



Mr Jason Air  
Development Manager – Peet Limited  
Level 3, 167 Eagle Street  
Brisbane  
QLD 4000

1 February 2021

Dear Jason

**RE: Bushfire Hazard Assessment  
Riverbank Development – Stages 1 to 22**

We note your request to provide a Bushfire Hazard and Attack Level Assessment for new Lots created within the Riverbank Development.

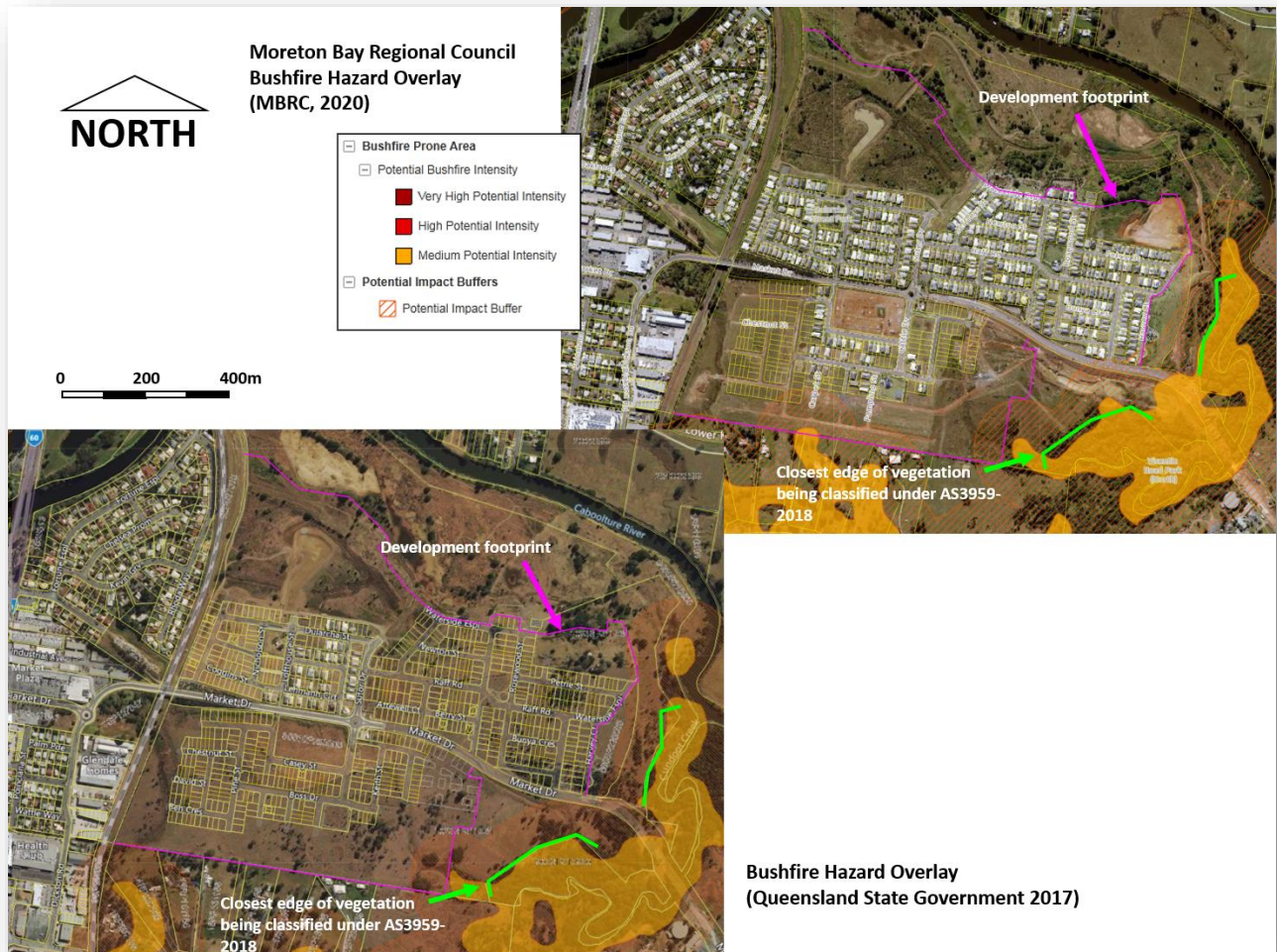


Figure 1. Designation of bushfire prone land (MBRC, 2020 and State Government, 2017)

Moreton Bay Regional Council (MBRC) designates part of the site as “bushfire prone area” (BPA) and if this designation is substantiated, 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 12 of Building Regulation 2006 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 applied by State Government; however this designation is subject to site assessment and validation by suitably qualified and experienced bushfire practitioners.

Site assessment on 28 January, 2021 investigated the land within 200m of the site and established that there is no vegetation which could be classifiable under either bushfire hazard mapping methodology for over 100m from the development footprint.

Vegetation mapped as hazardous on acreage lots across the south of the site is instead managed in a low hazard state by routine mowing.

To the south east of the site, recent clearing has increased the setback from intact forest vegetation to over 100m from the closest new residential lot.

To the east of the site, the edge of intact and potentially hazardous vegetation beside Cundoor Creek is also more than 100m from the closest new residential lot.

Across the north of the site there is currently no mapped/designated BPA, and the landscaping plan for the balance of the development will be designed, constructed and maintained as a Low hazard environment. This area is low lying and not subject to future development. For a minimum of 100m from the edge of the development footprint, areas of intact and unmanaged vegetation will be no greater than 0.25ha in extent and separated from each other and from the development footprint by a minimum of 20m. Strips of unmanaged vegetation of less than 20m in width are acceptable, as long as they are more than 20m from the development footprint or other areas of vegetation being classified as potentially hazardous.

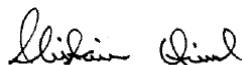
Effectively this creates a series of small islands and strips of vegetation which serve to stabilize banks and provide habitat for local fauna, whilst fragmenting future fuel zones. The open areas between such islands will be slashed on a routine basis. A dedicated area will be provided for a large playing field which will be turfed and mown on a routine basis.

As more than 100m separates new residential lots from potentially hazardous vegetation, this places them beyond the potential bushfire impact buffer applied by the bushfire hazard mapping methodology concerned. Therefore the assigned bushfire hazard for the site is Low Hazard and there should be no requirement to comply with AS3959-2018.

Even if AS3959-2018 was to be applied, under Exclusion 2.2.3.2.a to f, a BAL-LOW condition will exist.

**The assigned bushfire hazard for the subject Lot therefore has to be “Low Hazard”, the associated BAL rating under AS3959-2018 is BAL-LOW, and there are no further bushfire related planning or construction implications.**

Yours sincerely



**Alistair Hill**

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