

# APPENDIX R

# BUSHFIRE MANAGEMENT PLAN

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2025/1688  
Date: 09 February 2026



Queensland  
Government

PLANS AND DOCUMENTS  
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## Bushfire management plan

Everleigh ROL 21 – Precinct 5 | Everleigh Drive | Greenbank | Queensland  
Prepared for Mirvac Queensland Pty Ltd | 3 September 2025

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## Bushfire management plan

Final

Report 25071 | Mirvac Queensland Pty Ltd | 3 September 2025

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Approved by Robert Janssen

Position Managing principal

Signature



Date 3 September 2025

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### Document control

| Version | Date             | Prepared by | Reviewed by |
|---------|------------------|-------------|-------------|
| Draft   | 1 September 2025 | R. Janssen  | LEC         |
| Final   | 3 September 2025 | R. Janssen  | LEC         |

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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 building will withstand bushfire attack on every occasion.

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

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

# 1 Introduction

Land and Environment Consultants Pty Ltd (**LEC**) was engaged to prepare a bushfire management plan (**BMP**) for the priority development area (**PDA**) development permit application (reconfiguration of a lot – residential subdivision, Everleigh ROL 21 – Precinct 5) (**proposed development**) over land at Everleigh Drive, Greenbank, properly described as part of lot 9002/SP334753 and lot 9004/SP348213 (**the site**).

There is an overarching PDA development permit approval over the site for the Everleigh master planned community (**Everleigh**) which is identified by Economic Development Queensland as DEV2016/768.

The PDA development permit application will be made for the proposed development under the *Greater Flagstone Urban Development Area – Development Scheme*.

The site is identified as a bushfire hazard area by the *Bushfire prone area map* (**Bushfire prone area map**) in the State Planning Policy interactive mapping system (**SPP IMS**). Therefore, the PDA development permit application is subject to compliance with the bushfire hazard outcomes of the *Greater Flagstone Priority Development Area – Development Scheme* which calls up the superseded *State Planning Policy 1/03 Guideline – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide* (DLGP, DES 2003) (**SPP 1/03 guideline**) for information and assessment criteria for bushfire.

The SPP 1/03 guideline was repealed in 2013 and the current SPP 2017 is now in effect. Therefore, it is considered relevant that this BMP considers outcomes sought by the current SPP 2017 by way of compliance with the example bushfire overlay code (**Bushfire overlay code**) in the *Natural Hazards, Risk and Resilience – Bushfire, State Planning Policy State Interest guidance material* (DSDMIP 2019) (**SPP guidance material – bushfire**) which reflects the current assessment benchmarks for development within a bushfire prone area.

This BMP has been prepared in general accordance with the method and guidance in *Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest ‘Natural Hazards, Risk and Resilience – Bushfire* (QFES 2019a) (**BRC guide**) which was prepared by the former Queensland Fire and Emergency Services (**QFES**) to provide technical guidance for the implementation of the SPP guidance material – bushfire. It documents the bushfire hazard assessment and demonstrates how the proposed development will comply with the Bushfire overlay code. It includes:

- an introduction (this section) and description of methods and information resources used for the preparation of this BMP;
- description of the site and proposed development;
- bushfire hazard assessment;
- identification of bushfire hazards associated with the site and proposed development;
- a plan for mitigating bushfire hazards; and
- assessment of the proposed development against the Bushfire overlay code.

## 1.1 Method

To meet requirements of the BRC guide, the following tasks were undertaken:

- desktop review of relevant information sources including:
  - the Bushfire prone area map; and
  - the Queensland regional ecosystem (**RE**) map, vegetation hazard class (**VHC**) map, severe fire weather map and fire history map in the QFES online mapping system (QFES 2023) (**Catalyst**);

- inspection of land adjacent to the proposed development for vegetation characteristics, current land management practices, slope and evidence of previous fires;
- bushfire hazard assessment in general accordance with the method in the BRC guide;
- radiant heat exposure assessment using the Fire Protection Association of Australia *BAL calculator* V4.9 (**BAL calculator**) which models the 'method 2' bushfire attack level (**BAL**) assessment procedure in the *Australian Standard (AS 3959-2018) Construction of buildings in bushfire prone areas* (Standards Australia 2018); and
- assessment of the proposed development against the Bushfire overlay code.

Aerial imagery of the site and measuring tools were accessed online from Google Earth and Queensland Globe to assist with validating observations and measurements made during the site inspection.

## 1.2 Suitably qualified person

This BMP was prepared by Robert Janssen who is a suitably qualified and experienced bushfire management consultant with respect to criteria in Section 10.2 of the BRC guide.

Robert is the managing principal at LEC and has over 25 years of experience in bushfire planning and operations. He has prepared bushfire management plans for residential, commercial and industrial property developments, utilities, government facilities and conservation estates.

Robert's formal qualifications as an environmental scientist and consulting experience are coupled with 10 years of experience as a nationally accredited fire-fighter with the national parks and wildlife service in New South Wales and Queensland.



## 2 Description of the site and proposed development

This chapter provides a description of the site and proposed development.

### 2.1 Site description

The site is located within the Everleigh master planned community (**Everleigh**) at Teviot Road, Greenbank which was previously described as lot 9/S312355 and lots 205 and 434/RP845844. The approximate location of the site within Everleigh is identified in the approved overall master plan provided in Appendix 1.

Land adjacent to the site's northern and western boundaries has been mostly cleared of bushland vegetation for existing development, approved development and proposed development which is in accordance with the approved overall master plan.

At this stage of Everleigh's development, there is an opportunity to minimise the potential bushfire hazard of landscaped areas within the regional sport and recreation park, wetland and stormwater management areas adjoining the site's western boundary.

Land adjacent to the site's southern and eastern boundaries is identified in the approved overall master plan as conservation area and will remain a large continuous area of bushland vegetation.

### 2.2 Proposed development

The proposed development is a residential subdivision. The reconfiguration plan for the proposed development is provided in Appendix 2 and shows the proposed layout of residential allotments, roads and pedestrian links.

A perimeter road is used to separate bushland vegetation within the adjoining conservation area from the residential allotments. The additional verge for bushfire buffer, which adjoins the outer edge of the perimeter road, will be landscaped with low form groundcover species and will be maintained free of weeds and woody regrowth.

Access and egress for the proposed development will be provided via a network of neighbourhood connector roads which are shown in the approved overall master plan provided in Appendix 1.

The proposed development will be connected to mains water and a hydrant system will be installed in the new road reserves.

### 2.3 Bushfire prone area map

The Bushfire prone area map for the site is provided in Appendix 3. Verification of the bushfire hazard areas shown in the Bushfire prone area map is provided via the bushfire hazard assessment in Chapter 3.

Please note, in this BMP, the terms 'bushfire prone area' and 'bushfire hazard area' have the same meaning. Both terms mean an area of vegetation that is determined to have a potential bushfire intensity > 4,000 kilowatts/metre (**kW/m**) and the land within 100 m of this vegetation.

### 3 Bushfire hazard assessment

This chapter provides details about the desktop review, site inspection and bushfire hazard assessment.

#### 3.1 Severe fire weather

The severe fire weather data in Catalyst indicates the 5 % annual exceedance probability forest fire danger index (**FFDI**) for the site is 55. This FFDI value has been used for the potential bushfire intensity calculations in Section 3.4 and the radiant heat exposure assessment in Section 5.5.

#### 3.2 Fire history

Fire history data indicates no fires have occurred within 1 kilometre (**km**) of the site during the past 10 years. Nonetheless, planned burn documentation provided by Mirvac Queensland Pty Ltd indicates one planned burn has been conducted in a small part of the conservation area which adjoins the southern and eastern boundaries of the site.

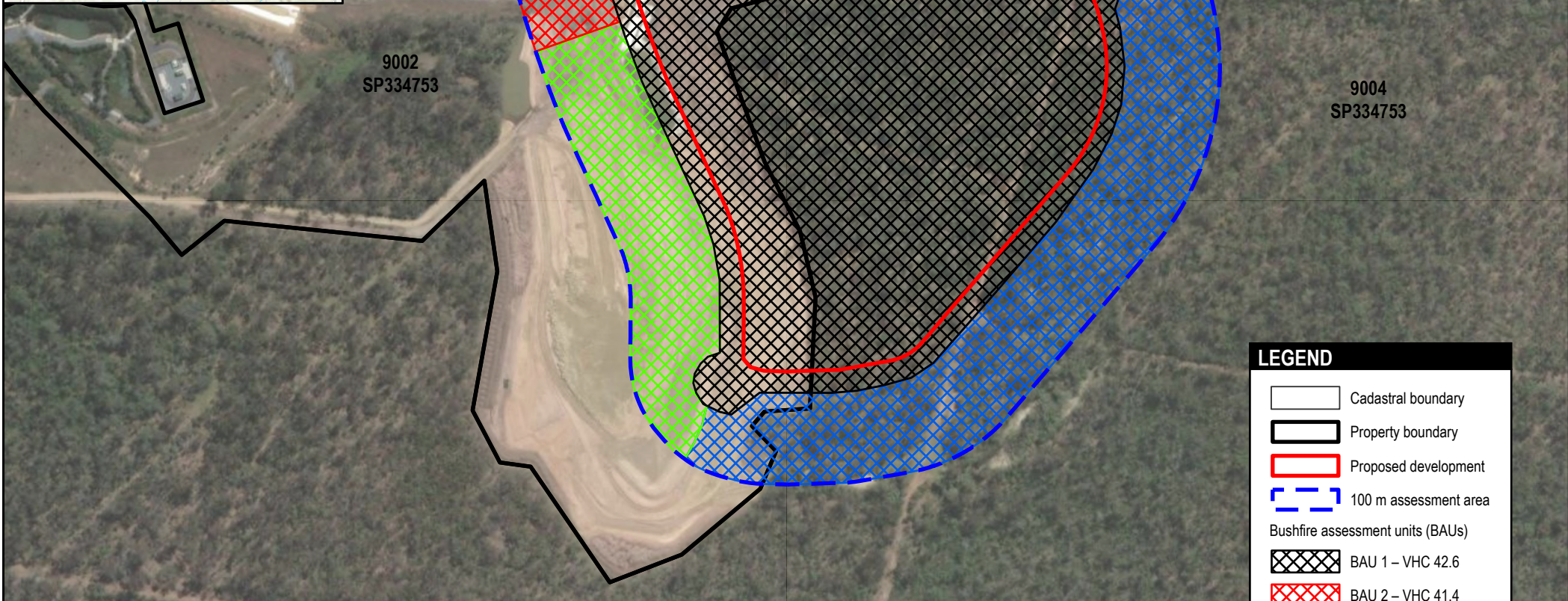
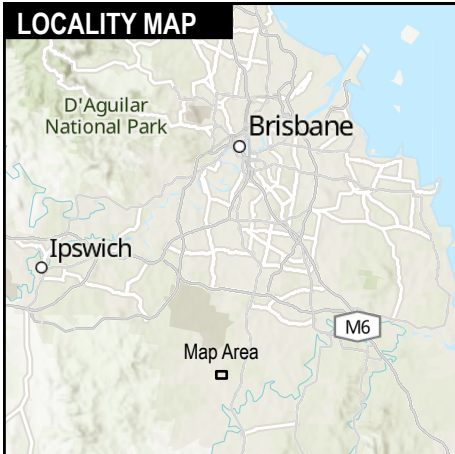
#### 3.3 Site inspection

LEC inspected the site on 20 September 2022, 24 April 2023 and 12 May 2023. Observations were recorded about current land use and management, vegetation characteristics, the slope of land and evidence of previous fires.

Bushfire assessment units (**BAUs**) have been used to describe the characteristics of vegetation within 100 m of the proposed development and are shown in Figure 3.1. They consider the post development landform of Everleigh based on the overall master plan for Everleigh in Appendix 1 and the proposed reconfiguration plan in Appendix 2.

Table 3.1 provides a summary of the desktop review, observations from the site inspection and notes about the bushfire hazard assessment of BAUs. Features of BAUs are shown in Photographs 3.1-3.4.





### LEGEND

- Cadastral boundary
- Property boundary
- Proposed development
- 100 m assessment area

Bushfire assessment units (BAUs)

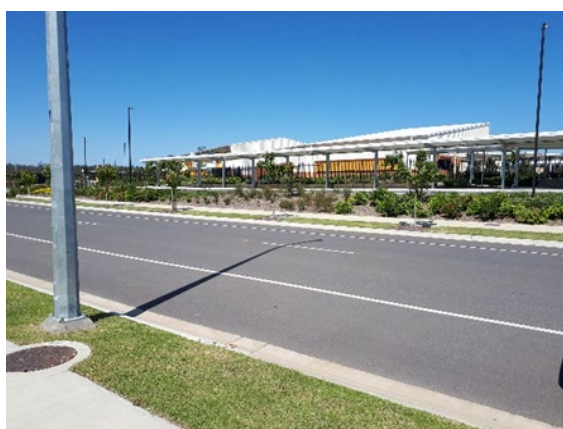
- BAU 1 – VHC 42.6
- BAU 2 – VHC 41.4
- BAU 3 – VHC 39.2
- BAU 4 – VHC 9.2

|                                                        |                                                                                            |  |                                                                                               |                       |                                  |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------|-----------------------|----------------------------------|
| <p><b>LEC</b><br/>Land and environment consultants</p> | Client:<br><b>Mirvac Queensland Pty Ltd</b>                                                |  | <b>Bushfire management plan</b><br>Everleigh ROL 21, Precinct 5<br>Everleigh Drive, Greenbank |                       | Aerial image: ESRI World Imagery |
|                                                        | Design: Land and Environment Consultants<br>Date Saved: 19/08/2025 11:24    Created by: JR |  | Title:<br><b>VHC assessment</b>                                                               | Figure:<br><b>3.1</b> | Scale: 1:5,000<br>               |
|                                                        | Name: J25071_Everleigh Drive_Figure Plans_Figure 3.1                                       |  |                                                                                               |                       |                                  |
|                                                        |                                                                                            |  |                                                                                               |                       |                                  |



**Table 3.1 Site observations**

| BAU   | Catalyst VHC                                                                                                                                             | VHC                                                                     | Notes                                                                                                                                                                                                                                            |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BAU 1 | VHC 10.1 <i>Spotted gum dominated open forests (VHC 10.1)</i> and VHC 9.2 <i>Moist to dry eucalypt woodland on coastal lowlands and ranges (VHC 9.2)</i> | VHC 42.6 <i>Nil to very low vegetation cover (VHC 42.6)</i>             | BAU 1 is aligned with existing and future urban development as indicated by the approved overall master plan for Everleigh.<br><br>In the post development landform, BAU 1 will have nil to very low vegetation and discontinuous bushfire fuel. |
| BAU 2 | VHC 10.1                                                                                                                                                 | VHC 41.4 <i>Discontinuous low grass or tree cover (VHC 41.4)</i>        | BAU 2 is aligned with the approved regional sports and recreation park, which is under construction.<br><br>In the post development landform, BAU 2 will have a low level of vegetation and discontinuous bushfire fuel.                         |
| BAU 3 | VHC 10.1                                                                                                                                                 | VHC 39.2 <i>Low to moderate tree cover in built-up areas (VHC 39.2)</i> | BAU 3 is aligned with the approved wetland and stormwater management area, which is under construction.<br><br>In the post development landform, BAU 3 will have a moderate level of discontinuous bushfire fuel.                                |
| BAU 4 | VHC 9.2                                                                                                                                                  | VHC 9.2                                                                 | BAU 4 is the aligned with bushland vegetation that will be retained within the conservation area.<br><br>The VHC of BAU 4 is based on the pre-clear RE map in Catalyst and the corresponding broad vegetation grouping and VHC.                  |



**Photograph 3.1 VHC 42.6 within BAU 1**



**Photograph 3.2 Regional sports and recreation park within BAU 2 – future landscaping will correlate with VHC 41.4**



**Photograph 3.3 Wetland and stormwater management area within BAU 3 – future landscaping will correlate with VHC 39.2**



**Photograph 3.4 Conservation area within BAU 4 - VHC 9.2**

### 3.4 Potential bushfire intensity calculations

The potential bushfire intensity of BAUs was determined using the Queensland Public Safety Business Agency *Potential Bushfire Intensity Calculator* (version November 2014) which is an Excel spreadsheet calculator that models the bushfire hazard assessment method in Section 4.2.4 of the BRC guide.

Section 3.1 of the BRC guide defines bushfire hazard classes as follows:

- very high – potential bushfire intensity > 40,000 kW/m;
- high – potential bushfire intensity 20,000-40,000 kW/m;
- medium – potential bushfire intensity 4,000-20,000 kW/m; and
- non-bushfire hazard – potential bushfire intensity < 4,000 kW/m.

Results of the potential bushfire intensity calculations which determine the bushfire hazard class of BAUs shown in Figure 3.1 are presented in Table 3.2.

**Table 3.2 Potential bushfire intensity**

| BAU   | VHC      | Potential fuel load tonnes/ha <sup>1</sup> | Slope (°) <sup>2</sup> | Potential bushfire intensity (kW/m) | Bushfire hazard class |
|-------|----------|--------------------------------------------|------------------------|-------------------------------------|-----------------------|
| BAU 1 | VHC 42.6 | 2                                          | -                      | < 4,000 <sup>2</sup>                | Non-bushfire hazard   |
| BAU 2 | VHC 41.4 | 3                                          | -                      | < 4,000 <sup>2</sup>                | Non-bushfire hazard   |
| BAU 3 | VHC 39.2 | 8                                          | -                      | < 4,000 <sup>2</sup>                | Non-bushfire hazard   |
| BAU 4 | VHC 9.2  | 17.2                                       | 3                      | 12,408                              | Medium                |

Notes 1 Potential fuel load taken from the BRC guide.

2 VHC 39.2, VHC 41.4 and VHC 42.6 are described in Figure 14 of the BRC guide as a low hazard class with discontinuous bushfire fuel.

### 3.5 Bushfire hazard areas

Results of the potential bushfire intensity calculations in Table 3.2 confirm the proposed development is affected by a medium potential bushfire intensity area and the 100 m potential impact buffer which is applied to this area. Therefore, the proposed development is within a bushfire hazard area and the PDA development permit application is subject to compliance with the Bushfire overlay code.

## 4 Bushfire hazards associated with the site

This chapter identifies bushfire hazards associated with the site.

### 4.1 Fire danger season

The fire danger season at the site starts in August, peaks in September and will begin to fall when consistent summer rainfall occurs. Typically, the worst fire weather conditions will be experienced during the fire danger season when the wind direction is from the north or west.

An FFDI of 55 will be associated with hot, dry and windy conditions. If a bushfire starts and takes hold under these conditions, it will be difficult to control and fast moving in large areas of unmanaged vegetation.

### 4.2 Fire history

As discussed in Section 3.2, fire history data indicates no fires have occurred within 1 km of the site during the past 10 years. Notwithstanding, a bushfire management plan (LEC 2023) has been prepared for the conservation area and recommends planned burns for the reduction of bushfire fuel hazard and conservation ecological values. Therefore, it is considered likely the proposed development will be exposed to the effects of bushfire, planned or otherwise, in the future.

### 4.3 Bushfire attack scenarios

The proposed development could be exposed to bushfire attack from BAU 4 shown in Figure 3.1, where a medium potential bushfire intensity area occurs. Bushfire attack from BAU 4 is further analysed in Section 5.5.

### 4.4 Potential bushfire hazard from adjacent land use

The bushland vegetation that will be retained within the conservation area, ie BAU 4 shown in Figure 3.1, is a potential bushfire hazard to the proposed development. This is confirmed by the potential bushfire intensity calculations in Section 3.4, which determined BAU 4 is a medium potential bushfire intensity area.

### 4.5 Water and access for emergency services

The site will have access to mains water and a public road network which will provide access and egress for emergency services and future occupants. They will be progressively established as development occurs within Everleigh.

## 5 Bushfire hazards associated with the proposed development

This chapter identifies potential bushfire hazards associated with the proposed development.

### 5.1 Siting and design

The proposed development will be designed to mitigate the risk of bushfire hazard determined by the bushfire hazard assessment in this BMP.

The topography of the site and adjoining land does not involve landscape features that exacerbate the risk of bushfire hazard or influence the layout of the proposed development, ie there are no steep slopes or ridgelines within or adjoining the development area.

### 5.2 Land use

The proposed development does not involve vulnerable uses, community infrastructure for essential services or hazardous materials in the context of bushfire hazard as described in the SPP guidance material – bushfire.

### 5.3 Fire-fighter water supply

The proposed development will be connected to mains water and a hydrant system will be installed in the new road reserves.

### 5.4 Access and egress

Access and egress for the proposed development will be via new roads which will be progressively established within Everleigh and will provide connections to the north and west.

The proposed development does not involve residential allotments with long driveways which make access to buildings difficult for emergency services.

### 5.5 Radiant heat exposure

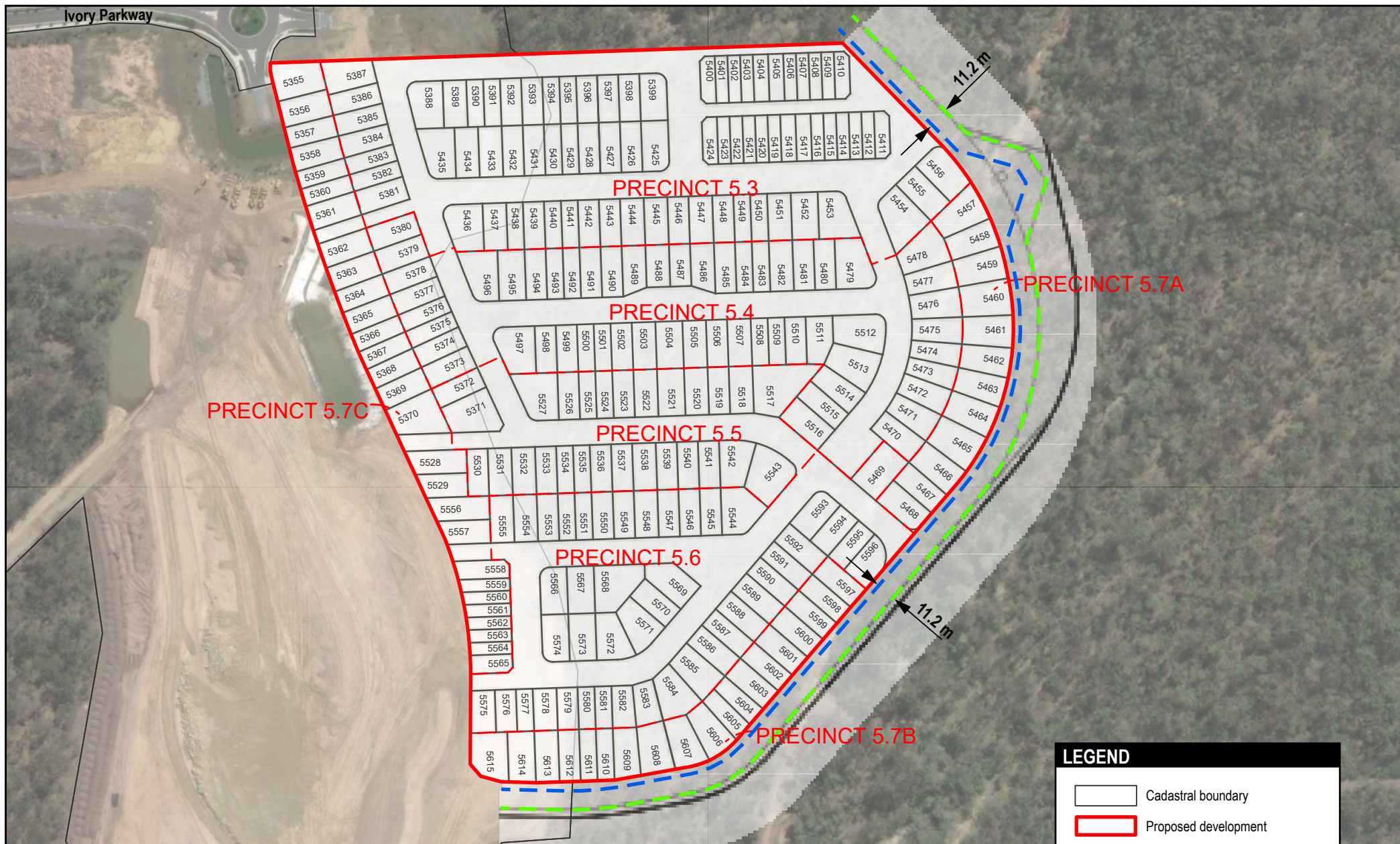
The Bushfire overlay code provides guidance about the acceptable level of radiant heat exposure for development within a bushfire hazard area. It requires development to provide allotment boundaries which are separated from hazardous vegetation by a distance which achieves a radiant heat flux level  $\leq 29 \text{ kW/m}^2$  at allotment boundaries (or building envelopes when identified in the proposal plan).

As discussed in Section 4.3, the proposed development could be exposed to bushfire attack from BAU 4 shown in Figure 3.1. The radiant heat profile of this bushfire attack scenario was analysed with the BAL calculator. Inputs used in the BAL calculator and results are provided in Appendix 4.

The separation distance required from BAU 4 to achieve a radiant heat flux level  $\leq 29 \text{ kW/m}^2$  is shown in Figure 5.1. It demonstrates the boundaries of proposed residential allotments achieve a radiant heat flux level  $\leq 29 \text{ kW/m}^2$  and comply with the Bushfire overlay code.

Please note, the additional verge for bushfire buffer shown in the reconfiguration plan is not included in the setback required to achieve a radiant heat flux level  $\leq 29 \text{ kW/m}^2$ , which is shown in Figure 5.1.





**LEGEND**

- Cadastral boundary
- Proposed development
- Edge of hazardous vegetation
- 29 kW/m² radiant heat flux contour

|                                                        |                                                                                               |                                         |        |
|--------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------|--------|
| <p><b>LEC</b><br/>Land and environment consultants</p> | Client:                                                                                       | <b>Mirvac Queensland Pty Ltd</b>        |        |
|                                                        | <b>Bushfire management plan</b><br>Everleigh ROL 21, Precinct 5<br>Everleigh Drive, Greenbank |                                         |        |
|                                                        | Design: Land and Environment Consultants                                                      | Title:                                  | Figure |
|                                                        | Date Saved: 19/08/2025 11:32    Created by: JR                                                | <b>Radiant heat flux contour</b><br>5.1 |        |
| Name: J25071_Everleigh Drive_Figure Plans_Figure 5.1   |                                                                                               |                                         |        |

Aerial image: ESRI World Imagery

Scale: 1:3,000



## 6 Bushfire mitigation plan

This chapter identifies mitigation measures that must be implemented as part of the proposed development to comply with the Bushfire overlay code.

It is the total of the mitigation measures in this chapter that will reduce the risk of bushfire hazard to a tolerable level. Failure to implement all actions in their entirety could result in an increased level of exposure to bushfire hazards.

### 6.1 Landscaping

Landscaping within the proposed road reserves and pedestrian links must be designed and maintained in accordance with Part 5 of *Bushfire Resilient Building Guidance for Queensland Homes* (QRA 2020) (**Bushfire resilient building**) which is publicly available online. Plants used in formal gardens must favour the list of plant species in Appendix E of Bushfire resilient building.

Landscaping must be maintained at regular time intervals throughout the calendar year. Vegetation debris must be removed from garden beds and grass must be maintained as lawn at a nominal height ≤ 100 millimetres.

### 6.2 Fire-fighting water supply

The proposed development must be connected to mains water and a hydrant system must be installed in the new road reserves.

The mains water connection must be in accordance with the local water retailer's specifications for supply and pressure.

The hydrant system must be designed and constructed in accordance with *Fire hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial lots* (QFES 2019b) (**Fire hydrant and vehicle access guidelines**) which defers to the local water retailer's specifications and the *Australian Standard (AS 2419.1-2021) Fire hydrant installations, system design, installation and commissioning*.

Where there are differences between the local water retailer's specifications and AS 2419.1-2021, the higher-level standard should prevail.

### 6.3 Access and egress

New roads must be designed and constructed for an urban fire truck in accordance with Fire hydrant and vehicle access guidelines which defers to the *Road Planning and Design Manual – 2<sup>nd</sup> Edition* (DTMR 2013) for load bearing capacity, geometry and turning radii.

### 6.4 Construction stages

During construction stages, emergency service vehicle manoeuvring on dead end roads must be provided via temporary turn around areas within the site.

### 6.5 Prospective purchaser notification

Prospective purchasers must be notified at the point of sale that the proposed residential allotments are in a 'designated bushfire prone area' pursuant to Section 7 of the *Queensland Building Regulation 2021* and provisions of the *National Construction Code* (ABCB 2022) that apply to a designated bushfire prone area will apply to any building assessment work within them. This will include compliance with BAL design and construction specifications in AS 3959-2018.

A BAL rating is a matter relevant to a building application. Therefore, it is appropriate that the BAL assessment for the proposed residential allotments is delivered outside of the PDA development permit application process and this BMP.

## 6.6 Service installation

Reticulated services, ie water, electricity, gas and communications, must be installed underground.

## 7 Conclusion

This BMP was prepared by a suitably qualified person and in general accordance with the BRC guide.

A bushfire hazard assessment determined the proposed development is within a bushfire hazard area and the PDA development permit application is subject to compliance with the Bushfire overlay code.

Mitigation measures that must be implemented as part of the proposed development are specified in Chapter 6. With the implementation of these mitigation measures the proposed development complies with the Bushfire overlay code as demonstrated in Appendix 5.

## References

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Standards Australia Limited (Standards Australia) 2018, *Australian Standard 3959-2018 Construction of buildings in bushfire prone areas*, Fourth edition, November 2018

**Appendix 1 Approved overall master plan**



# MASTER PLAN

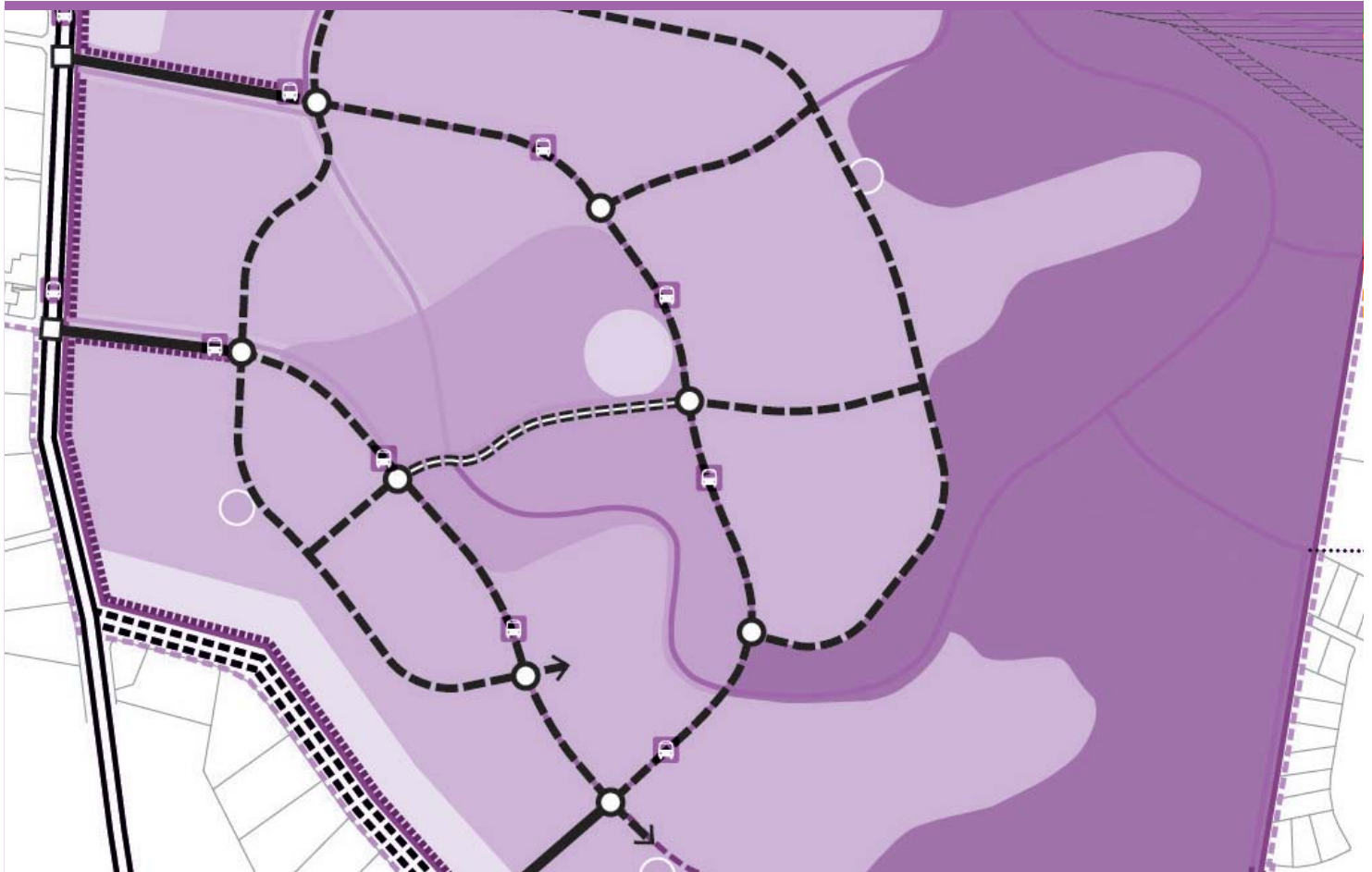
TEVIOT ROAD, GREENBANK

25 JUNE 2019

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 03 July 2019



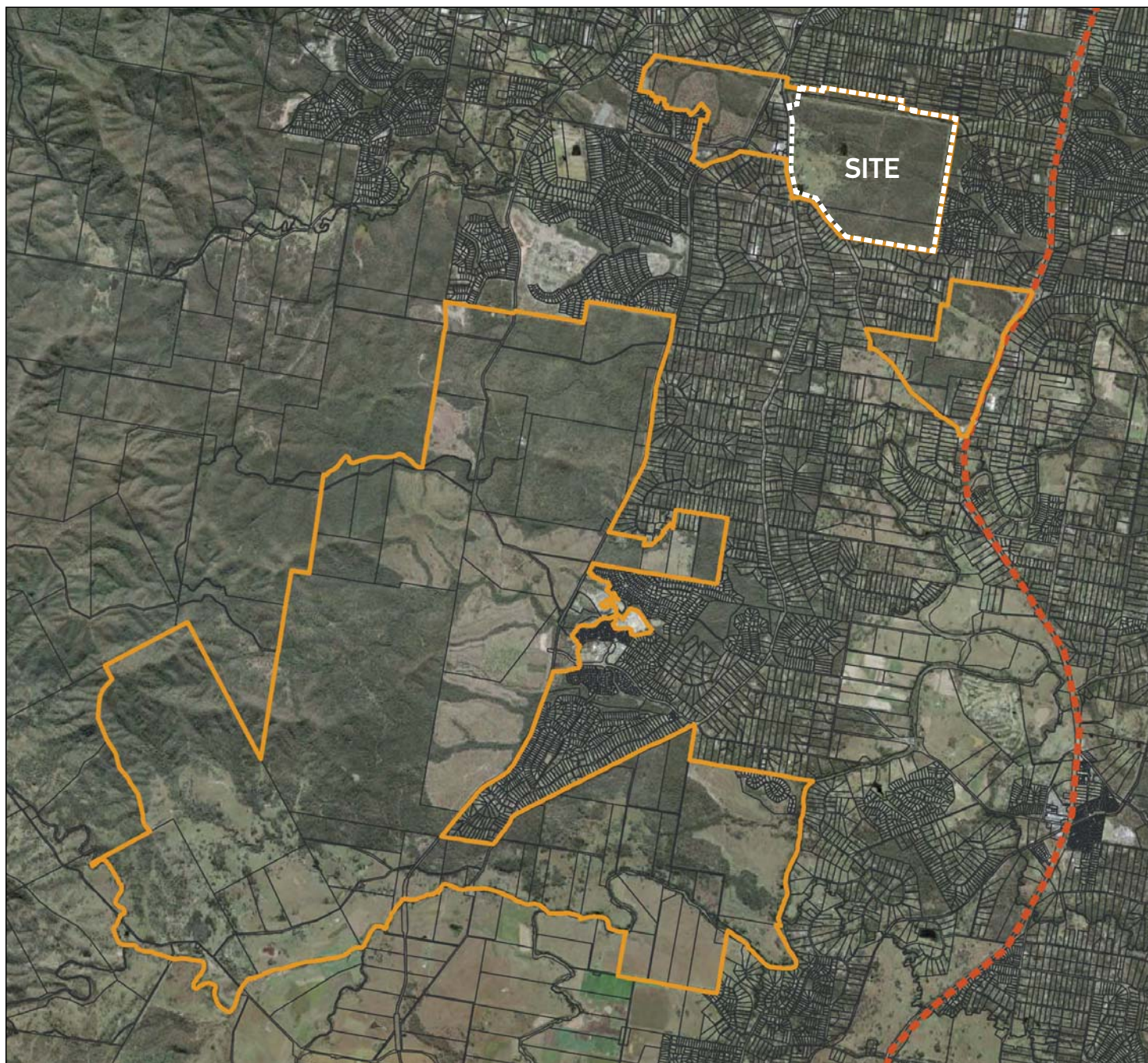
## CONTENTS

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## 1.0 INTRODUCTION

This Whole of Site Master Plan has been prepared to guide the development of land over the Greenbank land holding identified by Figure 1 and formally described as Lot 9 on S312355, Lot 205 on RP845844, and Lot 434 on RP845844.

FIGURE 1 – SITE & CONTEXT



### LEGEND

- Greater Flagstone PDA Boundary
- - - Mt Lindsay Highway
- Greenbank Site Boundary



## 2.0 OVERALL MASTER PLAN

The Whole of Site Master Plan (Figure 2) illustrates how development will result in logical and integrated land use and infrastructure outcomes that are consistent with the Greater Flagstone Development Scheme October 2011 (Development Scheme).

This Master Plan refines outcomes for the site as shown in the Development Scheme, to provide site specific Master Plan Strategies. The culmination of these strategies achieves the Vision and Principles outlined by the Development Scheme.

Any component of this Master Plan may be varied by a future application.

FIGURE 2 – WHOLE OF SITE MASTER PLAN



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Greater Flagstone UDA Boundary</li> <li>Site Boundary</li> <li>Cadastre Boundaries</li> <li>Existing Easements</li> <li>Rail Corridor</li> <li>Potential Train Station<sup>1</sup></li> <li>Urban Arterial (Teviot Road)</li> <li>Rural Arterial (Greenbank Road)</li> <li>Trunk Connector Road Network</li> <li>Neighbourhood Connector Road Network</li> <li>Neighbourhood Park Connector</li> <li>Potential Access Points as Rural Access Street</li> </ul> | <ul style="list-style-type: none"> <li>Indicative Location of Signalised Intersections</li> <li>Indicative Location of Roundabout Intersections</li> <li>Potential Left In Left Out</li> <li>No Direct Access to Residential Lots</li> <li>Indicative Locations of Future Bus Stops</li> <li>Primary Shared Path</li> <li>Secondary Shared Path</li> <li>Potential Shared Path (Pending Further Investigation)</li> <li>Indicative External Pedestrian Network</li> </ul> | <ul style="list-style-type: none"> <li>Neighbourhood Centre</li> <li>District Centre (external)<sup>1</sup></li> <li>Combined Regional Recreation and Regional Sports Park</li> <li>Conservation Parkland (Corridor Park)</li> <li>Indicative Locations of Neighbourhood Parks</li> <li>Indicative Locations of Major Linear Park</li> <li>Indicative Location of State Primary School</li> <li>Community Facility</li> <li>Indicative Location of Wetland</li> <li>Indicative Location of Stormwater Quality/Quantity Basins</li> </ul> |
| <b>Land Uses</b> <ul style="list-style-type: none"> <li>Residential - Standard Lots</li> <li>Residential - Interface Lots - North - Subject to Further Investigation</li> <li>Residential - Interface Lots - South</li> </ul>                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

<sup>1</sup> Location as nominated in the Greater Flagstone PDA Development Scheme. These items are outside the area controlled by the applicant and are subject to approval and delivery by others.

Note: Locations of Master Plan features are indicative and subject to detailed design.

## 3.0 MASTER PLAN STRATEGIES

This Whole of Site Master Plan includes the following Master Plan Strategies:

1. Land Use Entitlements
2. Natural Environment
3. Open Space Network
4. Movement Network Plan 1 - Roads
5. Movement Network Plan 2 - Public Transport
6. Movement Network Plan 3 - Active Transport
7. Stormwater Management

Each strategy details the overall land use, network, infrastructure or environmental outcomes envisaged for this site and are illustrated in the following sections of this Master Plan.

Future development applications must be generally consistent with these strategies and the following supporting reports:

- Natural Environment Site Strategy
- Open Space Master Plan
- Movement Network Infrastructure Master Plan
- Stormwater Master Plan

Amendments to this Master Plan or associated strategies and supporting reports may be facilitated through a Section 99 Change to PDA development approval.

## 3.1 MASTER PLAN STRATEGY 1 – LAND USE ENTITLEMENTS

Land use entitlements are detailed by Figure 3. Land Use Entitlements for respective land uses are detailed by Table 1.

FIGURE 3 – LAND USE PLAN



### LEGEND

- |                                                                         |                                                       |
|-------------------------------------------------------------------------|-------------------------------------------------------|
| Greater Flagstone UDA Boundary                                          | District Centre (external) <sup>1</sup>               |
| Site Boundary                                                           | Combined Regional Recreation and Regional Sports Park |
| Cadastre Boundaries                                                     | Conservation Parkland (Corridor Park)                 |
| Existing Easements                                                      | Indicative Locations of Major Linear Park             |
| Rail Corridor                                                           | Indicative Locations of Neighbourhood Parks           |
| Potential Train Station <sup>1</sup>                                    | Indicative Location of State Primary School           |
| Land Uses                                                               | Community Facility                                    |
| Residential - Standard Lots                                             |                                                       |
| Residential - Interface Lots - North - Subject to Further Investigation |                                                       |
| Residential - Interface Lots - South                                    |                                                       |
| Neighbourhood Centre                                                    |                                                       |

<sup>1</sup> Location as nominated in the Greater Flagstone PDA Development Scheme. These items are outside the area controlled by the applicant and are subject to approval and delivery by others.

Note: Locations of Master Plan features are indicative and subject to detailed design.



TABLE 1 - LAND USE ENTITLEMENTS

| ELEMENT                                              | OVERALL OUTCOMES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Residential Elements</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Residential – Standard Lots                          | A minimum net residential density of 15 dwellings per hectare is achieved (unless it can be demonstrated that this density cannot be achieved due to site constraints).<br>No minimum lot size is applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Residential – Interface Lots South                   | Residential Interface Lots (South) are designed to provide a density transition between adjoining land uses and Residential Standard Lots.<br>No lot is less than 3,000m <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Residential – Interface Lots North                   | Residential Interface Lots (North) are designed to provide a density transition between adjoining land uses and Residential Standard Lots.<br>No lot is less than 1 hectare.<br>Subject to further investigation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Other Land Use Elements</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Neighbourhood Centre                                 | Retail GFA does not exceed 4,000m <sup>2</sup> ;<br>Commercial GFA does not exceed 1,000m <sup>2</sup> ; and<br>Community Services GFA does not exceed 1,800m <sup>2</sup> ; unless the following criteria is met.<br><br>Note:<br>A development application that seeks to exceed these gross floor areas must be accompanied by an economic impact assessment that demonstrates how the proposed additional area will complement and not compromise the network of centres in Logan City. This analysis must also demonstrate that:<br>a. Transport infrastructure can service the additional gross floor area and not jeopardise the road hierarchy and movement network; and<br>b. The additional gross floor area provides for increased employment opportunities and contributes to self-containment within the PDA. |
| Community Facilities                                 | Dedication/Transfer of a maximum 3.2 ha (or lesser amount as otherwise agreed with Department of Health) of land suitable for a Community Health Centre prior to the sealing of the 2,500th residential lot in the Master Plan area, or earlier if reasonably requested by Department of Health (in which case the proponent will use its best endeavours to accommodate the request).                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Combined Regional Recreation and Regional Sport Park | A minimum of 25.0 ha is provided to achieve an integrated Regional Sport and Recreation Park.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| State Primary School                                 | Dedication/Transfer of a maximum 7.0 ha (or lesser amount as otherwise agreed with Department of Education & Training) of land suitable for a State Primary School prior to the sealing of the 560th residential lot in the Master Plan area, or earlier if reasonably requested by Department of Education & Training (in which case the proponent will use its best endeavours to accommodate the request).                                                                                                                                                                                                                                                                                                                                                                                                             |
| Neighbourhood Parks                                  | Minimum of 4 x Neighbourhood Parks with a minimum area of 5,000m <sup>2</sup> each are provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Conservation Parkland (Corridor Park)                | Land is dedicated / transferred for Conservation Parkland (Corridor Park) as generally shown in Figure 3.<br><br>Activities that may occur within the Conservation Parkland (Corridor Park) include:<br>▪ Passive recreation (such as walking and bicycle trails); and<br>▪ Essential infrastructure, where any clearing is consistent with the outcomes required by the approved Natural Environment Site Strategy.                                                                                                                                                                                                                                                                                                                                                                                                      |
| Other Uses                                           | Other than in identified centres, non-residential uses may be approved in the urban living zone where it is demonstrated to the satisfaction of EDQ that:<br>▪ The proposed use has appropriate vehicular access that will not result in excessive numbers of vehicles passing through residential areas<br>▪ Cater for the needs of the immediate community and are consistent with or do not compete/undermine the vitality of the centres hierarchy<br>▪ Noise, dust, emissions will not affect residential or other sensitive uses.                                                                                                                                                                                                                                                                                   |

## 3.2 MASTER PLAN STRATEGY 2 – NATURAL ENVIRONMENT

Natural Environment strategies are detailed by Figure 4.

FIGURE 4 – NATURAL ENVIRONMENT PLAN



### LEGEND

- |                                                                                                                                                                                                                                       |                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Greater Flagstone UDA Boundary</li> <li>Site Boundary</li> <li>Cadastre Boundaries</li> <li>Existing Easements</li> <li>Rail Corridor</li> <li>Potential Train Station <sup>1</sup></li> </ul> | <p>Land Uses</p> <ul style="list-style-type: none"> <li>Conservation Parkland (Corridor Park)</li> <li>Watercourse Areas</li> <li>Watercourse Buffer Areas</li> </ul> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|

<sup>1</sup> Location as nominated in the Greater Flagstone PDA Development Scheme. These items are outside the area controlled by the applicant and are subject to approval and delivery by others.  
Note: Locations of Master Plan features are indicative and subject to detailed design.

## 3.3 MASTER PLAN STRATEGY 3 – OPEN SPACE NETWORK

Open Space Network strategies are detailed by Figure 5.

FIGURE 5 – OPEN SPACE NETWORK



### LEGEND

- Greater Flagstone UDA Boundary
- Site Boundary
- Cadastre Boundaries
- Existing Easements
- Rail Corridor
- Potential Train Station <sup>1</sup>
- Walkable Catchment for Parks (400m)

### Land Uses

- Combined Regional Recreation and Regional Sports Park
- Conservation Parkland (Corridor Park)
- Indicative Locations of Major Linear Parks
- Indicative Locations of Neighbourhood Parks
- Residential - Standard Lots
- Residential - Interface Lots - North - Subject to Further Investigation
- Residential - Interface Lots - South
- District Centre (external) <sup>1</sup>
- Neighbourhood Centre
- Indicative Location of State Primary School
- Community Facility

<sup>1</sup> Location as nominated in the Greater Flagstone PDA Development Scheme. These items are outside the area controlled by the applicant and are subject to approval and delivery by others.

Note: Locations of Master Plan features are indicative and subject to detailed design.

## 3.4 MASTER PLAN STRATEGY 4 – MOVEMENT NETWORK

Movement strategies are detailed by Figures 6 - 8.

FIGURE 6 – MOVEMENT NETWORK PLAN 1 – ROADS



### LEGEND

|                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Greater Flagstone UDA Boundary</li> <li>Site Boundary</li> <li>Cadastral Boundaries</li> <li>Existing Easements</li> <li>Rail Corridor</li> <li>Potential Train Station <sup>1</sup></li> <li>Indicative Location of Signalised Intersections</li> <li>Indicative Location of Roundabout Intersections</li> <li>Potential Left In Left Out</li> <li>No Direct Access to Residential Lots</li> </ul> | <h4>Road Typologies</h4> <ul style="list-style-type: none"> <li>Urban Arterial (Teviot Road)</li> <li>Rural Arterial (Greenbank Road)</li> <li>Trunk Connector</li> <li>Neighbourhood Connector</li> <li>Neighbourhood Park Connector</li> <li>Potential Access Points as Rural Access Streets</li> </ul> | <h4>Land Uses</h4> <ul style="list-style-type: none"> <li>Combined Regional Recreation and Regional Sports Park</li> <li>Conservation Parkland (Corridor Park)</li> <li>Indicative Locations of Major Linear Parks</li> <li>Indicative Locations of Neighbourhood Parks</li> <li>Residential - Standard Lots</li> <li>Residential - Interface Lots - North - Subject to Further Investigation</li> <li>Residential - Interface Lots - South</li> <li>District Centre (external) <sup>1</sup></li> <li>Neighbourhood Centre</li> <li>Indicative Location of State Primary School</li> <li>Community Facility</li> </ul> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

<sup>1</sup> Location as nominated in the Greater Flagstone PDA Development Scheme. These items are outside the area controlled by the applicant and are subject to approval and delivery by others.

Note: Locations of Master Plan features are indicative and subject to detailed design.

Public Transport strategies are detailed by Figure 7.

FIGURE 7 – MOVEMENT NETWORK PLAN 2 – PUBLIC TRANSPORT



## LEGEND

Greater Flagstone UDA Boundary

Site Boundary

Cadastre Boundaries

Existing Easements

Rail Corridor

Potential Train Station <sup>1</sup>

Bus Compatible Route

Indicative Internal Bus Stop Pair

Indicative External Bus Stop Pair

Indicative Internal School Bus Stop

Walkable Catchment for Bus Stops (400m)

## Land Uses

Combined Regional Recreation and Regional Sports Park

Conservation Parkland (Corridor Park)

Indicative Locations of Major Linear Parks

Indicative Locations of Neighbourhood Parks

Residential - Standard Lots

Residential - Interface Lots - North - Subject to Further Investigation

Residential - Interface Lots - South

District Centre (external) <sup>1</sup>

Neighbourhood Centre

Indicative Location of State Primary School

Community Facility

<sup>1</sup> Location as nominated in the Greater Flagstone PDA Development Scheme. These items are outside the area controlled by the applicant and are subject to approval and delivery by others.

Note: Locations of Master Plan features are indicative and subject to detailed design.



Active Transport strategies are detailed by Figure 8.

FIGURE 8 – MOVEMENT NETWORK PLAN 3 – ACTIVE TRANSPORT



## LEGEND

Greater Flagstone UDA Boundary

Site Boundary

Cadastre Boundaries

Rail Corridor

Existing Easements

Potential Train Station<sup>1</sup>

Indicative Connection Points

Indicative External Off-Road Recreation Network

Indicative Pedestrian Links

Primary Shared Path

Secondary Shared Path

Potential Shared Path (Pending Further Investigation)

## Land Uses

Combined Regional Recreation and Regional Sports Park

Conservation Parkland (Corridor Park)

Indicative Location of Major Linear Parks

Indicative Locations of Neighbourhood Parks

Residential - Standard Lots

Residential - Interface Lots - North - Subject to Further Investigation

Residential - Interface Lots - South

District Centre (external)<sup>1</sup>

Neighbourhood Centre

Indicative Location of State Primary School

Community Facility

<sup>1</sup> Location as nominated in the Greater Flagstone PDA Development Scheme. These items are outside the area controlled by the applicant and are subject to approval and delivery by others.

Note: Locations of Master Plan features are indicative and subject to detailed design.

## 3.5 MASTER PLAN STRATEGY 5 – STORM WATER MANAGEMENT

Stormwater Management strategies are detailed by Figure 9.

FIGURE 9 – STORMWATER MANAGEMENT



### LEGEND

Greater Flagstone UDA Boundary

Site Boundary

Cadastre Boundaries

Existing Easements

Rail Corridor

Potential Train Station <sup>1</sup>

Indicative Location of Wetland

Indicative Location of Stormwater Quality/Quantity Basins

### Land Uses

Combined Regional Recreation and Regional Sports Park

Conservation Parkland (Corridor Park)

Major Linear Park

Indicative Locations of Neighbourhood Parks

Residential - Standard Lots

Residential - Interface Lots - North - Subject to Further Investigation

Residential - Interface Lots - South

District Centre (external) <sup>1</sup>

Neighbourhood Centre

Indicative Location of State Primary School

Community Facility

<sup>1</sup> Location as nominated in the Greater Flagstone PDA Development Scheme. These items are outside the area controlled by the applicant and are subject to approval and delivery by others.

Note: Locations of Master Plan features are indicative and subject to detailed design.

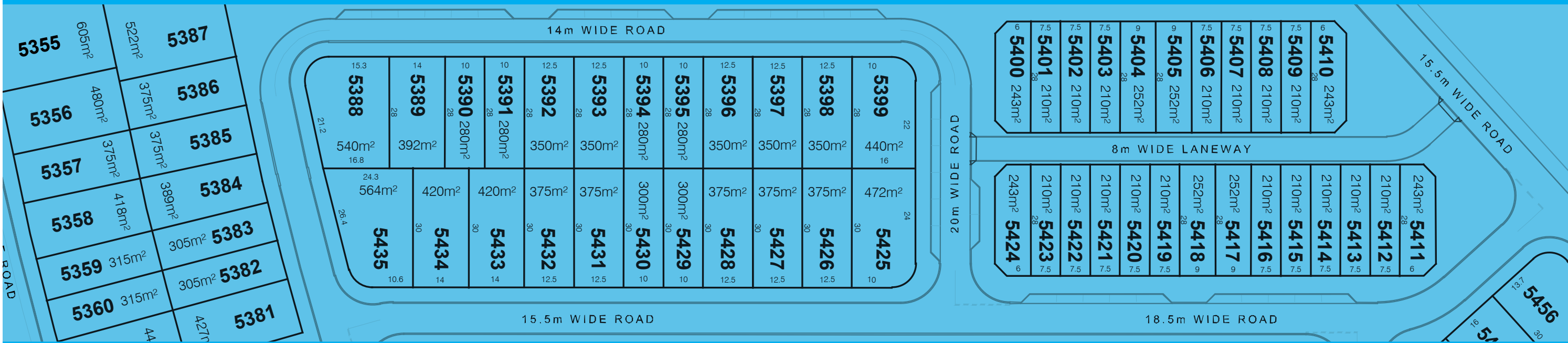
## **Appendix 2 Proposed reconfiguration of a lot plans**

# Everleigh

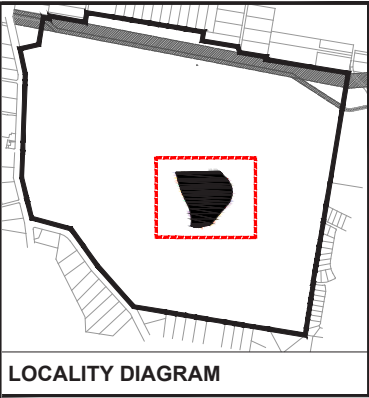
## ROL 21: RECONFIGURATION OF A LOT PLANS

TEVIOT ROAD, EVERLEIGH

JANUARY 2025







LOCALITY DIAGRAM

## LEGEND

### GENERAL

- ROL 21 Boundary
- Proposed Lot Boundaries
- Proposed Road Carriageways
- Proposed High School
- Major Linear Park
- Pedestrian Link
- Conservation Area
- Drainage Reserve
- Additional Verge for Bushfire Buffer
- Proposed Bus Stop Location

### RESIDENTIAL - STANDARD LOTS

#### HOUSE (ATTACHED)

- Rear Loaded Terrace
- Front Loaded Terrace
- Potential Attached Dwelling (refer to House (Attached) Design Criteria which prevails to the extent of any inconsistency with this plan)

#### HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

### MULTIPLE RESIDENTIAL

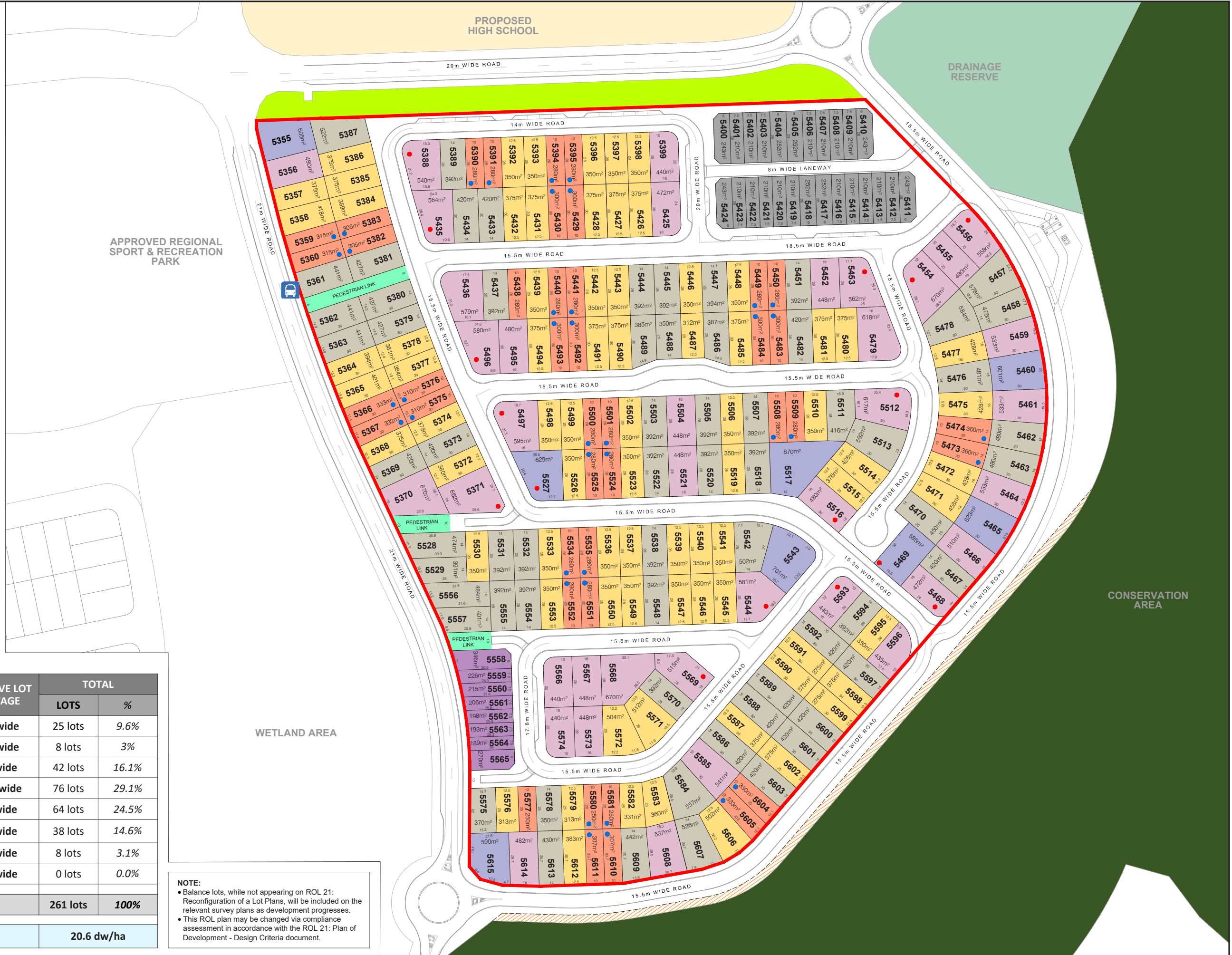
- Potential Duplex Dwelling (16 sites)

## ROL 21 - YIELD SUMMARY

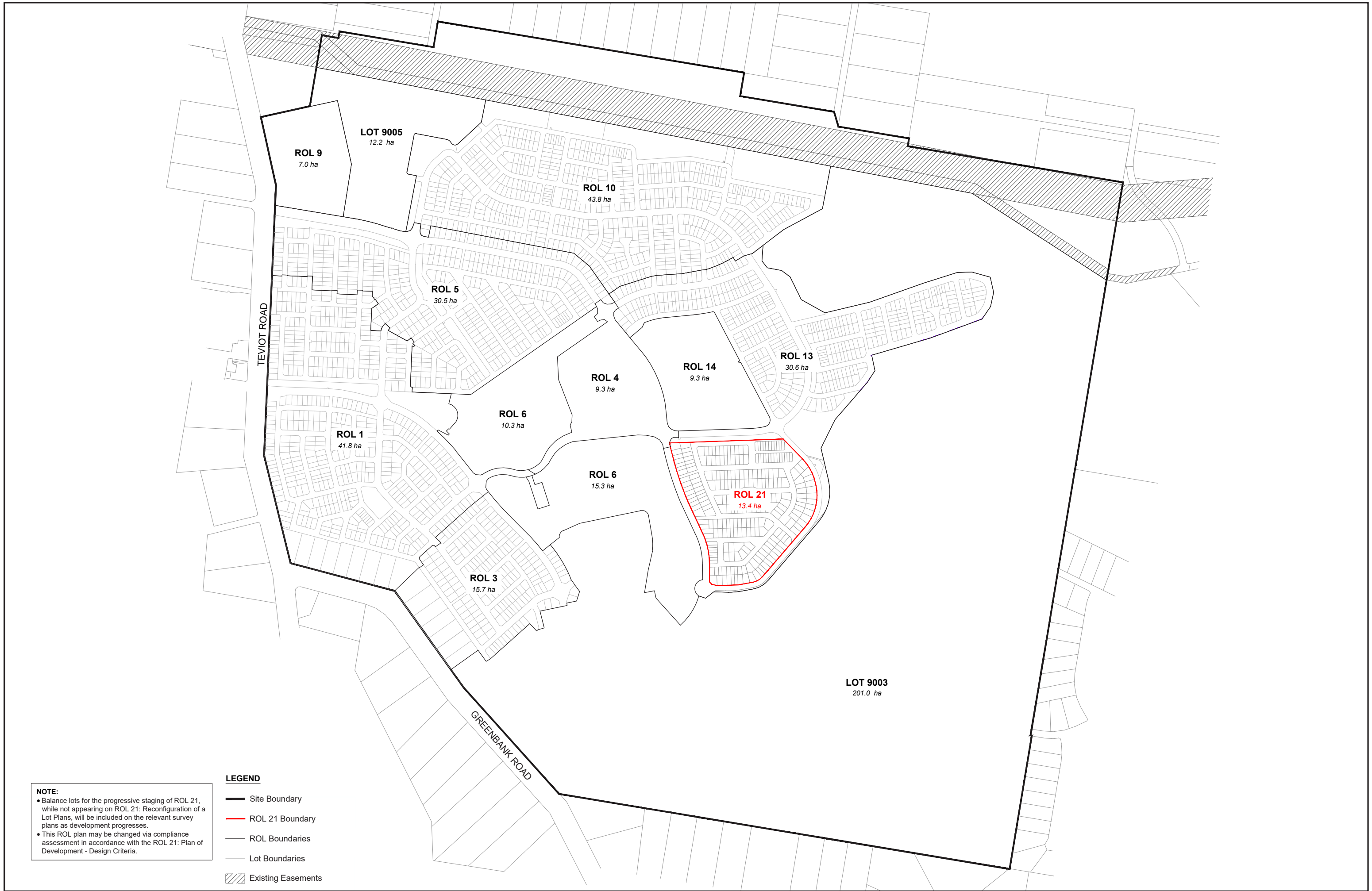
| LOT TYPE                          | INDICATIVE LOT FRONTAGE | TOTAL      |       |
|-----------------------------------|-------------------------|------------|-------|
|                                   |                         | LOTS       | %     |
| Rear Loaded Terrace               | 7.5m wide               | 25 lots    | 9.6%  |
| Front Loaded Terrace              | 7.5m wide               | 8 lots     | 3%    |
| Villa                             | 10m wide                | 42 lots    | 16.1% |
| Premium Villa                     | 12.5m wide              | 76 lots    | 29.1% |
| Courtyard                         | 14m wide                | 64 lots    | 24.5% |
| Premium Courtyard                 | 16m wide                | 38 lots    | 14.6% |
| Traditional                       | 18m wide                | 8 lots     | 3.1%  |
| Premium Traditional               | 20m wide                | 0 lots     | 0.0%  |
| TOTAL RESIDENTIAL LOTS            |                         | 261 lots   | 100%  |
| DENSITY (NET RESIDENTIAL DENSITY) |                         | 20.6 dw/ha |       |

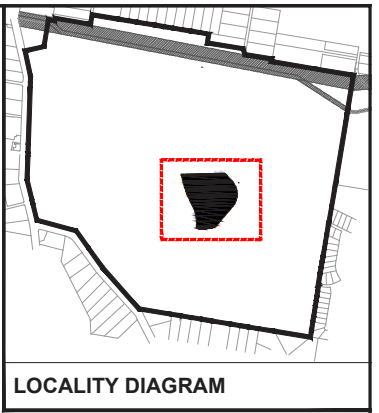
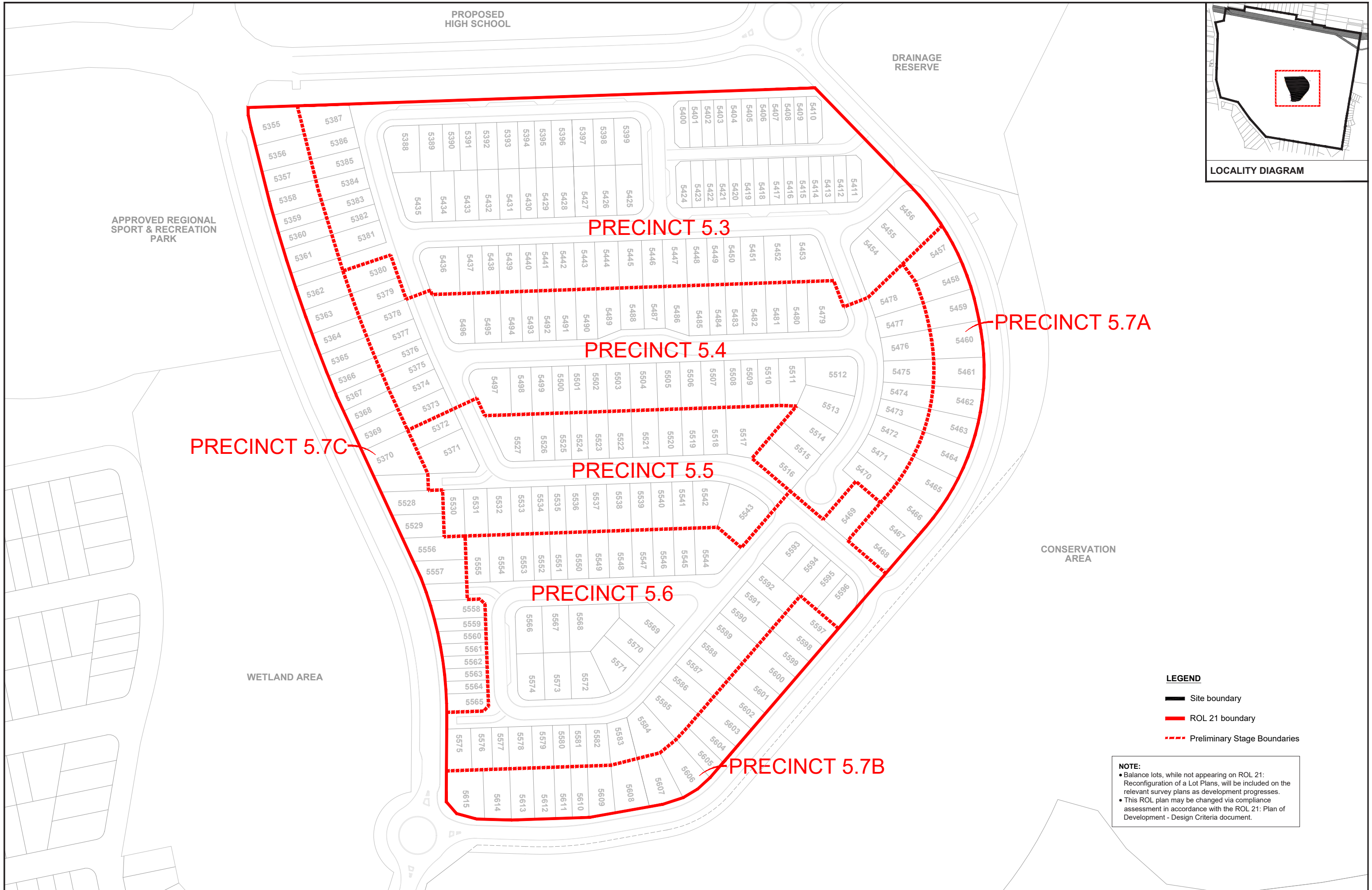
#### NOTE:

- Balance lots, while not appearing on ROL 21: Reconfiguration of a Lot Plans, will be included on the relevant survey plans as development progresses.
- This ROL plan may be changed via compliance assessment in accordance with the ROL 21: Plan of Development - Design Criteria document.









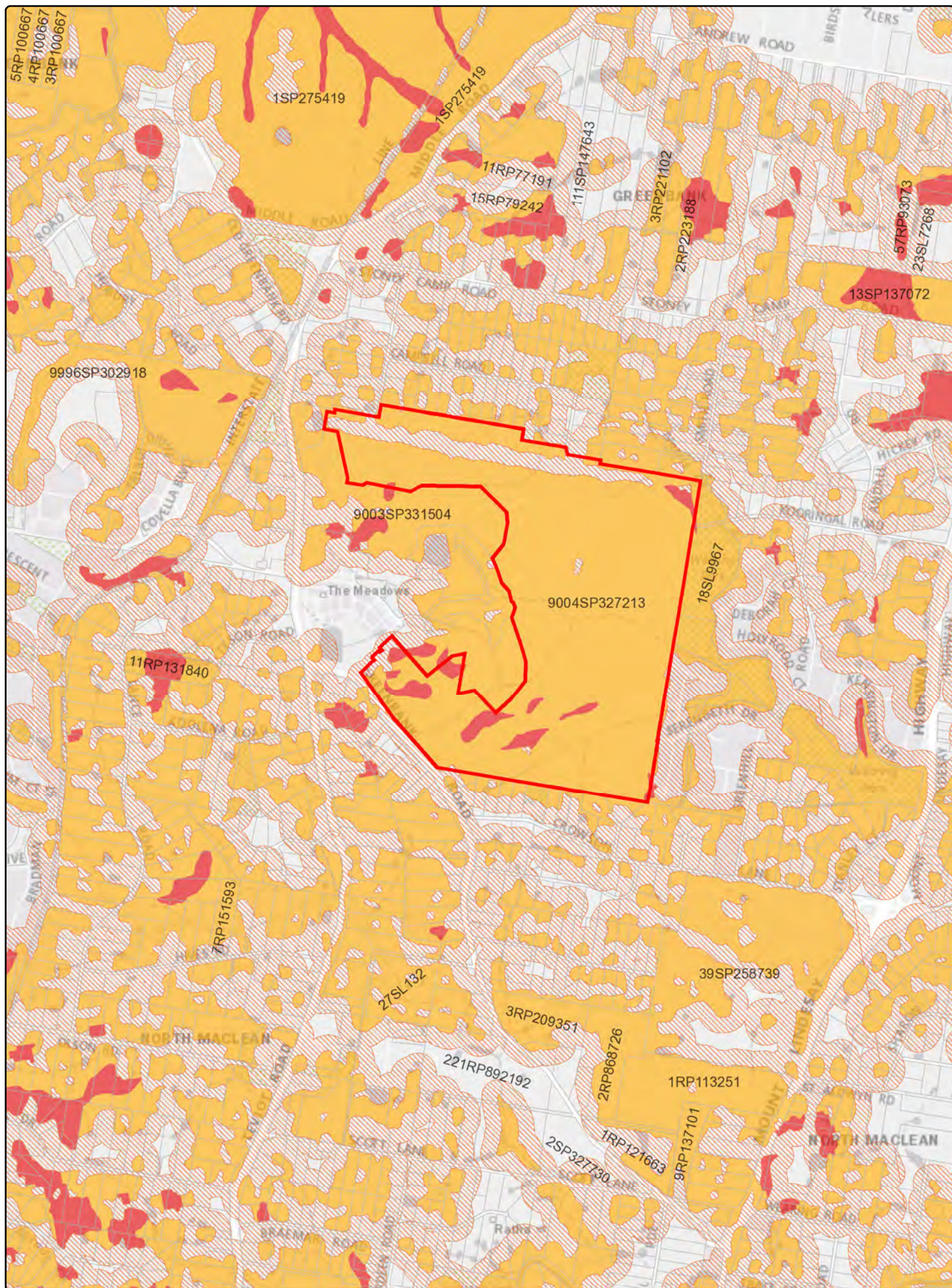
- LEGEND**
- Site boundary
  - ROL 21 boundary
  - Preliminary Stage Boundaries

**NOTE:**

- Balance lots, while not appearing on ROL 21: Reconfiguration of a Lot Plans, will be included on the relevant survey plans as development progresses.
- This ROL plan may be changed via compliance assessment in accordance with the ROL 21: Plan of Development - Design Criteria document.

### **Appendix 3 Bushfire prone area map**





## State Planning Policy

Making or amending a local planning instrument  
and designating land for community infrastructure

Date: 06/06/2022



Queensland Government

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0 590 1,180 1,770 2,360  
Metres

### Disclaimer:

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# Legend

**Drawn Polygon Layer**

Override 1

**Cadastre (50k)**

 Cadastre (50k)

**Bushfire prone area**

 Very High Potential Bushfire Intensity

 High Potential Bushfire Intensity

 Medium Potential Bushfire Intensity

 Potential Impact Buffer



Date: 06/06/2022

Queensland Government

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**State Planning Policy**  
**Making or amending a local planning instrument**  
**and designating land for community infrastructure**

Disclaimer:  
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## **Appendix 4 Radiant heat exposure assessment**

Bushfire attack through BAU 4

- Forest fire danger index - 55
- Vegetation - VHC 9.2 *Moist to dry eucalypt woodland on coastal lowlands and ranges*
- Understorey fuel load – 14.9 tonnes/hectare (t/ha)
- Total fuel load – 17.2 t/ha
- Effective slope – 3° slope
- Site slope – 0° slope
- Flame width – 100 metres



Calculated August 17, 2025, 2:00 pm (MDc v.4.9)

J25071

| Minimum Distance Calculator - AS3959-2018 (Method 2) |              |                                  |                                                       |
|------------------------------------------------------|--------------|----------------------------------|-------------------------------------------------------|
| Inputs                                               |              | Outputs                          |                                                       |
| Fire Danger Index                                    | 55           | Rate of spread                   | 1.2 km/h                                              |
| Vegetation Classification                            | Woodland     | Flame length                     | 9.92 m                                                |
| Understorey fuel load                                | 14.9 t/ha    | Flame angle                      | 54 °, 64 °, 72 °, 77 °, 79 ° & 84 °                   |
| Total fuel load                                      | 17.2 t/ha    | Elevation of receiver            | 4.01 m, 4.46 m, 4.72 m, 4.83 m, 4.87 m & 4.93 m       |
| Vegetation height                                    | n/a          | Fire intensity                   | 10,748 kW/m                                           |
| Effective slope                                      | 3 °          | Transmissivity                   | 0.881, 0.867, 0.846, 0.822, 0.8090000000000001 & 0.74 |
| Site slope                                           | 0 °          | Viewfactor                       | 0.5904, 0.438, 0.2938, 0.199, 0.1617 & 0.0443         |
| Flame width                                          | 100 m        | Minimum distance to < 40 kW/m²   | 8.300000000000001 m                                   |
| Windspeed                                            | n/a          | Minimum distance to < 29 kW/m²   | 11.2 m                                                |
| Heat of combustion                                   | 18,600 kJ/kg | Minimum distance to < 19 kW/m²   | 16.6 m                                                |
| Flame temperature                                    | 1,090 K      | Minimum distance to < 12.5 kW/m² | 24.1 m                                                |
|                                                      |              | Minimum distance to < 10 kW/m²   | 29 m                                                  |

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

## **Appendix 5 Bushfire overlay code assessment**

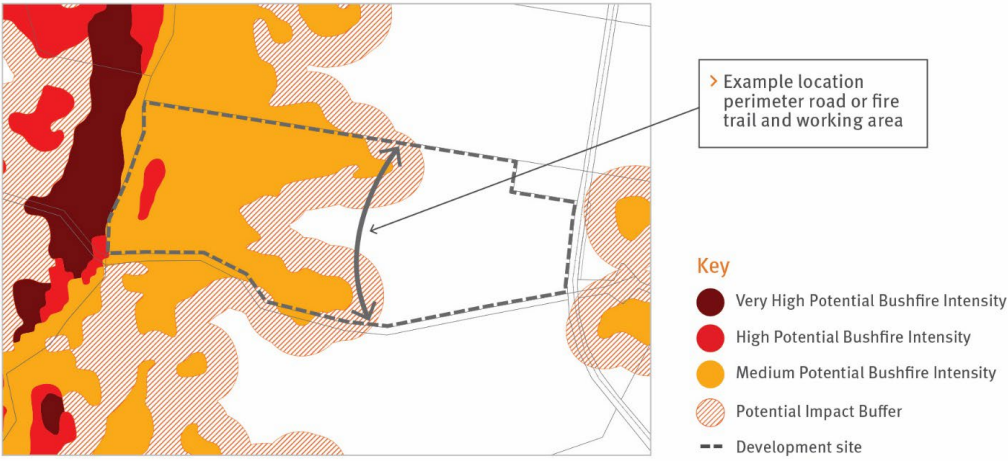
| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Compliance assessment                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Section A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                             |
| <b>Reconfiguring a lot (RaL) – where creating lots of more than 2,000 square metres</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                             |
| <b>PO1</b><br>The subdivision layout: <ul style="list-style-type: none"> <li>(a) enables future buildings to be located away from slopes and land forms that expose people or property to an intolerable risk to life or property; and</li> <li>(b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level.</li> </ul> <p>Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p> | <b>AO1.1</b><br>A development footprint plan is identified for each lot that avoids ridgelines, saddles and crests where slopes exceed 15 per cent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Not applicable</b>                                                                                                                                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>AO1.2</b><br>A development footprint plan is identified for each lot that is separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by: <ul style="list-style-type: none"> <li>(a) a distance that is no closer than the distances specified in Table 5 at all development footprint plan boundaries; or</li> <li>(b) a distance that achieves a radiant heat flux level of 29 kW/m<sup>2</sup> or less at all development footprint plan boundaries.</li> </ul> <p>Note – This separation area is often termed an asset protection zone.</p> <p>Note – The radiant heat flux levels can be established by undertaking a bushfire hazard assessment in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document.</p> |                                                                                                                                                                                                                                                             |
| <b>PO2</b><br>The subdivision layout enables: <ul style="list-style-type: none"> <li>(a) future buildings to be located as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and</li> <li>(b) future site access to be located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>AO2</b><br>A development footprint plan is identified for each lot that: <ul style="list-style-type: none"> <li>(a) is located within 60 metres of the street frontage; and</li> <li>(b) sited to enable a route between the development footprint plan and the street frontage with a gradient that does not exceed of 12.5 per cent.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Not applicable</b>                                                                                                                                                                                                                                       |
| <b>Section B</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                             |
| <b>Reconfiguring a lot (RaL) – where creating lots of 2,000 square metres or less</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                             |
| <b>PO3</b><br>The subdivision layout: <ul style="list-style-type: none"> <li>(a) avoids creating lots on slopes and land forms that expose people or property to an intolerable risk to life or property; and</li> <li>(b) facilitates emergency access and operational space for</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>AO3.1</b><br>The subdivision layout results in lots that are sited so that they are separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by: <ul style="list-style-type: none"> <li>(a) a distance that is no closer than the distances specified</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Complies with AO3.1</b><br><p>Figure 5.1 in the bushfire management plan (<b>BMP</b>) demonstrates the proposed residential allotments have boundaries which are set back from hazardous vegetation by a distance which achieves a radiant heat flux</p> |

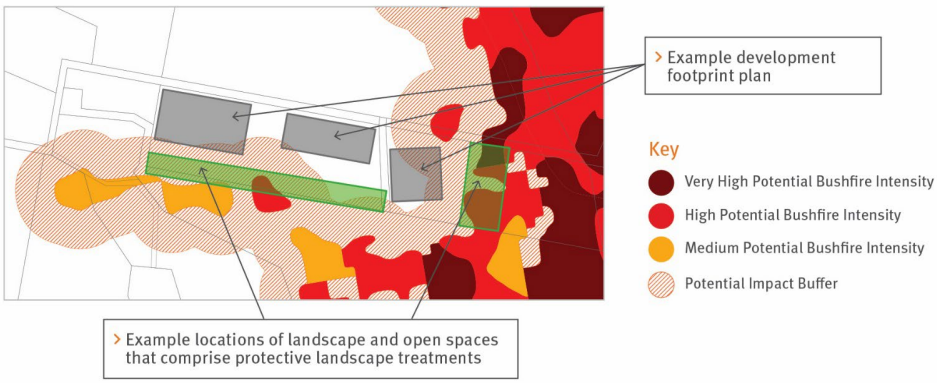


| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliance assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level.</p> <p>Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment, in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p> | <p>in Table 5 at all lot boundaries; or :</p> <p>(b) a distance that achieves a radiant heat flux level of 29 kW/m<sup>2</sup> or less:</p> <p>(i) at the building envelope, if identified at RaL stage; or</p> <p>(ii) where a building envelope is not identified, at all lot boundaries.</p> <p>Note – This separation area is often termed an asset protection zone.</p> <p>Note – The radiant heat flux levels can be established by undertaking a bushfire hazard assessment in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document.</p> <p>Note – For staged developments, temporary separation areas may be absorbed as part of subsequent stages.</p> <p>Note - Existing cleared areas external to the site may only be used in calculating necessary separation where tenure ensures that the land will remain cleared of hazardous vegetation (for example the land is a road, watercourse or highly managed park in public ownership).</p> | <p>level ≤ 29 kilowatts/square metres (kW/m<sup>2</sup>).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>AO3.2</b></p> <p>The subdivision layout does not create lots that are within bushfire prone areas and on ridgelines, saddles and crests where slopes exceed 15 per cent (roads and parks may be located in these areas).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p><b>Complies with AO3.2</b></p> <p>The proposed development is not affected by ridgelines, saddles or crests where slopes exceed 15 %.</p>                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Section C</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Reconfiguring a lot (RaL) – where creating more than 20 lots</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>PO4</b></p> <p>The subdivision layout is designed to minimise the length of the development perimeter and number of lots exposed to hazardous vegetation.</p> <p>Note – For example, avoid finger-like subdivision patterns or substantive vegetated corridors between lots.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>AO4</b></p> <p>No acceptable outcome is prescribed</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><b>Complies with PO4</b></p> <p>The proposed development uses a perimeter road to separate the proposed residential allotments from hazardous vegetation.</p> <p>Access and egress for the proposed development will be via new roads which will be progressively established within the Everleigh master planned community (<b>Everleigh</b>) and will provide connections to the north and west.</p> <p>The proposed development does not involve residential allotments with long driveways which make access to</p> |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                                                                                                                                                                                                                                            | Compliance assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                | buildings difficult for emergency services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>PO5</b><br>The subdivision layout provides for adequate access and egress and safe evacuation routes, to achieve an acceptable or tolerable risk to people.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>A05.1</b><br>The subdivision layout:<br>(a) avoids the creation of bottle-neck points in the movement network within the development (for example, avoids hourglass patterns); and<br>(b) ensures the road network has sufficient capacity for the evacuating population.   | <b>Complies with PO5</b><br><br>The proposed residential allotments will have direct access to public roads which will provide efficient access and egress for emergency services.<br><br>During development stages, provisions will be made on dead end roads to allow emergency vehicles to turn around.                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>A05.2</b><br>The subdivision layout ensures evacuation routes:<br>(a) direct occupants away from rather than towards or through areas with a greater potential bushfire intensity; and<br>(b) minimise the length of route through bushfire prone areas.<br>Refer Figure 5. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div>&gt; Example development footprint plan</div><div>&gt; Example location larger lots with a development footprint plan located outside very high, high and medium potential bushfire intensity area</div><div>&gt; Example location parks and open spaces</div><div>&gt; Example location perimeter road</div></div><div></div><div><div>&gt; Example location suitable evacuation route</div><div>&gt; Example location new lots</div><div>&gt; Example location unsuitable evacuation route</div><div><b>Key</b><ul style="list-style-type: none"><li>Very High Potential Bushfire Intensity</li><li>High Potential Bushfire Intensity</li><li>Medium Potential Bushfire Intensity</li><li>Potential Impact Buffer</li><li>Development site</li></ul></div></div></div> |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Figure 5 – Subdivision layout and evacuation routes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>PO6</b><br>The subdivision layout provides adequate buffers between hazardous vegetation and development.<br><br>Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment, in accordance with the methodology in the QFES <i>Bushfire resilient</i>                                                                                                                                                 | <b>A06.1</b><br>The subdivision layout results in an asset protection zone being located to create a separation area from adjacent mapped medium, high or very high potential bushfire intensity areas.                                                                        | <b>Complies with AO6.1 and AO6.2</b><br><br>The proposed development uses a perimeter road to separate the proposed residential allotments from hazardous vegetation.<br><br>The proposed development does not require asset protection zones ( <b>APZs</b> ) to provide separation from hazardous vegetation. Figure 5.1 in the BMP demonstrates the proposed residential allotments have boundaries which are set back from hazardous vegetation by a distance which achieves a radiant heat flux level $\leq 29 \text{ kW/m}^2$ . |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>A06.2</b><br>The asset protection zone is comprised of:<br>(a) parks and open spaces; and/or<br>(b) lots greater than 2000 square metres; and/or<br>(c) public roads (termed perimeter roads).<br><br>Note – Parks and open space may be located within the mapped medium,  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Compliance assessment                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>communities</i> document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p>                                                                                                                                                                               | <p>high and very high potential bushfire intensity areas to create a separation between the development and the balance of the bushfire prone area.</p> <p>Note – Portions of lots greater than 2000 square metres may be located within the mapped medium, high and very high potential bushfire intensity areas.</p> <p>Refer Figure 5.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                             | <p><b>AO6.3</b></p> <p>Where the asset protection zone includes lots greater than 2000 square metres a development footprint plan is identified for each lot that is located in accordance with AO1.2.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                |
| <p><b>PO7</b></p> <p>Parks or open space provided as part of the asset protection zone do not create additional bushfire prone areas.</p> <p>Note –The undertaking of a bushfire hazard assessment, in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this performance outcome.</p> | <p><b>AO7</b></p> <p>Where the asset protection zone includes parks or open spaces, they:</p> <ul style="list-style-type: none"> <li>(a) comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, cultivated gardens and nature strips; or</li> <li>(b) are designed to ensure a potential available fuel load is maintained at less than eight tonnes/hectare in aggregate and with a fuel structure that remains discontinuous.</li> </ul> <p>Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.</p> | <p><b>Complies with AO7</b></p> <p>The proposed development does not require APZs to provide separation from hazardous vegetation.</p> <p>Specifications for landscaping within road reserves and pedestrian links are provided in Section 6.1 of the BMP.</p> |
| <p><b>PO8</b></p> <p>Perimeter roads are accessible for fire-fighting vehicles, to facilitate emergency access and operational space for fire- fighting, maintenance works and hazard reduction activities.</p>                                                                                                                                                             | <p><b>AO8.1</b></p> <p>Where the asset protection zone includes a perimeter road it:</p> <ul style="list-style-type: none"> <li>(a) has a two-lane sealed carriageway clear of hazardous vegetation; and</li> <li>(b) is connected to the wider public road network at both ends and at intervals of no more than 200 metres; and</li> <li>(c) does not include design elements that may impede access for fire-fighting and maintenance for fire- fighting purposes (for example traffic calming involving chicanes).</li> </ul>                                                                                                                                                                                                                                                 | <p><b>Complies with AO8.1 and AO8.2</b></p> <p>The proposed road network complies with AO8.1 (a)-(c).</p>                                                                                                                                                      |

| Performance outcomes                                                                                                                                                                                                                                                                                       | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Compliance assessment                                                                                                                                |
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|                                                                                                                                                                                                                                                                                                            | <b>AO8.2</b><br>Where the subdivision contains a reticulated water supply, the road network and fire hydrants are designed and installed in accordance with: <ul style="list-style-type: none"> <li>(a) <i>Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots</i>, Queensland Fire and Emergency Services, 2015, unless otherwise specified by the relevant water entity; and</li> <li>(b) the <i>Road Planning and Design Manual 2nd edition</i>, Department of Transport and Main Roads, 2013.</li> </ul> | <b>Complies with AO8.2</b><br><br>Sections 6.2 and 6.3 of BMP requires the road network and hydrants to be designed in accordance with AO8.2(a)-(b). |
| <b>Section D</b>                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                      |
| <b>Reconfiguring a lot (RaL) – where creating additional lots for the purpose of residential development and a reticulated water supply is not provided.</b>                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                      |
| <b>PO9</b><br>The subdivision layout provides for perimeter roads or fire trail and working areas that are accessible by the type of fire-fighting vehicles servicing the area, to facilitate emergency access and operational space for fire-fighting, maintenance works and hazard reduction activities. | <b>AO9.1</b><br>The subdivision layout includes: <ul style="list-style-type: none"> <li>(a) a fire trail and working area designed and constructed in accordance with the design parameters in Table 6 that separates the residential lot or development footprint plan from adjacent mapped medium, high or very high potential bushfire intensity areas; or</li> <li>(b) a perimeter road designed and constructed in accordance with AO8.1.</li> </ul> Refer Figure 6.                                                                           | <b>Not applicable</b><br><br>The proposed development will be connected to mains water.                                                              |
|                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                      |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Compliance assessment                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <i>Figure 6 – Siting of fire trail and working area</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                              |
| <b>Section E</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                              |
| <b>Material change of use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                              |
| <b>PO10</b><br>Site layout achieve an acceptable or tolerable risk to people.<br>Landscape or open space provided as part of the development:<br>(a) acts as a buffer between hazardous vegetation and development; and<br>(b) does not create additional bushfire prone areas.<br>Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk. | <b>AO10.1</b><br>Site layout places the landscape and open spaces within the site between premises and adjacent mapped medium, high or very high potential bushfire intensity areas.<br>Refer Figure 7.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Not applicable</b><br>The proposed development does not involve a material change of use. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>AO10.2</b><br>This landscaping and open space comprises protective landscape treatments that:<br>(a) comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses and cultivated gardens; or<br>(b) are designed to ensure a potential available fuel load is maintained at less than 8 tonnes/hectare in aggregate and that fuel structure remains discontinuous.<br>Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres. | <b>Not applicable</b><br>The proposed development does not involve a material change of use. |
|  <p>Figure 7 – Siting of protective landscape treatments</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                              |
| <b>PO11</b><br>The development establishes evacuation areas, to achieve an acceptable or tolerable risk to people.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>AO11</b><br>If in an isolated location, development establishes direct access to a safe assembly/evacuation area.<br>Note – Guidance on identifying safe evacuation areas is contained in the QFES <i>Bushfire resilient communities</i> document.                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Not applicable</b><br>The proposed development does not involve a material change of use. |



| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                              | Compliance assessment                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <p><b>PO12</b></p> <p>If on a lot of over 2,000 m<sup>2</sup>, where involving a new premises or an existing premises with an increase in development footprint, development:</p> <ul style="list-style-type: none"> <li>(a) locates occupied areas as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and</li> <li>(b) ensures vehicular access is located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions</li> </ul>                                                                                                                                                                                                                                                          | <p><b>AO12</b></p> <p>No acceptable outcome is prescribed.</p>   | <p><b>Not applicable</b></p> <p>The proposed development does not involve a material change of use.</p> |
| <p><b>PO13</b></p> <p>Development is located within a reticulated water supply area or includes a dedicated static water supply that is available solely for fire-fighting purposes and can be accessed by fire-fighting vehicles.</p> <p>Note – Swimming pools, farm ponds and dams are not considered reliable sources of static water supply in Queensland due to regular drought events.</p> <p>Note for Local Government – Information on how to provide an appropriate static water supply, may form a condition of a development approval. For further information on preferred solutions refer to the QFES <i>Bushfire resilient communities</i> document.</p>                                                                                                                                                  | <p><b>AO13</b></p> <p>No acceptable outcome is prescribed</p>    | <p><b>Not applicable</b></p> <p>The proposed development does not involve a material change of use.</p> |
| <p><b>PO14</b></p> <p>Vulnerable uses listed in Table 7 are not established or intensified within a bushfire prone area unless:</p> <ul style="list-style-type: none"> <li>(a) there is an overriding need in the public interest for the new or expanded service the development provides; and</li> <li>(b) there are no other suitable alternative locations within the required catchment; and</li> <li>(c) site planning can appropriately mitigate the risk (for example, siting ovals for an educational establishment between the hazardous vegetation and structures.</li> </ul> <p>Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this performance outcome</p> | <p><b>AO14.1</b></p> <p>No acceptable outcome is prescribed.</p> | <p><b>Not applicable</b></p> <p>The proposed development does not involve a material change of use.</p> |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                            | Compliance assessment                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <p><b>PO15</b></p> <p>Community infrastructure providing essential services listed in Table 7 are not established within a bushfire prone area unless:</p> <p>(a) there is an overriding need in the public interest for the new or expanded service the development provides (for example, there are no other suitable alternative locations that can deliver the required level of service or meet emergency service response times during and immediately after a bushfire event); and</p> <p>(b) the infrastructure can function effectively during and immediately after a bushfire event.</p> <p>Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this performance outcome.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p><b>AO15</b></p> <p>No acceptable outcome is prescribed.</p> | <p><b>Not applicable</b></p> <p>The proposed development does not involve a material change of use.</p> |
| <p><b>PO16</b></p> <p>Development avoids or mitigates the risks to public safety and the environment from the manufacture or storage of materials listed in Table 7 that are hazardous in the context of bushfire to an acceptable or tolerable level.</p> <p>Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this acceptable outcome.</p> <p>Editor's note – In addition to the requirements of this code the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> contain requirements for the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at: <a href="http://www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting">www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting</a>.</p> | <p><b>AO16</b></p> <p>No acceptable outcome is prescribed.</p> | <p><b>Not applicable</b></p> <p>The proposed development does not involve a material change of use.</p> |
| <b>Section F</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                |                                                                                                         |
| <b>Where involving an asset protection zone</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                |                                                                                                         |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Compliance assessment                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>PO17</b></p> <p>Asset protection zones are designed and managed to ensure they do not increase the potential for bushfire hazard.</p> <p>Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this performance outcome.</p>                                             | <p><b>AO17.1</b></p> <p>Landscaping treatments within any asset protection zone comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.</p> <p>Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.</p> <p>OR</p> | <p><b>Not applicable</b></p> <p>The proposed development does not require APZs.</p> <p>Figure 5.1 of the BMP demonstrates that the separation required from hazardous vegetation to achieve a radiant heat flux level <math>\leq 29 \text{ kW/m}^2</math> is provided by a perimeter road.</p>                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>AO17.2</b></p> <p>Landscaping management within any asset protection zone maintains a:</p> <ul style="list-style-type: none"> <li>(a) potential available fuel load which is less than eight tonnes/hectare in aggregate; and</li> <li>(b) fuel structure which is discontinuous.</li> </ul> <p>Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this acceptable outcome.</p>                                            | <p><b>Not applicable</b></p>                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Section G</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Where planning provisions or conditions of approval require revegetation or rehabilitation</b>                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>PO18</b></p> <p>Revegetation or rehabilitation areas are designed and managed to ensure they do not result in an unacceptable level of risk or an increase in bushfire intensity level.</p> <p>Note – The undertaking of a bushfire hazard assessment in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this performance outcome.</p> | <p><b>AO18.1</b></p> <p>Required revegetation or rehabilitation:</p> <ul style="list-style-type: none"> <li>(a) is located outside of any asset protection zone; or</li> <li>(b) maintains a potential available fuel load which is less than eight tonnes/hectare in aggregate and fuel structure which is discontinuous.</li> </ul> <p>Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with acceptable outcome (b).</p>          | <p><b>Complies with AO18.1</b></p> <p>The bushfire hazard assessment in the BMP considers areas of bushland vegetation that will be retained within the proposed conservation area within Everleigh.</p> <p>Figure 5.1 of the BMP demonstrates that the separation required from hazardous vegetation to achieve a radiant heat flux level <math>\leq 29 \text{ kW/m}^2</math> is provided by a perimeter road.</p> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>AO18.2</b></p> <p>Revegetation or rehabilitation of areas located within mapped medium, high or very high potential bushfire intensity areas, revegetate and rehabilitate in a manner that maintains or reduces</p>                                                                                                                                                                                                                                                                                                                                                                | <p><b>Complies with PO18</b></p> <p>Figure 5.1 of the BMP demonstrates that the separation required from hazardous vegetation to achieve a radiant heat flux level <math>\leq 29 \text{ kW/m}^2</math> is provided by a perimeter road.</p>                                                                                                                                                                         |

| Performance outcomes | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Compliance assessment |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
|                      | <p>the existing fuel load.</p> <p>OR</p> <p>Revegetation or rehabilitation of areas located within the mapped potential impact buffer area, revegetate and rehabilitate in a manner that maintains or reduces the existing fuel load.</p> <p>Note – The preparation of a vegetation management plan undertaken in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this acceptable outcome.</p> |                       |

**Table 6 – Fire trail and working area design parameters**

| Parameter | Provisions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Width     | <p>Contains a width of at least 20 metres including:</p> <ol style="list-style-type: none"> <li>1. A trafficable area (cleared and formed); <ol style="list-style-type: none"> <li>a. with a minimum width of 4 metres than can accommodate a rural firefighting vehicle</li> <li>b. with no less than 4.8 metres vertical clearance from canopy vegetation</li> <li>c. with no adjacent inhibiting embankments or retaining walls</li> </ol> </li> <li>2. A working area each side of the trafficable area: <ol style="list-style-type: none"> <li>a. with a minimum width of 3 metres each side</li> <li>b. cleared of all flammable vegetation greater than 10 centimetres in height</li> </ol> </li> <li>3. The balance (i.e. 10 metre width) managed vegetation area: <ol style="list-style-type: none"> <li>a. sited to separate the trafficable area from adjacent mapped medium, high or very high potential bushfire intensity areas managed vegetation</li> <li>b. comprising managed vegetation clear of major surface hazards.</li> </ol> </li> </ol> |
| Access    | <p>Access is granted in favour of the local government and Queensland Fire and Emergency Services</p> <p>Note – this access is commonly granted in the form of a easement that is to be maintained by the grantor.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Egress    | Contains trafficable vehicle routes in to low hazard areas, every 200 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**Table 7 – Vulnerable uses, community infrastructure for essential services and materials that are hazardous in the context of bushfire hazard**

| <b>Group</b>                                          | <b>Uses</b>                                                                                                                                                                                                                                               |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Vulnerable uses                                       | <i>childcare centre, community care centre, detention facility, educational establishment, hospital, nature-based tourism, relocatable home park, rooming accommodation, residential care facility, resort complex, retirement facility, tourist park</i> |
| Community infrastructure for essential services       | <i>educational establishment, emergency services, hospital</i>                                                                                                                                                                                            |
| Hazardous materials in the context of bushfire hazard | Hazardous chemicals that are present at the levels or in the quantities that would constitute the use being a hazardous chemical facility<br>Hazardous materials that are present in the quantities in the Work Health and Safety Regulation, schedule 15 |