



7 July 2026
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Contact: Rob Siddle

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Attn: Mr Kevin Thomson

BUSHFIRE ADVICE – 254 ROCHEDALE ROAD, ROCHEDALE

1. Introduction

S5 Environmental understands that Astute Consulting Works is preparing a Development Application for a proposed commercial development at 254 Rochedale Road, Rochedale, referred to herein as the subject site, as shown in **Figure 1**.

The proposed development comprises approximately 90 commercial warehouse units, together with associated hardstand areas, internal access roads, and car parking.

As part of the proposed Development Application, it is acknowledged that the subject site is affected by both the Brisbane City Council (BCC) Bushfire Overlay and the Queensland State Government Bushfire Hazard Area mapping. Accordingly, a Bushfire Hazard Assessment will be required to demonstrate compliance with the relevant provisions of the Bushfire Overlay Code.

This letter provides preliminary advice regarding the anticipated outcomes of the detailed bushfire assessment and the likely bushfire planning requirements applicable to the proposed development.

1.1 Site Description

The subject site is located at 254 Rochedale Road, Rochedale, and is further described as Lot 1 on RP127005. Under the Brisbane City Council (BCC) Planning Scheme, the site is zoned Emerging Community and has a total area of approximately 20,358 m².

A review of recent aerial imagery indicates that the subject site is bounded to the west by Rochedale Road. The subject site currently includes a dwelling and several large sheds located adjacent to the southern boundary. The remainder of the site is predominantly maintained grassland with only a limited number of retained mature canopy trees.

The adjoining properties to the north and south exhibit similar land use characteristics. The western portions of both lots consist of maintained grassed areas with scattered vegetation, while their eastern portions retain more extensive areas of native bushland.

An aerial photograph of the subject site and its surrounding context is provided in **Figure 1**.

As previously noted, the subject site is identified as being affected by bushfire hazard under both the Queensland State Government bushfire mapping and the Brisbane City Council Bushfire Overlay. The relevant State and Local Government bushfire mapping applicable to the site is presented in **Figure 2** and **Figure 3**, respectively.



Figure 1. Site Boundary (source: Nearmap 29/03/2026)

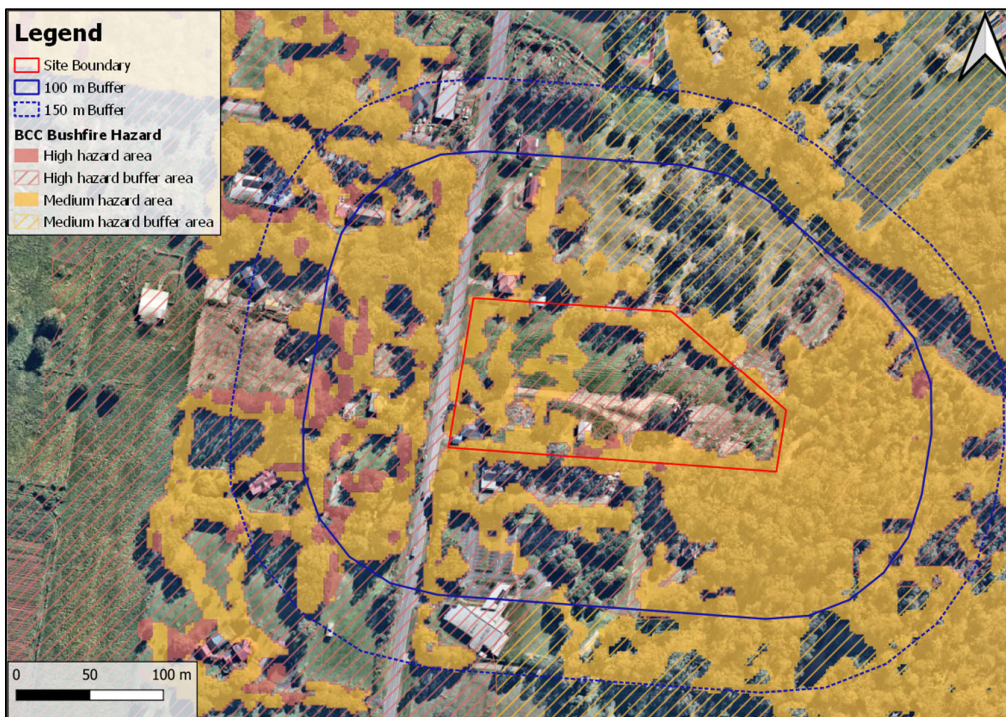


Figure 2. BCC Bushfire Hazard Overlay (source: BCC Open Data, 2026)



Figure 3. SPP Bushfire Prone Areas (source: QSpatial, 2026)

2. Radiant Heat Exposure Assessment

S5 Environmental notes that Bushfire Attack Level (BAL) ratings and the associated construction requirements prescribed by AS 3959:2018 – Construction of Buildings in Bushfire-prone Areas, are not directly applicable to the proposed development. In accordance with the National Construction Code (NCC), the requirements of AS 3959 apply to the construction of new Class 1, 2, 3 and associated Class 10a buildings. As the proposed development comprises commercial warehouse buildings (industrial/commercial uses) and does not include any Class 1, 2, 3 or ancillary Class 10a buildings, the BAL construction requirements do not apply.

Notwithstanding this, the radiant heat exposure methodology used to determine Bushfire Attack Levels provides a valuable framework for assessing bushfire hazard and informing the development of appropriate bushfire mitigation measures for industrial developments. Accordingly, a preliminary Method 2 assessment has been undertaken in accordance with AS 3959:2018 using the Flamesol Bushfire Attack Level Calculator to estimate the potential radiant heat exposure affecting the proposed development.

The preliminary assessment indicates that the eastern portion of the subject site is exposed to elevated levels of radiant heat due to the presence of hazardous vegetation located immediately to the east. Appropriate bushfire mitigation measures, including suitable building design, construction methodologies, materials and site planning, will be incorporated into the proposed development to manage this risk.

The assessment input parameters and modelling outputs generated using the Flamesol Bushfire Attack Level Calculator are provided in **Appendix A**. The surveyed contours and derived effective slopes adopted for the assessment are presented in **Appendix B**.

To address the elevated radiant heat exposure identified along the eastern interface of the subject site, and recognising that the Bushfire Attack Level (BAL) construction requirements of AS 3959:2018 are not applicable to this class of development, appropriate bushfire mitigation measures will be recommended to achieve an acceptable level of risk.

These measures are likely to include the use of low-combustibility or non-combustible external building materials, the minimisation and protection of external openings, the installation of sealed or self-closing fire-rated doors and other appropriate fire protection measures on elevations exposed to the bushfire hazard. Collectively, these measures, together with appropriate site planning and ongoing vegetation management, will reduce the potential for bushfire impact and assist in achieving compliance with the intent of the relevant bushfire planning provisions.

3. Conclusion

Accordingly, it is acknowledged that the proposed development is located adjacent to potentially hazardous vegetation and may be exposed to elevated levels of radiant heat in the event of a bushfire. To address this risk, S5 Environmental will prepare a Bushfire Hazard Assessment and Bushfire Management Plan to accompany the Development Application. The assessment will identify the bushfire hazard affecting the site and recommend appropriate management and mitigation measures to reduce bushfire risk to an acceptable level and demonstrate compliance with the relevant planning provisions.

Should you require any further information or wish to discuss the contents of this letter, please do not hesitate to contact Rob Siddle of this office on (07) 3505 3053.

Yours sincerely,



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Appendices

Appendix A – Preliminary Flamesol Inputs and Outputs

Appendix B – Slope Lines

Disclaimer

S5 Consulting Pty Ltd trading as S5 Environmental has developed this Bushfire Attack Level Assessment, taking into consideration the Australian Standard (AS3959-2018) - Construction of Buildings in Bushfire-prone Areas, the State Planning Policy and relevant local authority policies and guidelines. However, there can be no guarantee that following the recommendations made in this assessment can guarantee safety of property and human life.

Fire is an element of nature, and as such fire events (small or large) can have disastrous outcomes even with the best planning in place. The authors of this report and S5 Consulting Pty Ltd accept no responsibility for any harm to property or human life caused by fire or any other cause to persons utilising property or structures.

Further, this report is valid as at the date of final revision. However, it should be noted that the regulatory framework governing Bushfire Hazard Assessment and Management, as well as the methodologies used to assess and mitigate risk, may change over time. Prior to implementation, a review should be undertaken to confirm the currency of this report and the continued suitability of the recommended mitigation measures.

APPENDIX A

Flamesol Inputs and Outputs

Table 1. Summary of Input Parameters for Potentially Hazardous Vegetation to the North

Parameter	Input	Note
FFDI	54	Source: QFD Bushfire Resilient Communities (BRC) MapViewer.
Surface Fuel Load	19.3 t/ha	Surface fuel load (surface + near surface) of VHC 10.1.
Overall Fuel Load	20.8 t/ha	Total fuel load of VHC 10.1.
Effective Slope	3.93 °	Hazardous vegetation is sited downslope of the development.
Site Slope	0 °	Hazardous vegetation is to the boundary of the development.
Flame Temperature	1,200 K	Standard input, in accordance with the BRC.
Flame Width	100 m	Standard input, in accordance with AS 3959-2018



Calculated July 7, 2026, 3:59 pm (MDC v.4.9)

254 Rochedale Rd, Rochedale

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	54	Rate of spread	1.64 km/h
Vegetation Classification	Forest	Flame length	13.15 m
Understorey fuel load	19.3 t/ha	Flame angle	65 °, 71 °, 75 °, 78 °, 79 ° & 84 °
Total fuel load	20.8 t/ha	Elevation of receiver	5.96 m, 6.22 m, 6.35 m, 6.43 m, 6.45 m & 6.54 m
Vegetation height	n/a	Fire intensity	17,626 kW/m
Effective slope	3.93 °	Transmissivity	0.86, 0.842, 0.817, 0.794, 0.782 & 0.728
Site slope	0 °	Viewfactor	0.4159, 0.3068, 0.2076, 0.1405, 0.1143 & 0.0306
Flame width	100 m	Minimum distance to < 40 kW/m²	15.6 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	21 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	29.9 m
Flame temperature	1,200 K	Minimum distance to < 12.5 kW/m²	41.2 m
		Minimum distance to < 10 kW/m²	48.1 m

Plate 1. Flamesol Output for Potentially Hazardous Vegetation to the North

APPENDIX B

Contours and Slope Calculation

Project: 254 Rochedale Road, Rochedale Number: S56135							
BUSHFIRE SLOPE CALCULATOR							
Vegetation to the East							
Effective Slope				Site Slope			
Direction	Downslope			Direction			
Top Elevation	47 m			Top Elevation	1 m		
Bottom Elevation	40 m	Slope %	6.86%	Bottom Elevation	1 m	Slope %	0.00%
Distance	102 m	Slope (°)	3.93	Distance	1 m	Slope (°)	0.00

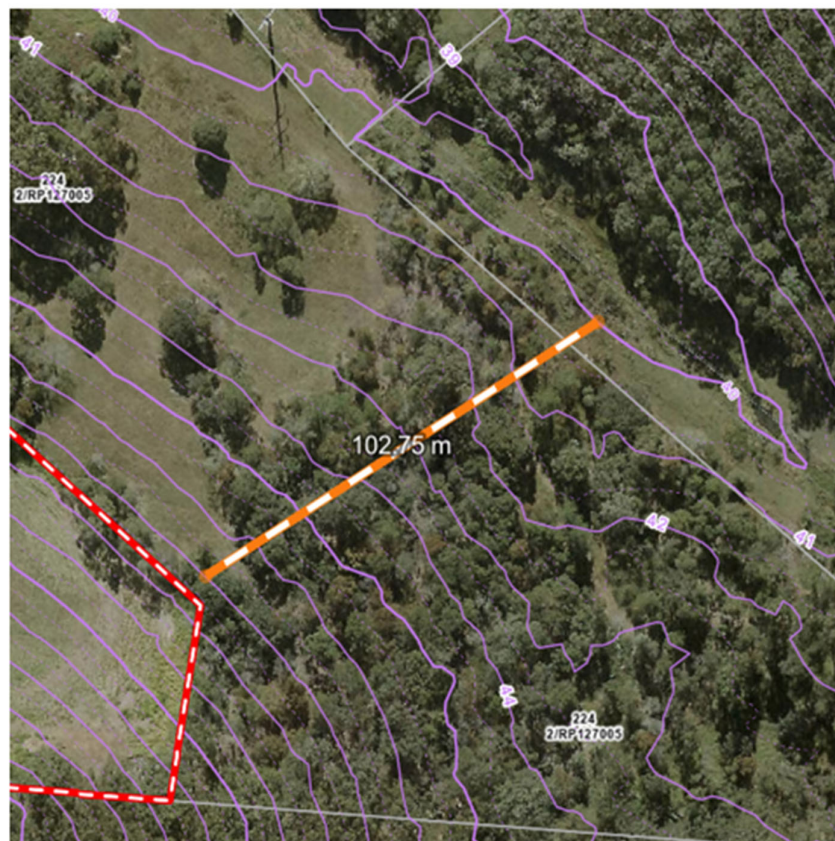


Plate 2. 1 m Contours and Slope Lines