



## 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: Kelly Pickering  
GPO Box 2777  
BRISBANE Q 4001

28<sup>th</sup> September, 2021.

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

**Approval no:** DEV2016/821

**Date:** 15 December 2021



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

It is proposed to resize and re-align some allotments in Sub-Precinct 3C of Yarrabilba Estate as shown in Attachment 1A & 1B. 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 3C, 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.

Brett Bain, MDIA, MRFAQ  
Lead Bushfire Consultant.

Appendix 1A: The Bushfire Hazard Assessment and Management Plan, Sheet 1 of 2, drawn by Lendlease, drawing no. 106127-132D H, dated 17/9/21.

Appendix 1B: The Bushfire Hazard Assessment and Management Plan, Sheet 2 of 2, drawn by Lendlease, drawing no. 106127-133D H, dated 17/9/21.

**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 July 2021.

PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO)  
BUSHFIRE HAZARD ASSESSMENT & MANAGEMENT PLAN - Sheet 1 of 2

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0 100 200 300 400 500m  
Scale 1:7,500 at A3







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

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Fire is a part of nature. Its effects can be catastrophic and fire can never be totally eliminated, however there are steps that can be taken to reduce the chances of uncontrolled fires occurring and the risk to life, property and the environment, in the event of uncontrolled fires. This is what we concentrate on, how the threats from bushfire can be minimised. There are many methods to do so, however deciding which method/s is best to use can be a complex decision to make. There are so many factors to consider such as ecological values, biodiversity, fire history, availability of resources, cost effectiveness and public awareness just to name a few. No guarantees can ever be given when dealing with Mother Nature, with ever increasing complexities it has now become a specialist field to be able to create plans to try and minimise the risk from bushfire. Ultimately it is a community responsibility to protect the environmental values, life and property in their area

### **COMPANY PROFILE**

Bushland Protection Systems Pty Ltd (BPS) is a leading Bushfire Management Consultancy firm in Queensland, with many clients, ranging from private landowners to multi-national companies and Government bodies.

BPS consultants began operating as Bushfire Management Consultants with the introduction of the Gold Coast Bushfire Management Strategy in 1998 and spread their operations across the state with the implementation in 2003 of the State Planning Policy for mitigating the adverse impacts of flood, bushfire and landslide.

During that time over 3500 projects have been successfully completed, including large residential estates such as Coomera Waters, Spring Mountain, Pacific Pines, Coomera Springs, Observatory, Highland Reserve, Delfin Woodlands & Yarrabilba as well as commercial or Government project sites such as Paradise Country, Wacol Police Academy, Numinbah Correctional Facility, Silkwood Steiner School, Canon Hill Community Links Project & Griffith University.

With a strong background in bush fire fighting and involvement with numerous industry bodies, Bushland Protection Systems continues to deliver realistic and cost effective advice and solutions to provide higher levels of safety for the community, improve wildfire suppression and mitigation options for emergency services and land managers, while maintaining and improving environmental values for the future.

Our Consultants are registered with the Rural Fire Association of Queensland (RFAQ) as Level 2 Accredited Bushfire Practitioners.