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24 September 2019

Our Reference: 16-5585  
Your Reference: A004600399

The Chief Executive Officer  
Brisbane City Council  
PO Box 1434  
BRISBANE CITY QLD 4001

Attention: Helen Denalis (Development Assessment Planning Services South)

Dear Helen,

**RE: RESPONSE TO FURTHER ISSUES  
419 & 441 MILES PLATTING ROAD, ROCHEDALE  
COUNCIL REFERENCE: A004600399**

We act for Emaas Investments Pty Ltd and this correspondence follows our previous phone discussions regarding potential developable areas on 419 Miles Platting Road considering more detailed bushfire and vegetation assessments.

These assessments have been undertaken and attached is the bushfire hazard assessment prepared by LEC along with a tree retention plan prepared by JWA.

The bushfire hazard assessment has informed the tree retention plan through establishing an asset protection zone which can accommodate roads, parking and bioswales but not buildings. The asset protection zone functions as the potential bushfire buffer and can also accommodate some mature trees if the zone is managed for bushfire prevention purposes (e.g. the grass is mowed regularly etc).

The tree retention plan identifies some trees to be removed only where they are either dead or identified as weeds. Outside of the designated PMAV area, the tree retention plan also indicates other trees (that are neither dead nor weeds) that are to be retained within the asset protection zone.

Figure 1 in the bushfire hazard assessment identifies both the 29kW/m<sup>2</sup> and 10kW/m<sup>2</sup> contour lines from potential hazard vegetation depending on proposed land uses.

Section "A" along the western section of 419 Miles Platting is proposed as the logical expansion of the Gateway Civic precinct of the Rochedale Community neighbourhood plan. As there are no vulnerable or major hazard uses intended in the Gateway Civic precinct, the 29kW/m<sup>2</sup> contour line applies as the bushfire buffer or asset protection zone. This amounts to a potential developable area of 4,641m<sup>2</sup> that is safeguarded from bushfire hazard and does not require the removal of any existing / living native tree.

Section "B" within the south east corner of 419 Miles Platting Road is proposed as the logical expansion of the Low-medium density residential precinct of the Rochedale Community neighbourhood plan. As there are potential vulnerable (residential) uses intended in this precinct of the neighbourhood plan, the 10kW/m<sup>2</sup> contour line applies as the bushfire buffer. This amounts to a potential developable area of 471m<sup>2</sup> that is safeguarded from bushfire hazard and does not require the removal of any existing / living native tree.

# ETHOS URBAN

The bushfire hazard assessment and tree retention plan 'ground truth' both the bushfire and vegetation aspects associated with potential development on 419 Miles Platting Road. They establish the size and configuration of developable areas along the western and south eastern sections of 419 Miles Platting Road that are free from bushfire hazard and adverse environmental impacts outside of the designated PMAV area.

I look forward to hearing back from Council on these matters before resolving other points in finalising this development application. If you have any queries, please do not hesitate to contact me.

Kind regards



Conrad Taylor  
Director  
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