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Your reference: --
Our reference: -- *RFA25-036*
Date: - 30th of July 2025

Elliot Barry
Development Manager
Development
Mirvac Qld
Heritage Lanes, Level 14, 80 Ann Street,
Brisbane, Qld. 4000

Dear Mr Barry,

Re: - Bushfire Attack Assessment – Technical Note
Precinct 8

Further to our recent email correspondence and telephone discussions please find below our assessment of the potential bushfire compliance requirements for residential dwelling within Precincts 8.1, 8.3 and 8.4 of the Everleigh residential development at Greenbank.

Please note I undertook a site inspection on the 18th of July 2024 to revisit the areas of potential bushfire hazards within 150 metres of the above three stages.

Precinct 8.3

- Stage 8.3 is located in the north-western portion of the development.
- The stage abuts area developed residential areas to the south and east and an internal public road and a narrow corridor of future open space along its northern perimeter. The land to the west has been cleared for a separate development.
- The open space corridor is approximately 60 metres wide. This open space corridor will also contain a multi-use pathway which will traverses/meander through the middle of the corridor for its entire length.
- To the north of the open space corridor is a managed area under a high voltage powerline.
- Beyond the high voltage powerline easement is another corridor of native vegetation which will be retained and dedicated to Logan City Council. This corridor is just over 100 metre wide and as such present a bushfire risk.
- The separation distance of future residential allotments within Precinct 8.3 from the corridor of hazardous vegetation is approximately 145 metres.

- As all residential dwellings or Class 1a structures to be constructed within Precinct 8.3 are greater than 100 metres from a Bushfire Prone Area, they are not required to Comply with the Australian Standard AS3959-2018 – Construction of Buildings in a Bushfire Prone Area.

Precinct 8.1

- Stage 8.1 is located in the north-western portion of the development.
- The stage abuts area developed residential areas to the south and east and an internal public road and a narrow corridor of future open space along its northern perimeter.
- The open space corridor is approximately 60 metres wide. This open space corridor will also contain a multi-use pathway which will traverses/meander through the middle of the corridor for its entire length.
- To the north of the open space corridor is a managed area under a high voltage powerline.
- Beyond the high voltage powerline easement is another corridor of native vegetation which will be retained and dedicated to Logan City Council. This corridor is just over 100 metre wide and as such present a bushfire risk.
- The separation distance of future residential allotments within Precinct 8.1 from the corridor of hazardous vegetation is approximately 145 metres.
- As all residential dwellings or Class 1a structures to be constructed within Precinct 8.1 are greater than 100 metres from a Bushfire Prone Area, they are not required to Comply with the Australian Standard AS3959-2018 – Construction of Buildings in a Bushfire Prone Area.

Stage 8.4

- Stage 8.4 is located in the north-eastern portion of the development.
- The stage abuts area developed residential areas to the south east and west and an internal public road and a narrow corridor of future open space along its northern perimeter. To the north is also a large Stormwater management device which will be dedicated to Logan City Council and while vegetated, this revegetation is considered to be low threat vegetation.
- The open space corridor is approximately 60 metres wide. This open space corridor will also contain a multi-use pathway which will traverses/meander through the middle of the corridor for its entire length.
- To the north of the open space corridor is a managed area under a high voltage powerline.
- Beyond the high voltage powerline easement is another corridor of native vegetation which will be retained and dedicated to Logan City Council. This corridor is just over 100 metre wide and as such present a bushfire risk.
- The separation distance of future residential allotments within Precinct 8.1 from the corridor of hazardous vegetation is approximately 145 metres.
- To the east of Precinct 8.4 is an are of vegetation that is to be retained as an Environmental Protection Area and dedicated to the Logan City Council.
- Therefore, residential lots in the eastern portion of Precinct 8.4 will be required to comply with AS3959 with the level of compliance determined in Table 1 below.
- The distance of compliance for residential structures or Class 1A structures are: -
- Separations distance of between 10.8 metres to 15.9 metres – BAL29

- Separations distance of between 16.0 metres to 23.3 metres – BAL19
- Separations distance of between 23.4 metres to 100 metres – BAL12.5.

Table 1 – Calculated Bushfire Attack level Setbacks.

Stage 8.4 Everleigh, Greenbank - Minimum Distance Calculator - AS3959-2018 (Method 2) (Calculated July 28, 2025, 12:19 pm (MDc v.4.9))

Inputs		Outputs	
Fire Danger Index	55	Rate of spread	1.17 km/h
Vegetation Classification	Woodland	Flame length	9.71 m
Understorey fuel load	14.9 t/ha	Flame angle	55.6 °, 65.6 °, 74.6 °, 79.6 °, 81.6 ° & 86.6 °
Total fuel load	17.2 t/ha	Elevation of receiver	3.64 m, 3.92 m, 3.95 m, 3.71 m, 3.52 m & 1.49 m
Vegetation height	n/a	Fire intensity	10,456 kW/m
Effective slope	2.6 °	Transmissivity	0.882, 0.868, 0.847, 0.823, 0.81 & 0.741
Site slope	2.6 °	Viewfactor	0.5937, 0.4367, 0.2948, 0.1992, 0.1621 & 0.0442
Flame width	100 m	Minimum distance to < 40 kW/m²	7.9 m
Windspeed	n/a	**Minimum distance to < 29 kW/m²**	**10.8 m**
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	16 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	23.4 m
		Minimum distance to < 10 kW/m²	28.2 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

If you require any additional advice, please call my mobile or email me at your convenience.

Yours faithfully,

Rob Friend
Director
Rob Friend & Associates Pty Ltd