



CONSERVATION LOTS - STAGE 3

PRIVATE LAND

COVENANT AREAS ON PRIVATE LAND

Covenants to be adopted within these areas will ensure protection of existing ecological values and features

-  Conservation Block Covenants to protect areas are considered important for maintaining ecosystem function. Metes and bounds of covenant areas are to be determined generally in accordance with this plan and recorded as covenant areas on the relevant survey plan. Vegetation Protection Covenants shall be entered into with the State of Queensland on the terms nominated by the Department of Natural Resources and Mines as appropriate in the circumstances.
-  Significant Habitat Tree Covenants to protect individual hollow-bearing trees which have been identified as having notable or significant habitat values. Individual trees identified on this plan will be protected by covenant areas the metes and bounds of which shall be based on Tree Protection Zones (TPZs) established in accordance with AS4870-2009 - Protection of trees on development sites determined at the time of survey and recorded as covenant areas on the relevant survey plan. Significant Habitat Tree covenants shall be entered into with Council on terms agreed between the parties prior to the sealing of the plan of survey.
-  Lots which subject to site specific survey and vegetation assessment may be subject to covenants to preserve vegetation and habitat values and preserve connectivity to the remnant vegetation present on the opposite side of Adare Road.
-  Asset Protection Zones (20m) radiation zone for fire protection) to be established and managed in accordance with the Bushfire Risk Assessment and Mitigation Plan prepared by Bushland Protections Systems Pty Ltd.
-  Fire trail and emergency access on private land.
-  Emergency Vehicle Access Easement in favour of the State of Queensland represented by the Department of Community Safety on that Department's standard terms and conditions.

PUBLIC LAND

Public open space areas will be dedicated progressively to Council in stages and will be subject to an Open Space Management Plan prepared at the operational works stage. The Open Space Management Plan will provide an overarching management tool for Council to follow when managing the public open space areas on the site.

-  Core Conservation Areas contain land that maintains high ecological values and features. It is intended that these areas will remain largely in their natural state. Maintenance by Council will include periodic removal of fuel loads for bushfire mitigation, the management of the understorey to encourage further growth and ensure adequate habitat is provided and some supplementary or habitat planting to augment and enhance ecological values.
-  Buffer Conservation Areas are intended to support the Core Conservation Areas and include areas identified as General Use Zones.
-  General Use Zones are located within the Buffer Conservation Areas are intended to operate as a public park facility for the local residential community. General Use Zones may contain community facilities such as gazebo, picnic tables or seating areas for passive recreation. On-going maintenance such as mowing, emptying of bins and periodic repair and maintenance of infrastructure will be required. General Use Zones are generally indicated on this plan but their exact location and function will be defined in future stages of the development.
-  General Use Zones are located within the Buffer Conservation Areas are intended to operate as a public park facility for the local residential community. General Use Zones may contain community facilities such as gazebo, picnic tables or seating areas for passive recreation. On-going maintenance such as mowing, emptying of bins and periodic repair and maintenance of infrastructure will be required. General Use Zones are generally indicated on this plan but their exact location and function will be defined in future stages of the development.

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LOT	BUILDING ENVELOPE	ASSET PROTECTION ZONE	CONSERVATION AREA	TOTAL
138	2401	1444	2817	5218
139	2821	856	3354	6175
140	2441	1085	3841	6282
141	2029	1070	3052	5081
142	1723	1019	2852	4575

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