



Bushland Protection Systems

Specialising in
**BUSHFIRE HAZARD
PLANNING & MITIGATION**

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Lendlease
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30th March, 2020.

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

Approval no: DEV2016/821

Date: 25 June 2020



Re: Re-alignment of proposed lots in Sub-Precinct 3B, Yarrabilba

It is proposed to resize and re-align some allotments in Sub-Precinct 3B of Yarrabilba Estate as shown in Attachment 1. The newly proposed layout adjusts the size of allotments compared to that previously approved but does not include any changes to the road network.

These proposed changes do not alter the overall development footprint and are generally inconsequential to the overall bushfire mitigation strategy employed over the Sub-Precinct. The proposed layout is still consistent with and in line with the intent of the approved Amended Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan for Sub-Precinct 3B & 3C, Yarrabilba, produced by Bushland Protection Systems, dated 13/11/18 and would be in accordance with the Logan Planning Scheme 2015, Section 8.2.3 – Bushfire Hazard Overlay Code and Sc6.2.6 – Planning Scheme Policy 6, based on the State Planning Policy 7/17.

The proposed re-alignment of lots does not introduce any detrimental bushfire issues in comparison to the original design layout. Roads, Separation distances, bushfire buffers, parks, bushfire hazard ratings, etc. all remain the same.

It is noted that some lot numbers will of course change from previous layouts used in past bushfire reports. These changes can be accommodated in an updated Bushfire Construction Ratings Report for Sub-Precinct 3B, which should be completed after the proposed re-alignment is approved and would supersede previous reports, revisions, amendments, etc. in regard to bushfire construction ratings (BAL's). The BAL zones don't change just the lot numbering that is affected.

If you require any further assistance please do not hesitate to contact this office.

Clyde L. Bain
Principal Consultant.

Appendix 1A: The Bushfire Hazard Assessment and Management Plan, Sheet 1 of 3, drawn by Lendlease, drawing no. 106127-132D E, dated 21/3/20.

Appendix 1B: The Bushfire Hazard Assessment and Management Plan, Sheet 2 of 3, drawn by Lendlease, drawing no. 106127-133D E, dated 21/3/20.

Legend

- Precinct 3B/C Boundary
- Low/No Bushfire Hazard
- High/Medium Bushfire Hazard
- 100m Impact Buffer Zone
- Fire Break Zone
- Local Recreational Park
- Neighbourhood Recreation Park
- Council Park
- Conservation Open Space
- National Park



NOTE:
The boundaries shown hereon are subject to detailed engineering design, final survey and approval of subsequent permits as necessary.

All residential lots and roadways have a Low Potential Bushfire Intensity rating.

Prepared by Lendlease on behalf of
Bushland Protection Systems March 2020

PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO)
BUSHFIRE HAZARD ASSESSMENT & MANAGEMENT PLAN - Sheet 1 of 3

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Scale 1:7 500 at A3



Legend

- Precinct 3B/C Boundary
- BAL - 12.5 Rating
- BAL - 19 Rating
- Lots include larger side setback
- Fire Break Zone
- Hazardous Vegetation Line
- Local Recreational Park
- Neighbourhood Recreation Park
- Council Park
- Conservation Open Space
- National Park

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Prepared by Lendlease on behalf of
Bushland Protection Systems March 2020

PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO)
BUSHFIRE HAZARD ASSESSMENT & MANAGEMENT PLAN - Sheet 2 of 3

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