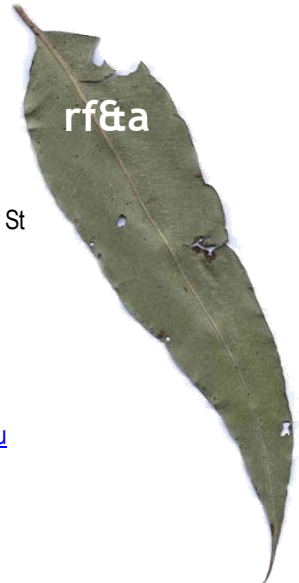


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Your reference: --

Our reference: -- RFA18-047

Date: - 2 February 2022

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

Dear Allie,

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 Lot 9993, in the south west corner of the development, is required to be rehabilitated to Regional Ecosystem 12.9-10.2/12.9-10.7/12.9-10.19 with a 10m landscaping planting of trees over lawn area, with the species consistent with the required regional ecosystem rehabilitation area starting at 10m from the road edge. This 10m buffer can be considered a low fuel state. The edge of hazardous vegetation will be considered to start 10m from the roadside edge and BAL setbacks should reflect this additional buffer within LOT 9993.

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 i.e. Lots within 100m of the edge of hazardous vegetation, our recommendations are as follows:

1. The lines provided on the attached Plan 132030-29AD (dated 14 January 2022) 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 and south will be required for the whole Class 1 and/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

