

# Rob Friend & Associates Pty Ltd

*Environmental Land Management Consultants*



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ABN 83 097 068 114  
ACN 097 068 114

Your reference: --

Our reference: -- RFA18-047-3

Date: - 21 October 2019

Mathew Samuels  
Assistant Development Manager  
Edens Crossing  
PEET No. 119 Pty Ltd  
Level 3, 167 Eagle Street,  
Brisbane, QLD. 4000

Dear Matt,

## **Re: - Bushfire Attack Level Plan**

Further to your recent emails and our telephone conversations, please find attached three plans identifying the extent of the AS3959 – Construction of Buildings in Bushfire Prone Areas compliance with respect to the Edens Crossing Development, Stages 11 to 14 on plans 1 and 2 and stages 9 to 26 on Plan 3. The attached plans include: -

Plan 1 – the 100 metre setback line from retained vegetation over the Qld Globe aerial image with the cadastral data base show.

Plan 2 – The 100 metre setback line shown over the latest imagery from Near maps. This is a screen shot so as to retain the mark-ups undertaken within Nearmaps.

Plan 3 – the 1200 metre setback line shown over the Plan of Development (POD) for the Edens Crossing development

The line shown on all plans represents the extent of compliance with AS3959 and this line has been measured from the closest edge of hazard vegetation around the Edens Crossing development. Therefore any Class 1, 2 and/or 3 as well as 10A and 10B structures as defined by the National Construction Code, located further than 100 metres from an area of hazardous vegetation is not required to comply with AS3959.

I note from Vegetation Clearing & Fauna Management Plan (Saunders Havill, 7/3/19) that much of the vegetation shown in Plans 1 and 2 will be removed in the coming months and what vegetation that would be retained would not be considered to be hazardous vegetation based on the State Planning Policy – Natural Hazards, Risk and Resilience bushfire hazard mapping methodology, *Leonard et al* (2014).

I do note from this mapping analysis that all class 1 structures within Stages 11, 12, 13 and 14 are outside of the 100 metre compliance line and as such are not required to comply with the National Construction Codes by a deemed to comply with AS3959-2018.

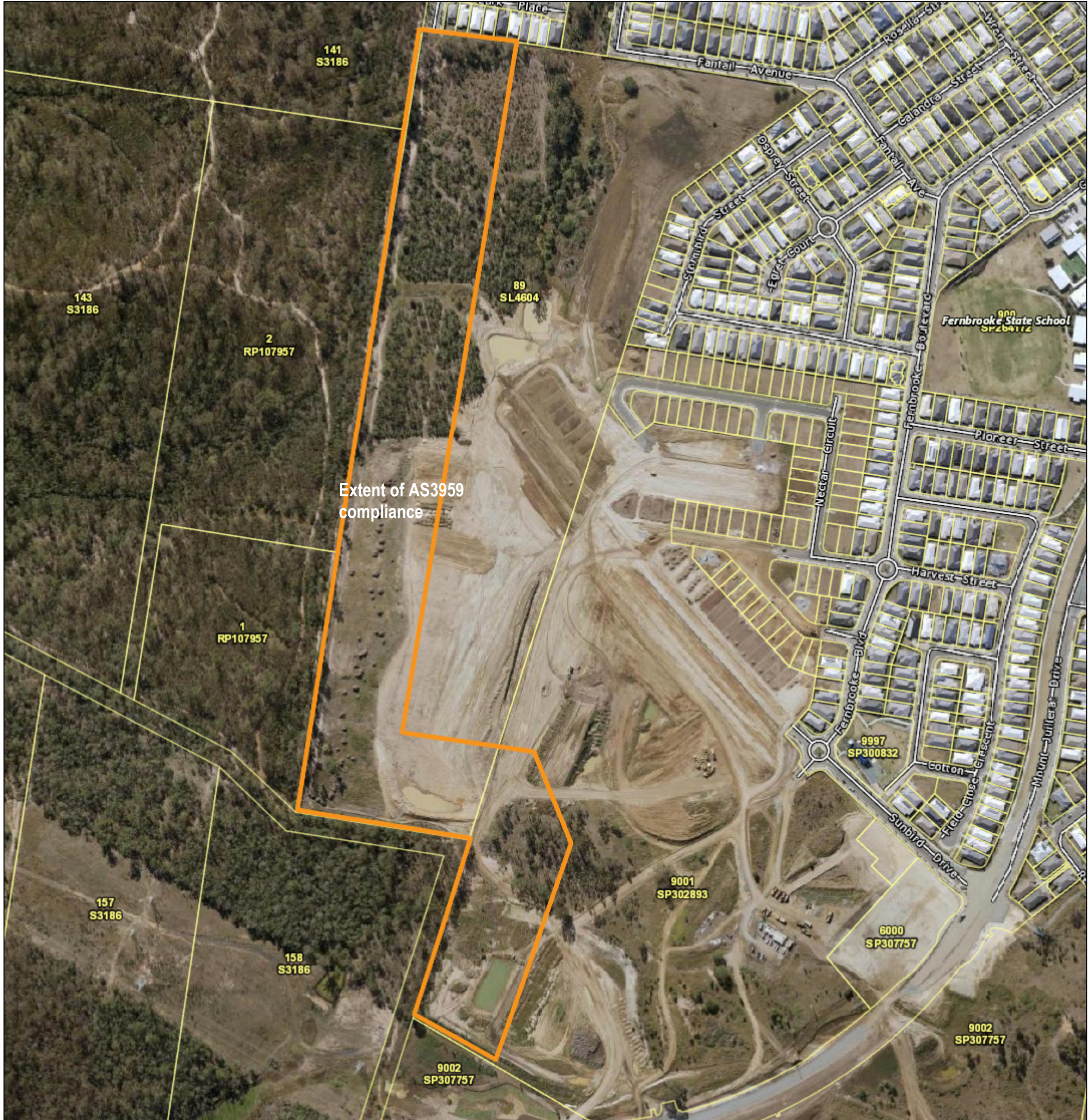
Should you wish to discuss advice and mapping please feel free to contact me on one of the above numbers at your convenience.

Yours faithfully,

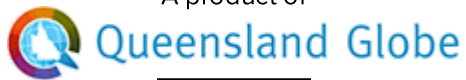
A handwritten signature in blue ink, appearing to be 'Rob Friend', written in a cursive style.

Rob Friend  
Director  
Rob Friend & Associates Pty Ltd

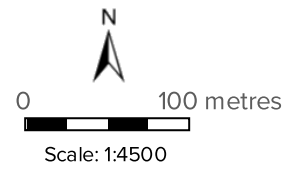
**Plan 1 – QldGlobe + 100 m setback line**



A product of



Legend located on next page



Printed at: A3  
 Print date: 30/10/2019  
 Datum: Geocentric Datum of Australia 1994  
 Projection: Web Mercator EPSG 102100

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**Queensland Government**

Department of Natural Resources, Mines and Energy

Land parcel

 Parcel

Land parcel label

Road crossing


 Bridge

 Tunnel

Road

 Highway

 Main

 Local

 Private

Railway



DigitalGlobe

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**Plan 2 - - Nearmap Image + 100metre setback Line**



extent of AS3959 compliance

100.04 m  
100.8°  
734.57 m

100.02 m  
13°  
140.37 m  
99.99 m  
58.16°  
87.84 m

100.01 m  
115.6°  
238.75 m

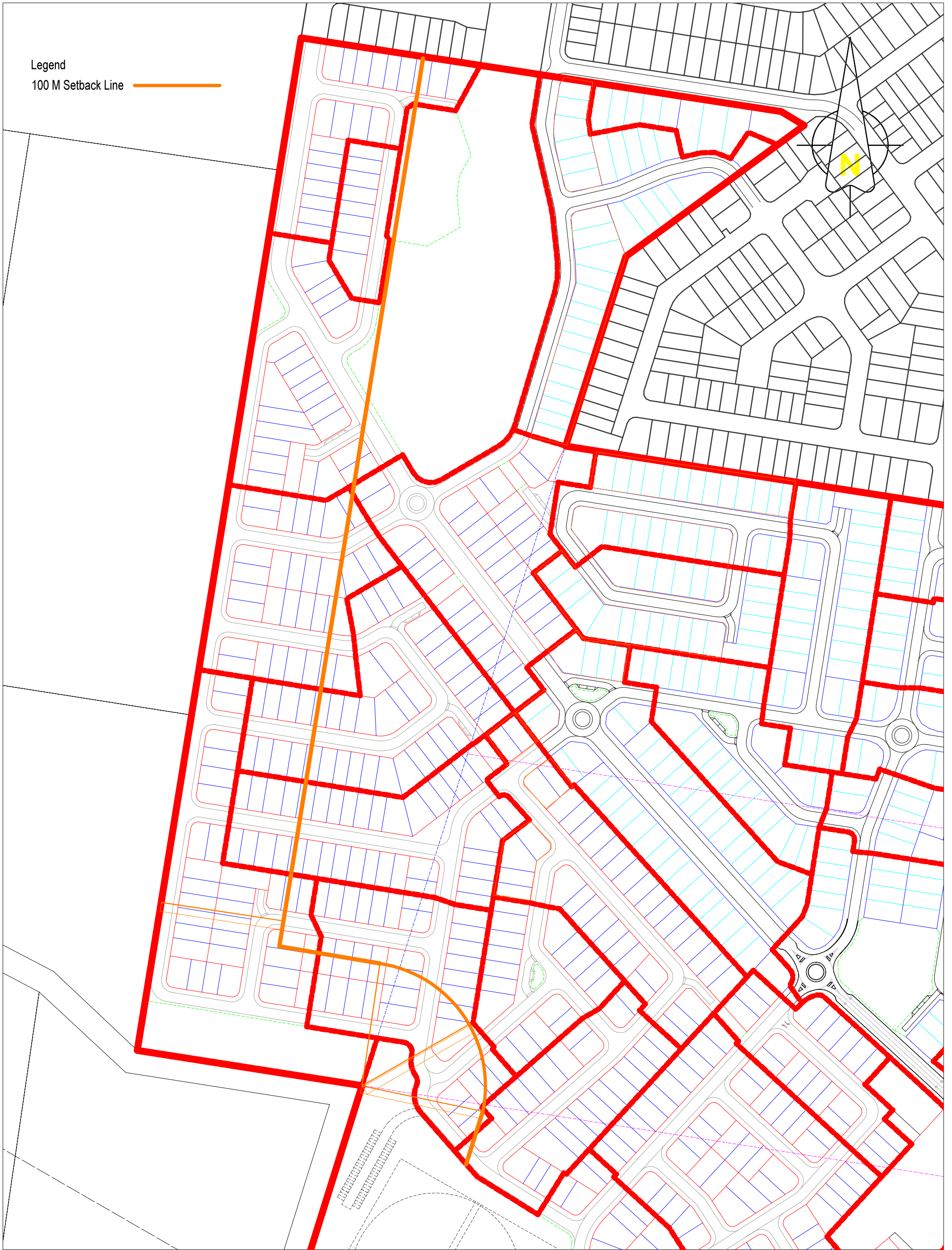
**Plan 3 – Edens Crossing POD + 100 metre setback line**





Legend

100 M Setback Line 



Client - PEET No. 119 Pty Ltd

DOCUMENT NAME

Bushfire Attack Level setback - 100 m

SCALE : NTS

DATE : 14 November 2019

JOB No.  
RF18-047/11-2019

A3

Rev. 2

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Reference (surveyor/drawing number)

PEET No. 119 Pty Ltd - baselots.dwg

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