have a minimum cleared width of 6 metres; and
 - have a formed width and gradient, and erosion control devices to local government standards; and
 - have vehicular access at each end; and
 - provide passing bays and turning areas for fire-fighting appliances; and
 - are either located on public land, or within an access easement that is granted in favour of the local government and QFRS.

AND

c) sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.

Firebreaks

Firebreaks can take a variety of forms depending on their purpose. They are basically any area cleared of standing vegetation, or maintained below 100mm in height (grasses etc.). They effectively separate areas of fuel and can also take the form of tracks, trails, fence lines and driveways. Firebreaks should also be of a form that will provide vehicular access to facilitate the deployment of fire suppression equipment if required.

In all but the most extreme conditions, firebreaks inhibit and contain the spread of fires, but in high wind conditions, no firebreak will be effective against the spread of fire by windborne embers. This is why the establishment and maintenance of fire protection zones around buildings is important.

It is recommended that a minimum 6m wide firebreak be established within the open space and golf course areas along the eastern and, where relevant, southern boundaries of the site. It is also recommended that a minimum 6m wide firebreak be established (within the open space area) along the interface between the open space area and the MIBA Esplanade/MIBA Marine Industry areas in the central northern parts of the site. The provision of these firebreaks will assist in physically separating vegetation with a Medium Bushfire Hazard rating that adjoins the development area and will enable fire-fighting units to directly access fire-fronts that approach the development area from these directions.

The 6m firebreak should be constructed in a manner responsive to site topography and, where practicable, in accordance with the following *SPP 1/03* recommendations.

a. The firebreak is to have a formed width and gradient.

- b. The firebreak is to have erosion control devices to local government standards.
- c. Provisions are to be made along the firebreak for passing bays and turning areas for fire-fighting appliances.

The responsibility for the establishment, management and maintenance of this firebreak lies with the developer. Responsibility for the ongoing maintenance and management of this firebreak would be transferred to the managing authority responsible for the golf course and/or open space areas.

As previously stated, it is recommended that, within those parts of the development area that adjoin areas of hazardous vegetation, a sealed roadway be established such that it physically separates this vegetation and any dwellings/buildings and other structures associated with the development area.

Fire Protection Zones

Management of fuels within the open space area and golf course would require the establishment of a Fire Protection Zone comprised of a fuel reduced zone (FRZ) in which fuels are maintained at a level that will inhibit the spread of fire and reduce direct contact and heat radiation to structures. Avoiding direct contact with flame is vital in reducing property losses to fires.

Fuels within these areas can be managed by either mechanical removal (raking) or slashing, or through a more intensive controlled burning program. This will depend on the management objectives relating to the site and the resources and time available to the managing authority. Where slashing is undertaken, grass should be kept below a height of 100mm to inhibit the spread of ground fire.

2.5 Access/Egress Arrangements

The *SPP 1/03* Guideline states that, for development that will result in multiple buildings or lots, roads are designed and constructed in accordance with applicable local government and State government standards and:

- a) have a maximum gradient of 12.5%; and
- b) exclude culs-de-sac, except where a perimeter road isolates the development from hazardous vegetation or the culs-de-sac are provided with an alternative access linking the cul-de-sac to other through roads.

Access within the development area would be provided by a network of sealed roadways. Further detail in this respect, including the alignment of roadways and entry/ exit points, would be provided following completion of the detailed design phase of the development. Emergency access to approaching fire fronts from either the east or south-east would be available along the fairways of the proposed golf course or along the 6m wide cleared firebreaks established within the outer-most sections of the golf course or open space areas. Further detail regarding the alignment of the fairways would be provided following completion of the development.



3. SUMMARY

The NEBP site has been identified by the QRFS as being situated in a Medium Bushfire Hazard area and in such an area *SPP 1/03* requires that any development maintain the safety of people and property by mitigating the risk through:

- lot design and the siting of buildings;
- including firebreaks and fire protection zones that provide adequate setbacks between buildings/structures and hazardous vegetation, and access for fire-fighting/other emergency vehicles;
- providing adequate road access for firefighting/other emergency vehicles and safe evacuation; and
- providing an adequate and accessible water supply for fire-fighting purposes.

To satisfy the above requirements of *SPP 1/03*, bushfire management measures that should be carried out as part of the NEBP development and implemented within the proposed development area are provided within this report.

In summary, the proposed plan of development is of an appropriate form in respect of achieving Outcome 1 of *SPP 1/03* as it relates to bushfire hazard management issues. Nevertheless the developer and future occupants of the site, particularly those that occur within the 30m wide 'hazardous vegetation setback' should implement and maintain appropriate bushfire hazard management strategies, based on the recommendations presented herein.



FIGURES

- Figure 1 Locality Plan
- Figure 2 Aerial Photograph of Site
- Figure 3 Overlay of Vegetation Communities on the Northeast Business Park Structure Plan





Image sourced from KINGFISHER CREATIVE, October 2007

Map reproduced with permission of UBD.

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Rev: Orig. Date: 26 October 2007

Northeast Business Park Pty Ltd CAD FILE: IX/380-40VACAD/Terrestrial Ecology/Figure 1 - Locality Plan.dwg XREF's: Caboolture_mga94

Not To Scale FIGURE 1 **LOCALITY PLAN**

> Project No .: 7800/40 PRINT DATE: 13 November, 2007 - 9:09am



Date of Aerial Photograph - July 2007

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Northeast Business Park Pty Ltd CAD FILE: 1-17800-4.0\ACAD\Terrestrial Ecology\Figure 2 - Aerial Photograph of Site.dwg XREF's: LEGEND

Site Boundary

200 0 200 400 600 800 1000m 1:20,000







Scale 1:20,000 (A3) FIGURE 2 AERIAL PHOTOGRAPH OF SITE

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APPENDIX A

Northeast Business Park – Structure Plan

