

13 November 2020

Land and Environment Consultants Pty Ltd
13 Pedwell Place Birkdale QLD 4159
P: 0466 714 833
E: info@landeconsultants.com.au
ABN: 16 629 295 361

Kalon Harding
Senior Development Manager
Economic Development Queensland
Department of State Development, Tourism and
Innovation
Kalon.Harding@dsdti.qld.gov.au

Subject: Addendum to bushfire management plan for Oxley Parkside

This letter is an addendum to the bushfire management plan (version 4, dated 20 August 2020) (**BMP**) for stage 1 of the Oxley Priority Development Area at 53 Seventeen Mile Rocks Road, Oxley (the site), properly described as lot 600/SP236626.

Section 6.1 of the BMP requires a 10 kW/m² bushfire protection zone to be established in lot 102 which is dedicated as a retirement living precinct. The indicative location of the bushfire protection zone shown in the BMP was subject to refinement upon the progression of design work for the waterway corridor open space area which adjoins the south and west boundaries of lot 102.

The design plan for the waterway corridor open space has progressed since the BMP was prepared and is provided at Appendix 1. A key difference to plans reviewed for the preparation of the BMP is that the waterway corridor open space now includes a walkway and maintained turf area adjacent the south boundary of lot 102 which provides a low fuel hazard separation area between the south boundary of lot 102 and forest vegetation in the proposed environmental protection zone that will be established in stage 2 of the Oxley Priority Development Area.

The new location of the 10 kW/m² bushfire protection zone in lot 102 is shown on Figure 1 which is provided at Appendix 2.

The effects of bushfire protection zones specified in Section 6.1 of the BMP remain relevant to the new location of the 10 kW/m² bushfire protection zone in lot 102.

Yours sincerely,



Robert Janssen
Managing principal
Land and Environment Consultants
0466 714 833
rjanssen@landeconsultants.com.au

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 one building will withstand bushfire attack on every occasion.

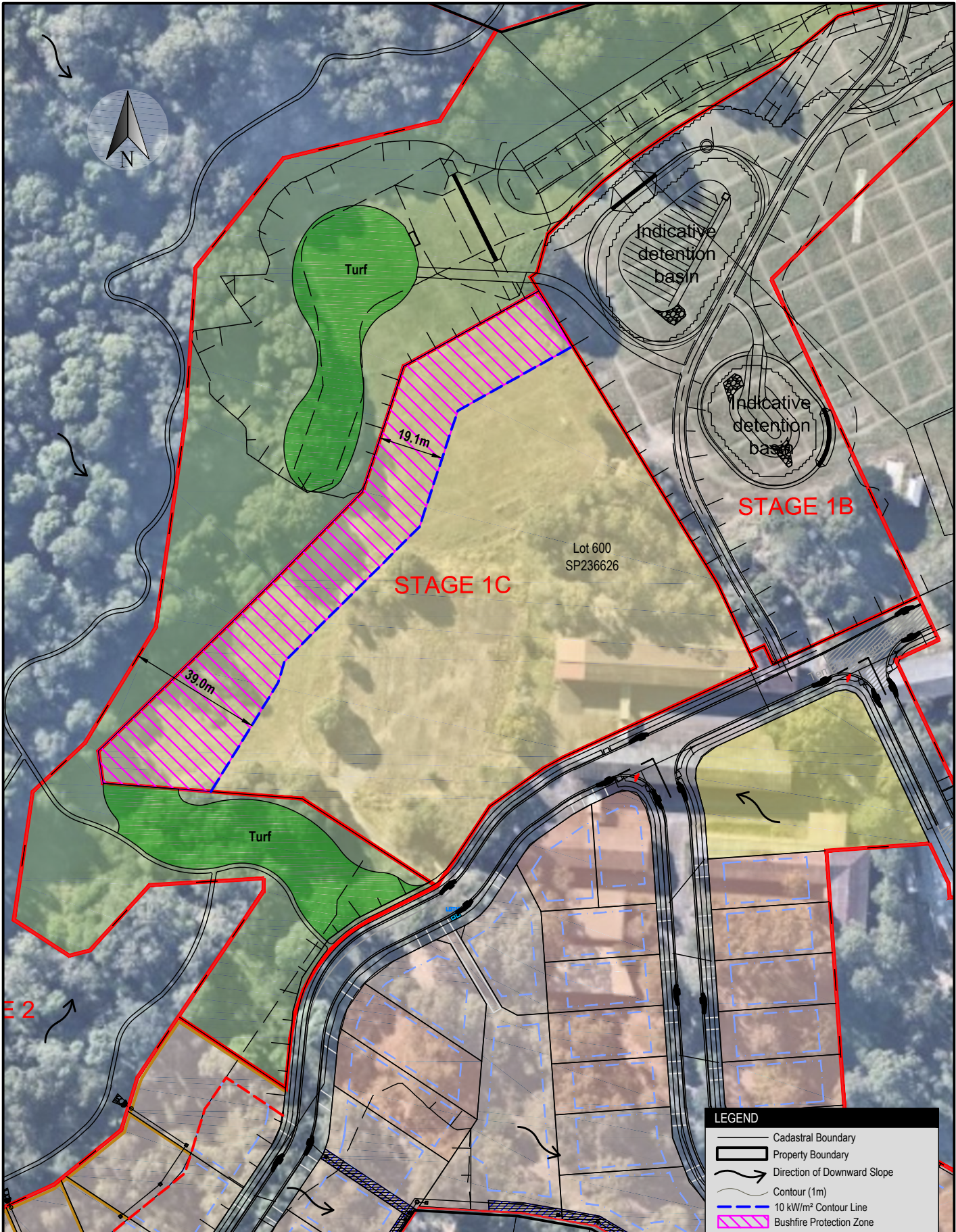
It should be noted that upon lodgement of a development application, council and/or the fire authority may recommend additional requirements.


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.

Appendix 1 Design plan for the waterway corridor open space



Appendix 2 10 kW/m² bushfire protection zone in lot 102



| | | | | |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------|
|  Land and environment consultants | Client Economic Development Queensland | | Project Addendum to Bushfire Management Plan 53 Seventeen Mile Rocks Road, Oxley | |
| | Design Drawn Scale Cad File | Land Environment Consultants MP 1:1500 228 Oxley PDA 06.dwg | 12.11.2020 12.11.2020 Rev 1.1 | FIGURE Bushfire Protection Zone 1 |

LEGEND

- Cadastral Boundary
- Property Boundary
- Direction of Downward Slope
- Contour (1m)
- 10 kW/m² Contour Line
- Bushfire Protection Zone

Scale 1 : 1500

0 20 50m

©Land and Environment Consultants. While every care is taken to ensure the accuracy of data, LEC makes no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability in negligence for all expenses, losses, damages (including indirect consequential damage) and cost which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.