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Environmental Land Management Consultants



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Your reference: --
Our reference: -- RFA20-058-2
Date: - 4 March 2021

Jason Augustine
Project Manager – Estate Works
Residential Development
Mirvac Qld
Level 17, 123 Eagle Street
Brisbane, Qld 4000

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

Approval no: DEV2020/1160
Date: 26 August 2021



Dear Jason,

Re: - Everleigh – Precinct 9 ROL 5 – Bushfire Hazard Assessment

Further to our recent communications with regard to the proposed development application over Precinct 9 as identified in the Everleigh Development masterplan at Teviot Road, Greenbank, please find our assessment of the bushfire hazards and bushfire management recommendations relevant to this application.

The site

- Precinct 9, ROL 5 is located in the eastern portion of the Everleigh land holding and is currently within Lot 9003 on SP317644.
- The Precinct 9 footprint is located partly over cleared land and partly vegetated land which is mapped as Category X under PMAV no. 2019/002658.
- The site is mapped in the State Planning Policy, Natural Hazards, Risk and Resilience, bushfire hazard mapping as containing areas of medium bushfire hazard with two small polygons of high bushfire hazard.
- I would note that the current SPP bushfire hazard mapping has not caught up with the site development and vegetation removal.
- With regard to the existing vegetation within and around ROL 5 for a distance of 100 metres, the SPP bushfire hazard mapping is correct.

The Development Proposal

- ROL 5 area will include 418 residential allotments, roadways and linear parklands covering an area of 30.5 hectares.
- To the south the development footprint abuts existing residential development and to the south-east the footprint abuts an area which is being developed for the future Greenbank State School and associated infrastructure.

- To the north are areas of Category X vegetation as well as an area which has been clear of vegetation for a number of years.
- The development would see internal roadway from Teviot Road to the immediate west of ROL 5's. Additionally, the 100 metre wide bushfire management buffer extends from the northern boundary of ROL 5 and a fire trail is to be established within that buffer for emergency access by Emergency Services. Other internal roadways and temporary fire trails will also provide connectivity to the fire management buffer or other cleared areas within other Lots such as Lots 9001, 9002 and 9003.

Bushfire Hazard Assessment

- As indicated above, a review of the current State Planning Policy, Natural Hazards, Risk and Resilience, Bushfire Hazard Mapping indicates areas of medium and high bushfire hazard classes are mapped over areas within the proposed development footprint for ROL 5.
- A review of this mapping over the latest aerial photography indicates the SPP bushfire hazard mapping has not caught up with the extent of vegetation removal undertaken within the Everleigh site.
- Based on the vegetation type, fuel loads and slope all of the vegetated areas within and around ROL 5 is considered to be hazardous vegetation within a medium bushfire hazard class polygon.
- Areas where the vegetation has been removed are considered to be areas of low bushfire hazard.

Recommendations

Based on the review of the latest State Planning Policy Natural Hazards, Risk and Resilience, bushfire hazard mapping and the status of vegetation outside of the development footprint.

1. Vegetation management for bushfire mitigation;
 - a. A 100m buffer clear of vegetation is to be maintained to the perimeter of the ROL boundary within the site and maintained in a low fuel state by regular slashing as a fire management buffer.
2. Emergency Access
 - a. An access track is formed within the 100 metre fire management buffer in accordance with S3.2 *Table 6'* for Emergency Services local government and the on-site contractors if required.
 - b. The access is to be linked to existing fire trails and/or to the perimeter of ROL 5 development footprint.
 - c. Reflective signage which includes an arrow and access identification number is to be erected at all access points from the internal roadway to the fire trail around ROL 5 and at all connections to Teviot Road from ROL 5.
3. Hydrants location and internal access
 - a. All hydrant stand pipes and internal access comply with the QFES Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots (QFES 2015).

¹ DMIP. 2019. Natural hazards, risk and resilience – Bushfire – State Planning Policy – state interests guidance material.

Should you wish to discuss this letter further please feel free to contact me on one of the above numbers at your convenience. I have attached a copy of our Business Profile for your clients' information.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'Rob Friend', with a long horizontal flourish extending to the right.

Rob Friend
Director
Rob Friend & Associates Pty Ltd