

18 February 2019

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



Approval no: DEV2018/961

Date: 10 September 2021

Subject: Addendum to the bushfire management plan for the proposed development at 4499-4651 Mount Lindsay Highway, North Maclean

Introduction

Land and Environment Consultants Pty Ltd (LEC) was engaged to undertake a bushfire assessment and prepare a bushfire management plan for the proposed development (reconfiguration of 1 lot into 4 lots – industrial and business development) at 4499-4561 Mount Lindsay Highway, North Maclean, Queensland (the site), properly described as lot 39/SP258739.

In a letter dated 16 November 2018, Economic Development Queensland (EDQ) identified further issues with the proposed development in relation to numerous matters (including the bushfire assessment) which have resulted in changes to the proposed subdivision plan.

This addendum to the bushfire management plan (LEC Final V3, 13 July 2018) (BMP) includes the current proposed subdivision plan which is attached at Appendix 1 and provides a response to the further issue raised by EDQ regarding the bushfire assessment for the proposed development.

Response to further issues

The further issues letter states:

The BMP shows that the land to the west of the site is located within the 'Medium Potential Bushfire Intensity' Bushfire Hazard Area (Figure 2.1). Section 3.5 of the BMP states the SPP bushfire hazard assessment manual identifies land within 100 m of high and medium bushfire hazard areas as a potential impact buffer. It is noted that not all the land on the western boundary where it adjoins Medium Potential Bushfire Intensity' Bushfire Hazard Area provides for a bushfire buffer area. Provide clarification on the extent of the bushfire buffer along the western boundary noting the above.

The site is affected by the Queensland State Planning Policy (SPP) *Bushfire hazard area overlay* (SPP bushfire hazard overlay) map (as shown on Figure 2.1 in the BMP) and as a result EDQ requested the proposed development be assessed against the Department of Infrastructure Local Government and Planning *Draft model bushfire hazard overlay code* (2017) (DILGP draft model bushfire hazard overlay code).

Assessment against the DILGP draft model bushfire hazard overlay code requires a site based bushfire hazard assessment to confirm the accuracy of the SPP bushfire hazard overlay map.

The BMP includes a site based bushfire hazard assessment that was performed in accordance with the method in Part B of the SPP Natural Hazards, Risk and Resilience Technical Manual – A 'fit-for-purpose'

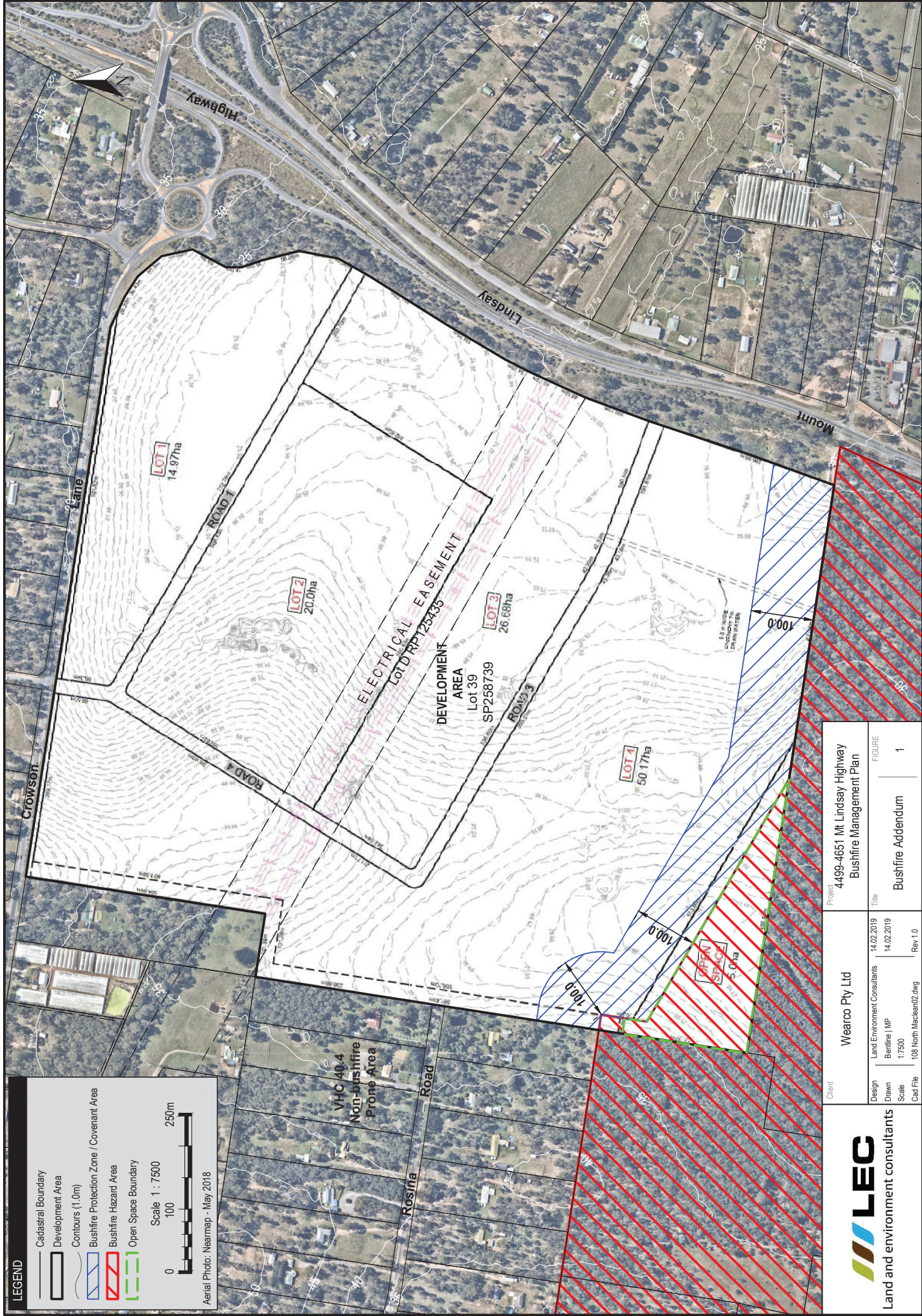
approach in undertaking natural hazard studies and risk assessments (April 2016) (SPP bushfire hazard assessment manual) and includes consideration of the Commonwealth Scientific and Industrial Research Organisation (CSIRO) guideline *Estimating the potential bushfire hazard of vegetation patches and corridors* (June 2017) (CSIRO patch and corridor filters). The site based bushfire hazard assessment in the BMP identifies inaccuracies with the Bushfire hazard overlay map (shown on Figure 2.1 in the BMP) with regards to the medium potential bushfire intensity area adjacent the west boundary of the site.

Review of aerial imagery on Google Earth and a site assessment (refer to assessment point F in Table 3.1 of the BMP) determined that the majority of vegetation on rural residential properties adjoining the west boundary of the site was modified or being managed and did not result in an area of continuous forest fuel. Therefore, the vegetation on rural residential properties was assessed as best correlating with vegetation hazard class (VHC) 40.4 *Continuous low grass or tree cover* (VHC 40.4).

A potential bushfire intensity calculation was performed on the rural residential properties adjoining the west boundary of the site, ie VHC 40.4 at assessment point F in Table 3.2 of the BMP, and determined the rural residential properties were not a bushfire hazard class, ie not a medium or high potential bushfire intensity area. Therefore, the site based bushfire hazard assessment determined that a 100 m wide potential impact buffer is not required adjacent the residential properties adjoining the west boundary of the site.

Figure 1 provides clarification on the location of medium and high potential bushfire intensity areas in relation to the boundary of the site. It shows high and medium potential bushfire intensity areas occur adjacent the south boundary of the site and the southern part of the western boundary of the site.

The 100 m wide potential impact buffer to the medium and high potential bushfire intensity areas is shown on Figure 1 and is identified as a 'bushfire protection zone'. Section 6.1 in the BMP identifies the development effects of the bushfire protection zone on the developer and prospective purchasers of the affected lot.



LEGEND

- Cadastral Boundary
- Development Area
- Contours (1.0m)
- Bushfire Protection Zone / Covenant Area
- Bushfire Hazard Area
- Open Space Boundary

Scale 1 : 7500

0 100 250m

Aerial Photo: Nearmap - May 2018

LEC Land and environment consultants	Client Wearco Pty Ltd	Project 4499-4651 Mt Lindsay Highway Bushfire Management Plan	Figure 1	
			Title Bushfire Addendum	
			Design 14.02.2019 Drawn 14.02.2019 Scale 1:7500 Cad File 108 North Maclean02.dwg Rev 1.0	

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Closing

This addendum to the BMP includes the current proposed subdivision plan and provides a response to the further issue raised by EDQ regarding the bushfire assessment for the proposed development.

It clarifies the location of medium and high potential bushfire intensity areas in relation to the boundary of the site and confirms that only part of the west boundary of the site is affected by a medium potential bushfire intensity area and subject to a 100 m wide potential impact buffer area.

Yours sincerely,



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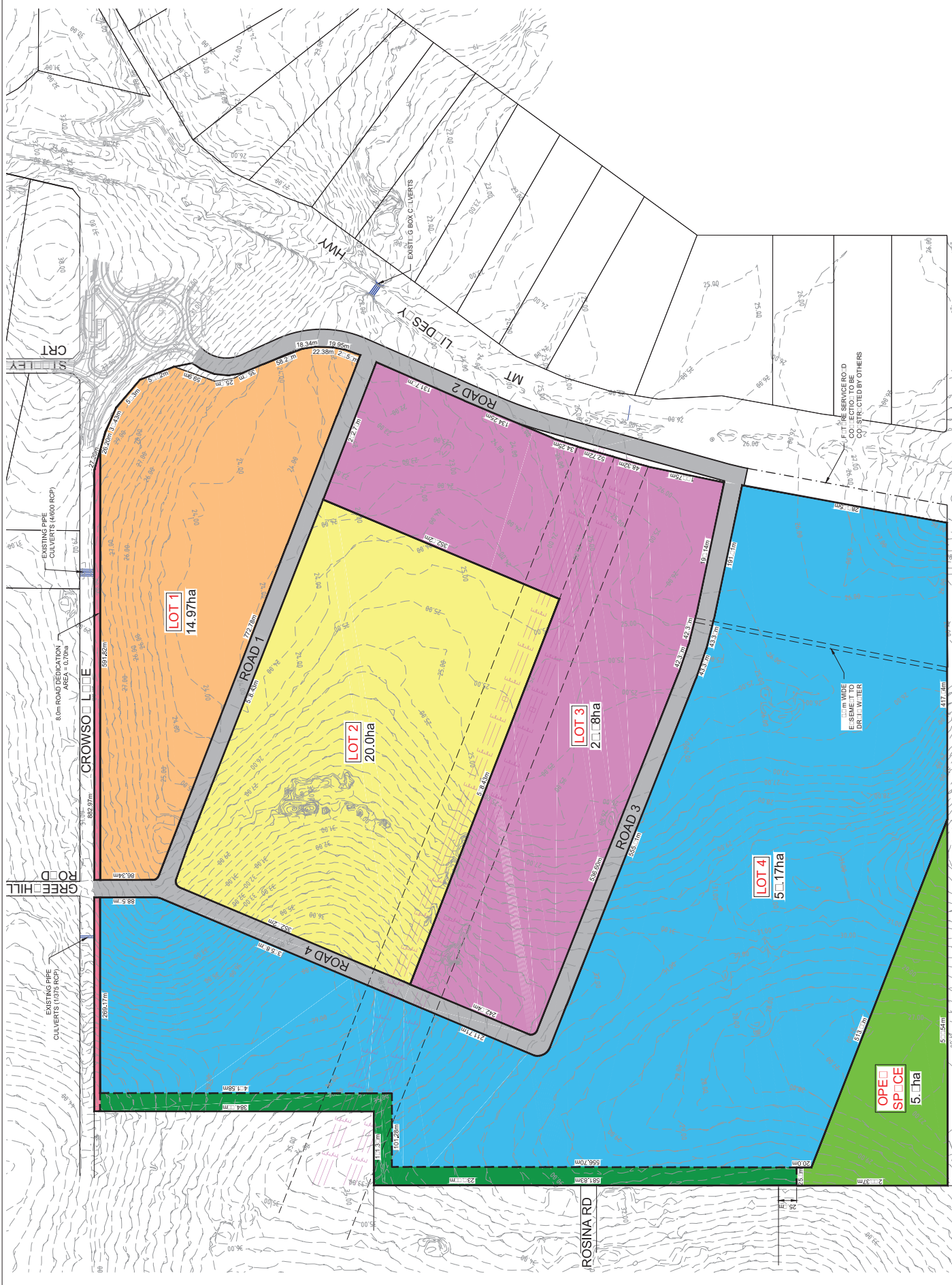
Disclaimer

Notwithstanding the precautions adopted in this report, it should always be remembered that bushfires burn under a range of conditions. An element of risk, no matter how small always remains, and although AS 3959-2018 is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any one building will withstand bushfire attack on every occasion.

It should be noted that upon lodgement of a development application, council and/or the fire service may recommend additional design elements or construction requirements.

Although every care has been taken in the preparation of this report, Land and Environment Consultants accept no responsibility resulting from the use of the information in this report.

Appendix 1 Revised subdivision plan



OVERHEAD TRAFFIC	POWER LINES	EXISTING COUNTRIES	LOT 1 (RED)	LOT 2 (RED)	LOT 3 (RED)	LOT 4 (RED)	OPEN SPACE	ROAD RESERVE	8. km ROAD DEDICATED	RESIDUAL BUFFER (E. SIDE)
0	10	20	30	40	50	60	70	80	90	100

Scale	Project No.	Dwg. No.	Issue
25	MB14138.CIV.SK	11	B

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