

Bushland Protection Systems Specialising in BUSHFIRE HAZARD PLANNING & MITIGATION

ABN 97 782 336 595 | Phone: 07 5546 7933 | PO Box 40, Ormeau, Qld, 4208 | E-mail: admin@bpsfire.com.au

Lendlease Attn: Andrew Erzetich GPO Box 2777 BRISBANE Q 4001

19th May, 2021.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVALApproval no:DEV2018/922/13Approval no:DEV2018/922/13Government
GovernmentDate:17 June 2021

TECHNICAL NOTE

Subject: Re-location of Fire Trail Connection on Lot 7, Sub-Precinct 3D, Yarrabilba

The approved Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan (BMP) for Sub-Precinct 3D, Yarrabilba, dated 1/3/18, specified that a one metre wide pedestrian access be located along the northern boundary of Lot 7 with a pedestrian gate at the rear boundary, to provide an interval access to the pedestrian fire trail at the rear of the lot.

It has been proposed that the pedestrian access along the northern boundary of Lot 7 and gate be moved to the southern boundary of Lot 7, as shown in Attachment 1.

It is considered that having the access along the southern boundary still meets the desired objective compared to the northern boundary. Bushland Protection Systems has no objection to the relocation of the access to the southern lot boundary.

The proposed re-location 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.

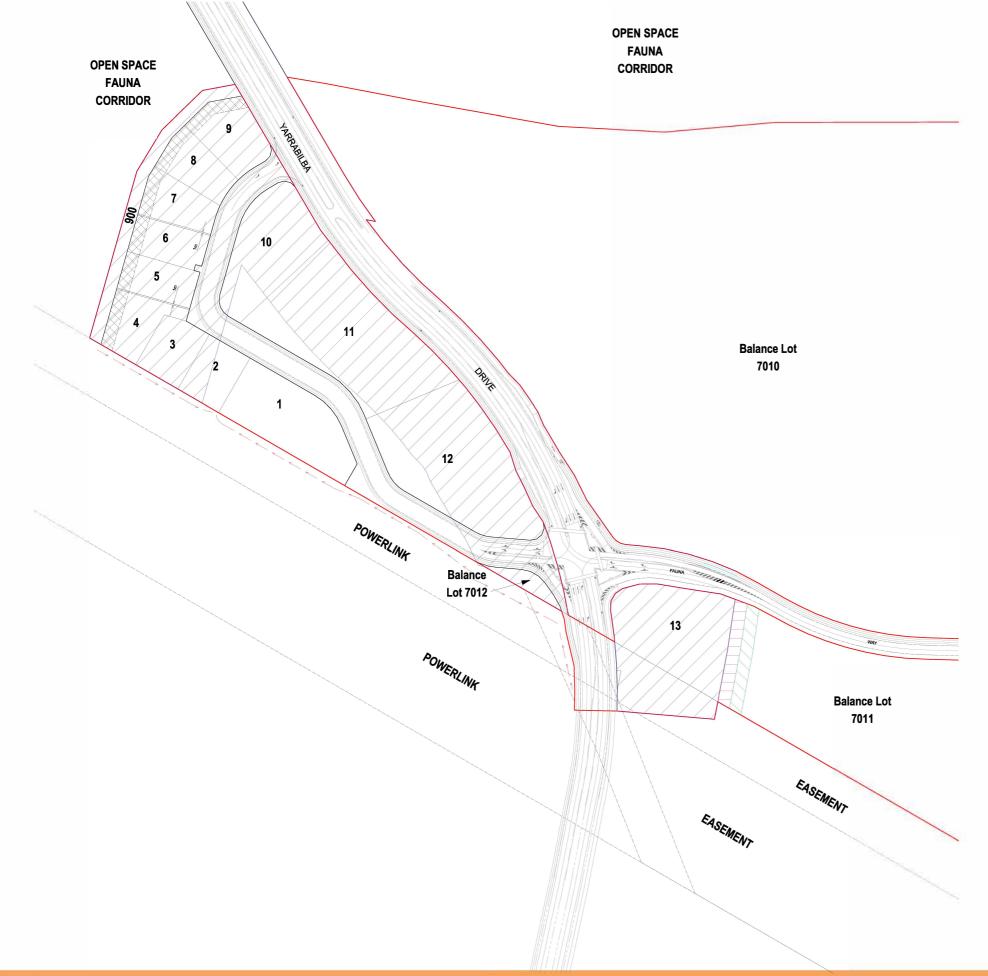
This Technical Note should be considered as, and included as, an addendum to the approved BMP dated 1/3/18.

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

Bee 723.

Brett Bain, MDIA, MRFAQ Lead Bushfire Consultant.

Attachment 1: Precinct Three- Village 3D (Application Four) Bushfire Plan, drawn by Lendlease, drawing no. YAR-P03D_POD210517, dated 17/5/21.



PRECINCT THREE - VILLAGE 3D (APPLICATION FOUR) BUSHFIRE PLAN

File No. YAR-P03D



LEGEND

12
•

VILLAGE 3D BOUNDARY 100m POTENTIAL IMPACT ZONE INNER BUFFER ZONE 10m OUTER BUFFER ZONE 10m 1m NO BUILD SETBACK BUSHFIRE SETBACK (10m)

PREPARED BY LENDLEASE ON BEHALF OF BUSHLAND PROTECTION SYSTEMS



Date 17 MAY 2021