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APPLICATION REF
A006839774

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REF 20 Hecklemann St, Carina Heights

Response to Information Request Letter

Date: 25 May 2026

To: Diana Sun (Urban Planner, Development Services)

Council Reference: A006839774

Property Address: 20 Hecklemann St, Carina Heights QLD 4152 **Subject:** Response to Bushfire Overlay Code RFI (Item 1 & 2)

Application Reference: AOO6839774

Address of Site: 20 Hecklemann St, Carina Heights, QLD 4152

Item 1: Spatial Extent of Vegetation Hazard Classes (VHCs)

Council Item: Section 3.3.2 identifies two VHCs (VHC 16.1 and VHC 41.4) but lacks a plan showing their spatial location. The extent is unclear based on the provided photos.

Applicant Response: An updated Bushfire Hazard Assessment Map has been prepared and is attached to this response as **Appendix A**. This map clearly delineates the spatial boundaries and extents of both

Vegetation Hazard Classes within the 100m assessment zone:

- **VHC 16.1 (RE12.3.11):** Confirmed as remnant fringing vegetation strictly confined along the northern alignment of Phillips Creek.
- **VHC 41.4 (Discontinuous Low Grass / Tree Cover):** This applies to the managed urban landscape south of properties #14 to #26 Hecklemann Street, stretching between the rear property boundaries and the top of the Phillips Creek bank.



A site inspection conducted on **7 May 2026** confirms that this area is actively maintained in a low-fuel, managed condition (mown turf grass with sparse, isolated mature trees). It lacks the continuous native understorey required to support or propagate a bushfire.

Ground-truth photographic evidence documenting these managed zones is provided in **Appendix 1 (Photos 1–7)**.

Item 2: Mapped 'High Value Regrowth'

Council Item: Queensland Globe indicates a patch of 'High Value Regrowth' north of the development site that has not been addressed.

Applicant Response: Ground-truthing and site analysis conducted by Queensland Bushfire Planning (QBP) demonstrate that the 'High Value Regrowth' polygon indicated on Queensland Globe desktop mapping does not accurately reflect the current physical state of the vegetation. Field observation confirms this northern zone is highly disturbed, modified, and dominated by exotic/weed species, functioning ecologically as non-remnant vegetation rather than high-value regrowth. Extensive photographic evidence showing the modified condition of the vegetation along the northern side of Phillips Creek, extending toward Old Cleveland Road, is provided in **Appendix 1 (Photos 8–10)**. Because this vegetation is fragmented and structurally degraded, it does not alter the hazard level or outcomes modelled in the Bushfire Hazard Assessment and Management Plan.

A handwritten signature in black ink, appearing to read "B. P. Trembath".

Bernard Trembath, GC App Mgmt., FRAFAQ
Director, Specialist Bushfire Consultant

APPENDIX 1



Photo 1-Western Edge of # 14 Hecklemann Rd



Photo 2 -East from the NW corner of #14 Hecklemann Rd - (discrete area of non-remnant vegetation)



Photo 3 -East – South - boundary of #18 - #22 Hecklemann Rd



Photo 4 East – Southern boundary of # 22 - #26 Hecklemann Rd



Photo 5 -North -East – Southern boundary of # 18 - # 22 Hecklemann Rd



Photo 6 -North to Phillips Creek - From the rear of #20 Hecklemann Rd



Photo 7 - South to # 20 Hecklemann Rd from Phillips Creek



Photo 8 -North from #28 Gallipoli Road -Disturbed and modified non-remnant vegetation on Phillips Creek.



Photo 9 -East from #28 Gallipoli Road - Disturbed and modified non–remanent vegetation on the northern side of Phillips Creek



Photo 10 -North from Phillips Creek to Old Cleveland Road