
Bushfire management plan

Everleigh ROL 7 – Precinct 3 | Everleigh Drive | Greenbank | Queensland
Prepared for Mirvac Queensland Pty Ltd | 15 May 2026

Bushfire management plan

Final

Report 26004 | Mirvac Queensland Pty Ltd | 15 May 2026

Approved by Robert Janssen

Position Managing principal

Signature



Date 15 May 2026

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Document control

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Table of contents

Contents

Table of contents	i
1 Introduction	1
1.1 Method	1
1.2 Suitably qualified person	2
2 Description of the site and proposed development	3
2.1 Site description	3
2.2 Proposed development	3
2.3 Bushfire prone area map	3
3 Bushfire hazard assessment	4
3.1 Severe fire weather	4
3.2 Fire history	4
3.3 Site inspection	4
3.4 Small patch and narrow corridor mapping rules	7
3.5 Potential bushfire intensity calculations	7
3.6 Bushfire hazard areas	8
4 Bushfire hazards associated with the site	9
4.1 Fire danger season	9
4.2 Fire history	9
4.3 Potential directions of bushfire attack	9
4.4 Potential bushfire hazard from adjacent land use	9
4.5 Water and access for emergency services	9
5 Bushfire hazards associated with the proposed development	10
5.1 Siting and design	10
5.2 Land use	10
5.3 Pedestrian link and wetland area within the regional recreation park	10
5.4 Future development area	10
5.5 Fire-fighter water supply	10
5.6 Access and egress	10
5.7 Radiant heat exposure	10
6 Bushfire mitigation plan	13
6.1 Landscaping	13

6.2	Construction stages	13
6.3	Fire-fighting water supply.....	13
6.4	Access and egress	13
6.5	Prospective purchaser notification.....	13
6.6	Service installation.....	14
7	Conclusion.....	15

Figures

Figure 3.1	VHC assessment.....	5
Figure 5.1	Radiant heat flux contour	12

Tables

Table 3.1	Site observations.....	6
Table 3.2	Potential bushfire intensity	8

Photographs

Photograph 3.1	Example of VHC 10.1 within BAU 4.....	7
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Appendix

Appendix 1	Everleigh master plan
Appendix 2	Reconfiguration plan
Appendix 3	Bushfire prone area map
Appendix 4	Radiant heat exposure assessment
Appendix 5	Bushfire overlay code assessment

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 proposed residential subdivision, Everleigh ROL 7 – Precinct 3 (**proposed development**) within the Greater Flagstone Priority Development Area, properly described as part of lot 9003/SP348262 and part of lot 9004/SP338120(**the site**).

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

A priority development area development application (**development application**) will be made for the proposed development under the *Greater Flagstone Urban Development Area – Development Scheme*. EDQ will be the assessment authority.

The site is identified as a bushfire hazard area by the *Bushfire prone area map* (**Bushfire prone area map**) in the Queensland State Planning Policy interactive mapping system (DSDILGP 2025). As a result, the development application will be 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, 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 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;
- radiant heat exposure assessment;
- 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, including:
 - Bushfire prone area map;
 - fire history data in Queensland Globe (DR 2026); and

- data in the Queensland Spatial Data Catalogue (DNRMMRRD 2026) (**Qspatial**) which is referenced in the *Bushfire Resilient Communities Mapviewer User Guide* (QFD 2025), ie pre-clear regional ecosystem (**RE**) map, vegetation hazard class (**VHC**) map and severe fire weather map;
- a site inspection to classify vegetation, measure slope, and make observations about land management practices 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*; 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's location is shown in Figure 3.1. It 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 approved Everleigh master plan is provided in Appendix 1.

Future development pursuant to the Everleigh master plan will result in much of the land adjacent to the site being progressively developed for roads and residential land uses. Notwithstanding, bushland vegetation will be retained in conservation parkland adjoining a small part of the north-eastern boundary of the proposed development.

At the time of preparing this BMP, the northern and western boundaries of the proposed development adjoin approved development which is under construction. The approved development includes roads, residential allotments, regional sports and recreation park and wetland and stormwater management area. The eastern boundary adjoins bushland vegetation which will be subject to clearing under a future development application for a residential subdivision. The southern boundary adjoins Greenbank Road and development within rural residential properties.

The site will have access to a mains water connection.

2.2 Proposed development

The proposed development involves a residential subdivision. The reconfiguration plan is provided in Appendix 2 and shows the proposed layout of residential allotments, roads, linear parks, pedestrian link and wetland area in the regional recreation park. The key map in the reconfiguration plan identifies the site's location within the Everleigh master plan.

It is assumed that bushland vegetation will be either retained or restored within the proposed linear parks. Therefore, the BMP has assessed vegetation within these areas based on the species and structure indicated by the local pre-clear RE mapping.

It is assumed that the pedestrian link and wetland area in the regional recreation park will be formally landscaped areas which are designed and maintained to result in a low to moderate level of discontinuous bushfire fuel.

Access and egress for the proposed development will be provided via a new network of roads, including a neighbourhood connector road along the eastern boundary of the site.

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 Qspatial 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 3.5 and the radiant heat exposure assessment in Section 5.7.

3.2 Fire history

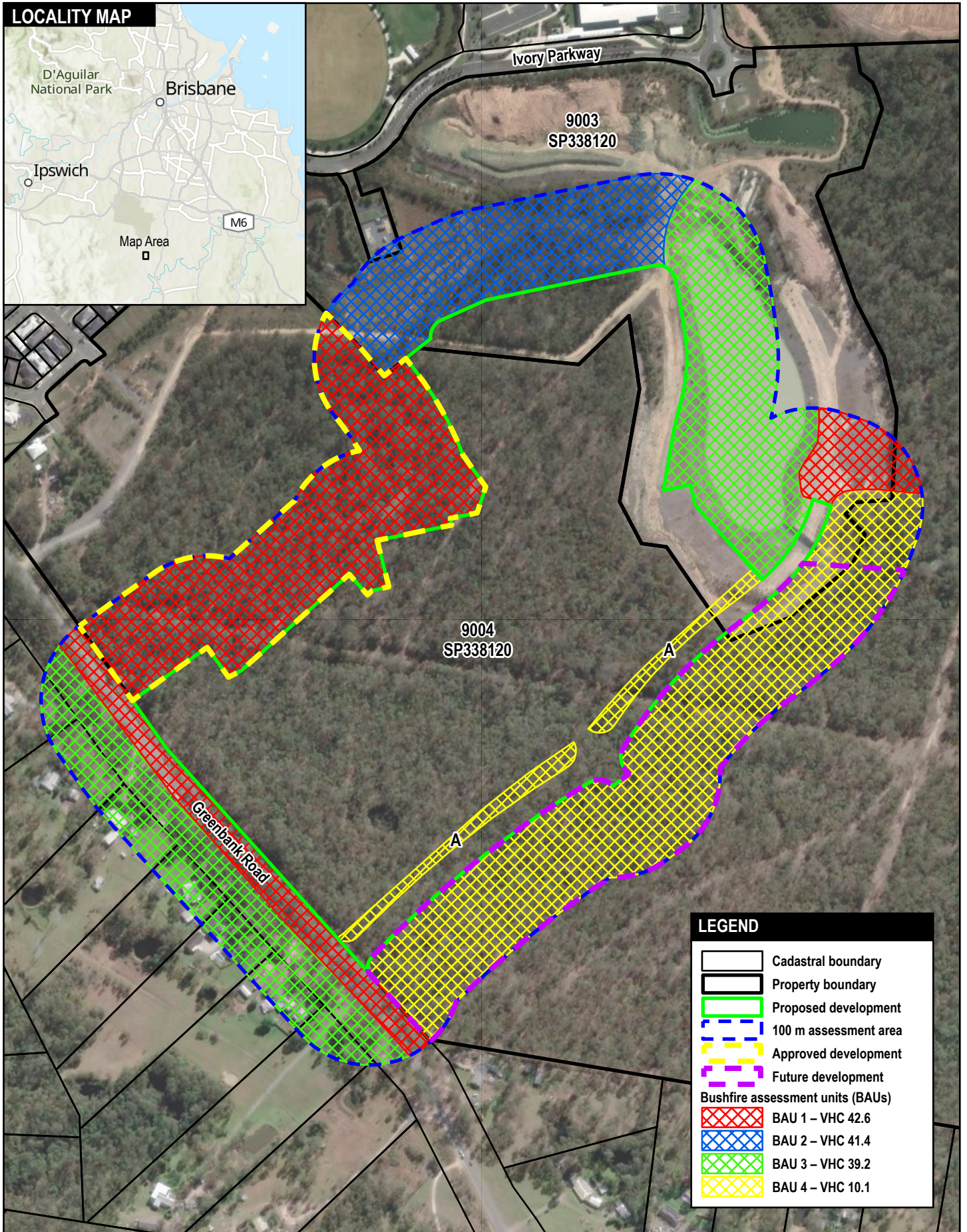
Queensland Globe data confirms no bushfires have occurred within 1 kilometre (**km**) of the site during the past 10 years. Nonetheless, planned burn documentation provided by Mirvac Queensland Pty Ltd indicates one planned burn has been conducted in a small part of the site's conservation parkland.

3.3 Site inspection

LEC inspected the site on 20 February 2026. 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 characteristics of vegetation within 100 m of the proposed development and are shown in Figure 3.1. They consider the post development landform of the site based on the overall masterplan for Everleigh and the reconfiguration plan which are provided in Appendix 1 and Appendix 2, respectively.

Table 3.1 provides a summary of VHC data in Qspatial, observations from the site inspection and notes about the VHC assessment of BAUs. Features of bushland vegetation are shown in Photograph 3.1.



LEGEND

- Cadastral boundary
- Property boundary
- Proposed development
- 100 m assessment area
- Approved development
- Future development
- Bushfire assessment units (BAUs)**
- BAU 1 – VHC 42.6
- BAU 2 – VHC 41.4
- BAU 3 – VHC 39.2
- BAU 4 – VHC 10.1

LEC Land and environment consultants	Client: Mirvac Queensland Pty Ltd		Bushfire management plan Everleigh ROL 7, Precinct 3 Everleigh Drive, Greenbank		Aerial image: ESRI World Imagery	
	Design: Land and Environment Consultants		Title:		Figure	
	Date Saved: 28/04/26 3:56 PM Created by: RA		VHC assessment		3.1	
	Name: J26004_ArcGISProject_Everleigh Precinct 3_Figure					

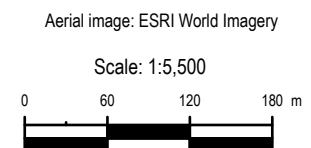


Table 3.1 Site observations

BAU	Qspatial VHC	Post development VHC	VHC assessment
BAU 1	VHC 10.1 <i>Spotted gum dominated open forests (VHC 10.1)</i> , VHC 40.4 <i>Continuous low grass or tree cover (VHC 40.4)</i> and VHC 41.4 <i>Discontinuous low grass or tree cover (VHC 41.4)</i>	VHC 42.6 <i>Nil to very low vegetation cover (VHC 42.6)</i>	BAU 1 is aligned with approved residential subdivisions within precincts 2 and 5 which are under construction. When development is completed BAU 1 will correlate with VHC 42.6. VHC 42.6 has a nil to very low level of discontinuous bushfire fuel and is classified as a low hazard in figure 14 of the BRC guide.
BAU 2	VHC 10.1, VHC 40.4 and VHC 41.4	VHC 41.4	BAU 2 is aligned with the approved regional sports and recreation park within precinct 2 which is under construction. When development is completed BAU 2 will be a maintained landscape that correlates with VHC 41.4. VHC 41.4 has a low level of discontinuous bushfire fuel and is classified as a low hazard in figure 14 of the BRC guide.
BAU 3	VHC 10.1	VHC 39.2 <i>Low to moderate tree cover in built up areas (VHC 39.2)</i>	To the north of the site, BAU 3 is aligned with the approved wetland and stormwater management area in precinct 2 which is under construction. It is assumed landscaping in this area will be designed to result in discontinuous vegetation cover which correlates with VHC 39.2. To the south of the site and Greenbank Road, BAU 3 is aligned with rural residential properties which have moderate tree cover and extensively maintained understorey vegetation consisting of mown grass. VHC 39.2 has a moderate level of discontinuous bushfire fuel and is classified as a low hazard in figure 14 of the BRC guide.
BAU 4	VHC 10.1	VHC 10.1	BAU 4 is aligned bushland vegetation adjoining the eastern boundary of the site. As identified in Figure 3.1, most of this area will be subject to a future development application for the precinct 4 residential subdivision. The VHC assessment of BAU 4 is based on the pre-clear RE and VHC data in Qspatial, ie VHC 10.1. VHC 10.1 has continuous bushfire fuel and is classified as a bushfire hazard class in figure 14 of the BRC guide.
BAU 4A	VHC 10.1	VHC 10.1	BAU 4A is aligned with proposed linear parks adjacent to the eastern boundary of the site. It is assumed that bushland vegetation will be either retained or restored within the proposed linear parks. Therefore, this BMP has assessed these areas based on the species and structure indicated by the local pre-clear RE mapping, ie VHC 10.1. Notwithstanding, BAU 4A is a 10-15 m wide corridor of vegetation that will adjoin

Table 3.1 Site observations

BAU	Qspatial VHC	Post development VHC	VHC assessment
			developed land with discontinuous fuel. Therefore, BAU 4A has been assessed against the narrow corridor filter in step 3 of Section 4.2.6 of the BRC guide.



Photograph 3.1 Example of VHC 10.1 within BAU 4

3.4 Small patch and narrow corridor mapping rules

Section 4.2.6 of the BRC guide identifies a series of steps for modifying the potential bushfire hazard class of small patches and narrow corridors of bushfire prone vegetation. The steps 'reflect the likelihood of lower fireline intensities in smaller vegetation patches and vegetation corridors'.

BAU 4A will be a 10-15 m wide corridor of VHC 10.1 which adjoins land with a low level of discontinuous bushfire fuel, ie residential allotments and roads. The width of the BAU 4A corridor is less than the threshold criteria of 50 m. Therefore, the narrow corridors filter in step 3 of Section 4.2.6 of the BRC guide (**step 3**) is applicable to BAU 4A.

Step 3 recognises that areas of continuous fuel which are consistent with the narrow corridors filter are less likely to ignite due to their disconnection with large bushland areas that can carry a full intensity running fire front. Therefore, if a narrow corridor of continuous fuel is ignited it will likely be from a point ignition which requires both distance and area to develop into a running fire front of considerable hazard. On this basis, if a fire front did emerge from the narrow corridor of VHC 10.1 within BAU 4A it would be narrow in width and significantly less in intensity than a fire front which has had sufficient time and area to develop. As a result, the BRC guide assigns the narrow corridor of VHC 10.1 within BAU 4A a potential bushfire intensity of < 4,000 kW/m and deems it to be a non-bushfire hazard class for the purpose of land use planning and development assessment.

3.5 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 ¹	Slope (°) ²	Potential bushfire intensity (kW/m)	Bushfire hazard class
BAU 1	VHC 42.6	-	-	< 4,000 ²	Non-bushfire hazard
BAU 2	VHC 41.4	-	-	< 4,000 ²	Non-bushfire hazard
BAU 3	VHC 39.2	-	-	< 4,000 ²	Non-bushfire hazard
BAU 4	VHC 10.1	20.8	4	19,442	Medium
BAU 4A	VHC 10.1	-	-	< 4,000 ³	Non-bushfire hazard

Notes 1 Potential fuel load taken from figure 14 of the BRC guide.

2 VHC 42.6, VHC 41.4 and VHC 39.2 are classified in figure 14 of the BRC guide as a low hazard with discontinuous bushfire fuel. Therefore, they are deemed to have a potential bushfire intensity < 4,000 kW/m.

3 BAU 4A is consistent with the narrow corridors filter in step 3 of Section 4.2.6 of the BRC guide and is deemed to be a non-bushfire hazard class with a potential bushfire intensity < 4,000 kW/m.

3.6 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 development 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 a planned burn has occurred within the conservation parkland adjacent to the eastern boundary of the site. A bushfire management plan (LEC 2023) has been prepared for the conservation parkland which recommends planned burns for the reduction of bushfire fuel hazard and conservation of 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 Potential directions of bushfire attack

The proposed development could be exposed to bushfire attack from BAU 4 where a medium potential bushfire intensity area occurs. Bushfire attack from BAU 4 is further analysed in Section 5.7.

4.4 Potential bushfire hazard from adjacent land use

The conservation parkland shown in the Everleigh master plan is the main potential source of bushfire hazard to the proposed development.

4.5 Water and access for emergency services

As development progresses within Everleigh, the site will be provided with a mains water supply and road network which will service emergency services and occupants.

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 and consequently influence the layout of the proposed development, ie there are no steep slopes or ridgelines within or adjoining the site.

5.2 Land use

The proposed development is for a residential subdivision and 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 Pedestrian link and wetland area within the regional recreation park

The proposed pedestrian link and wetland area within the regional recreation park will be formally landscaped areas which are designed and maintained to result in a low to moderate level of discontinuous bushfire fuel. They will be maintained in perpetuity and will not result in a bushfire hazard.

5.4 Future development area

The future development area adjoining the eastern boundary of the site, which is shown in Figure 3.1, will be subject to a separate development application for the precinct 4 residential subdivision. Subject to approval, most of the bushland vegetation adjoining this boundary will be cleared and almost completely remove the source of bushfire hazard affecting the proposed development.

5.5 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.

5.6 Access and egress

Access and egress for the proposed development will be provided via a new network of roads, including a neighbourhood connector road along the eastern boundary of the site.

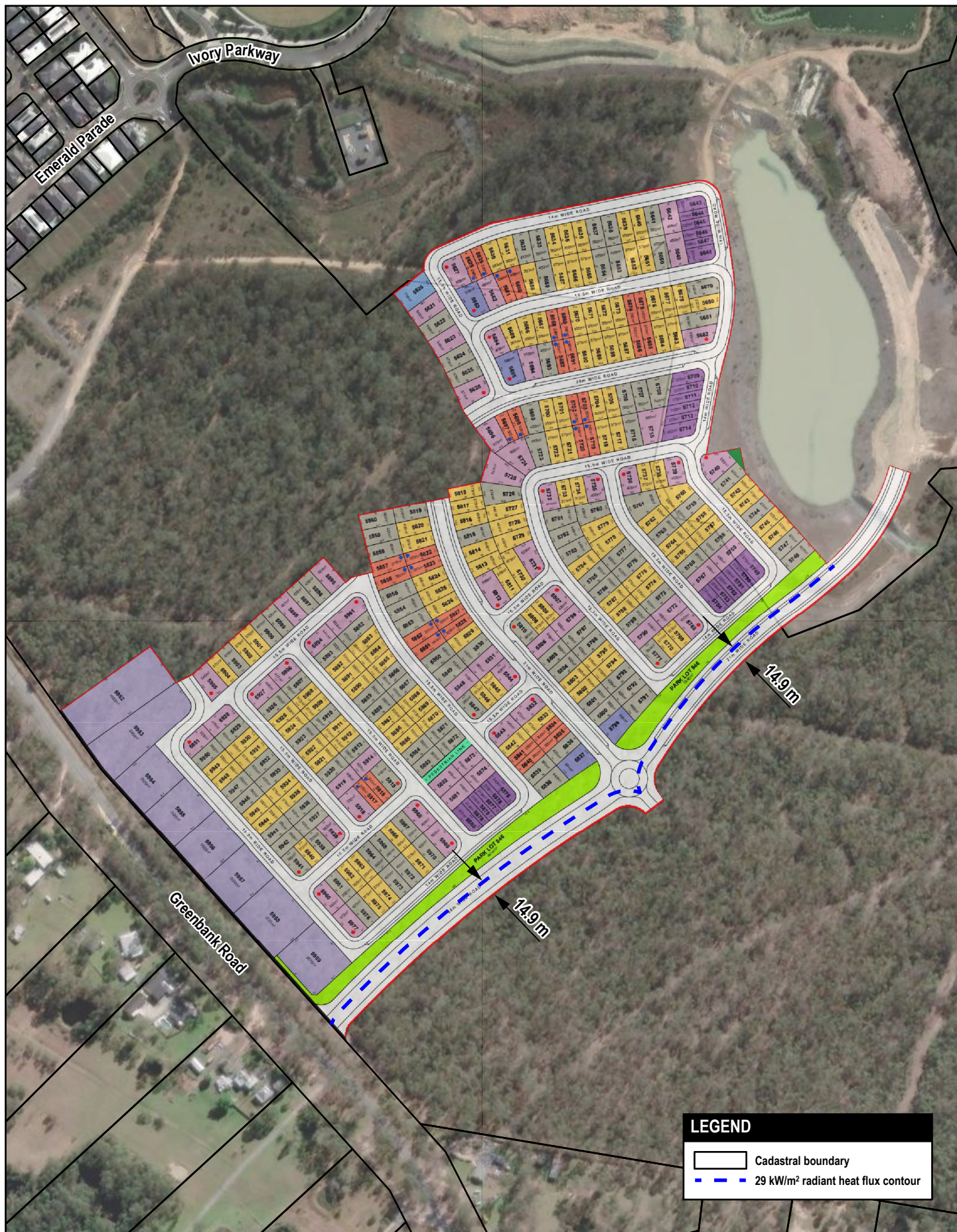
New roads will be designed and constructed in accordance with relevant design criteria for urban fire trucks.

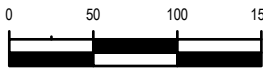
5.7 Radiant heat exposure

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 or development footprints that are separated from hazardous vegetation by a distance which achieves a radiant heat flux level $\leq 29 \text{ kW/m}^2$ at the allotment boundaries or development footprints.

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 of $\leq 29 \text{ kW/m}^2$ is 14.9 m and is contained within the new neighbourhood connector road reserve as shown in Figure 5.1. Figure 5.1 demonstrates the boundaries of the proposed residential allotments achieve a radiant heat flux level $\leq 29 \text{ kW/m}^2$ and comply with the Bushfire overlay code.



 Land and environment consultants	Client: Mirvac Queensland Pty Ltd		Bushfire management plan Everleigh ROL 7, Precinct 3 Everleigh Drive, Greenbank		Aerial image: ESRI World Imagery	
	Design: Land and Environment Consultants Date Saved: 28/04/26 3:56 PM Created by: RA		Title: Bushfire mitigation plan		Figure 5.1	
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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 residential allotments, road reserves and pedestrian link must be designed and maintained in general accordance with Part 5 and Appendix E of *Bushfire Resilient Building Guidance for Queensland Homes* (QRA 2020) which is publicly available online.

Landscaping must be maintained at regular time intervals throughout the calendar year. Areas of turf must be maintained as lawn at a nominal height < 100 millimetres, and gardens must be maintained free of weeds, woody regrowth and vegetation debris.

6.2 Construction stages

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

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

The hydrant system must be designed and constructed in general 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.

6.4 Access and egress

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

6.5 Prospective purchaser notification

Purchasers of the proposed residential allotments must be notified:

- a) The allotments within 100 m of the eastern boundary of the site are currently within 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, which for dwelling houses will include compliance with BAL design and construction specifications in AS 3959-2018.

b) The BAL rating for allotments.

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 development 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 and experienced person based on the criteria in Section 10.2 of the BRC guide and is in general accordance with its methods and guidance.

The bushfire hazard assessment determined the site is within a bushfire hazard area and the proposed development 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 is considered to be compliant with the Bushfire overlay code as demonstrated in Appendix 5.

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Appendix 1 Everleigh master plan

MASTER PLAN

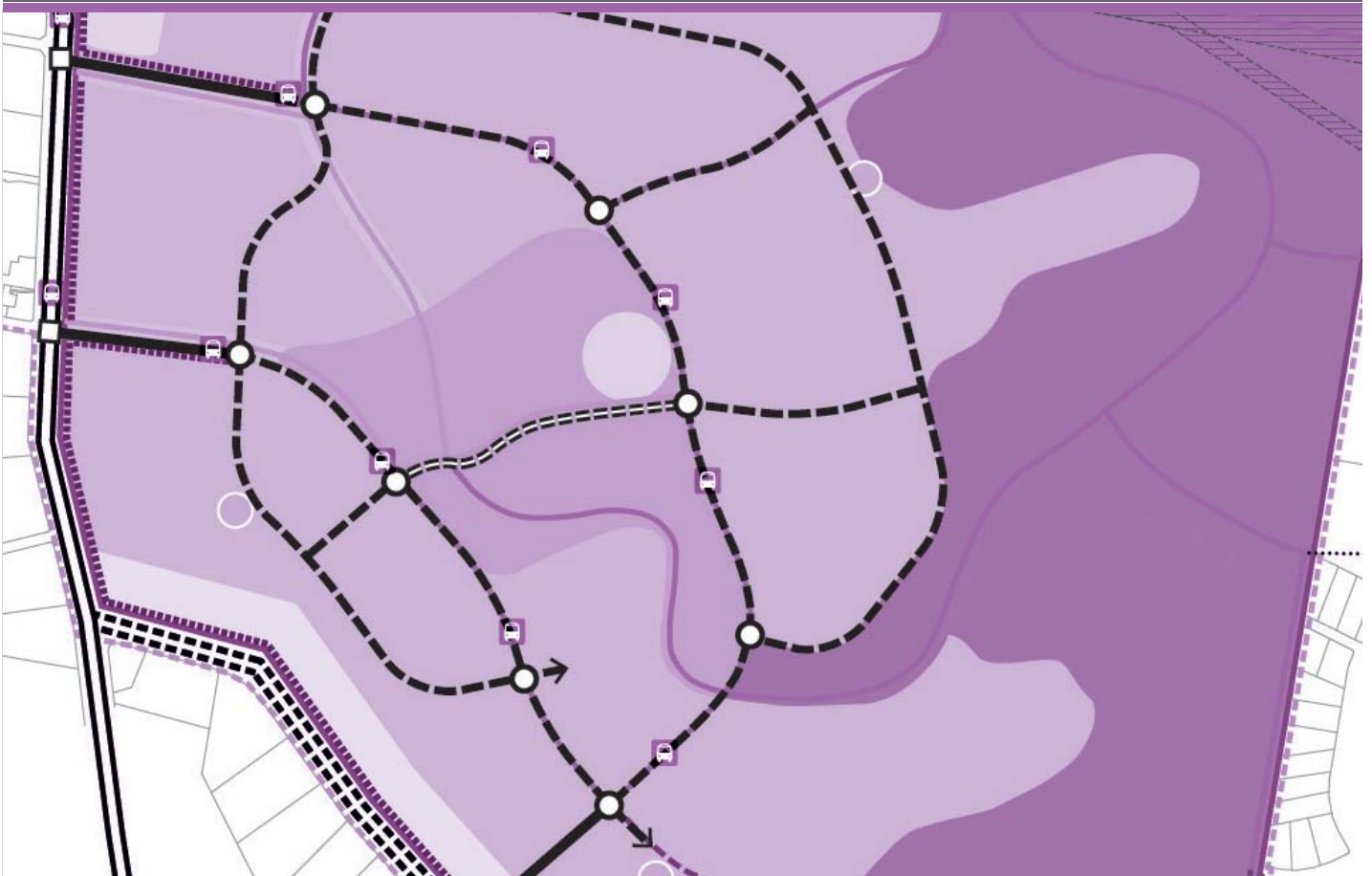
TEVIOT ROAD, GREENBANK

25 JUNE 2019

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 03 July 2019



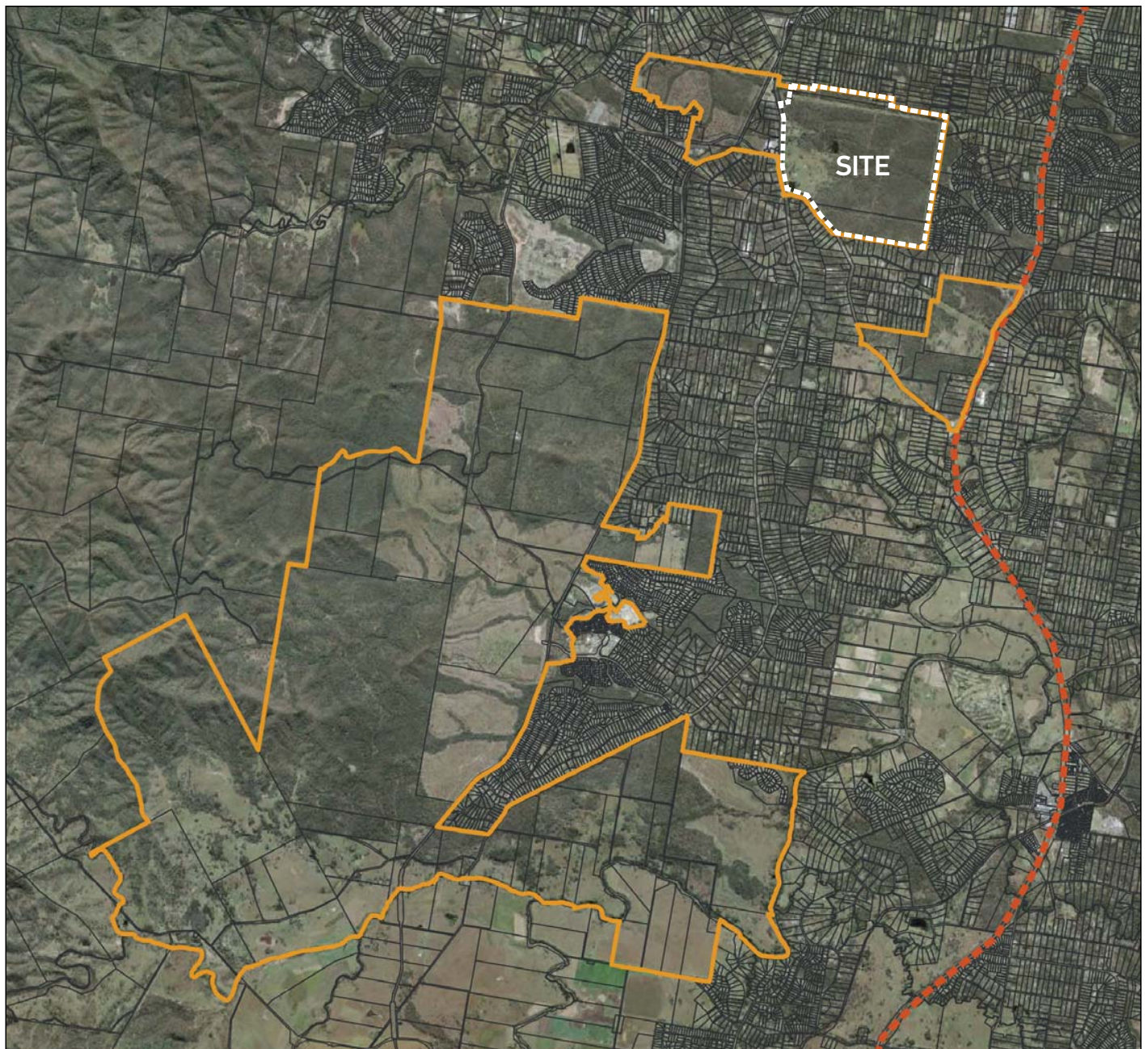
CONTENTS

1.0	INTRODUCTION	3
2.0	OVERALL MASTER PLAN	4
3.0	MASTER PLAN STRATEGIES	5
3.1	MASTER PLAN STRATEGY 1: LAND USE ENTITLEMENTS	6
3.2	MASTER PLAN STRATEGY 2: NATURAL ENVIRONMENT	8
3.3	MASTER PLAN STRATEGY 3: OPEN SPACE NETWORK	9
3.4	MASTER PLAN STRATEGY 4: MOVEMENT NETWORK	10
3.5	MASTER PLAN STRATEGY 5: STORMWATER MANAGEMENT	13

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 Lindesay 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



LEGEND

- Greater Flagstone UDA Boundary - Site Boundary - Cadastre Boundaries - Existing Easements - Rail Corridor - Potential Train Station¹ - Urban Arterial (Teviot Road) - Rural Arterial (Greenbank Road) - Trunk Connector Road Network - Neighbourhood Connector Road Network - Neighbourhood Park Connector - Potential Access Points as Rural Access Street	- Indicative Location of Signalised Intersections - Indicative Location of Roundabout Intersections - Potential Left In Left Out - No Direct Access to Residential Lots - Indicative Locations of Future Bus Stops - Primary Shared Path - Secondary Shared Path - Potential Shared Path (Pending Further Investigation) - Indicative External Pedestrian Network	- Neighbourhood Centre - District Centre (external)¹ - Combined Regional Recreation and Regional Sports Park - Conservation Parkland (Corridor Park) - Indicative Locations of Neighbourhood Parks - Indicative Locations of Major Linear Park - Indicative Location of State Primary School - Community Facility - Indicative Location of Wetland - Indicative Location of Stormwater Quality/Quantity Basins
- Land Uses - Residential - Standard Lots - Residential - Interface Lots - North - Subject to Further Investigation - Residential - Interface Lots - South		

¹ 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) ¹ |
| — 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 ¹ | 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 | |

¹ 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.

MASTER PLAN

TABLE 1 - LAND USE ENTITLEMENTS

ELEMENT	OVERALL OUTCOMES
Residential Elements	
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). 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. No lot is less than 3,000m ² .
Residential – Interface Lots North	Residential Interface Lots (North) are designed to provide a density transition between adjoining land uses and Residential Standard Lots. No lot is less than 1 hectare. Subject to further investigation.
Other Land Use Elements	
Neighbourhood Centre	Retail GFA does not exceed 4,000m ² ; Commercial GFA does not exceed 1,000m ² ; and Community Services GFA does not exceed 1,800m ² ; unless the following criteria is met. Note: 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: a. Transport infrastructure can service the additional gross floor area and not jeopardise the road hierarchy and movement network; and 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 ² each are provided.
Conservation Parkland (Corridor Park)	Land is dedicated / transferred for Conservation Parkland (Corridor Park) as generally shown in Figure 3. Activities that may occur within the Conservation Parkland (Corridor Park) include: - Passive recreation (such as walking and bicycle trails); and - 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: - The proposed use has appropriate vehicular access that will not result in excessive numbers of vehicles passing through residential areas - Cater for the needs of the immediate community and are consistent with or do not compete/undermine the vitality of the centres hierarchy - 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

- | | |
|--------------------------------------|---------------------------------------|
| Greater Flagstone UDA Boundary | Land Uses |
| Site Boundary | Conservation Parkland (Corridor Park) |
| Cadastre Boundaries | Watercourse Areas |
| Existing Easements | Watercourse Buffer Areas |
| Rail Corridor | |
| Potential Train Station ¹ | |

¹ 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 ¹
- 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) ¹
- Neighbourhood Centre
- Indicative Location of State Primary School
- Community Facility

¹ 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

- Greater Flagstone UDA Boundary - Site Boundary - Cadastre Boundaries - Existing Easements - Rail Corridor - Potential Train Station ¹ - Indicative Location of Signalised Intersections - Indicative Location of Roundabout Intersections - Potential Left In Left Out - No Direct Access to Residential Lots	Road Typologies - Urban Arterial (Teviot Road) - Rural Arterial (Greenbank Road) - Trunk Connector - Neighbourhood Connector - Neighbourhood Park Connector - Potential Access Points as Rural Access Streets	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) ¹ - Neighbourhood Centre - Indicative Location of State Primary School - Community Facility
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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 ¹

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) ¹

Neighbourhood Centre

Indicative Location of State Primary School

Community Facility

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Active Transport strategies are detailed by Figure 8.

FIGURE 8 – MOVEMENT NETWORK PLAN 3 – ACTIVE TRANSPORT



LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> Greater Flagstone UDA Boundary Site Boundary Cadastre Boundaries Rail Corridor Existing Easements Potential Train Station¹ 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 <ul style="list-style-type: none"> 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)¹ Neighbourhood Centre Indicative Location of State Primary School Community Facility |
|---|--|

¹ 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



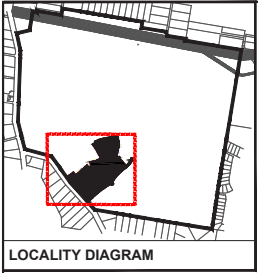
LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> ----- Greater Flagstone UDA Boundary — Site Boundary — Cadastre Boundaries Existing Easements — Rail Corridor — Potential Train Station ¹ — Indicative Location of Wetland — Indicative Location of Stormwater Quality/Quantity Basins | <p>Land Uses</p> <ul style="list-style-type: none"> 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) ¹ Neighbourhood Centre Indicative Location of State Primary School * Community Facility |
|--|---|

¹ 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 Reconfiguration plan



LOCALITY DIAGRAM

LEGEND

GENERAL

- ROL 07 Boundary
- Proposed Lot Boundaries
- Proposed Road Carriageways
- Major Linear Park
- Pedestrian Link
- Regional Recreation Park (Wetland Area)
- Regional Recreation Park (Adjacent)

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

- 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 (35 sites)

NOTE:

- Balance lots, while not appearing on ROL 07: 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 07: Plan of Development - Design Criteria document.

ROL 07 - YIELD SUMMARY

LOT TYPE	INDICATIVE LOT FRONTAGE	INDICATIVE LOT DEPTH					TOTAL	
		25m Deep	28m Deep	30m Deep	32m Deep	50m Deep	LOTS	%
Rear Loaded Terrace	7.5m wide	~	~	~	~	~	0 lots	0%
Front Loaded Terrace	7.5m wide	12	12	~	~	~	24 lots	7%
Villa	10m wide	2	10	20	~	~	32 lots	8.9%
Premium Villa	12.5m wide	23	47	51	4	~	125 lots	34.9%
Courtyard	14m wide	14	43	48	4	~	109 lots	30.4%
Premium Courtyard	16m wide	17	17	19	2	~	55 lots	15.4%
Traditional	18m wide	~	2	2	~	~	4 lots	1.1%
Premium Traditional	20m wide	~	~	~	1	~	1 lots	0.3%
Interface Lots	40m wide	~	~	~	~	8	8 lots	2.2%
TOTAL RESIDENTIAL LOTS							358 lots	100%
DENSITY (NET RESIDENTIAL DENSITY)							19.5 dw/ha	



EVERLEIGH

RECONFIGURATION OF A LOT PLAN - ROL 07

Scale: 1:3,000 @ A3

0 25 50 75 100 125 150



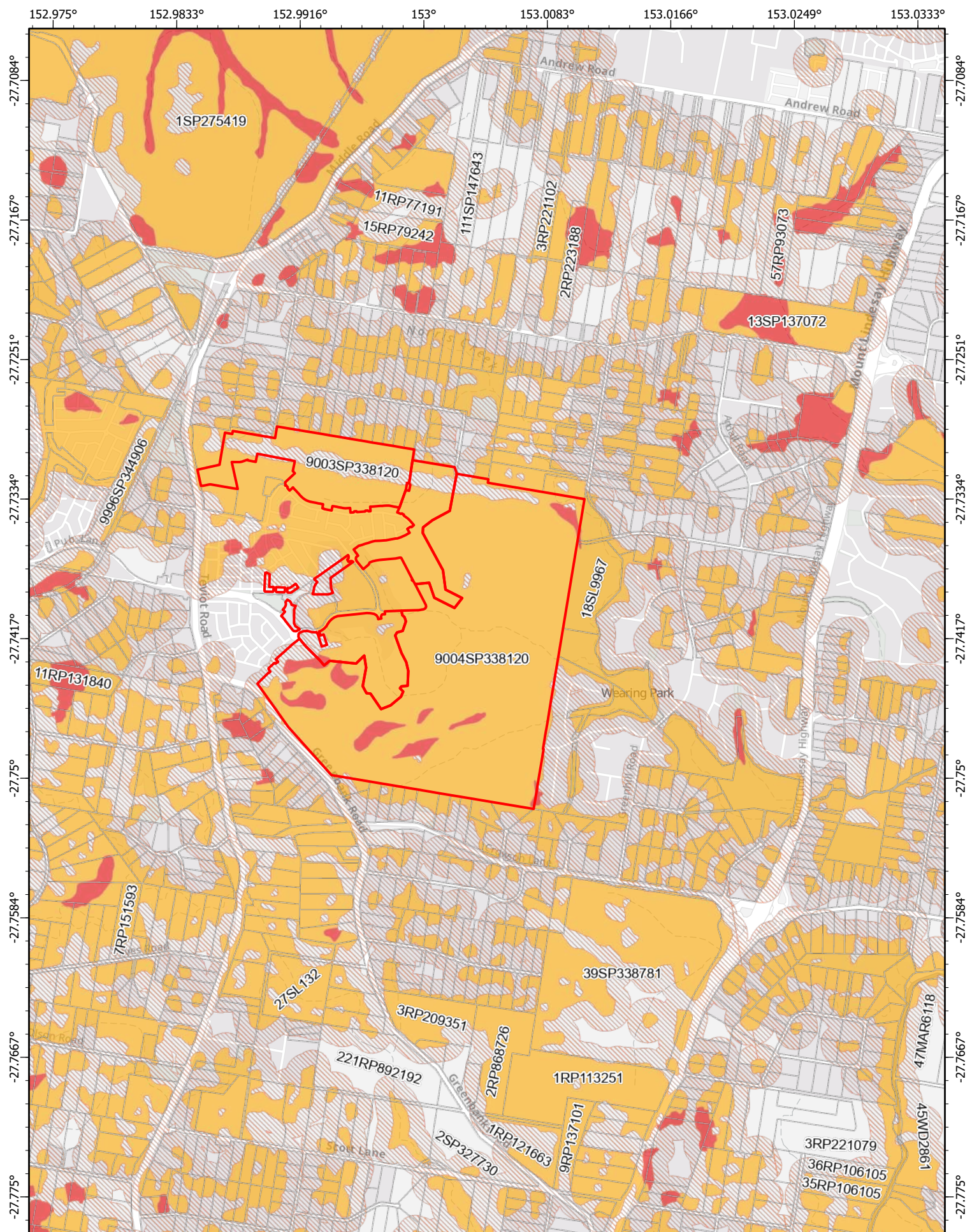
PROJECT NO: P0018054

DATE: 27.01.2026

DRAWING NO: ROL07-1

REV: -

Appendix 3 Bushfire prone area map



State Planning Policy IMS - Export Map

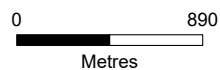
Making or amending a local planning instrument and designing land for local infrastructure

Date: 07/12/2025

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Scale: 1:36,200



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 Cadastre (50k)

Bushfire prone area

CLASS

 High Potential Bushfire Intensity

 Medium Potential Bushfire Intensity

 Potential Impact Buffer

State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

Disclaimer This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

Date: 07/12/2025

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Appendix 4 Radiant heat exposure assessment

Bushfire attack through BAU 4

- Forest fire danger index - 55
- Vegetation - VHC 10.1 *Spotted gum dominated open forests*
- Understorey fuel load – 19.3 tonnes/hectare (t/ha)
- Total fuel load – 20.8 t/ha
- Effective slope – 4° slope
- Site slope – 0° slope
- Flame width – 100 metres



Calculated April 24, 2026, 1:54 pm (MDc v.4.9)

J26004

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	55	Rate of spread	1.67 km/h
Vegetation Classification	Forest	Flame length	13.4 m
Understorey fuel load	19.3 t/ha	Flame angle	53 °, 63 °, 71 °, 76 °, 77 ° & 83 °
Total fuel load	20.8 t/ha	Elevation of receiver	5.35 m, 5.97 m, 6.33 m, 6.5 m, 6.53 m & 6.65 m
Vegetation height	n/a	Fire intensity	18,040 kW/m
Effective slope	4 °	Transmissivity	0.874, 0.856, 0.831, 0.806, 0.793 & 0.73
Site slope	0 °	Viewfactor	0.5976, 0.4442, 0.299, 0.2036, 0.1657 & 0.0449
Flame width	100 m	Minimum distance to < 40 kW/m²	11.1 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	14.9 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	21.9 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	30.9 m
		Minimum distance to < 10 kW/m²	36.7 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
Section A		
Reconfiguring a lot (RaL) – where creating lots of more than 2,000 square metres		
PO1 The subdivision layout: (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 (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. 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.	AO1.1 A development footprint plan is identified for each lot that avoids ridgelines, saddles and crests where slopes exceed 15 per cent.	Not applicable
	AO1.2 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: (a) a distance that is no closer than the distances specified in Table 5 at all development footprint plan boundaries; or (b) a distance that achieves a radiant heat flux level of 29 kW/m ² or less at all development footprint plan boundaries. Note – This separation area is often termed an asset protection zone. Note – The radiant heat flux levels can be established by undertaking a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document.	
PO2 The subdivision layout enables: (a) future buildings to be located as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (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.	AO2 A development footprint plan is identified for each lot that: (a) is located within 60 metres of the street frontage; and (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.	Not applicable
Section B		
Reconfiguring a lot (RaL) – where creating lots of 2,000 square metres or less		

Performance outcomes	Acceptable outcomes	Compliance assessment
PO3 The subdivision layout: (a) avoids creating lots on slopes and land forms that expose people or property to an intolerable risk to life or property; and (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. 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.	AO3.1 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: (a) a distance that is no closer than the distances specified in Table 5 at all lot boundaries; or : (b) a distance that achieves a radiant heat flux level of 29 kW/m² or less: (i) at the building envelope, if identified at RaL stage; or (ii) where a building envelope is not identified, at all lot boundaries. Note – This separation area is often termed an asset protection zone. 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. Note – For staged developments, temporary separation areas may be absorbed as part of subsequent stages. 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).	Complies with AO3.1 Figure 5.1 of the bushfire management plan (BMP) demonstrates the boundaries of proposed residential allotments are separated from hazardous vegetation by a distance which achieves a radiant heat flux level ≤ 29 kilowatts/square metre (kW/m²) and complies with the Bushfire overlay code.
	AO3.2 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).	Complies with AO3.2 The proposed development is not affected by ridgelines, saddles or crests where slope exceeds 15%.
Section C		
Reconfiguring a lot (RaL) – where creating more than 20 lots		
PO4 The subdivision layout is designed to minimise the length of the development perimeter and number of lots exposed to hazardous vegetation. Note – For example, avoid finger-like subdivision patterns or substantive	AO4 No acceptable outcome is prescribed	Complies with PO4 The proposed development uses an esplanade road to separate the proposed residential allotments from the source of bushfire hazard. Access and egress for the proposed development will be via new roads

Performance outcomes	Acceptable outcomes	Compliance assessment
vegetated corridors between lots.		which will be progressively established pursuant to the approved Everleigh master plan. Figure 5.1 of the BMP demonstrates the boundaries of proposed residential allotments area separated from hazardous vegetation by a distance which achieves a radiant heat flux level $\leq 29 \text{ kW/m}^2$ and complies with the Bushfire overlay code. The proposed development does not involve residential allotments with long driveways which make access to buildings difficult for emergency services.
PO5 The subdivision layout provides for adequate access and egress and safe evacuation routes, to achieve an acceptable or tolerable risk to people.	A05.1 The subdivision layout: (a) avoids the creation of bottle-neck points in the movement network within the development (for example, avoids hourglass patterns); and (b) ensures the road network has sufficient capacity for the evacuating population.	Complies with PO5 The proposed residential allotments will have direct access to public roads which will provide efficient access and egress for emergency services. The proposed new road network will be designed and constructed in accordance with the design criteria for an urban fire truck. During development stages, provisions will be made on dead end roads to allow emergency vehicles to turn around.
	A05.2 The subdivision layout ensures evacuation routes: (a) direct occupants away from rather than towards or through areas with a greater potential bushfire intensity; and (b) minimise the length of route through bushfire prone areas. Refer Figure 5.	

> Example development footprint plan

> Example location larger lots with a development footprint plan located outside very high, high and medium potential bushfire intensity area

> Example location parks and open spaces

> Example location perimeter road

> Example location suitable evacuation route

> Example location new lots

> Example location unsuitable evacuation route

Key

Very High Potential Bushfire Intensity

High Potential Bushfire Intensity

Medium Potential Bushfire Intensity

Potential Impact Buffer

Development site

Figure 5 – Subdivision layout and evacuation routes

Performance outcomes	Acceptable outcomes	Compliance assessment
PO6 The subdivision layout provides adequate buffers between hazardous vegetation and development. 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.	AO6.1 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.	Complies with PO6 The proposed development uses a perimeter road to separate the proposed residential allotments from the source bushfire hazard. The proposed development does not require asset protection zones (APZs) to provide separation from the source of bushfire hazard. Figure 5.1 of the BMP demonstrates the boundaries of proposed residential allotments are separated from hazardous vegetation by a distance which achieves a radiant heat flux level $\leq 29 \text{ kW/m}^2$. Notwithstanding the information above, the future development area adjoining the eastern boundary of the site, which is shown in Figure 3.1 of the BMP, will be subject to a separate development application for the precinct 4 residential subdivision. Subject to approval, most of the bushland vegetation adjoining this boundary will be cleared and almost completely remove the source of bushfire hazard affecting the proposed development.
	AO6.2 The asset protection zone is comprised of: (a) parks and open spaces; and/or (b) lots greater than 2000 square metres; and/or (c) public roads (termed perimeter roads). Note – Parks and open space may be located within the mapped medium, high and very high potential bushfire intensity areas to create a separation between the development and the balance of the bushfire prone area. Note – Portions of lots greater than 2000 square metres may be located within the mapped medium, high and very high potential bushfire intensity areas. Refer Figure 5.	
	AO6.3 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.	Not applicable
PO7 Parks or open space provided as part of the asset protection zone do not create additional bushfire prone areas. 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.	AO7 Where the asset protection zone includes parks or open spaces, they: (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 (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. Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-	Complies with AO7 The proposed development does not require APZs to provide separation from the source of bushfire hazard. The required separation is accommodated within a road reserve. Specifications for landscaping within residential allotments, road reserves, and pedestrian link are provided in Section 6.1 of the BMP.

Performance outcomes	Acceptable outcomes	Compliance assessment
	cropped grass to a nominal height of 10 centimetres.	
PO8 Perimeter roads are accessible for fire-fighting vehicles, to facilitate emergency access and operational space for fire-fighting, maintenance works and hazard reduction activities.	AO8.1 Where the asset protection zone includes a perimeter road it: (a) has a two-lane sealed carriageway clear of hazardous vegetation; and (b) is connected to the wider public road network at both ends and at intervals of no more than 200 metres; and (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).	Complies with AO8.1 and AO8.2 The proposed new road network road complies with AO8.1(a)-(c).
	AO8.2 Where the subdivision contains a reticulated water supply, the road network and fire hydrants are designed and installed in accordance with: (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 (b) the <i>Road Planning and Design Manual 2nd edition</i>, Department of Transport and Main Roads, 2013.	Complies with AO8.2 Sections 6.3 and 6.4 of the BMP requires the road network and hydrants to be designed in accordance with AO8.2(a)-(b).
Section D		
Reconfiguring a lot (RaL) – where creating additional lots for the purpose of residential development and a reticulated water supply is not provided.		
PO9 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.	AO9.1 The subdivision layout includes: (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 (b) a perimeter road designed and constructed in accordance with AO8.1.	Not applicable The proposed development will be connected to mains water.

Performance outcomes	Acceptable outcomes	Compliance assessment
	Refer Figure 6.	

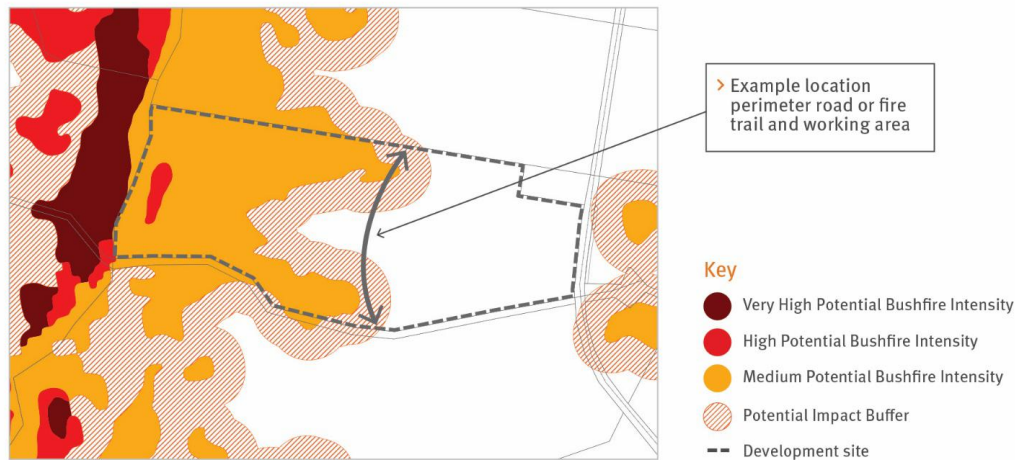
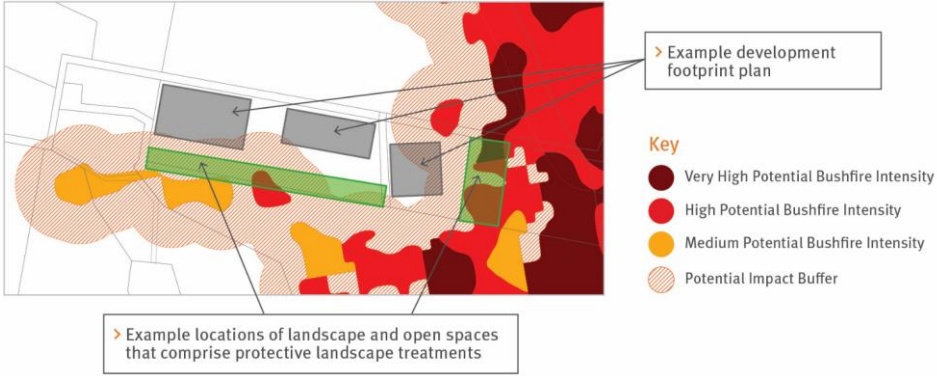


Figure 6 – Siting of fire trail and working area

Section E

Material change of use

PO10 Site layout achieve an acceptable or tolerable risk to people. Landscape or open space provided as part of the development: (a) acts as a buffer between hazardous vegetation and development; and (b) does not create additional bushfire prone areas. 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.	AO10.1 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. Refer Figure 7.	Not applicable The proposed development is for a residential subdivision and does not involve a material change of use.
	AO10.2 This landscaping and open space comprises protective landscape treatments that: (a) comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses and cultivated gardens; or (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. 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.	Not applicable The proposed development is for a residential subdivision and does not involve a material change of use.

Performance outcomes	Acceptable outcomes	Compliance assessment
 Figure 7 – Siting of protective landscape treatments		
PO11 The development establishes evacuation areas, to achieve an acceptable or tolerable risk to people.	AO11 If in an isolated location, development establishes direct access to a safe assembly/evacuation area. Note – Guidance on identifying safe evacuation areas is contained in the QFES <i>Bushfire resilient communities</i> document.	Not applicable The proposed development is for a residential subdivision and does not involve a material change of use.
PO12 If on a lot of over 2,000 m², where involving a new premises or an existing premises with an increase in development footprint, development: (a) locates occupied areas as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (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	AO12 No acceptable outcome is prescribed.	Not applicable The proposed development is for a residential subdivision and does not involve a material change of use.
PO13 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. Note – Swimming pools, farm ponds and dams are not considered reliable sources of static water supply in Queensland due to regular drought events. 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.	AO13 No acceptable outcome is prescribed	Not applicable The proposed development is for a residential subdivision and does not involve a material change of use.

Performance outcomes	Acceptable outcomes	Compliance assessment
PO14 Vulnerable uses listed in Table 7 are not established or intensified within a bushfire prone area unless: (a) there is an overriding need in the public interest for the new or expanded service the development provides; and (b) there are no other suitable alternative locations within the required catchment; and (c) site planning can appropriately mitigate the risk (for example, siting ovals for an educational establishment between the hazardous vegetation and structures. 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	AO14.1 No acceptable outcome is prescribed.	Not applicable The proposed development does not involve a vulnerable use.
PO15 Community infrastructure providing essential services listed in Table 7 are not established within a bushfire prone area unless: (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 (b) the infrastructure can function effectively during and immediately after a bushfire event. 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.	AO15 No acceptable outcome is prescribed.	Not applicable The proposed development does not involve community infrastructure for essential services.
PO16 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. Note – The preparation of a bushfire	AO16 No acceptable outcome is prescribed.	Not applicable The proposed development does not involve the manufacture or storage of hazardous materials in the context of bushfire hazard.

Performance outcomes	Acceptable outcomes	Compliance assessment
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. 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: www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting .		
Section F		
Where involving an asset protection zone		
PO17 Asset protection zones are designed and managed to ensure they do not increase the potential for bushfire hazard. 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.	AO17.1 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. 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. OR	Not applicable The proposed development does not require APZs. Figure 5.1 of the BMP demonstrates that the separation required from the source of bushfire hazard to achieve a radiant heat flux level ≤ 29 kW/m² is accommodated with a road reserve.
	AO17.2 Landscaping management within any asset protection zone maintains a: (a) potential available fuel load which is less than eight tonnes/hectare in aggregate; and (b) fuel structure which is discontinuous. 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.	
Section G		
Where planning provisions or conditions of approval require revegetation or rehabilitation		

Performance outcomes	Acceptable outcomes	Compliance assessment
PO18 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. 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.	AO18.1 Required revegetation or rehabilitation: (a) is located outside of any asset protection zone; or (b) maintains a potential available fuel load which is less than eight tonnes/hectare in aggregate and fuel structure which is discontinuous. 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).	Complies with AO18.1 and AO18.2 The BMP assumes that bushland vegetation will be either retained or restored within the proposed linear parks. This area is identified as BAU 4A in Figure 3.1 of the BMP and was assessed as a non-bushfire hazard class in accordance the narrow corridor filter in Section 4.2.6 of <i>Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience – Bushfire</i> . Figure 5.1 of the BMP demonstrates that the separation required from hazardous vegetation to achieve a radiant heat flux level $\leq 29 \text{ kW/m}^2$ is contained within a road reserve and does not affect the residential allotments.
	AO18.2 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 the existing fuel load. OR 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. 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.	

Table 6 – Fire trail and working area design parameters

Parameter	Provisions
Width	Contains a width of at least 20 metres including: 1. A trafficable area (cleared and formed); a. with a minimum width of 4 metres than can accommodate a rural firefighting vehicle b. with no less than 4.8 metres vertical clearance from canopy vegetation c. with no adjacent inhibiting embankments or retaining walls 2. A working area each side of the trafficable area: a. with a minimum width of 3 metres each side b. cleared of all flammable vegetation greater than 10 centimetres in height 3. The balance (i.e. 10 metre width) managed vegetation area: a. sited to separate the trafficable area from adjacent mapped medium, high or very high potential bushfire intensity areas managed vegetation b. comprising managed vegetation clear of major surface hazards.
Access	Access is granted in favour of the local government and Queensland Fire and Emergency Services Note – this access is commonly granted in the form of a easement that is to be maintained by the grantor.
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

Natural hazards, risk and resilience - Bushfire

Group	Uses
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 Hazardous materials that are present in the quantities in the Work Health and Safety Regulation, schedule 15