Land and environment consultants

19 November 2025

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Subject: Preliminary bushfire attack level assessment of Providence East ROL 2, South Ripley, Queensland

1 Introduction

Land and Environment Consultants Pty Ltd (**LEC**) was engaged to undertake a preliminary bushfire attack level (**BAL**) assessment for the residential allotments within Providence East ROL 2 at South Ripley, properly described as part of lot 190/S31349 and part of lot 110/SP335790 (**the site**). The proposed residential allotments and indicative building location envelopes are shown in the proposed reconfiguration plan provided in Appendix 1.

The site is identified as a bushfire hazard area by the Queensland State Planning Policy *Bushfire Prone area map* and is a 'designated bushfire prone area' pursuant to Section 7 of the Queensland *Building Regulation 2021*. As a result, provisions of the *National Construction Code* (ABCB 2022) (**NCC**) that apply to a designated bushfire prone area apply to any building assessment work within Providence East ROL 2.

Residential dwellings (**dwellings**) that will be constructed within the proposed residential allotments are NCC class 1 buildings. Compliance with the NCC requires NCC class 1 buildings which are in a designated bushfire prone area to be designed and constructed in accordance with the BAL construction requirements of the *Australian Standard* (**AS 3959-2018**) *Construction of buildings in bushfire prone areas* to reduce the risk of ignition from bushfire.

This report provides a preliminary BAL assessment for the construction of dwellings within the proposed residential allotments and identifies sections of AS 3959-2018 which are relevant to their design and construction.

The preliminary BAL assessment is subject to change and must be reviewed and updated when the development application for Providence East ROL 2 has been approved by the delegate for the Minister Economic Development Queensland.

2 Classified vegetation

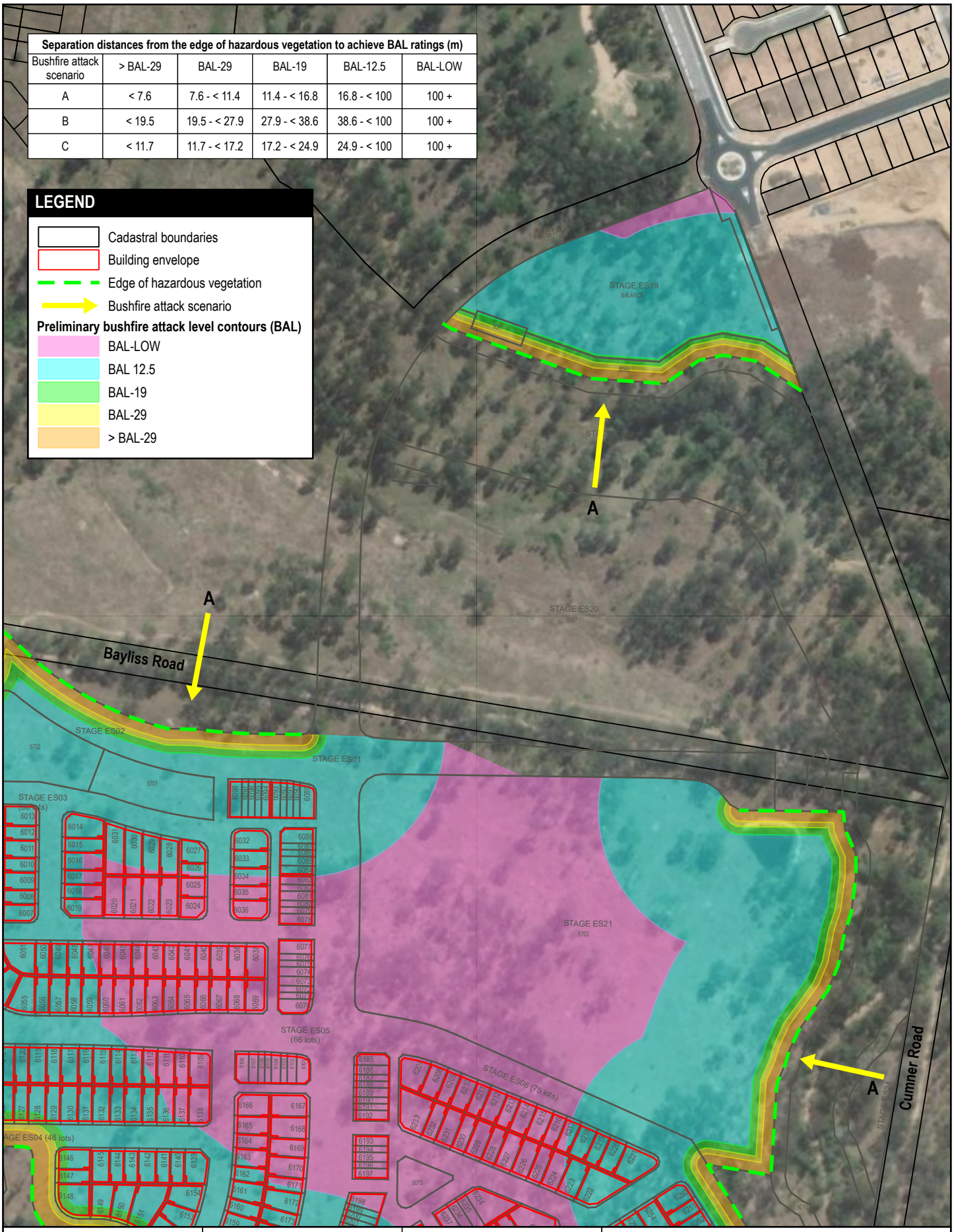
LEC prepared a bushfire management plan (LEC 2024) (**BMP**) for the development permit application for Providence East ROL 2.

The bushfire analysis in the BMP identified the retained and restored bushland vegetation in the open space areas within the site as classified vegetation and the likely source of bushfire attack. Bushfire attack from the open space areas, ie bushfire attack scenarios A, B and C, are shown in Figures 1-3.

The radiant heat exposure models for bushfire attack scenarios A, B and C were prepared for the BMP and are provided in Appendix 2. They have been used in this report to assign the preliminary BAL ratings to the building location envelopes within the proposed residential allotments.

Please note, the preliminary BAL ratings assume landscaping within the linear park open space adjoining proposed residential allotments 6155 and 6179 includes a 12 m wide pedestrian pathway and turf area. These features will be in a public land tenure and will be maintained by Ipswich City Council in perpetuity. Stockland Development Pty Ltd is responsible for confirming this assumption is true and correct prior to the construction of buildings within the proposed residential allotments.

Separation distances from the edge of hazardous vegetation to achieve BAL ratings (m)					
Bushfire attack scenario	> BAL-29	BAL-29	BAL-19	BAL-12.5	BAL-LOW
A	< 7.6	7.6 - < 11.4	11.4 - < 16.8	16.8 - < 100	100 +
B	< 19.5	19.5 - < 27.9	27.9 - < 38.6	38.6 - < 100	100 +
C	< 11.7	11.7 - < 17.2	17.2 - < 24.9	24.9 - < 100	100 +



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Preliminary BAL contour plan
Providence East
ROL 2, South Ripley

Aerial image: ESRI World Imagery

Scale: 1:3,500

0 50 100 150 m

N

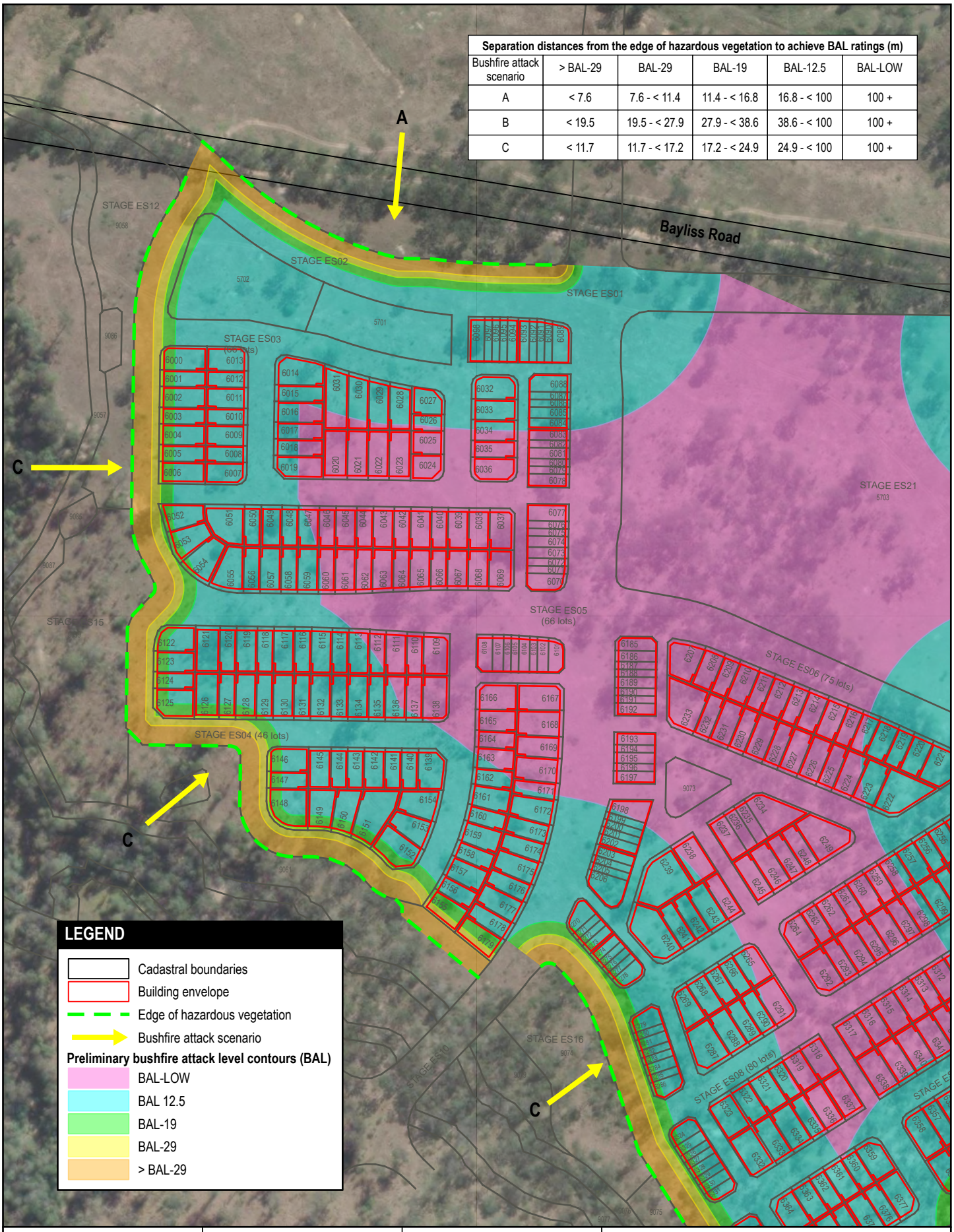
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Title:
Preliminary BAL contour plan

Figure
1

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Separation distances from the edge of hazardous vegetation to achieve BAL ratings (m)					
Bushfire attack scenario	> BAL-29	BAL-29	BAL-19	BAL-12.5	BAL-LOW
A	< 7.6	7.6 - < 11.4	11.4 - < 16.8	16.8 - < 100	100 +
B	< 19.5	19.5 - < 27.9	27.9 - < 38.6	38.6 - < 100	100 +
C	< 11.7	11.7 - < 17.2	17.2 - < 24.9	24.9 - < 100	100 +



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Land and environment consultants

Client: Stockland Development Pty Ltd

Preliminary BAL contour plan
Providence East
ROL 2, South Ripley

Design: Land and Environment Consultants
Date Saved: 9/11/25 2:07 PM Created by: RA
Scale: 1:3,000
Name: J24110_ProvidenceEast_Figures _BAL_Figure_2

Title: Preliminary BAL contour plan

Figure: 2

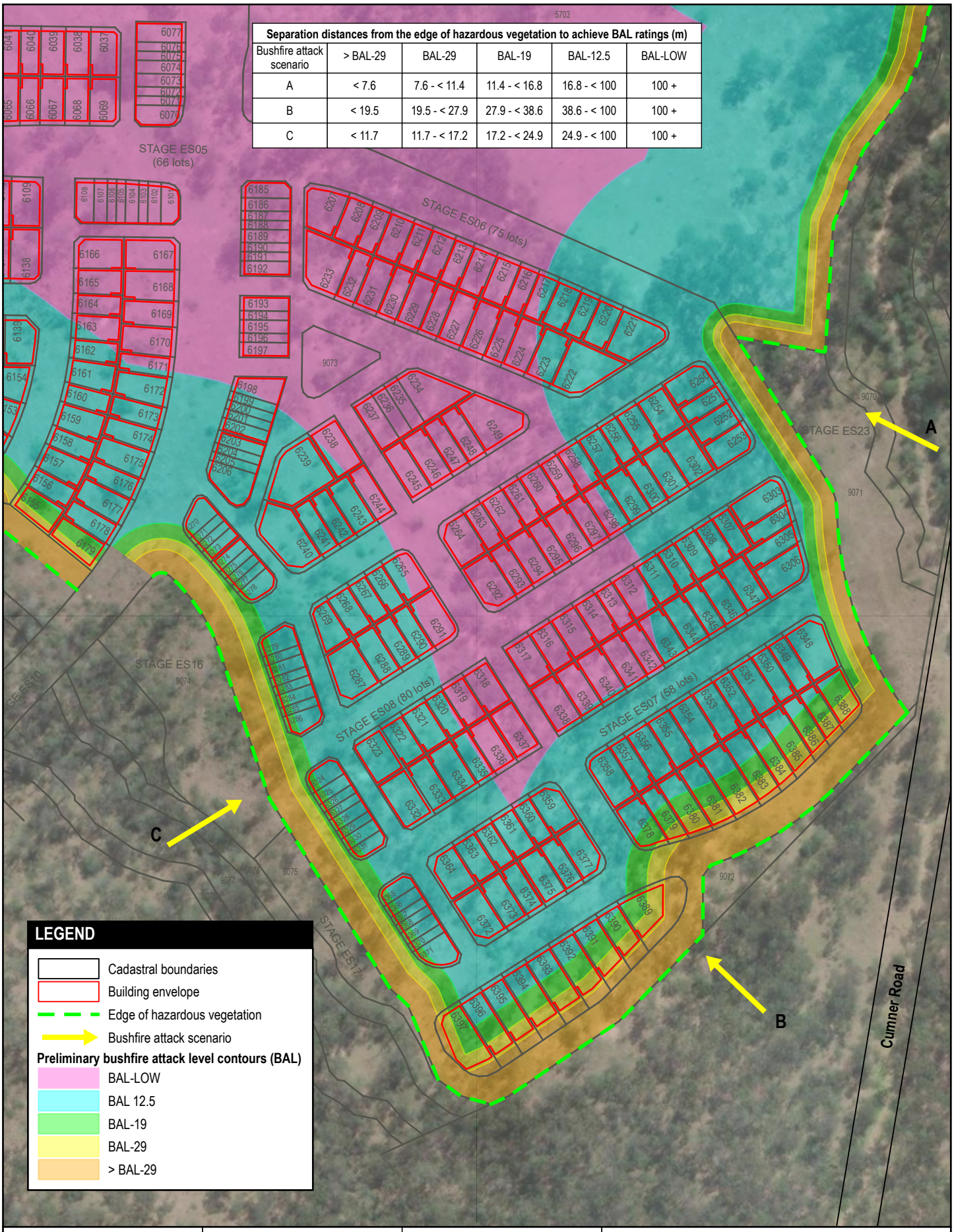
Aerial image: ESRI World Imagery

Scale: 1:3,000

0 50 100 m

N

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Client: Stockland Development Pty Ltd

Preliminary BAL contour plan
Providence East
ROL 2, South Ripley

Aerial image: ESRI World Imagery

Scale: 1:2,500

0 50 100 m

N

Design: Land and Environment Consultants
Date Saved: 9/11/25 2:07 PM Created by: RA
Scale: 1:2,500
Name: J24110_ProvidenceEast_Figures _BAL_Figure_3

Title: Preliminary BAL contour plan

Figure: 3

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3 Bushfire attack level assessment

AS 3959-2018 sets out requirements for the construction of buildings in bushfire prone areas to improve their safety when they are subjected to burning debris, radiant heat or flame contact generated from a bushfire.

BALs are a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts/square metre (**m^2**), and are the basis for establishing the requirements for construction to improve the protection of building elements to attack by bushfire.

The radiant heat exposure models in Appendix 2 identify the separation distances required from classified vegetation to achieve BAL ratings. These separation distances are summarised in Table 1 and are shown as BAL contours in Figures 1-3.

Table 1 BAL separation distances

Bushfire attack scenario	Separation distances from the edge of hazardous vegetation to achieve BAL ratings (m)				
	> BAL-29	**BAL-29**	**BAL-19**	**BAL-12.5**	**BAL-LOW**
A	< 7.6	7.6 - < 11.4	11.4 - < 16.8	16.8 - < 100	100 +
B	< 19.5	19.5 - < 27.9	27.9 - < 38.6	38.6 - < 100	100 +
C	< 11.7	11.7 - < 17.2	17.2 - < 24.9	24.9 - < 100	100 +

4 BAL construction requirements

Dwellings within the proposed residential allotments must be constructed in accordance with the relevant BAL requirements of AS 3959-2018. The BAL rating and sections of AS 3959-2018 which are relevant to the construction of dwellings within the proposed residential allotments are provided in Appendix 3 and are based on the BAL contours shown in Figures 1-3.

Details in Appendix 3 assume residential dwellings use the full extent of the building location envelopes within the proposed residential allotments.

5 Landscaping

It is recommended that landscaping within the proposed residential allotments is established and maintained in accordance with Part 5 of *Bushfire Resilient Building Guidance for Queensland Homes* (QRA 2020) which is publicly available online.

6 Closing

This report provides a preliminary BAL assessment for the indicative building location envelopes within the proposed residential allotments and identifies sections of AS 3959-2018 which are relevant to the design and construction of residential dwellings.

The preliminary BAL assessment must be reviewed and finalised prior to being relied upon for a building application.

Please contact the undersigned if there are any questions or queries in relation to this report.

Yours sincerely,



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Disclaimer

Notwithstanding the precautions adopted in this report, it should always be remembered that bushfires burn under a range of conditions. An element of risk, no matter how small always remains and 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 authority may recommend additional 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.

References

Australian Building Codes Board (ABCB) 2022, *National Construction Code Series, Building Code of Australia Class 1 and Class 10 Buildings, Volume 2*, Australian Government and States and Territories of Australia, adopted from 1 May 2023

Land and Environment Consultants Pty Ltd (LEC) 2024, *Bushfire management plan, Providence East – ROL 2, South Ripley, Queensland*, prepared for Stockland Development Pty Ltd, Final V1 5 June 2025

Queensland Reconstruction Authority (QRA) 2020, *Bushfire Resilient Building Guidance for Queensland Homes*, July 2020

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

Appendix 1 Plan of development



LEGEND

- Site Boundary
- Application Boundary
- Stage Boundary
- Design Contours (1m intervals)
- 20m Bushfire Buffer
- Bioretention Basins
- PMT Site
- Open Space Area
- Balance Lot
- State Primary School
- Community Centre
- Retail Node
- District Sports Park
- Neighbourhood Recreation Park
- Local / Linear / Pocket Park
- Riparian Corridor / Erosion Buffer
- Waterway Corridor
- Stormwater / Detention

LOT YIELD				
Residential Saleable Area (Standard Lots)			**ROL2**	
Allotment Type	**Typical Lot Dimensions**	**Typical Area**	**Lots**	**%**
Standard Allotment 20m Product				
Rear Loaded Terrace	4.6m x 20m	92m²	18	4.6%
Rear Loaded Terrace	6.6m x 20m	132m²	12	3.1%
Rear Loaded Terrace	6.6m x 20m End	132m²	10	2.6%
Villa Allotment	10m x 20m	200m²	1	0.3%
Courtyard Allotment	14m x 20m	280m²	3	0.8%
Sub Total			**44**	**11.3%**
Standard Allotment 25m Product				
Front Loaded Terrace	7.5m x 25m	188m²	2	0.5%
Front Loaded Terrace	7.5m x 25m End	188m²	2	0.5%
Rear Loaded Terrace	4.6m x 25m	115m²	26	6.6%
Rear Loaded Terrace	6.6m x 25m	165m²	13	3.3%
Rear Loaded Terrace	6.6m x 25m End	165m²	12	3.1%
Villa Allotment	10m x 25m	250m²	51	13.0%
Premium Villa Allotment	12.5m x 25m	312m²	59	15.1%
Courtyard Allotment	14m x 25m	350m²	19	4.9%
Traditional Allotment	16m x 25m	400m²	5	1.3%
Sub Total			**189**	**48.3%**
Standard Allotment 28m Product				
Villa Allotment	10m x 28m	280m²	37	9.5%
Premium Villa Allotment	12.5m x 28m	350m²	41	10.5%
Courtyard Allotment	14m x 28m	392m²	23	5.9%
Traditional Allotment	16m x 28m	448m²	2	0.5%
Sub Total			**103**	**26.3%**
Standard Allotment 30m Product				
Villa Allotment	10m x 30m	300m²	17	4.3%
Premium Villa Allotment	12.5m x 30m	375m²	19	4.9%
Courtyard Allotment	14m x 30m	420m²	8	2.0%
Sub Total			**44**	**11.3%**
Standard Allotment 32m Product				
Premium Villa Allotment	12.5m x 32m	400m²	5	1.3%
Courtyard Allotment	14m x 32m	448m²	5	1.3%
Traditional Allotment	16m x 32m	512m²	1	0.3%
Sub Total			**11**	**2.8%**
Total Standard Allotments			**391 lots**	**100.0%**

OVERALL	
Land Use Breakdown	**ROL2**

Saleable Area	**Area**	**%**
Residential Lots	11.85 ha	19.3%
Retail Node	0.25 ha	0.4%
Community Centre	0.40 ha	0.7%
Balance Lots	1.54 ha	2.5%
School Lots	7.01 ha	11.4%
Sub Total	**21.05 ha**	**34.3%**

Roads	**Area**	**%**
All Road Types	13.90 ha	22.6%
Sub Total	**13.90 ha**	**22.6%**

Open Space	**Area**	**%**
District Sports Park	5.75 ha	9.4%
Neighbourhood Recreation Park	1.53 ha	2.5%
Local Recreation Park	1.17 ha	1.9%
Riparian Corridor	5.32 ha	8.7%
Waterway Corridor	11.73 ha	19.1%
Stormwater / Detention	0.99 ha	1.6%
Sub Total	**26.50 ha**	**43.1%**

Overall	**61.45 ha**	**100.0%**

PROVIDENCE EAST - ROL 2

RECONFIGURING OF A LOT - OVERALL

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DATE: 15.10.2025
JOB NO: P0053760
DWG NO: ROL-00

Appendix 2 Radiant heat exposure models

Bushfire attack scenario A

- Forest fire danger index – 57
- Vegetation classification – VHC 16.2 *Eucalyptus dominated woodland on drainage lines and alluvial plains*
- Understorey fuel load – 11.1 tonnes/hectare (**t/ha**)
- Total fuel load – 11.6 t/ha
- Effective slope – 1° slope
- Site slope – 0° slope
- Flame width – 100 metres
- Flame temperature – 1,090 Kelvin



Calculated November 9, 2024, 1:46 pm (MDc v.4.9)

J24110_A

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	57	Rate of spread	0.8100000000000001 km/h
Vegetation classification	Woodland	Flame length	6.67 m
Understorey fuel load	11.1 t/ha	Flame angle	54 °, 64 °, 73 °, 78 °, 80 ° & 85 °
Total fuel load	11.6 t/ha	Elevation of receiver	2.7 m, 3 m, 3.19 m, 3.26 m, 3.28 m & 3.32 m
Vegetation height	n/a	Fire intensity	4,875 kW/m
Effective slope	1 °	Transmissivity	0.888, 0.878, 0.862, 0.842, 0.83 & 0.756
Site slope	0 °	Viewfactor	0.5858, 0.4333, 0.2892, 0.195, 0.1575 & 0.0433
Flame width	100 m	Minimum distance to < 40 kW/m²	5.6 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	7.6 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	11.4 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	16.8 m
		Minimum distance to < 10 kW/m²	20.7 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

Bushfire attack scenario B

- Forest fire danger index – 57
- Vegetation classification – VHC 13.2 *Dry to moist eucalypt woodlands on undulating metamorphics and granite*
- Understorey fuel load – 12.8 t/ha
- Total fuel load – 14.4 t/ha
- Effective slope – 15° slope
- Site slope – 0° slope
- Flame width – 100 metres
- Flame temperature – 1,090 Kelvin

FLAMESOL
FPA AUSTRALIA

Calculated November 9, 2024, 1:47 pm (MDc v.4.9)

J24110_B

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	57	Rate of spread	2.46 km/h
Vegetation classification	Woodland	Flame length	17.74 m
Understorey fuel load	12.8 t/ha	Flame angle	52 °, 62 °, 69 °, 74 °, 75 ° & 81 °
Total fuel load	14.4 t/ha	Elevation of receiver	6.99 m, 7.83 m, 8.279999999999999 m, 8.529999999999999 m, 8.57 m & 8.76 m
Vegetation height	n/a	Fire intensity	18,337 kW/m
Effective slope	15 °	Transmissivity	0.867, 0.845, 0.8169999999999999, 0.791, 0.779 & 0.72
Site slope	0 °	Viewfactor	0.6059, 0.4494, 0.3046, 0.2071, 0.1687 & 0.0455
Flame width	100 m	Minimum distance to < 40 kW/m²	14.5 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	19.5 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	27.9 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	38.6 m
		Minimum distance to < 10 kW/m²	45.2 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

Bushfire attack scenario C

- Forest fire danger index – 57
- Vegetation classification – VHC 13.2 *Dry to moist eucalypt woodlands on undulating metamorphics and granite*
- Understorey fuel load – 12.8 t/ha
- Total fuel load – 14.4 t/ha
- Effective slope – 6° slope
- Site slope – 0° slope
- Flame width – 100 metres
- Flame temperature – 1,090 Kelvin

FLAMESOL
FPA AUSTRALIA

Calculated November 9, 2024, 1:51 pm (MDc v.4.9)

J24110_E

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	57	Rate of spread	1.32 km/h
Vegetation classification	Woodland	Flame length	10.33 m
Understorey fuel load	12.8 t/ha	Flame angle	53 °, 64 °, 72 °, 77 °, 79 ° & 84 °
Total fuel load	14.4 t/ha	Elevation of receiver	4.12 m, 4.64 m, 4.91 m, 5.03 m, 5.07 m & 5.14 m
Vegetation height	n/a	Fire intensity	9,854 kW/m
Effective slope	6 °	Transmissivity	0.88, 0.865, 0.844, 0.82, 0.8070000000000001 & 0.739
Site slope	0 °	Viewfactor	0.5936, 0.4366, 0.295, 0.2, 0.1627 & 0.0444
Flame width	100 m	Minimum distance to < 40 kW/m²	8.6 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	11.7 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	17.2 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	24.9 m
		Minimum distance to < 10 kW/m²	29.9 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 3 Bushfire attack level rating and construction requirements

Bushfire attack level rating and construction requirements for the proposed residential allotments

Building location envelope within lot number	BAL rating[1]	AS 3959-2018 construction requirements
6000	BAL-19	Sections 3 and 6
6001	BAL-19	Sections 3 and 6
6002	BAL-19	Sections 3 and 6
6003	BAL-19	Sections 3 and 6
6004	BAL-19	Sections 3 and 6
6005	BAL-19	Sections 3 and 6
6006	BAL-19	Sections 3 and 6
6007	BAL-12.5	Sections 3 and 5
6008	BAL-12.5	Sections 3 and 5
6009	BAL-12.5	Sections 3 and 5
6010	BAL-12.5	Sections 3 and 5
6011	BAL-12.5	Sections 3 and 5
6012	BAL-12.5	Sections 3 and 5
6013	BAL-12.5	Sections 3 and 5
6014	BAL-12.5	Sections 3 and 5
6015	BAL-12.5	Sections 3 and 5
6016	BAL-12.5	Sections 3 and 5
6017	BAL-12.5	Sections 3 and 5
6018	BAL-12.5	Sections 3 and 5
6019	BAL-12.5	Sections 3 and 5
6020	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6021	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6022	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6023	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6024	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6025	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6026	BAL-12.5	Sections 3 and 5
6027	BAL-12.5	Sections 3 and 5
6028	BAL-12.5	Sections 3 and 5
6029	BAL-12.5	Sections 3 and 5
6030	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are relevant to the residential allotments shown in *Providence East – ROL 2 reconfiguring a lot – overall plan*, job reference P0053760, dated 15 October 2025.
2 Stockland must ensure landscaping within the linear park open space adjoining proposed residential allotments 6155 and 6179 includes a 12 m wide area consisting of a pedestrian pathway and/or turf area. These features will be in a public land tenure and must be maintained by Ipswich City Council in perpetuity.

Building location envelope within lot number	BAL rating[1]	AS 3959-2018 construction requirements
6031	BAL-12.5	Sections 3 and 5
6032	BAL-12.5	Sections 3 and 5
6033	BAL-12.5	Sections 3 and 5
6034	BAL-12.5	Sections 3 and 5
6035	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6036	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6037	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6038	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6039	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6040	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6041	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6042	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6043	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6044	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6045	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6046	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6047	BAL-12.5	Sections 3 and 5
6048	BAL-12.5	Sections 3 and 5
6049	BAL-12.5	Sections 3 and 5
6050	BAL-12.5	Sections 3 and 5
6051	BAL-12.5	Sections 3 and 5
6052	BAL-19	Sections 3 and 6
6053	BAL-19	Sections 3 and 6
6054	BAL-19	Sections 3 and 6
6055	BAL-12.5	Sections 3 and 5
6056	BAL-12.5	Sections 3 and 5
6057	BAL-12.5	Sections 3 and 5
6058	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are relevant to the residential allotments shown in *Providence East – ROL 2 reconfiguring a lot – overall plan*, job reference P0053760, dated 15 October 2025.
2 Stockland must ensure landscaping within the linear park open space adjoining proposed residential allotments 6155 and 6179 includes a 12 m wide area consisting of a pedestrian pathway and/or turf area. These features will be in a public land tenure and must be maintained by Ipswich City Council in perpetuity.

Building location envelope within lot number	BAL rating[1]	AS 3959-2018 construction requirements
6059	BAL-12.5	Sections 3 and 5
6060	BAL-12.5	Sections 3 and 5
6061	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6062	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6063	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6064	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6065	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6066	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6067	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6068	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6069	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6070	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6071	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6072	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6073	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6074	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6075	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6076	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6077	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6078	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6079	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6080	BAL-LOW	There is insufficient risk to warrant specific construction requirements

Notes 1 BAL ratings and construction requirements are relevant to the residential allotments shown in *Providence East – ROL 2 reconfiguring a lot – overall plan*, job reference P0053760, dated 15 October 2025.
2 Stockland must ensure landscaping within the linear park open space adjoining proposed residential allotments 6155 and 6179 includes a 12 m wide area consisting of a pedestrian pathway and/or turf area. These features will be in a public land tenure and must be maintained by Ipswich City Council in perpetuity.

Building location envelope within lot number	BAL rating[1]	AS 3959-2018 construction requirements
6081	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6082	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6083	BAL-12.5	Sections 3 and 5
6084	BAL-12.5	Sections 3 and 5
6085	BAL-12.5	Sections 3 and 5
6086	BAL-12.5	Sections 3 and 5
6087	BAL-12.5	Sections 3 and 5
6088	BAL-12.5	Sections 3 and 5
6089	BAL-12.5	Sections 3 and 5
6090	BAL-12.5	Sections 3 and 5
6091	BAL-12.5	Sections 3 and 5
6092	BAL-12.5	Sections 3 and 5
6093	BAL-12.5	Sections 3 and 5
6094	BAL-12.5	Sections 3 and 5
6095	BAL-12.5	Sections 3 and 5
6096	BAL-12.5	Sections 3 and 5
6097	BAL-12.5	Sections 3 and 5
6098	BAL-12.5	Sections 3 and 5
6099	No allotment	-
6100	No allotment	-
6101	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6102	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6103	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6104	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6105	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6106	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6107	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6108	BAL-LOW	There is insufficient risk to warrant specific construction requirements

Notes 1 BAL ratings and construction requirements are relevant to the residential allotments shown in *Providence East – ROL 2 reconfiguring a lot – overall plan*, job reference P0053760, dated 15 October 2025.
2 Stockland must ensure landscaping within the linear park open space adjoining proposed residential allotments 6155 and 6179 includes a 12 m wide area consisting of a pedestrian pathway and/or turf area. These features will be in a public land tenure and must be maintained by Ipswich City Council in perpetuity.

Building location envelope within lot number	BAL rating[1]	AS 3959-2018 construction requirements
6109	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6110	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6111	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6112	BAL-12.5	Sections 3 and 5
6113	BAL-12.5	Sections 3 and 5
6114	BAL-12.5	Sections 3 and 5
6115	BAL-12.5	Sections 3 and 5
6116	BAL-12.5	Sections 3 and 5
6117	BAL-12.5	Sections 3 and 5
6118	BAL-12.5	Sections 3 and 5
6119	BAL-12.5	Sections 3 and 5
6120	BAL-12.5	Sections 3 and 5
6121	BAL-12.5	Sections 3 and 5
6122	BAL-19	Sections 3 and 6
6123	BAL-19	Sections 3 and 6
6124	BAL-19	Sections 3 and 6
6125	BAL-19	Sections 3 and 6
6126	BAL-19	Sections 3 and 6
6127	BAL-19	Sections 3 and 6
6128	BAL-19	Sections 3 and 6
6129	BAL-19	Sections 3 and 6
6130	BAL-12.5	Sections 3 and 5
6131	BAL-12.5	Sections 3 and 5
6132	BAL-12.5	Sections 3 and 5
6133	BAL-12.5	Sections 3 and 5
6134	BAL-12.5	Sections 3 and 5
6135	BAL-12.5	Sections 3 and 5
6136	BAL-12.5	Sections 3 and 5
6137	BAL-12.5	Sections 3 and 5
6138	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6139	BAL-12.5	Sections 3 and 5
6140	BAL-12.5	Sections 3 and 5
6141	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are relevant to the residential allotments shown in *Providence East – ROL 2 reconfiguring a lot – overall plan*, job reference P0053760, dated 15 October 2025.
2 Stockland must ensure landscaping within the linear park open space adjoining proposed residential allotments 6155 and 6179 includes a 12 m wide area consisting of a pedestrian pathway and/or turf area. These features will be in a public land tenure and must be maintained by Ipswich City Council in perpetuity.

Building location envelope within lot number	BAL rating[1]	AS 3959-2018 construction requirements
6142	BAL-12.5	Sections 3 and 5
6143	BAL-12.5	Sections 3 and 5
6144	BAL-12.5	Sections 3 and 5
6145	BAL-12.5	Sections 3 and 5
6146	BAL-19	Sections 3 and 6
6147	BAL-19	Sections 3 and 6
6148	BAL-19	Sections 3 and 6
6149	BAL-19	Sections 3 and 6
6150	BAL-19	Sections 3 and 6
6151	BAL-19	Sections 3 and 6
6152	BAL-19	Sections 3 and 6
6153	BAL-12.5	Sections 3 and 5
6154	BAL-12.5	Sections 3 and 5
6155	BAL-29[2]	Sections 3 and 7
6156	BAL-19	Sections 3 and 6
6157	BAL-12.5	Sections 3 and 5
6158	BAL-12.5	Sections 3 and 5
6159	BAL-12.5	Sections 3 and 5
6160	BAL-12.5	Sections 3 and 5
6161	BAL-12.5	Sections 3 and 5
6162	BAL-12.5	Sections 3 and 5
6163	BAL-12.5	Sections 3 and 5
6164	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6165	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6166	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6167	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6168	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6169	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6170	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6171	BAL-12.5	Sections 3 and 5
6172	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are relevant to the residential allotments shown in *Providence East – ROL 2 reconfiguring a lot – overall plan*, job reference P0053760, dated 15 October 2025.
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Building location envelope within lot number	BAL rating[1]	AS 3959-2018 construction requirements
6173	BAL-12.5	Sections 3 and 5
6174	BAL-12.5	Sections 3 and 5
6175	BAL-12.5	Sections 3 and 5
6176	BAL-12.5	Sections 3 and 5
6177	BAL-12.5	Sections 3 and 5
6178	BAL-12.5	Sections 3 and 5
6179	BAL-29[2]	Sections 3 and 7
6180	No allotment	-
6181	No allotment	-
6182	No allotment	-
6183	No allotment	-
6184	No allotment	-
6185	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6186	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6187	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6188	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6189	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6190	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6191	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6192	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6193	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6194	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6195	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6196	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6197	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6198	BAL-12.5	Sections 3 and 5
6199	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are relevant to the residential allotments shown in *Providence East – ROL 2 reconfiguring a lot – overall plan*, job reference P0053760, dated 15 October 2025.
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Building location envelope within lot number	BAL rating[1]	AS 3959-2018 construction requirements
6200	BAL-12.5	Sections 3 and 5
6201	BAL-12.5	Sections 3 and 5
6202	BAL-12.5	Sections 3 and 5
6203	BAL-12.5	Sections 3 and 5
6204	BAL-12.5	Sections 3 and 5
6205	BAL-12.5	Sections 3 and 5
6206	BAL-12.5	Sections 3 and 5
6207	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6208	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6209	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6210	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6211	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6212	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6213	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6214	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6215	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6216	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6217	BAL-12.5	Sections 3 and 5
6218	BAL-12.5	Sections 3 and 5
6219	BAL-12.5	Sections 3 and 5
6220	BAL-12.5	Sections 3 and 5
6221	BAL-12.5	Sections 3 and 5
6222	BAL-12.5	Sections 3 and 5
6223	BAL-12.5	Sections 3 and 5
6224	BAL-12.5	Sections 3 and 5
6225	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6226	BAL-LOW	There is insufficient risk to warrant specific construction requirements

Notes 1 BAL ratings and construction requirements are relevant to the residential allotments shown in *Providence East – ROL 2 reconfiguring a lot – overall plan*, job reference P0053760, dated 15 October 2025.
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Building location envelope within lot number	BAL rating[1]	AS 3959-2018 construction requirements
6227	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6228	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6229	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6230	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6231	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6232	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6233	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6234	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6235	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6236	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6237	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6238	BAL-12.5	Sections 3 and 5
6239	BAL-12.5	Sections 3 and 5
6240	BAL-12.5	Sections 3 and 5
6241	BAL-12.5	Sections 3 and 5
6242	BAL-12.5	Sections 3 and 5
6243	BAL-12.5	Sections 3 and 5
6244	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6245	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6246	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6247	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6248	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6249	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6250	BAL-12.5	Sections 3 and 5
6251	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are relevant to the residential allotments shown in *Providence East – ROL 2 reconfiguring a lot – overall plan*, job reference P0053760, dated 15 October 2025.
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Building location envelope within lot number	BAL rating[1]	AS 3959-2018 construction requirements
6252	BAL-12.5	Sections 3 and 5
6253	BAL-12.5	Sections 3 and 5
6254	BAL-12.5	Sections 3 and 5
6255	BAL-12.5	Sections 3 and 5
6256	BAL-12.5	Sections 3 and 5
6257	BAL-12.5	Sections 3 and 5
6258	BAL-12.5	Sections 3 and 5
6259	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6260	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6261	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6262	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6263	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6264	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6265	BAL-12.5	Sections 3 and 5
6266	BAL-12.5	Sections 3 and 5
6267	BAL-12.5	Sections 3 and 5
6268	BAL-12.5	Sections 3 and 5
6269	BAL-12.5	Sections 3 and 5
6270	BAL-19	Sections 3 and 6
6271	BAL-19	Sections 3 and 6
6272	BAL-19	Sections 3 and 6
6273	BAL-19	Sections 3 and 6
6274	BAL-19	Sections 3 and 6
6275	BAL-19	Sections 3 and 6
6276	BAL-19	Sections 3 and 6
6277	BAL-19	Sections 3 and 6
6278	BAL-19	Sections 3 and 6
6279	BAL-19	Sections 3 and 6
6280	BAL-19	Sections 3 and 6
6281	BAL-19	Sections 3 and 6
6282	BAL-19	Sections 3 and 6
6283	BAL-19	Sections 3 and 6

Notes 1 BAL ratings and construction requirements are relevant to the residential allotments shown in *Providence East – ROL 2 reconfiguring a lot – overall plan*, job reference P0053760, dated 15 October 2025.
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Building location envelope within lot number	BAL rating[1]	AS 3959-2018 construction requirements
6284	BAL-19	Sections 3 and 6
6285	BAL-19	Sections 3 and 6
6286	BAL-19	Sections 3 and 6
6287	BAL-12.5	Sections 3 and 5
6288	BAL-12.5	Sections 3 and 5
6289	BAL-12.5	Sections 3 and 5
6290	BAL-12.5	Sections 3 and 5
6291	BAL-12.5	Sections 3 and 5
6292	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6293	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6294	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6295	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6296	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6297	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6298	BAL-12.5	Sections 3 and 5
6299	BAL-12.5	Sections 3 and 5
6300	BAL-12.5	Sections 3 and 5
6301	BAL-12.5	Sections 3 and 5
6302	BAL-12.5	Sections 3 and 5
6303	BAL-12.5	Sections 3 and 5
6304	BAL-12.5	Sections 3 and 5
6305	BAL-12.5	Sections 3 and 5
6306	BAL-12.5	Sections 3 and 5
6307	BAL-12.5	Sections 3 and 5
6308	BAL-12.5	Sections 3 and 5
6309	BAL-12.5	Sections 3 and 5
6310	BAL-12.5	Sections 3 and 5
6311	BAL-12.5	Sections 3 and 5
6312	BAL-12.5	Sections 3 and 5
6313	BAL-LOW	There is insufficient risk to warrant specific construction requirements

Notes 1 BAL ratings and construction requirements are relevant to the residential allotments shown in *Providence East – ROL 2 reconfiguring a lot – overall plan*, job reference P0053760, dated 15 October 2025.
2 Stockland must ensure landscaping within the linear park open space adjoining proposed residential allotments 6155 and 6179 includes a 12 m wide area consisting of a pedestrian pathway and/or turf area. These features will be in a public land tenure and must be maintained by Ipswich City Council in perpetuity.

Building location envelope within lot number	BAL rating[1]	AS 3959-2018 construction requirements
6314	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6315	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6316	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6317	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6318	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6319	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6320	BAL-12.5	Sections 3 and 5
6321	BAL-12.5	Sections 3 and 5
6322	BAL-12.5	Sections 3 and 5
6323	BAL-12.5	Sections 3 and 5
6324	BAL-19	Sections 3 and 6
6325	BAL-19	Sections 3 and 6
6326	BAL-19	Sections 3 and 6
6327	BAL-19	Sections 3 and 6
6328	BAL-19	Sections 3 and 6
6329	BAL-19	Sections 3 and 6
6330	BAL-19	Sections 3 and 6
6331	BAL-19	Sections 3 and 6
6332	BAL-12.5	Sections 3 and 5
6333	BAL-12.5	Sections 3 and 5
6334	BAL-12.5	Sections 3 and 5
6335	BAL-12.5	Sections 3 and 5
6336	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6337	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6338	BAL-12.5	Sections 3 and 5
6339	BAL-12.5	Sections 3 and 5
6340	BAL-12.5	Sections 3 and 5
6341	BAL-12.5	Sections 3 and 5
6342	BAL-LOW	There is insufficient risk to warrant specific construction requirements
6343	BAL-12.5	Sections 3 and 5

Notes 1 BAL ratings and construction requirements are relevant to the residential allotments shown in *Providence East – ROL 2 reconfiguring a lot – overall plan*, job reference P0053760, dated 15 October 2025.
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Building location envelope within lot number	BAL rating[1]	AS 3959-2018 construction requirements
6344	BAL-12.5	Sections 3 and 5
6345	BAL-12.5	Sections 3 and 5
6346	BAL-12.5	Sections 3 and 5
6347	BAL-12.5	Sections 3 and 5
6348	BAL-12.5	Sections 3 and 5
6349	BAL-12.5	Sections 3 and 5
6350	BAL-12.5	Sections 3 and 5
6351	BAL-12.5	Sections 3 and 5
6352	BAL-12.5	Sections 3 and 5
6353	BAL-12.5	Sections 3 and 5
6354	BAL-12.5	Sections 3 and 5
6355	BAL-12.5	Sections 3 and 5
6356	BAL-12.5	Sections 3 and 5
6357	BAL-12.5	Sections 3 and 5
6358	BAL-12.5	Sections 3 and 5
6359	BAL-12.5	Sections 3 and 5
6360	BAL-12.5	Sections 3 and 5
6361	BAL-12.5	Sections 3 and 5
6362	BAL-12.5	Sections 3 and 5
6363	BAL-12.5	Sections 3 and 5
6364	BAL-12.5	Sections 3 and 5
6365	BAL-19	Sections 3 and 6
6366	BAL-19	Sections 3 and 6
6367	BAL-19	Sections 3 and 6
6368	BAL-19	Sections 3 and 6
6369	BAL-19	Sections 3 and 6
6370	BAL-19	Sections 3 and 6
6371	BAL-19	Sections 3 and 6
6372	BAL-12.5	Sections 3 and 5
6373	BAL-12.5	Sections 3 and 5
6374	BAL-12.5	Sections 3 and 5
6375	BAL-12.5	Sections 3 and 5
6376	BAL-12.5	Sections 3 and 5
6377	BAL-12.5	Sections 3 and 5
6378	BAL-29	Sections 3 and 7
6379	BAL-29	Sections 3 and 7

Notes 1 BAL ratings and construction requirements are relevant to the residential allotments shown in *Providence East – ROL 2 reconfiguring a lot – overall plan*, job reference P0053760, dated 15 October 2025.
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Building location envelope within lot number	BAL rating[1]	AS 3959-2018 construction requirements
6380	BAL-29	Sections 3 and 7
6381	BAL-29	Sections 3 and 7
6382	BAL-29	Sections 3 and 7
6383	BAL-29	Sections 3 and 7
6384	BAL-29	Sections 3 and 7
6385	BAL-29	Sections 3 and 7
6386	BAL-29	Sections 3 and 7
6387	BAL-29	Sections 3 and 7
6388	BAL-29	Sections 3 and 7
6389	BAL-29	Sections 3 and 7
6390	BAL-29	Sections 3 and 7
6391	BAL-29	Sections 3 and 7
6392	BAL-29	Sections 3 and 7
6393	BAL-29	Sections 3 and 7
6394	BAL-29	Sections 3 and 7
6395	BAL-29	Sections 3 and 7
6396	BAL-29	Sections 3 and 7
6397	BAL-29	Sections 3 and 7

Notes 1 BAL ratings and construction requirements are relevant to the residential allotments shown in *Providence East – ROL 2 reconfiguring a lot – overall plan*, job reference P0053760, dated 15 October 2025.
2 Stockland must ensure landscaping within the linear park open space adjoining proposed residential allotments 6155 and 6179 includes a 12 m wide area consisting of a pedestrian pathway and/or turf area. These features will be in a public land tenure and must be maintained by Ipswich City Council in perpetuity.