



**Bushland Protection
Systems**
Specialising in
**BUSHFIRE HAZARD
PLANNING & MITIGATION**

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BUSHFIRE HAZARD ASSESSMENT AND MITIGATION PLAN

FOR

Stages 14-16
Covella Estate
Greenbank

FOR

Villa Green

DATED

4th December 2023

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/831/65

Date: 12 July 2024



A Bushfire Mitigation Plan is designed to identify and minimise the potential bushfire risk to a given property and to help property owner/occupiers to minimise bushfire risk to themselves, their property and their neighbours, although it cannot completely eliminate that risk. Ultimately it is a community responsibility to protect the environmental values, life and property in their area.

Bushland Protection Systems
Document Control:

Version	Date	Details	Prepared	Checked
1	29/11/23	BMP	Brett Bain	
2	4/12/23	Amended BMP	Brett Bain	

Table of Contents

1. Background	4
2. Site Description and Bushfire Hazard Assessment.....	4
3. Roads, Driveways and Trails	6
4. Appropriate Building Location	7
5. Appropriate Clearing and Landscaping	7
6. Building Construction.....	9
7. Provision of Adequate Water Supplies	11
8. Provision of Fire Fighting Infrastructure	12
9. Local Fire Brigades.....	12
10. Improved Community Awareness	12
11. Summary of Recommendations.....	12
12. Conclusion	14
13. Bibliography	15

List of Tables

Table 2.1: Potential Bushfire Hazard Rating	6
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List of Figures

Figure 2.1: Hazardous Bushland between Stages 15 & 16.	5
Figure 2.2: Hazardous Bushland east of Stages 14 & 15.....	5
Figure 2.3: Bushfire Effected Lots	6

List of Appendices

Appendix 1: Plan of Subdivision, Ultimate Overall Allotment Layout.....	17
Appendix 2: Asset Protection Zones	18
Appendix 3: Being Prepared	22

1. Background

This plan is for the proposed amendments to Stages 14-16 Covella Estate, Greenbank.

The development has a previously approved Bushfire Risk Hazard Analysis (BRHA), Teviot Downs, North of Pub Lane, produced for Villa Green P/L, by Devecos P/L, dated 7/12/16. Due to proposed alterations to the layout of Stages 14-16 this Bushfire Hazard Assessment and Mitigation Plan is being provided.

This plan is based on the following material supplied by RPS.

- 1.1.** Plan of Subdivision, Ultimate Overall Allotment Layout, Combined Applications, produced by RPS, Plan Ref.: 132965-26, Revision T, dated 29/11/23, is included in Appendix 1 of this report.

This plan is produced 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, under the Planning Act 2016, and in part with the approved 2016 BRHA.

2. Site Description and Bushfire Hazard Assessment

The residential allotments will be managed as outlined in Section 5 of this report, providing a ‘Not Bushfire Prone Area’ hazard rating. To the south of Stage 14 is Stage 12. To the west of Stage 14 and South of Stage 16 is Lot 9003 consisting of sporting areas with limited landscaping, all providing a ‘Not bushfire Prone Area’ hazard rating.

The narrow corridor of bushland between Stage 16 and the lake to the west and northwest would be downgraded to a low hazard rating, under the corridor and patch filtering (Bushfire Resilient Communities Technical Reference Guide 10/19), due to its limited size and configuration. The water body also restricts fire in the area to localised ignition. The perimeter roadway provides a 12-16 metre separation.

Existing Lot 22 RP186586 (north of Stage 15) is a managed property, providing a ‘Not bushfire prone area’ hazard rating. The narrow corridor of bushland between proposed lots 879-892, 907-911 and the existing Lot 22 would be downgraded to a low hazard rating, under the corridor and patch filtering (Bushfire Resilient Communities Technical Reference Guide 10/19), due to its limited size and configuration. The perimeter roadway provides a minimum 12.5 metre separation.

Between Stages 15 & 16 is a finger of bushland, which on its own would not pose a bushfire hazard, however it connects to a larger bushland area in existing Lot 6 RP97773, making the bushland area highlighted in orange in Figure 1 assessable. The bushland would be assigned a Vegetation Hazard Class (VHC) 10.1 with associated fuel loads of up to 20.8t/Ha, over relatively level land with only short batters, and a Forest Fire Danger Index (FFDI) of 56, providing for a potential fire line intensity of up to 13,938kW/m equating to a ‘Medium’ hazard rating. (This area was not identified in the previous approved 2016 BRHA and so has been assessed in accordance with the current planning scheme).

Figure 2.2: Hazardous Bushland east of Stages 14 & 15.



Table 2.1: Potential Bushfire Hazard Rating

POTENTIAL HAZARD CLASS	POTENTIAL FIRELINE INTENSITY
Not Bushfire Prone Area (Low)	<4,000 kw/m
Medium	4,000 to 20,000 kw/m
High	20,000 to 40,000 kw/m
Very High	>40,000 kw/m

The Bushfire Hazard Mapping also incorporates a 100 metre Potential Impact Buffer meaning that any land within 100 metres of a Potential Bushfire Hazard is also assigned the same rating as that bushland and triggers the Bushfire Code if Medium, High or Very High. Whilst having the same distance for all three levels of hazard is not considered a fit for purpose application, it is unfortunately what is legislated at this current time. Therefore, dwellings on proposed Lots 879-947, 952-962, 976-980, 1793-1802 & 1804-1820 (as shown in Figure 2.3) would be assigned a 'Medium' bushfire hazard rating, while the remainder of the lots in Stages 14-16 would be assigned a Low/No bushfire hazard rating.

Figure 2.3: Bushfire Effectuated Lots



3. Roads, Driveways and Trails

3.1. Roads

Stages 14-16 have a substantial road network with two connections to the south, into Stage 12, which leads away from the bushland exposures. It is considered unlikely that access/egress would be denied due to bushfire.

3.2. Driveways

Being residential allotments, driveway are short and direct, unlikely to have access/egress denied due to bushfire.

3.3. Trails

No fire trails are proposed as part of this application.

4. Appropriate Building Location

The allotments are not located on steep slopes and have short direct access to road frontage. All allotments have road separation to bushland exposures.

The SPP7/17 bushfire support documents released December 2019, require separation distances between buildings and hazardous bushland that achieve a radiant heat flux rating of 29kW/m^2 or less when assessed in accordance with the methodology outlined in the Bushfire Resilient Communities Technical Reference Guide 10/19. This would require a minimum 18 metres of separation for the bushland between Stages 15 & 16, and 16 metres for the bushland to the east of Stages 14 & 15.

For the bushland to the east of Stages 14 & 15, the total 33 metre separation exceeding the minimum separation requirement of 16 metres, achieving a tolerable risk level.

For the bushland to the northwest of Lot 912 and west of Lots 918-921 the minimum separation of 18 metres is achieved through a minimum 2.4 metre building setback (primary frontage) within the lots plus 12.5 metre wide roadway and 3.1 metre bushfire buffer comprising the batter adjoining the outer edge of the road reserve, providing a tolerable risk level.

For Lot 1815, the minimum separation of 18 metres is achieved through a minimum 1.5 metre building setback (secondary frontage) within the lot plus 16 metre wide roadway and 0.5 metre bushfire buffer comprising the batter adjoining the outer edge of the road reserve, providing a tolerable risk level. Future buildings on Lot 1815 are to have a minimum 1.5 metre setback from the northeast lot boundary (secondary frontage).

For Lots 1816-1820, the minimum required separation of 18 metres is provided by a 16 metre wide roadway combined with a minimum 2.4 metre building setback (primary frontage) within the lots, providing a tolerable risk level.

Through the lot and roadway layout, and the implementation of the recommendations of this report, a tolerable risk level is achieved in accordance with the Bushfire Resilient Communities Technical Reference Guide 10/19.

5. Appropriate Clearing and Landscaping

The residential allotments are to be maintained with low ground fuel levels at all times and may include domestic gardens, lawns with grass kept under 100mm in height and scattered trees with discontinuous canopy. Road reserves are to also be managed to their full width.

As a guide to landscaping and gardening in a bushfire prone area, the document 'Landscaping for Bushfire' produced by the CFA Victoria, is a useful guide on plant selection, garden design and ongoing maintenance. It can be found at <https://www.cfa.vic.gov.au/plan-prepare/how-to-prepare-your-property/landscaping>.

The 20.5 metre wide bushfire buffer within the corridor – east of Stages 14 & 15 (shown as a purple dash line), and the 0.5 metre to 3.1 metre wide bushfire buffer adjacent to Lots 1815, 912 & 918-921 (shown as a yellow dash line), is to be managed as an outer Asset Protection Zone (APZ), as outlined in Appendix 2.

All previous or future cleared timber and foliage or accumulated rubbish should be removed from the site or mulched and not simply moved aside as this will result in a concentrated area of fuel loading which will increase the potential bushfire hazard from that direction.

Fibrous bark trees, such as melaleuca, swamp mahogany and stringy bark, have a tendency to increase ember attack during a bushfire, due to the fire running up the tree trunk and burning bark breaking off, creating large quantities of airborne burning embers. Ribbon bark tree species (trees that shed their bark in long strips) are also an issue, significantly increasing the potential for spot fires. For this reason, tree species with these bark types should not be used as revegetation/rehabilitation/regeneration plantings in urban interface areas. It is recommended that ground fuels be kept to a minimum around the base of existing trees of this type, to minimise the risk of bushfire running up the tree trunk.

In bushland areas, the areas around the fringes of the bushland and along fire trails have a tendency to have increased ground fuel loading, as a result of increased sunlight penetration producing better growing conditions for grass and weeds (known as 'Edge Effects'), which can have an adverse impact on the local ecosystem and safety issues for fire suppression personnel during unplanned fire events. These non-endemic grasses and weeds penetrate into the edges of the retained bushland, creating conditions for higher intensity fire which damages the edges of the bushland, opening up the canopy which then allows more sunlight in and promotes grass and weed intrusion further into the bushland. This cyclic process has the effect of decreasing the size of quality bushland and increasing grass and weed dominated areas. The most cost-effective way to control grass and weed growth is to create a good closed in canopy cover, which will shade out the undesirable species. The control of fuel loads along the edges by regular mowing, brush cutting or in some cases poisoning may be suitable. Areas with a build-up of volatile fuel levels along the open edges of bushland, where full sunlight is available, can be where the most damage is inflicted on the bushland during a bushfire.

If the development is to take place in stages, care should be exercised to ensure the developed stages are not threatened by bushfire from the undeveloped future stages. When operational clearing approvals are applied for, the application needs to include cleared buffers of 100 metres into developable areas in adjoining stages and these areas must be managed until developed.

For optimal bushfire safety and best practise, the allotments must be cleared during operational works and maintained by the developer with low ground fuel levels until sold. Once sold the purchaser must maintain the allotment at all times, before, during and after construction of the dwelling.

6. Building Construction

Electricity supplies within the property are to be protected and not vulnerable to falling tree or bushfire threatening the viability of transmission poles.

Any mains gas supply is to be installed in accordance with AS2596, the requirements of relevant authorities and metal piping is to be exclusively used.

Fencing within 20 metres of a dwelling, with a bushfire hazard rating, is to be constructed using non-combustible or fire retardant materials.

The bushfire provisions of the National Construction Code (NCC) are applied to Class 1, 2 & 3 buildings and associated Class 10a buildings, located in designated bushfire prone areas. “Designated bushfire prone area means land which has been designated under a power in legislation as being subject, or likely to be subject, to bushfires” (*NCC Schedule 3 Definitions*).

The Logan Planning Scheme 2015, Table 5.7.1 – Building Work, Editor’s note, states “*Land identified in a bushfire hazard area on Bushfire hazard overlay map-OM-03.00 is a designated bushfire prone area for the Building Code of Australia and the Queensland Development Code.*” OM-03.00 only maps areas of Very High, High or Medium Potential Bushfire Hazard (PBH).

As Lots 879-947, 952-962, 976-980, 1793-1802 & 1804-1820 have a ‘Medium’ hazard rating, the Logan Planning Scheme 2015, Table 5.7.1 – Building Work, Editor’s note, requires the National Construction Code (NCC) and where relevant the Australian Standard for Construction of Buildings in Bushfire-Prone Areas (AS3959) to be addressed.

P2.7.5 of the NCC requires:- A Class 1 building or a Class 10a building or deck associated with a Class 1 building that is constructed in a designated bushfire prone area must, to the degree necessary, be designed and constructed to reduce the risk of ignition from a bushfire, appropriate to the –

- (a) Potential for ignition caused by burning embers, radiant heat or flame generated by a bushfire; and
- (b) Intensity of the bushfire attack on the building.

Section 3.10.5.0 (Qld variation) of the NCC is the deemed-to-satisfy provision and states:-

- (a) *Subject to (b), Performance Requirement P.2.7.5 is satisfied for—*
 - (i) *a Class 1 building; or*
 - (ii) *a Class 10a building or deck associated with a Class 1 building, located in a designated bushfire prone area if it is constructed in accordance with—*
 - (iii) *AS 3959; or*
 - (iv) *NASH Standard – Steel Framed Construction in Bushfire Areas.*
- (b) *The requirements of (a) do not apply when, in accordance with AS 3959, the classified vegetation is Group F rainforest (excluding wet sclerophyll forest types), mangrove communities and grasslands under 300 mm high.*

Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with Sections A2.2(3) and A2.4(3) of the NCC as applicable. Section V2.7.2 of the NCC is a means to verify the appropriate risk of ignition from a bushfire in order to meet the requirement of P2.7.5. For further guidance refer to the Buildings in Bushfire Prone Area Verification Method Handbook available from the Australian Building Code Board.

These levels of construction are reliant on the current fuel management practises continuing and the recommendations of this report being implemented and maintained.

For the most accurate result, assessment Method 2 has been utilised in accordance with AS3959-2018. Input values include the slopes, fuel loads and distances outlined above.

For the bushland between Stages 15 & 16, assessment method 2 determined the following distances:

- An overall separation of 18 to 21.1 metres of separation results in a BAL-19 rating.
- An overall separation of 21.1 to 100 metres of separation results in a BAL-12.5 rating.

For the bushland east of Stages 14 & 15, with a minimum separation of 33 metres, assessment method 2 determined a 6.29kW/m² radiant heat flux rating resulting in a BAL-12.5 Bushfire Attack Level.

6.1. Lots 912, 918-922

For the future dwellings on Lots 912 & 918-922, the distance between the building and the roadside lot boundary will determine the standard of construction required.

- If the distance between the roadside lot boundary and the building is less than 5.5 metres, the Bushfire Attack Level for the proposed dwelling will equate to BAL-19. A BAL-19 level requires Sections 3 and 6 of AS3959-2018 to be applied.
- If the distance between the roadside lot boundary and the building is 5.5 metres or more, the Bushfire Attack Level for the proposed dwelling will equate to BAL-12.5. A BAL-12.5 level requires Sections 3 and 5 of AS3959-2018 to be applied.

Section 3.5 of AS3959-2018 states “*The construction requirements for the next lower BAL than that determined for the site may be applied to an elevation of the building where the elevation is not exposed to the source of bushfire attack.*” Therefore, the east elevation of the future building can be constructed to the next lower Bushfire Attack Level, unless the level is already at BAL-12.5.

6.2. Lot 1815

For the future dwelling on Lot 1815, the distance between the building and the northeast lot boundary will determine the standard of construction required.

- If the distance between the northeast lot boundary and the building is less than 4.6 metres, the Bushfire Attack Level for the proposed dwelling will equate to BAL-19. A BAL-19 level requires Sections 3 and 6 of AS3959-2018 to be applied.
- If the distance between the northeast lot boundary and the building is 4.6 metres or more, the Bushfire Attack Level for the proposed dwelling will equate to BAL-12.5. A BAL-12.5 level requires Sections 3 and 5 of AS3959-2018 to be applied.

Section 3.5 of AS3959-2018 states “*The construction requirements for the next lower BAL than that determined for the site may be applied to an elevation of the building where the elevation is not exposed to the source of bushfire attack.*” Therefore, the southwest elevation of the future building can be constructed to the next lower Bushfire Attack Level, unless the level is already at BAL-12.5.

6.3. Lots 1816-1820

For the future dwellings on Lots 1815-1820, the distance between the building and the northeast lot boundary will determine the standard of construction required.

- If the distance between the northeast lot boundary and the building is less than 5.1 metres, the Bushfire Attack Level for the proposed dwelling will equate to BAL-19. A BAL-19 level requires Sections 3 and 6 of AS3959-2018 to be applied.
- If the distance between the northeast lot boundary and the building is 5.1 metres or more, the Bushfire Attack Level for the proposed dwelling will equate to BAL-12.5. A BAL-12.5 level requires Sections 3 and 5 of AS3959-2018 to be applied.

Section 3.5 of AS3959-2018 states “*The construction requirements for the next lower BAL than that determined for the site may be applied to an elevation of the building where the elevation is not exposed to the source of bushfire attack.*” Therefore, the southwest elevation of the future building can be constructed to the next lower Bushfire Attack Level, unless the level is already at BAL-12.5.

6.4. Lots 879-891, 893-911, 913-917, 923-947, 952-962, 976-980 & 1793-1814

Future dwellings on Lots 879-891, 893-911, 913-917, 923-947, 952-962, 976-980 & 1793-1814, are within 100 metres of hazardous bushland but have over 21.1 metres of separation, equating to a BAL-12.5 rating, requiring Sections 3 and 5 of AS3959-2018 to be applied.

6.5. Remaining Lots in Stages 14-16 not identified in Sections 6.1-6.3 above.

Remaining Lots in Stages 14-16 not identified in Sections 6.1-6.3 above are assigned a Low/No bushfire hazard. Under the Logan Planning Scheme 2015, Table 5.7.1 – Building Work, Editor’s note, a site with a low PBH rating does not require assessment under the NCC or under the Australian Standard (AS3959) for *Construction of Buildings in Bushfire Prone Areas* and therefore no specific level of construction would be required in relation to bushfire.

7. Provision of Adequate Water Supplies

The area of the proposed development is to be serviced by reticulated water supplies with the inclusion of fire hydrants for firefighting purposes. These services are to comply with the relevant standards as required by the local authorities, including a minimum pressure and flow of 10 litres a second at 200kPa or that which is able to be supplied by the local reticulated network.

Fire Hydrants are to be installed in accordance with the *Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots*, Queensland Fire and Emergency Services, 2015, unless otherwise specified by the relevant water authority.

8. Provision of Fire Fighting Infrastructure

Dwellings are to have external taps and hoses that are positioned so water supply is capable of reaching to all parts of the building. All water lines are to be covered by at least 300mm of soil or be of metal above ground. Residents should maintain good access around their homes for fire suppression activities by fire services.

9. Local Fire Brigades

The subject property is currently in the Greenbank Rural Fire Brigade district and they would be responded on a 000 emergency call. Urban fire appliances would be responded in the event of a structural fire or specialised structural protection being required.

10. Improved Community Awareness

Minimising ground fuel and regrowth is the easiest way of reducing bushfire hazard on rural lots. Owners can assist in the mitigation of these bushfires by the removal of ground fuels prior to the bushfire season.

It is recommended that a copy of this fire management plan be placed on display at any sales office, and a copy of the plan including Appendix 3 be given to the purchasers of lots with a direct exposure to the bushland areas to provide them with the necessary information required for the building application process.

A copy of this plan should be retained by residents and passed on to future residents including Appendix 3 on “being prepared” to assist them in minimising the risk of bushfire damage. It is recommended that regular liaison with the local fire brigade takes place as a way of being informed of danger periods.

It is recommended that residents prepare a ‘Bushfire Survival Plan’, a template for which is available from the Rural Fire Service Queensland website at www.qfes.qld.gov.au/bushfires. The ‘Bushfire Survival Plan’ document provides information on Bushfire Danger Ratings, Community Warning Information, how to prepare your property, what to do in the event of a bushfire and what to expect. The Bushfire Survival Plan should be updated annually. Further information is also available through the Prepare•Act•Survive brochure also available on the Rural Fire Service website. For further information contact your local Fire Brigade for assistance or phone 1300 369 003.

11. Summary of Recommendations

- Future buildings on Lot 1815 are to have a minimum 1.5 metre setback from the northeast lot boundary (secondary frontage).
- The residential allotments are to be maintained with low ground fuel levels at all times and may include domestic gardens, lawns with grass kept under 100mm in height and scattered trees with discontinuous canopy. Road reserves are to also be managed to their full width.

- The 20.5 metre wide bushfire buffer within the corridor – east of Stages 14 & 15 (shown as a purple dash line), and the 0.5 metre to 3.1 metre wide bushfire buffer adjacent to Lots 1815, 912 & 918-921 (shown as a yellow dash line), is to be managed as an outer Asset Protection Zone (APZ), as outlined in Appendix 2.
- All previous or future cleared timber and foliage or accumulated rubbish should be removed from the site or mulched and not simply moved aside as this will result in a concentrated area of fuel loading which will increase the potential bushfire hazard from that direction.
- Fibrous bark trees, such as melaleuca, swamp mahogany and stringy bark, have a tendency to increase ember attack during a bushfire, due to the fire running up the tree trunk and burning bark breaking off, creating large quantities of airborne burning embers. Ribbon bark tree species (trees that shed their bark in long strips) are also an issue, significantly increasing the potential for spot fires. For this reason, tree species with these bark types should not be used as revegetation/rehabilitation/regeneration plantings in urban interface areas. It is recommended that ground fuels be kept to a minimum around the base of existing trees of this type, to minimise the risk of bushfire running up the tree trunk.
- Edge effects are to be managed.
- If the development is to take place in stages, care should be exercised to ensure the developed stages are not threatened by bushfire from the undeveloped future stages. When operational clearing approvals are applied for, the application needs to include cleared buffers of 100 metres into developable areas in adjoining stages and these areas must be managed until developed.
- For optimal bushfire safety and best practise, the allotments must be cleared during operational works and maintained by the developer with low ground fuel levels until sold. Once sold the purchaser must maintain the allotment at all times, before, during and after construction of the dwelling.
- Electricity supplies within the property are to be protected and not vulnerable to falling tree or bushfire threatening the viability of transmission poles.
- Any mains gas supply is to be installed in accordance with AS2596, the requirements of relevant authorities and metal piping is to be exclusively used.
- Fencing within 20 metres of a dwelling, with a bushfire hazard rating, is to be constructed using non-combustible or fire retardant materials.
- Dwellings are to be constructed in accordance with AS3959-2018, as outlined in Section 6 of this report.
- Dwellings are to have external taps and hoses that are positioned so water supply is capable of reaching to all parts of the building. All water lines are to be covered by at least 300mm of soil or be of metal above ground. Residents should maintain good access around their homes for fire suppression activities by fire services.

- The area of the proposed development is to be serviced by reticulated water supplies with the inclusion of fire hydrants for firefighting purposes. These services are to comply with the relevant standards as required by the local authorities, including a minimum pressure and flow of 10 litres a second at 200kPa or that which is able to be supplied by the local reticulated network. Fire Hydrants are to be installed in accordance with the *Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots*, Queensland Fire and Emergency Services, 2015, unless otherwise specified by the relevant water authority.
- It is recommended that a copy of this fire management plan be placed on display at any sales office, and a copy of the plan including Appendix 3 be given to the purchasers of lots with a direct exposure to the bushland areas to provide them with the necessary information required for the building application process.
- A copy of this plan should be retained by residents and passed on to future residents including Appendix 3 on “being prepared” to assist them in minimising the risk of bushfire damage. It is recommended that regular liaison with the local fire brigade takes place as a way of being informed of danger periods.
- It is recommended that residents prepare a ‘Bushfire Survival Plan’, a template for which is available from the Rural Fire Service Queensland website at www.qfes.qld.gov.au/bushfires.

12. Conclusion

With the appropriate buffer zones as outlined in Appendix 2 and Section 5, adequate water supply, good access provisions and minimisation of ground fuels; the risk of bushfire damage can be managed and the safety of residents and fire services in attending to a bushfire threat can be improved.

Through the lot and roadway layout, and the implementation of the recommendations of this report, a tolerable risk level is achieved in accordance with the Bushfire Resilient Communities Technical Reference Guide 10/19.

This plan remains current for a period of 5 years, until 2028, at which time it should be subject to review to take account of changing land use and vegetation patterns. Any major bushfire event affecting the subject site should also trigger a review to determine effectiveness of protection measures and annual hazard reduction initiatives.

Ultimately, persons living in a bushfire prone area must take the precautions necessary to protect themselves, their families and their homes if Brigades are stretched and are unable to attend immediately.

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



Brett Bain, MDIA, MRFAQ
Lead Bushfire Consultant.

13. Bibliography

Articles/Books/Reports/Guidelines/Standards

Australian Building Codes Board, March 2019, National Construction Code Handbook, “Bushfire Verification Method”

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The State of Queensland (Queensland Reconstruction Authority), CSIRO, July 2020, Bushfire Resilient Building Guidance for Queensland Homes

Vic Department of Sustainability and Environment, July 2010, “Overall fuel hazard assessment guide”, 4th Edition.

Legislation

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<https://www.legislation.qld.gov.au/view/html/inforce/current/act-1990-010>

Building Act 1975 (Qld)
<https://www.legislation.qld.gov.au/view/html/inforce/current/act-1975-011>

Building Regulation 2006 (Qld)

<https://www.legislation.qld.gov.au/view/html/inforce/current/sl-2006-0227>

Planning Act 2016 (Qld)

<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025>

Vegetation Management Act 1999 (Qld)

<https://www.legislation.qld.gov.au/view/html/inforce/current/act-1999-090>

Work Health and Safety Regulation 2011 (Qld)

<https://www.legislation.qld.gov.au/view/html/inforce/current/sl-2011-0240>

Other Legislative Materials

Australian Building Codes Board, National Construction Code (NCC) Volumes 1 & 2

Department of Local Government and Planning, Department of Emergency Services, June 2003, State Planning Policy Guideline, “Mitigating the Adverse Impacts of Flood, Bushfire and Landslide” (SPP1/03)

Department of Infrastructure, Local Government and Planning, April 2016, State Planning Policy – State interest guideline “Natural hazards, risk and resilience” (SPP 7/17)

Council Planning Scheme

Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- In-Line Bus Stop

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- 18m Bushfire Setback
- Developed 1% AEP
- 50m Buffer to Sewer Pump Station

Yield Breakdown				
Residential Allotments	Typical Allotment Size		Overall	
	Dimension	Area	Yield	%
28m Deep Allotments				
Villa Allotment	10.5 x 28m	294m ²	45	2.9%
Premium Villa Allotment	12.5 x 28m	350m ²	455	29.1%
Courtyard Allotment	14 x 28m	392m ²	361	23.1%
Premium Courtyard Allotment	16 x 28m	448m ²	71	4.5%
Sub Total 28m Deep Allotments			932	59.6%
30m Deep Allotments				
Villa Allotment	10.5 x 30m	315m ²	35	2.2%
Premium Villa Allotment	12.5 x 30m	375m ²	242	15.5%
Courtyard Allotment	14 x 30m	420m ²	197	12.6%
Premium Courtyard Allotment	16 x 30m	480m ²	39	2.5%
Traditional Allotment	20 x 30m	600m ²	3	0.2%
Sub Total 30m Deep Allotments			516	33.0%
32m Deep Allotments				
Villa Allotment	10.5 x 32m	336m ²	11	0.7%
Premium Villa Allotment	12.5 x 32m	400m ²	32	2.0%
Courtyard Allotment	14 x 32m	448m ²	42	2.7%
Traditional Allotment	20 x 32m	640m ²	1	0.1%
Premium Traditional Allotment	22 x 32m	704m ²	—	0.0%
Sub Total 32m Deep Allotments			86	5.5%
Lifestyle Allotments				
Lifestyle Allotment	n/a	800 - 1999m ²	7	0.4%
Premium Lifestyle Allotment	n/a	2000m ² +	24	1.5%
Sub Total Lifestyle Allotments			31	2.0%
Total Residential Allotments			1565	100.0%
Super Lots				
Service Allotments			1	

Land Use	Overall	
	Area	%
Area of Subject Site	149.9710 ha	100.0%
Saleable Area		
Residential Allotments	68.736 ha	45.8%
Service Allotments	0.127 ha	0.1%
Total Area of Allotments	68.863 ha	45.9%
Road		
Local Roads	24.997 ha	16.7%
Collector Roads	4.665 ha	3.1%
Trunk Collector Roads	2.450 ha	1.6%
Total Area of New Road	32.112 ha	21.4%
Open Space		
District Sports Park	2.825 ha	1.9%
Linear Open Space (Active)	13.649 ha	9.1%
Linear Open Space (Conservation)	19.559 ha	13.0%
Neighbourhood Recreation Park	1.744 ha	1.2%
Pedestrian Linkage / Landscape Treatment	0.653 ha	0.4%
Linear Open Space (Existing Easement)	10.566 ha	7.0%
Total Open Space	48.996 ha	32.7%

COVELLA
PLAN OF SUBDIVISION
ULTIMATE OVERALL ALLOTMENT LAYOUT
COMBINED APPLICATIONS

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
Site boundaries: Land Partners.
Adjoining information: DCDB.
Contours: Calibre.
Developed 1% AEP: Calibre.

Appendix 2: Asset Protection Zones

This Appendix on Asset Protection Zones (APZs) is included in this report as a guide on how to implement and maintain Asset Protection Zones, however **the dimensions required for these zones are those stipulated in the report**, not the generalised examples stated in this appendix.

What is an APZ

Generally, buildings or infrastructure located in a bushfire prone area are required to have a minimum separation between the buildings/infrastructure and the unmanaged hazardous bushland (hazardous bushland being bushland assigned a Medium, High or Very High bushfire hazard rating). This separation is known as an Asset Protection Zone (APZ) and is also sometimes referred to as a Radiation Zone or bushfire buffer.

The Asset Protection Zone can include roadways, fire trails, car parking, driveways, active park and managed areas (i.e. lawns and correctly designed landscaping). For example, on rural allotments the APZ would most often be provided by managed areas with a Low hazard rating (lawns and gardens), whilst in an area of small residential allotments adjacent to large areas of bushland the APZ may consist of a roadway or fire trail possibly supplemented by managed areas within the allotments.

An APZ provides an area for bushfire impact mitigation and a defensible space for active fire suppression. An APZ;

- Allows the radiant heat from a bushfire in adjacent bushland to at least partially dissipate before impacting on buildings or infrastructure, thereby mitigating the bushfires impact on the asset,
- Reduces the chance of direct flame contact on buildings,
- Usually includes vehicle access or firefighter pedestrian access,
- Provides an area of defensible space around the asset, allowing firefighters room to work safely and defend structures during direct, indirect and defensive suppression strategies,
- Provides a work area and break for hazard reduction burning activities to be conducted, if desirable.

Dimensions of APZs

Often the APZ will be split into two zones, an 'inner APZ' and 'outer APZ', particularly where the APZ is a managed vegetation area. As a general rule of thumb the first ten metres around the building would be an inner APZ while the remainder of the required separation would be an outer APZ, however the exact dimensions are those stipulated in the bushfire mitigation plan, not the generalised examples stated in this appendix, as it may vary depending on individual site conditions. The dimensions may vary depending on site factors, for example with a building on a slope, the APZ may be less on the upslope side of the building than on the downslope side. A change in vegetation type or size of vegetation area that the building is exposed to may also vary the dimensions of the APZ. An extended outer APZ is also sometimes used to extend the outer APZ in consideration of slope. The extended outer APZ is usually managed the same as the outer APZ.

Slopes in APZs

Generally, APZs require ongoing vegetation management and therefore need to be located where management can be physically possible. APZs on public land should not include slopes with a grade greater than 1:4, on private land APZs should avoid slopes greater than 1:3. For example, where a roadway (including road verge) provides the required separation, the road verge cannot consist of a batter greater than 1:4. Where a retaining wall is located within an APZ, access to all levels need to be provided permitting management of the entire APZ.

Vegetation in APZs

It should be noted that APZs do not necessarily call for complete clearing of all vegetation, as tall canopy tree retention, for example, is a common feature within outer APZs. The management of fuel levels within these zones is designed to reduce the intensity of bushfires before the bushfire impacts on assets such as buildings and property. The correct and continued maintenance of fuel levels within a buildings APZ may result (depending on factors such as terrain, fuel types and climatic conditions) in reduced flame height, a slowing of the rate of spread of the fire and a reduced risk of direct or radiant heat attack on buildings and other property assets.

The following is a guide for vegetation within APZs, however where there is an inconsistency between the main body of the Bushfire Mitigation Plan (BMP) and this Appendix, the requirements of the BMP applies.

The inner APZ:

- Trees have less than 15% canopy cover at maturity and canopy is discontinuous.
- Trees do not touch or overhang buildings.
- Near surface fuels (shrubs, ground covers) are not to be planted underneath tree canopies, are less than 300mm in height and have less than 10% plant cover.
- Lawns/grass is kept to less than 100mm height.
- No accumulated Leaf litter or fallen timber.

An example of 15% canopy – If the tree species being used have a maximum 5 metre diameter canopy at maturity then there could be up to one tree per 166m².

The outer APZ:

- Trees have less than 30% canopy cover at maturity.
- Trees do not touch or overhang buildings.
- Near surface fuels (shrubs, ground covers) are not to be planted underneath tree canopies, are less than 300mm in height and have less than 20% plant cover. Gaps between fuel patches are greater than the size of the patches.
- Lawns/grass are kept to less than 300mm height.
- No fallen timber.
- Leaf litter is not allowed to accumulate to more than 5t/Ha (10mm deep).

An example of 30% canopy – If the tree species being used have a maximum 5 metre diameter canopy at maturity then there could be up to one tree per 83m².

General for both zones;

- No mulch, woodchip, bark or leaf litter build-up against structures or flammable fencing.
- Shrubs and ground covers should not be species that accumulate a lot of dead fuel underneath.
- Creepers used as ground cover must not be climbers.
- Creepers should be low broadleaf succulents, such as *Myoporum ellipticum*.
- Tree selection is not to include fibrous bark trees or ribbon bark trees.
- Tree species have a well-defined trunk with upper canopy, not short bushy trees with foliage from ground to canopy, providing ladder fuels. Trees have branches lower than two metres removed, providing separation between canopy and ground fuels.
- Weed growth is removed.

The above criteria for an outer APZ, would approximately allow up to 8t/Ha overall fuel load in the outer zone.

Plant/Canopy cover is defined as the amount of ground blocked out by that fuel layer if viewed while looking straight down from above. Each plant is considered opaque – any ground within the perimeter of the plant cannot be seen.

Pebbles, gravel or scoria may be useful substitutes for garden mulch. Pathways and gravel areas in addition to lawn can assist in separation of plantings resulting in less continuity of fuels.

How to select the correct plant species for APZs

In selecting the correct plant species to use for landscaping in a bushfire prone area, consideration needs to be given to plant moisture content, branching patterns, texture, foliage density, leaf type, bark type, retention of dead material, and presence of oils, waxes and resins.

As a guide to landscaping and gardening in a bushfire prone area, the document ‘Landscaping for Bushfire’ produced by the CFA Victoria, is a useful guide on plant selection, garden design and ongoing maintenance. It can be found at <https://www.cfa.vic.gov.au/plan-prepare/landscaping>. Section 5 of the document provides a good description of the above characteristics and which are good or bad, and Section 7 of the document provides a plant selection key, which is a step by step guide on how to select plants based on those characteristics and should be used when choosing what plants to have in APZs.

There are a number of different terms used to identify suitable plants, some of the more common ones include Fire Resistant, Fire Retardant and Firewise. Not all of these are correct and such plant lists are often confused by some as to their purpose.

‘Fire Resistant Plants’ is a term that describes plant species that survive being burnt and will regrow after a bushfire. They are resistant to being killed by a bushfire, but not to being burnt. Therefore, they may be highly flammable and inappropriate for bushfire risk areas. You can often find lists of ‘Fire Resistant Plants’ being used for the wrong purpose due to people not understanding this, so beware, it does not necessarily mean low flammability.

‘Fire Retardant Plants’ can be confused by some as being plants that will not burn. All plants will burn under the right conditions, so don’t be misled. Plants with low flammability are good, but can still burn, which is why positioning, planting density and ongoing management is also just as important.

‘Firewise Plants’ is the term used in the ‘Landscaping for Bushfire’ document to describe suitable lower flammability plants.

Other Features within APZs

Non-flammable features such as tennis courts, in-ground swimming pools, dams, driveways, paved or concreted areas, uncovered patios and non-combustible water tanks may be located within the APZs. (Note: a timber deck around a pool, is not non-flammable and if connected to the building is part of the building.)

Retaining walls and fencing within APZs should preferably be non-flammable.

Piles of timber, firewood and other flammable material should not be stored within the APZ unless shielded from bushfire.

Management of APZs

Management requirements in the APZ include:

- Tree branches below two metres being removed.
- Selective removal of tree saplings.
- Fallen Timber, bark and twigs being removed.
- Leaf Litter being controlled to the appropriate level, which can be achieved by raking or using a blower/vac.
- Removing of weed growth regularly, especially woody weed.
- Regular mowing, slashing or grazing.
- Trimming back of shrubs and ground covers
- Regular watering to keep lawns and vegetation lush and green at all times, particularly during drought, when fires are more likely to happen.
- If poisoning is used, ensure dead material has time to collapse and begin to rot prior to the onset of fire season and not provide standing dead material as fuel for a potential bushfire.

Ongoing management of vegetation in the APZ is just as critical as getting the right type of plants and correct landscape design.

Building construction ratings (or BALs) are calculated with consideration of the amount of separation between the building and hazardous bushland. Not properly maintaining the APZ separation may mean the designated construction of the dwelling is not sufficient and could compromise building survivability in the event of bushfire. This could also lead to issues with insurance claims in the event of building damage or loss.

Appendix 3: Being Prepared

Knowing how to prepare your property for bush fire, both pre-fire and during a fire, can assist in protecting people and property. It can also alleviate a lot of the stress and panic and the feeling of helplessness that is commonly felt by the inexperienced and by the ill-prepared.

It is generally accepted that Southeast Queensland does not experience the same degree of extreme fire conditions as the southern states of New South Wales, Victoria and South Australia. Having said this it is also accepted that this State's bushland experiences a relatively regular fire regime. From time to time conditions may occur that will institute a serious and potentially destructive fire. These conditions can be recognised and precautions taken. It must be remembered that during extreme fire conditions the fire services may be stretched to the limit and may not be able to respond immediately to your particular emergency. Fire trucks and fire fighters are a limited resource, so it is important that they are deployed in an appropriate manner to best manage the fire. The Queensland Fire and Rescue Service do not guarantee a fire truck will be available to defend every structure during a large bushfire. So, it would be desirable to be as prepared and self-reliant as possible to protect yourself, your family and your assets. It is not difficult if appropriate preparation is undertaken, and the following information is provided to be of some assistance.

1. Conditions that may lead to a Serious Fire:

- 1.1. Higher than average air temperatures for prolonged periods.
- 1.2. Large and very dry fuel loads.
- 1.3. Prolonged dry spell with little or no rain resulting in low soil moisture content.
- 1.4. Very low relative humidity, ie. there is very little moisture in the air.
- 1.5. Strong and gusty winds, usually from the north through to the west contribute to increased fire hazard. The longer these winds continue the drier the conditions become, and the higher the risk of serious fire.

Observation of local weather conditions past and present will give the best indication of the potential intensity of a fire at any given time or place.

Notification of potential bushfire conditions are available from the Queensland Rural Fire Service and Local Brigades, in the form of Fire Danger Ratings often seen on roadside signs, Advice Messages, Watch and Act Messages and Emergency Warnings. More information on these information sources, where to find them and what they mean, is available on the Rural Fire Service Website www.qfes.qld.gov.au/bushfires or through the local Fire Brigade.

2. Basic Fire Behaviour.

Having some idea of what a fire is likely to do in your local area, will help you make the right decisions and give you the confidence to deal with an approaching fire if necessary. Following are some basic fire behaviours.

- 2.1. Fire will travel faster and hotter uphill. The steeper the slope the faster the rate of spread, in some cases allowing little time to react. The speed of a fire will double for every 10 degrees of upslope.
- 2.2. Fire will usually travel relatively slower down hill even with reasonably high fuel loads, which will give more time to prepare. The speed of a fire will halve for every 10 degrees of down slope.
- 2.3. A fire will generally travel faster and at higher intensities with a wind behind it. The stronger the wind, the faster the rate of spread. Likewise, a fire will slow considerably when burning against the wind in some cases it may even go out.
- 2.4. The fire will usually burn at a higher intensity and spread faster during the hottest times of the day and tend to slow down considerably as the evening approaches and air temperatures drop.
- 2.5. The greater the supply of dry ground fuel available to the fire, ie. grass, dry leaf litter, hanging bark and twigs, the greater the intensity of the fire. If the ground fuel is minimised the intensity of the fire reduces considerably and so does the personal risk and the potential for damage.
- 2.6. If ground fuels are kept relatively low the chances of a fire progressing into the treetops (crown fire) would be considerably reduced within the Queensland coastal bushlands. For a fire to progress into the treetops ground fuels and elevated fuels must be present providing a 'ladder' of fuels from ground level to treetop. Control of these fuels is the best way of minimising fire intensity and therefore limiting the destructiveness of a bushfire.

Talk to neighbours that have been present during previous bushfires or consult the local Fire Brigade to develop an understanding of usual fire behaviour for your specific location.

3. Preparing for the bushfire season.

Most cases of damage to property are caused by radiated heat, direct flame contact or most commonly by burning debris or sparks landing in, on, or around buildings and starting small spot fires which if not attended to may destroy the property long after a fire front has passed. There are many steps that should be taken prior to the onset of a fire season to help protect your property.

- 3.1. Keep ground fuel cleared from around buildings such as long dry grass, branches, dead leaves, bark and thick undergrowth.
- 3.2. Remove elevated fuels, such as hanging bark and fallen debris hung up on lower branches.
- 3.3. Ensure fire breaks/trails/buffers are checked and maintained, even a well-watered lawn can be an effective firebreak.
- 3.4. Flammable material around buildings should be kept well clear, such as firewood piles, rubbish, fuels, hazardous materials, plant pots, boxes, paper, patio and garden furniture.
- 3.5. Ensure flammable materials are not stored in open areas under the building.

- 3.6. Make sure that rainwater gutters are kept clear of leaf litter build-up. Consider a method of blocking off down pipes so gutters can be filled with water during a fire to extinguish sparks landing in gutters. There are commercially made products available or you can create your own.
- 3.7. Make sure that the roofing is well secured, as winds created during a fire may lift roofing and allow the entry of burning-embers into the roof space. Also clear any leaf litter or debris build-up from roof areas.
- 3.8. All windows and vents should be screened with fine wire mesh and all roof areas closed in to prevent entry by sparks.
- 3.9. Ensure gas tanks have their emergency relief valves facing away from the building (this includes barbeque bottles).
- 3.10. Make sure of reserve water supplies. Power frequently fails during a fire. If petrol or diesel pumps are available, make sure they and associated hoses and fittings are in good working order.
- 3.11. Ensure your bushfire survival kit is up to date and complete.

The Queensland Fire and Rescue Service provide detailed lists for preparation prior to fire season and what to do during a bushfire event. This information can be found at www.qfes.qld.gov.au/bushfires or obtained from your local fire brigade.

4. Green Fire Breaks

Added protection from bushfire can be achieved by establishing green fire breaks which include green lawns, trees arranged to create a shield to catch sparks or fire brands or the expanding of tropical rainforest species. Excess rainwater or tertiary treated waste water could be stored and used for this purpose during dry periods to maintain the green fire breaks. Trees and shrubs not subject to drought stress will cope better during bushfires. The higher the moisture content in the plant the slower it burns. Therefore, by keeping the surrounding area green and low in dry ground fuel, the intensity of an approaching fire will be reduced, and the risk of spot fires minimised.

5. Personal Protection

- 5.1. If you plan to evacuate, make sure you do so early, long before the fire front arrives. Evacuating at the very last moment results in the majority of deaths at bushfires. People remaining to fight the fire need to be physically and mentally fit to do so.
- 5.2. Those staying to protect the property should make sure they protect themselves from radiant heat, flying embers, smoke and most importantly heat stress. Protection measures should include the following:
 - Long trousers and long sleeve shirt made of wool, denim or cotton (no synthetics)
 - Woollen socks and sturdy work boots for foot protection
 - Goggles for eye protection
 - A good pair of work gloves to protect hands from burns
 - A smoke mask or a damp cloth (non-synthetic), to cover your nose and mouth to protect you from inhaling smoke and embers.

- Have plenty of drinking water available to protect against dehydration (not refrigerated as this can cause cramping).

5.3. During the fire

When a fire is approaching and given that you have already carried out your pre-fire precautions, established adequate buffers, implemented mitigation measures and established the degree of risk to your property, protection from the actual fire should be relatively straight forward.

5.3.1. Dress in the appropriate clothing and be sure to drink water regularly.

5.3.2. Fill up bathtubs, sinks, buckets, laundry tubs etc. in case of blackouts.

5.3.3. Close doors and windows.

5.3.4. Close gaps under doors and windows with wet towels.

5.3.5. Block up down pipes, wet down roof, walls and gardens, paying particular attention to the side the fire is approaching from.

5.3.6. Have a battery-powered radio on hand to listen for information about the fire's progress from local radio stations.

5.3.7. Patrol your property while the fire is approaching and take shelter inside as the fire front passes. Then continue patrolling the property for many hours after it has passed, to ensure that any spot fires or smouldering debris do not get a chance to develop into a major fire, paying particular attention to the roof cavity of your buildings. Smouldering embers have been known to start fires hours or even days after the initial passing of the bushfire front.

The Queensland Fire and Rescue Service provide detailed lists for preparation prior to the arrival of a bushfire and what to do during a bushfire event. This information can be found at www.qfes.qld.gov.au/bushfires or obtained from your local fire brigade.

6. Further Information?

The local fire brigade is a good source of local district knowledge, they also have pamphlets and literature produced by the Queensland Fire and Rescue Service available. Most brigades will also be happy to advise local residents.

The information provided above is only a basic guide. Further and more details information is available from the Queensland Fire and Rescue Service. It would be recommended that residents in bushfire prone areas prepare a 'Bushfire Survival Plan', which is available from the Queensland Rural Fire Service website at www.qfes.qld.gov.au/bushfires. The 'Bushfire Survival Plan' document provides information on Bushfire Danger Ratings, Community Warning Information, how to prepare your property, what to do in the event of a bushfire and what to expect. The Bushfire Survival Plan should be updated annually. Further information is also available through the Prepare•Act•Survive brochure also available on the Rural Fire Service website. For further information contact your local Fire Brigade for assistance or phone 1300 369 003.



Bushland Protection Systems

Specialising in

BUSHFIRE HAZARD

PLANNING & MITIGATION

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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.