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Environmental Land Management Consultants



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Your reference: --
Our reference: -- RFA18-047
Date: - 13 May 2021

Attn: Matthew Samuels
Assistant Development Manager
Edens Crossing
PEET No. 119 Pty Ltd
Level 3, 167 Eagle Street
Brisbane, Qld, 4000

Dear Matthew,

RE: Bushfire Attack Level Plan

Further to our recent correspondence please find attached plans identifying the AS3959–2018 – Construction of Buildings in Bushfire Prone Areas, Bushfire Attack Level (BAL) lines for the Edens Crossing Development.

We have used method 2 in AS3959 to calculate the Bushfire Attack Level setback distances and used the FFDI and Surface and total fuels loads as provided by the QFES Redi-portal bushfire mapping data to determine the BAL setback distance with the other data inputs the default values provided in the Flamesol Minimal Distance Calculator.

For the purposes of identifying the relevant construction requirements, the BAL setback distances are as follows:

Bushfire Attack Level	Distance
BALFZ (Flame Zone)	Edge of vegetation – 7.6m
BAL40	7.6m-10.4m
BAL29	10.4m-15.4m
BAL19	15.4m-22.4m
BAL12.5	22.4m-100m

While we note there is a firebreak within the land to the west, as the maintenance of this firebreak is outside of PEET’s control and as such we are not able to utilise the width of the firebreak in our calculations of Bushfire Attack levels (BAL) for any lots within the development.

It should be noted that these distances are under the proviso that Lot 9993, in the south west corner of the development, is maintained as an open space conservation area, requiring management of bushfire fuel loads i.e., kept in a low fuel state. That is the understorey and groundcover is managed into the future, while the trees can be retained in their current form.

Additionally, we understand, Lot 9998, which is currently cleared of woody vegetation, will be managed as an open space and recreational area, and as such will be maintained in a low bushfire fuel state into the future.

Regarding lots with boundaries that are only partially within the BAL12.5 area (Lots 984, 802, 739, 849, 858, 868, 883, 894, 899, 924, 923, 952, 1012-1017, 999, 1002 & 1070) our recommendations are as follows:

1. The lines provided on the attached Figure 1 are not survey accurate and as such the distance of the lot boundary and/or building should be accurately surveyed to determine the actual distance of boundary or building from vegetation and as such the level of compliance with AS3959 that is required.
2. The limit of the BAL12.5 construction requirements is 100m i.e., any building or part thereof within 100m of the vegetation to the west will be required the whole Class 1 & or Class10A structure to comply with AS3959-2018. A Class 1 structure is a detached house and a Class `10A structure includes a detached shed, garage or similar structure. Swimming pools are not Class 10A structures and as such these can be located anywhere within a lot and not be required to comply with the National Construction Code (NCC) as a deemed to comply with AS3959.
3. We note it is the responsibility of a Certified Building Certifier to make any conditions relating to a building and compliance to the NCC.

Should you wish to discuss this advice further please feel free to contact me on one of the above numbers at your convenience.

Yours faithfully,



Rob Friend
Director
Rob Friend & Associates Pty Ltd

APPENDIX I - FIGURES

Figure 1: Bushfire Attack level Setbacks

Residential Allotments	Typical Size	Typical Area	Stage 4a-5	Stage 1	Stage 2	Stage 3	Stage 6	Stage 7	Stage 8	Stage 9A	Stage 9B	Stage 10	Stage 11	Stage 12	Stage 13	Stage 14	Stage 15	Stage 16	Stage 17	Stage 18	Stage 19	Stage 20	Stage 21	Stage 22	Stage 23	Stage 24	Stage 25	Stage 26	Stage 27	Stage 28	Stage 29	Stage 30	Stage 31	Stage 32	Stage 33	Stage 34	Stage 35	Overall		
			(Constructed)	(Constructed)	(Constructed)	(Constructed)	(Constructed)	(Constructed)	(Constructed)	(Approved DA)	(Approved DA)	(Constructed)	(Constructed)	(Constructed)	(Constructed)	(Constructed)	(Approved DA)	(Approved DA)	(Approved DA)	(Approved DA)	(Approved DA)	(Approved DA)	(Approved DA)	(Approved DA)	(Approved DA)	(Approved DA)	(Approved DA)	(Current DA)	(Current DA)	(Current DA)	(Approved DA)	(Approved DA)	(Approved DA)	(Future)	(Future)	(Future)	(Future)		(Future)	(Future)
			15.228 ha	2.119 ha	1.612 ha	1.645 ha	1.468 ha	1.373 ha	2.493 ha	0.551 ha	2.155 ha	1.649 ha	1.416 ha	1.343 ha	1.431 ha	2.593 ha	2.242 ha	1.917 ha	2.211 ha	2.978 ha	2.102 ha	1.998 ha	2.090 ha	1.470 ha	1.069 ha	1.109 ha	3.528 ha	8.593 ha	5.738 ha	1.329 ha	0.527 ha	8.845 ha	3.957 ha	5.224 ha	2.896 ha	5.808 ha	1.595 ha			
25m Deep Product																																								
Villa Allotment	10-11 x 25m	260m ²	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Town Cottage Allotment	12 x 25m	300m ²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Premium Villa Allotment	12.5 x 25m	310m ²	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Courtyard Allotment	14 x 25m	350m ²	6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Premium Courtyard Allotment	16 x 25m	400m ²	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Traditional Allotment	18 x 25m	450m ²	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Subtotal			20																																					
30m Deep Product																																								
Villa Allotment	10.5 x 30m	315m ²	24	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Villa Allotment	11 x 30m	330m ²	—	4	4	6	2	6	2	—	2	5	2	4	4	6	4	2	9	—	3	11	4	4	1	3	10	7	3	4	2	3	3	17	6	3	7	153		
Premium Villa Allotment	12.5 x 30m	375m ²	42	7	12	17	15	16	18	2	16	12	12	11	12	18	21	19	24	19	17	20	21	8	6	11	14	12	12	13	3	4	24	26	14	16	8	522		
Courtyard Allotment	14 x 30m	420m ²	35	9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Courtyard Allotment	15 x 30m	450m ²	—	13	11	3	5	1	5	3	11	11	4	8	4	17	8	10	7	10	9	5	9	5	8	2	16	9	8	3	3	6	24	19	7	21	5	290		
Premium Courtyard Allotment	16 x 30m	480m ²	19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Traditional Allotment	18 x 30m	540m ²	9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Premium Traditional Allotment	20 x 30m	600m ²	7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Subtotal			136	33	27	26	22	23	25	6	30	30	23	23	22	41	33	31	40	29	29	36	34	17	15	16	40	28	23	20	8	13	51	62	27	40	20	1079		
Terrace Product																																								
Front Loaded Terrace Allotment	5.5 x 30m	165m ²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Laneway Terrace Allotment	7.5 x 30m	225m ²	8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Subtotal			8																																					
Multiple Residential																																								
Duplex Allotment	26.7 x 30m	800m ²	—	—	1	1	1	1	—	3	1	—	1	1	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Subtotal			—	—	1	1	1	1	—	3	1	—	1	1	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Total Residential Allotments			164	33	28	27	23	24	25	9	31	30	24	24	24	41	35	31	40	33	34	38	36	25	17	20	63	36	23	20	8	38	55	89	52	40	28	1268	100.0%	



