

Bushfire Hazard Assessment and **Fire** Management Plan

Teviot Road, Greenbank

138-168 Teviot Road, 456-520 Greenbank Road & 96-102 Brightwell Street, Greenbank



Prepared for

Mirvac Qld

By

Rob Friend & Associates Pty Ltd

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

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This document has been prepared solely for the benefit of Mirvac Qld, its sub-consultants and Economic Development Queensland (EDQ) is issued in confidence for the purpose only for which it is supplied which is to provide information with regard to bushfire hazards, mitigation and management within the properties identified in this document. Unauthorised use of this document in any form whatsoever is prohibited. No liability is accepted by Rob Friend & Associates Pty Ltd or any employee, contractor or sub-consultant of this company with respect to its use by any other person.

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Photograph cover page – Photograph of a typical Acacia regrowth area covering much of the property.



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Introduction

This Bushfire Hazard Assessment and Fire Management Plan has been prepared for Mirvac Qld with respect to the development application over Area 1 and the immediate vicinity as identified in Figure 1 (see Appendix A). The footprint of Area 1 is located within Mirvac's Greenbank land holding as identified below:

- J 96-102 Brightwell Street, Greenbank described as Lot 205 on RP845844 (15.9284 ha.),
- J 138-168 Teviot Road, Greenbank, described as Lot 434 on RP845844 (400.8 ha), and
- J 456-520 Greenbank Road, Greenbank, described as Lot 9 on S312355 (64.75 ha).

This fire management plan seeks to provide a number of bushfire management actions with regard to Area 1 of the development.

Site description

General location

The property is located to the east of Teviot Road, and north of Greenbank Road, Greenbank. To the east is a Council managed bushland park, Wearing Park, along with rural residential allotments primarily accessible from Greenhill Road, Greenbank. To the north are rural and rural residential allotments around Brightwell Street and Campbell Road. Rural properties also abut the site along its southern boundary and to the west is Teviot Road.

The property has had a history of cattle use prior to the settlement and transfer of land to Mirvac Qld. It is noted that balance areas of the property awaiting future development will continue to be managed for rural residential/agricultural purposes including the grazing of cattle.

Area 1 is located in the south-western portion of the site abutting Teviot Road and Greenbank Road and within an area which has been previous cleared for cattle agistment and as such within an area of low bushfire hazard.

Access to the development will be via a new road from the existing Teviot Road / Pub Lane, Greenbank intersection.

Topography

The landform within this area generally slopes from west to east.

Existing Vegetation

Area 1 is located within a portion of the site that is predominantly clear pastoral land. Such pastoral land is defined as the area to the south and west of the EPBC excision boundary as shown on Figure 2 of Appendix A.

The pastoral areas within the EPBC excision boundary can be classed as grassland, however depending on rainfall and the commencement of bulk earth works within the property, this grassland may grow to become a hazard.

The hazards presented by this grassland, if it is permitted to grow, prior to being developed maybe sufficient to involve the adjacent open forests or other bushlands on neighbouring properties as well as produce significant quantities of

smoke which could be a safety hazard for vehicles on the surrounding road network. Notwithstanding the above, the re-stocking of the property with beef grazing cattle supplemented by slashing (where required) will assist in managing the abovementioned hazards.

Development proposal

The proposal is to undertake the development of an area identified on the proposal plans as "Area 1". Area 1 is located in the western portion of 138-168 Teviot Road, Greenbank (Lot 434 on RP845844 covering an area of 400.8 hectares) (see Figure 1 of Appendix A).

Area 1 consists of two types of residential uses, Residential – Standard and Residential – Interface Lots – South. In addition to the two residential areas, Area 1 will also see part of the Regional Open space/Recreation area established in the eastern and lower portions of this area.

It is noted that the proposal will also see the establishment of a 100-metre-wide maintained buffer around the perimeter of the Area 1 footprint and as such no residential lot will be within 100 metres of any area of mapped potential bushfire hazard area.

All hazardous vegetation within the EPBC excision boundary will be cleared on commencement of site works in Area 1. This clearing is addressed in technical reporting by Saunders Havill Group in support of the Area 1 development application.

Bushfire Hazard Assessment

Existing

The Natural Hazards Risks and Resilience - Bushfire hazard area mapping provided by the State Planning Policy of April 2016, maps areas of High and Medium potential bushfire intensity over some of the area over which Area 1 will be developed (see Figure 2).

Post Clearing

The post clearing area within the EPBC excision boundary can be classified as grassland. Therefore, this area is considered to be an area of low bushfire risk.

However, areas of medium and high potential bushfire intensity remain outside the EPBC excision area after the EPBC excision area has been cleared. A 100m potential hazard buffer is required from such medium and high potential bushfire intensity areas. The post clearing medium and high potential bushfire intensity areas and buffers are shown on Figure 3 of Appendix A.

Figure 3 shows that all residential allotments in Area 1 are outside the potential hazard buffer and are therefore classified as having a low bushfire risk, or not in a bushfire prone area.

Bushfire Management Plan

No residential allotments in Area 1 are in a bushfire prone area in the post clearing scenario. Therefore, no residential allotments within Area 1 will be required to be assessed against the Australian Standard Building in a Bushfire Prone Area, AS3959-2009 once such clearing works are complete.

The following land management specifications have been made to ensure the management of the area within the EPBC excision boundary is such that this area remains as an area of low bushfire hazard.

1. The 100-metre-wide buffer is to be maintained by slashing at regular intervals such that the vegetation within the buffer is maintained at all times, less than 200 mm in height.
2. A 6-metre-wide fire trail is to be established along the outer edge of the 100-metre-wide buffer and setback from that edge by a maximum of 10 metres. This space allows for effective zone within which to conduct any bushfire suppression operations by Emergency Services if and when required.
3. The fire trail is to have access for Emergency Service and maintenance contractors from: -
 - a. Teviot Road via a locked gate
 - b. Greenbank Road via a locked gate
 - c. At least four points from the internal road network including from the end of the main boulevard road. This point is to ensure access is directly available to the north and east of this dead end of the boulevard roadway.
4. In the event of a bushfire commencing within the properties owned by Mirvac Qld, the Property Caretaker is to ensure the locked gates which provide access from Teviot and Greenbank Roads are unlocked. However, a key is to be provided to the Greenbank Rural Fire Brigade for their purpose and to enable access at all times for any purpose involving the management of bushfire within the whole property.

Appendix A – Figures

Figure 1 – Overall Land use plan including Area 1



Legend

- SITE BOUNDARY
- CADASTRE BOUNDARIES
- - - AREA 1 BOUNDARY
- - - GREATER FLAGSTONE UDA BOUNDARY
- ▨ EXISTING EASEMENTS
- ▩ RAIL CORRIDOR
- POTENTIAL TRAIN STATION ¹
- = TRUNK CONNECTOR ROAD NETWORK
- = NEIGHBOURHOOD CONNECTOR ROAD NETWORK
- RESIDENTIAL ACCESS STREETS

Land Uses

- RESIDENTIAL - STANDARD LOTS
- RESIDENTIAL - INTERFACE LOTS - NORTH
- RESIDENTIAL - INTERFACE LOTS - SOUTH
- NEIGHBOURHOOD CENTRE
- DISTRICT CENTRE (EXTERNAL) ¹
- COMBINED REGIONAL RECREATION AND REGIONAL SPORTS PARK
- INDICATIVE LOCATIONS OF MAJOR LINEAR PARKS
- CONSERVATION PARKLAND
- POTENTIAL ECO LOT PRECINCT (SUBJECT TO FURTHER ASSESSMENT)
- INDICATIVE LOCATIONS OF NEIGHBOURHOOD PARKS
- 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 Context Plan features are indicative and subject to detailed design.

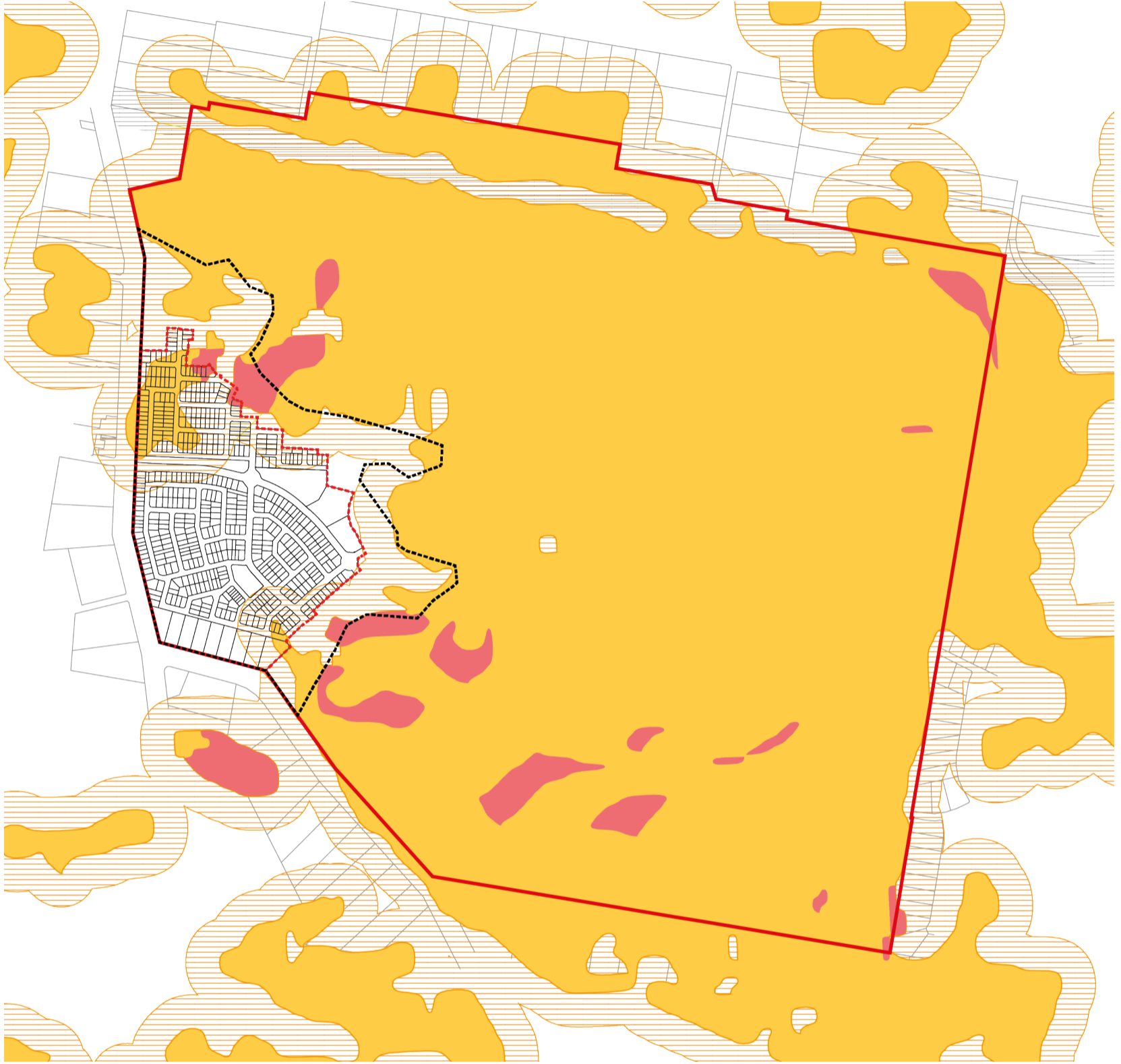


**GREENBANK
LAND USE PLAN WITH AREA 1**



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Figure 2 – Bushfire hazard plan – Area 1 – Pre-clearing



Legend

- SITE BOUNDARY
- CADASTRE BOUNDARIES
- AREA 1 BOUNDARY
- EPBC EXCISION BOUNDARY
- HIGH POTENTIAL BUSHFIRE INTENSITY
- MEDIUM POTENTIAL BUSHFIRE INTENSITY
- POTENTIAL IMPACT BUFFER (100M)



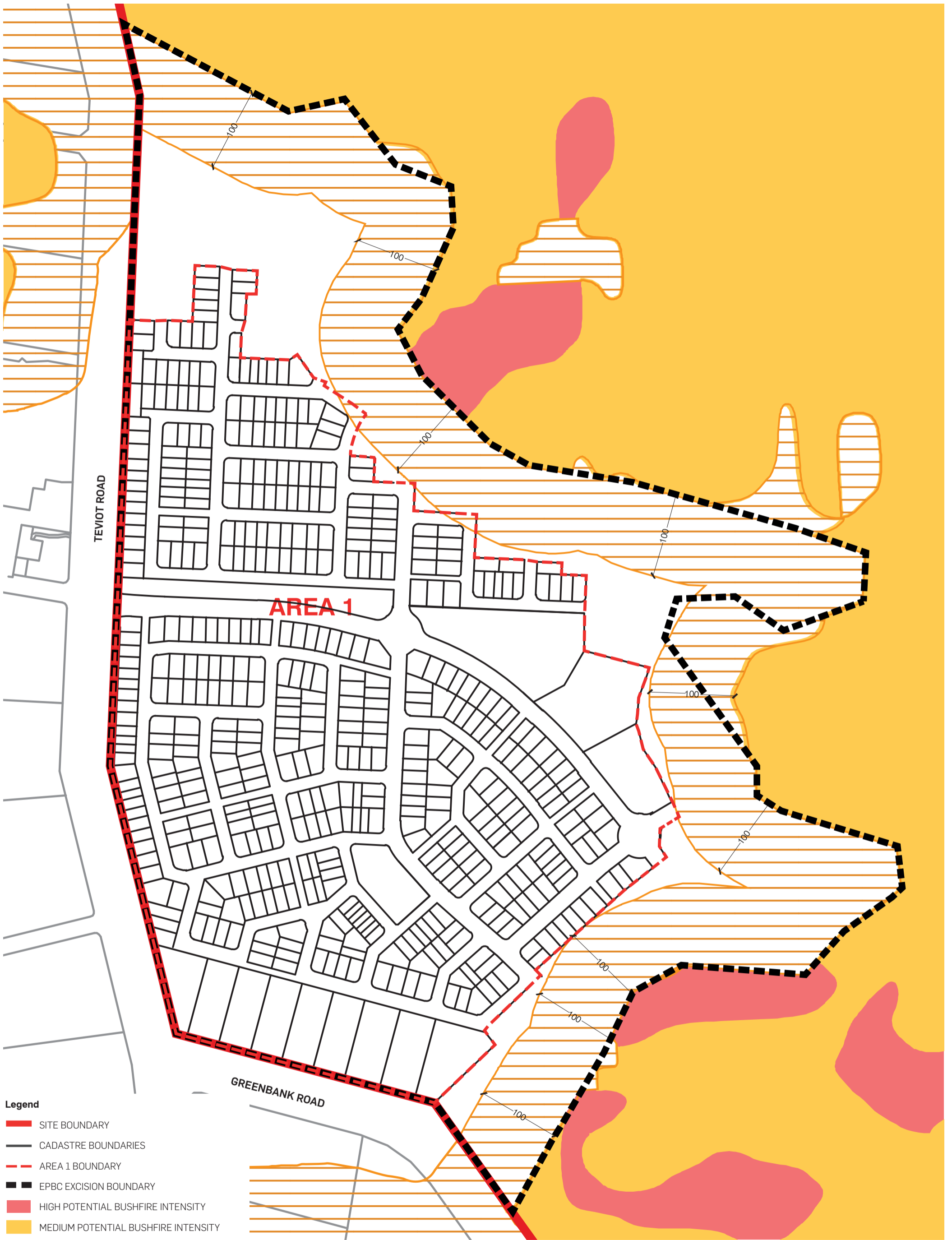
GREENBANK
BUSHFIRE HAZARD PLAN - AREA 1 - EXISTING



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Figure 3 - Bushfire hazard plan – Area 1 – Post-clearing land within the EPBC excision boundary



- Legend**
- SITE BOUNDARY
 - CADASTRE BOUNDARIES
 - AREA 1 BOUNDARY
 - EPBC EXCISION BOUNDARY
 - HIGH POTENTIAL BUSHFIRE INTENSITY
 - MEDIUM POTENTIAL BUSHFIRE INTENSITY
 - POTENTIAL IMPACT BUFFER (100M)



GREENBANK
BUSHFIRE HAZARD PLAN - AREA 1 - POST CLEARING



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