



Mr Ian Worthington
 Lennium Group
 PO Box 487
 Noosa Heads
 QLD 4567

15 June 2022

Dear Ian

**RE: Bushfire Hazard Assessment
 Caboolture River Road, Upper Caboolture, Qld 4510
 Lot 12 on RP866105**

We note your request to provide a Bushfire Hazard Assessment for the site of a proposed subdivision of part of Lot 12 on RP866105 (the "Subject Lot"), representing Stages 1 – 4 of the (Lennium Group) Lilywood Landings development.

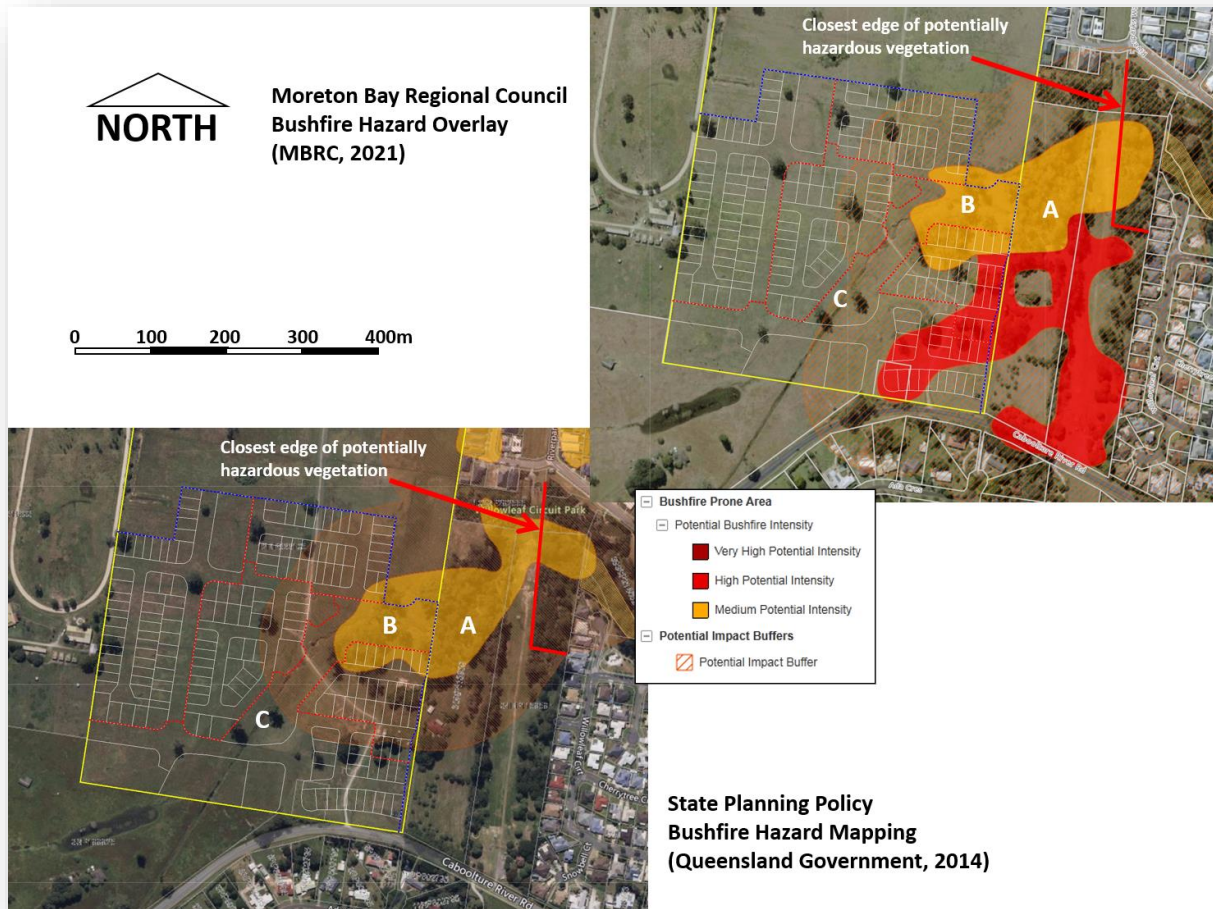


Figure 1. Designation of bushfire prone area (MBRC, 2021 and State Government, 2017)

Moreton Bay Regional Council (MBRC) designates part of the site as “bushfire prone area” (BPA) and if this designation is substantiated, there are two main bushfire planning implications:

1. Council could be expected to require a supporting Bushfire Management Plan demonstrating compliance with Council’s bushfire hazard overlay code; and
2. The Building Code of Australia has functional performance requirements to be met for Class 1, 2 and 3 buildings and associated Class 10a structures with the relevant Standard (AS3959-2018 *Construction of buildings in bushfire prone areas*) providing Deemed To Satisfy construction requirements.

“Bushfire Prone Area” (BPA) is defined under Section 7 of Building Regulation 2021 and the BCA as an area **identified as such by Local Government**, in this case using the methodology specified in *A new methodology for State-wide mapping of bushfire prone areas in Queensland* (CSIRO 2014) also used by State Government and shown in Figure 1; however this designation is subject to site assessment and validation by suitably qualified and experienced bushfire practitioners.

Site assessment on 26 May, 2022 investigated the land within 200m of the site and established that there is no intact and unmanaged vegetation which could be classified as potentially hazardous under the methodology concerned for more than 100m from the site.

In Figure 1, Area A is routinely maintained in a Low hazard state by slashing beneath individual trees as evidenced in Figure 2.



Figure 2. Routine management of adjacent Area A in a low hazard state.

The proposed southern drainage line and Green Infrastructure Network between points B and C has been designed to achieve Low hazard status.



Figure 3. Southern Drainage Line Layout

The Landscape Master Plan Report provided by AECOM shows the proposed design of the “Southern Drain”. Reference should be made to the cross sections A to D illustrated in this Plan.

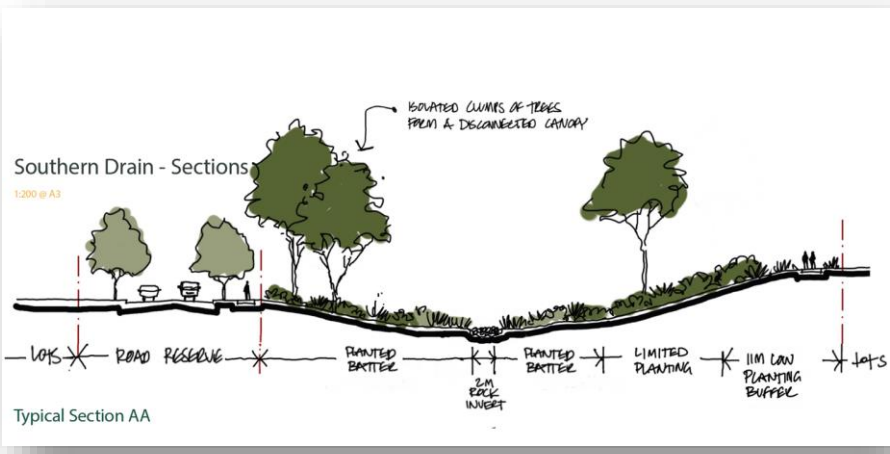


Figure 4. Example Cross Section of Southern Drain

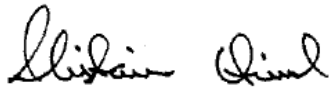
Either side of a rocky waterway are two narrow proposed strips of vegetation, with species selected for their low flammability. Isolated clumps of trees selected for low combustibility, provide disconnected sections of canopy, whilst the understorey is of low plantings based on non curing, fire resisting ground covers. The width of the planted strips (approximately 15 - 20m wide) are too narrow to enable fire to develop to any significant intensity, even in the unlikely event that the vegetation did dry out. Under the "patch and corridor filtering" process involved in the bushfire hazard mapping methodology concerned, this vegetation would be deemed Low hazard.

Therefore the assigned bushfire hazard for the entire area of Stages 1 to 4 site is **Low hazard** and there should be no requirement for a supporting BMP; nor should there be a need to comply with AS3959-2018 for future dwellings.

Even if AS3959-2018 was to be applied to future dwellings on new lots, under Exclusion 2.2.3.2.a, b and f, a BAL-LOW condition is almost certain to exist.

Thank you for the opportunity to be of assistance.

Yours sincerely



Alistair Hill

Director - Bushfire Risk Reducers
Grad Dip Bushfire Planning and Design
FPAA BPAD-Level 3 Certified Practitioner
Certification Number: BPD-PA-19034
P O Box 4645 Toowoomba East 4350
T] 0746 366367 F] 0746 366383 M] 0438 994465
Email: ahill@bushfire.biz Website: www.bushfire.biz

