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S5 ENVIRONMENTAL

BUSHFIRE HAZARD ASSESSMENT AND MANAGEMENT PLAN

441 Beckett Road, Bridgeman Downs

Client:	Penderyn ATF AGM Trust C/- JFP Urban Consultants
Reference:	S526170_BHAMP_v1.2
Date:	1st of October 2026

Table of Contents

ABBREVIATIONS IV
1.0 INTRODUCTION 5
2.0 STATUTORY REQUIREMENTS 8
2.1 Development Applications in Bushfire Prone Areas 8
3.0 METHODOLOGY 10
3.1 Bushfire Hazard Assessment 10
3.2 Modification of Potential Intensity of Small Patches and Corridors 11
3.3 Radiant Heat Exposure Assessment 11
3.4 Short Fire Run 13
4.0 BUSHFIRE HAZARD ASSESSMENT 14
4.1 Potential Fire-line Intensity Assessment 14
4.2 Hazardous Vegetation 24
5.0 BUSHFIRE HAZARD AND RISK ASSESSMENT 25
6.0 CONCLUSION 26
7.0 REFERENCES 27
APPENDIX A: SPP BUSHFIRE ASSESSMENT BENCHMARKS 29
APPENDIX A: APPROVED BUSHFIRE MANAGEMENT PLAN COMPLETED BY QUEENSLAND BUSHFIRE PLANNING 33

Figures

Figure 1. Site Aerial (source: Nearmaps, date: 16/09/26) 6
Figure 2. Reconfiguration Plan (source: JFP Consultants, B4296PA1_DA2 R1 A, 08/09/26) 7
Figure 3. BCC Bushfire Hazard Mapping within and in Proximity to the Site 9
Figure 4. SPP Bushfire Prone Area Mapping within and in Proximity to the Site 9
Figure 5. Bushfire Attack Levels (BAL) (Source: WAPC, 2024) 12
Figure 6. Schematic Diagram of Simple Elliptical Fire Growth Model (Van Wagner 1969) from NSW Rural Fire Surface (2019) 13
Figure 7. Extract of Vegetation Hazard Classes from the BRC MapViewer 14
Figure 8. Assessment Area Photograph Locations. 16
Figure 9. Ground-truthed and Post-development Vegetation Hazard Classes 18
Figure 10. Shrinking of patches of continuous fuel at the interface with non-continuous fuel 20
Figure 11. Step 3b – Dilation of residual continuous fuel patches 20
Figure 12. Finalised pixelated hazardous vegetation within the assessment area 21
Figure 13. Smoothed hazardous vegetation to reflect ground-truthed conditions and vegetation 21
Figure 14. Slope within and in Proximity to the Proposed Development 22
Figure 15. Potential Fire Line Intensity 23
Figure 16. Hazardous Vegetation within 100m of the Development Area 24

Tables

Table 1. Site Description 5
Table 2. Potential Bushfire Intensity Classification 10
Table 3. Steps to Downgrade Bushfire Intensity 11
Table 4. BAL and Radiant Heat Exposure 12
Table 5. Parameter inputs for Method 2 from AS3959-2018 13
Table 6. Summary of VHCs and their Associated Fuel Continuity and Loads 18

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Disclaimer

S5 Consulting Pty Ltd trading as S5 Environmental has developed this Bushfire Hazard and 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.

This report is valid as at the date of final revision. However, it should be noted that the regulatory framework governing Bushfire Hazard 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.

Abbreviations

AS 3959-2018	*Australian Standard 3959-2018 Construction of Buildings in Bushfire-prone Areas*
BAL	Bushfire Attack Level
BCA	Building Code of Australia
BCC	Brisbane City Council
BMP	Bushfire Management Plan
BMZ	Bushfire Management Zone
BPA	Bushfire Prone Area
BRC	Bushfire Resilient Communities (The State of Queensland 2019)
CFA	Country Fire Authority
FFDI	Forest Fire Danger Index
ha	Hectares
PFLI	Potential Fire Line Intensity
QFD	Queensland Fire Department
RE	Regional Ecosystem
RFS	Rural Fire Service
SEQ	South East Queensland
SPP	*State Planning Policy, 2017*
VHC	Vegetation Hazard Class

1.0 INTRODUCTION

S5 Environmental was commissioned by JFP on behalf of their Client Penderyn ATF AGM Trust, to undertake a Bushfire Hazard Assessment and Management Plan (BHAMP) as part of a Development Application for Reconfiguring a Lot at 441 Beckett Road, Bridgeman Downs, refer to Table 1.

The aim of this BHAMP is to undertake a site-specific bushfire hazard assessment, determine any set back required between the proposed development and hazardous vegetation and prepare a Bushfire Management Plan to ensure the proposed development is not exposed to an unacceptable bushfire risk and can comply with the relevant legislative bushfire requirements.

Table 1. Site Description

Street Address	441 Beckett Road, Bridgeman Downs	Lot on Plan	Lot 8 on SP227436
LGA	Brisbane City Council (BCC)	Area	11,110 m
Zone	Low Density Residential Zone	Neighbourhood Plan	Bridgeman Downs neighbourhood plan
Current State	Lot 8 on SP227436, herein referred to as the 'subject site', is currently zoned Low Density Residential under the Brisbane City Council City Plan 2014. The subject site contains an existing dwelling and sheds located centrally along the southern boundary and within the centre of the site. A gravel driveway provides access from Beckett Road to the west and runs along the inside of the southern boundary. The eastern half of the site contains limited vegetation, comprising mown grass and scattered canopy trees. Vegetation along the southern boundary connects to a larger patch of native vegetation adjoining the site to the south. This vegetation extends into the western half of the subject site, where scattered weed species are also present. The northern boundary contains planted vegetation extending over the boundary from the adjoining property. Surrounding properties are similarly characterised by scattered native and exotic canopy trees or established residential development. Refer to Figure 1.		
Proposed Development	S5 Environmental understands that JFP are assisting their Client Penderyn ATF AGM Trust with a Development Application for a proposed subdivision for a 1 into 21 lot subdivision as well as a drainage reserve, access easement and road. See Figure 2 for the proposed development footprint.		
Potentially Hazardous Vegetation	Post development, potentially hazardous vegetation is situated to the south of the proposed development. This potentially hazardous vegetation was determined to reflect the Regional Ecosystem (RE) 12.5.3. This RE is described as: RE 12.5.3: *Eucalyptus racemosa* subsp. *racemosa* woodland with *Corymbia intermedia, E. siderophloia +/- E. tindaliae, E. resinifera, E. pilularis, E. microcorys, Angophora leiocarpa*. *Melaleuca quinquenervia* is often a prominent feature of lower slopes. Minor patches (<1ha)		

	dominated by *Corymbia citriodora* subsp. *variegata* sometimes occur. Occurs on complex of remnant Tertiary surfaces +/- Cainozoic and Mesozoic sediments. Not a wetland Equivalent to VHC 9.1: *Moist to dry eucalypt open forests on coastal lowlands and ranges.*



Figure 1. Site Aerial (source: Nearmaps, date: 16/09/26)

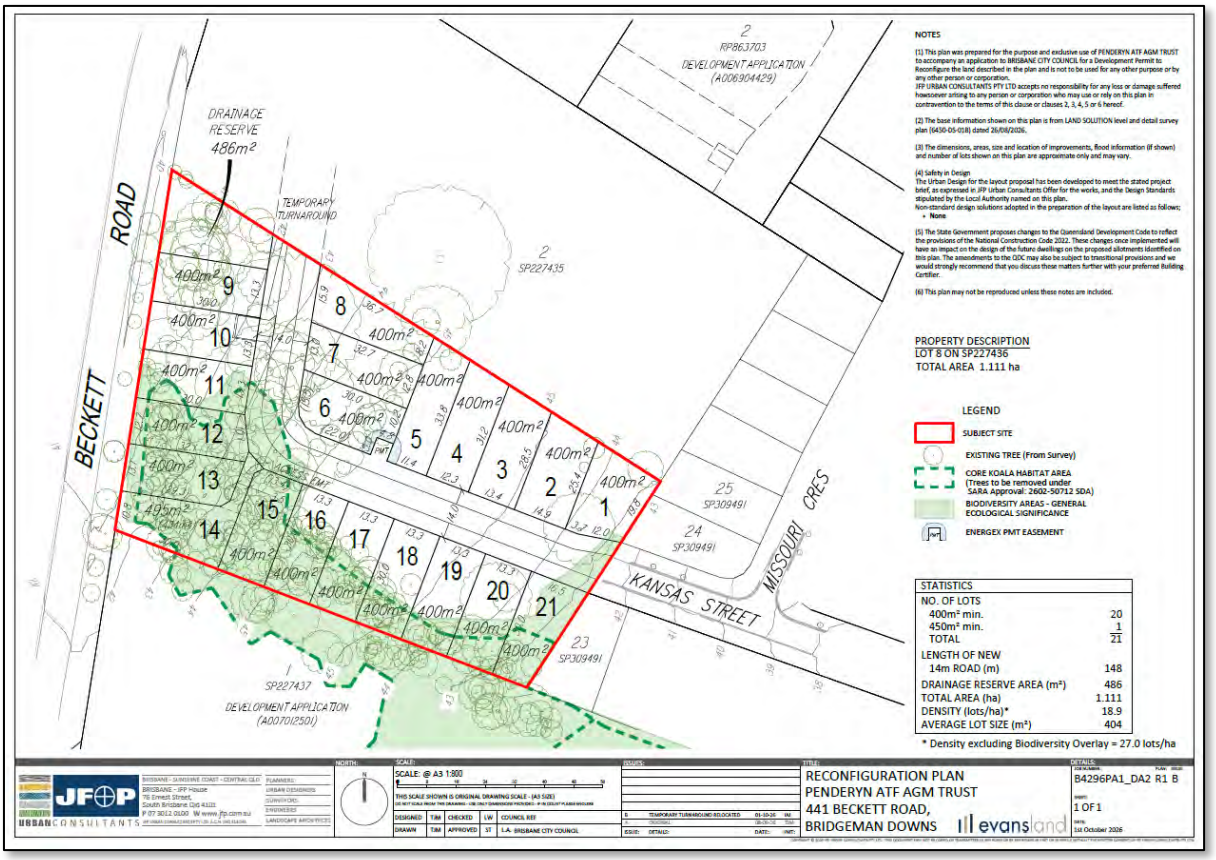


Figure 2. Reconfiguration Plan (source: JFP Consultants, B4296PA1_DA2 R1 B, **01/10**/26)

2.0 STATUTORY REQUIREMENTS

2.1 Development Applications in Bushfire Prone Areas

Bushfire Prone Areas are identified at both the State and Local Government Level. The State Planning Policy (SPP) Bushfire Prone Area map was developed by CSIRO to map areas with Very High, High and Medium Potential Bushfire Intensity. The SPP also maps a 100 m Potential Impact Buffer.

Brisbane City Council (BCC) *City Plan 2014* implements the Bushfire hazard overlay code which acts as a development constraint within the BCC locality. It is understood that the *City Plan 2014* has not integrated any aspects of the SPP: Safety and Resilience to Hazards (Natural Hazards, Risk and Resilience – Bushfire Prone Areas). As such the SPP bushfire hazard mapping will be consulted to determine the preliminary bushfire hazard ratings of the site and locality (within 150 m), refer to Figure 3 and Figure 4.

The BCC Bushfire Hazard Overlay has not mapped any bushfire hazards within the site or assessment area (150m buffer off the proposed development area).

The SPP Bushfire Prone Areas Overlay maps the south-eastern corner of the subject site to contain high potential bushfire intensity, which continues to the south-east of the assessment area (150m buffer off the proposed development area). A small portion of vegetation to the east of the assessment area is mapped similarly. The south-eastern and centre portion of the assessment area is mapped to contain potential impact buffer mapping, with the north-western portion remaining unmapped.

Due to potentially hazardous vegetation being mapped within and around the proposed development site, further investigation of the site-specific bushfire hazard characteristics has been undertaken to determine the actual hazard of the site.



Figure 3. BCC Bushfire Hazard Mapping within and in Proximity to the Site

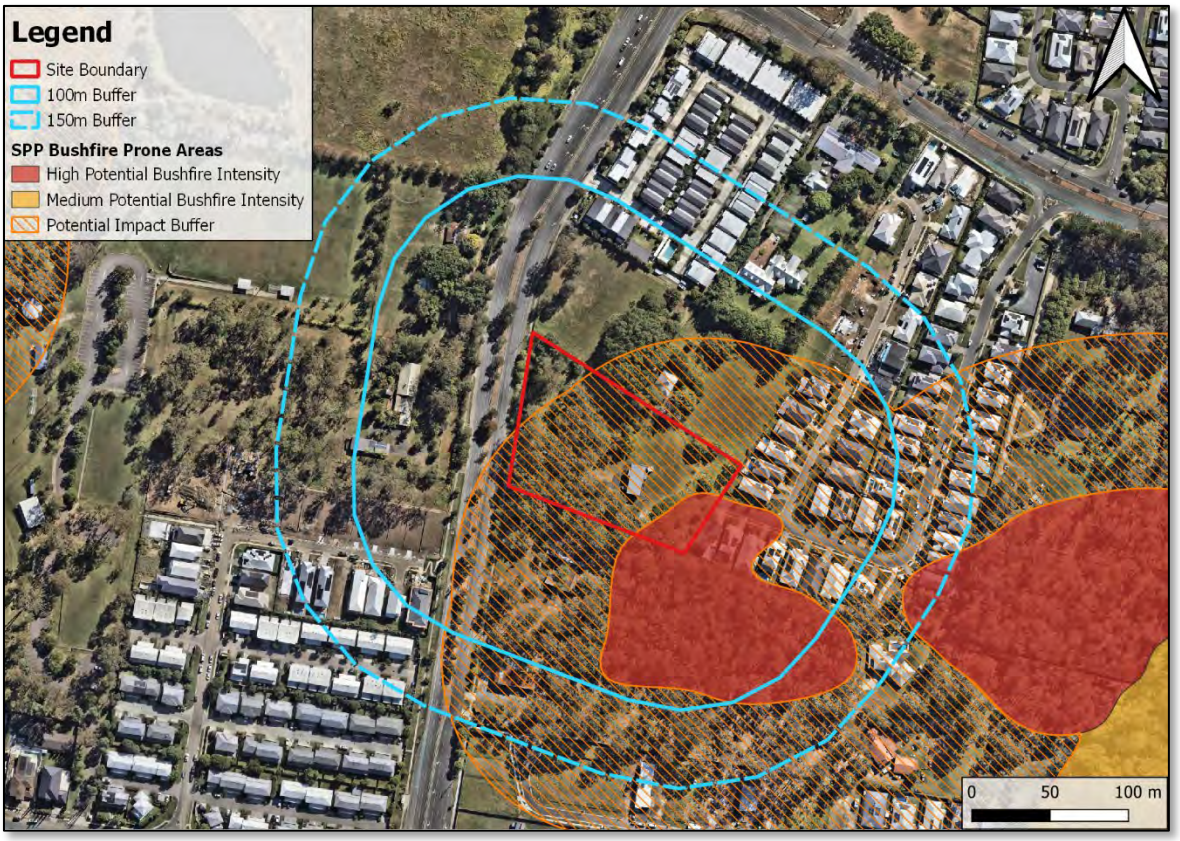


Figure 4. SPP Bushfire Prone Area Mapping within and in Proximity to the Site

3.0 METHODOLOGY

3.1 Bushfire Hazard Assessment

The SPP Potential Bushfire Intensity classifications are based on the *New Methodology for State-wide Mapping of Bushfire Prone Areas in Queensland* (Leonard *et al.* 2014). This State-wide mapping methodology was developed to identify Bushfire Prone Areas in support of bushfire hazard provisions of Queensland's State Planning Policy. The new methodology scales bushfire hazard based on the Potential Fire-line Intensity (PFLI) of a severe bushfire and can be used to predict the radiation profile of areas located adjacent to potentially hazardous vegetation and an associated Potential Impact Buffer.

Accordingly, the classification of an area's PFLI is calculated as a combination of the following three metrics, using the below equation (Leonard *et al.* 2014):

- Total fuel load (W);
- The McArthur Forest Fire Danger Index (FFDI), and
- Maximum Landscape Slope (θ in ^{o}).

$$FI = 0.62\, W^2\, FFDI \exp(0.069\, \theta)$$

For the purposes of the bushfire hazard assessment, S5 Environmental have utilised data from the Queensland Fire Department (QFD) published to the Queensland Government's Queensland Spatial Catalogue (QSpatial) for fuel load and FFDI. PFLI is delineated into a number of hazard categories shown in Table 2, and each patch of hazardous vegetation can be classed as Very High, High, Medium, Grassland or low hazard according to the PFLI determined for that specific patch. Any patch of hazardous vegetation classed as Very High, High or Medium is buffered by 100 m called the Potential Impact Buffer.

The Potential Impact Buffer is also considered a Bushfire Prone Area, along with hazardous vegetation with a PFLI of Very High, High or Medium. Any development within a bushfire prone area requires further assessment of radiant heat exposure, assessment against the relevant local planning scheme bushfire code and/or an assessment against the SPP assessment benchmarks for Natural hazards, risk and resilience relevant to bushfire and the development of a site-specific bushfire management plan to ensure that the proposed development is exposed to an acceptable or tolerable bushfire risk.

Table 2. Potential Bushfire Intensity Classification

Potential Bushfire Intensity Class	Potential Fire-line Intensity (PFLI)
Very high	>40,000kW/m
High	20,000 – 40,000kW/m
Medium	4,000 – 20,000kW/m
Low	<4,000kW/m

3.2 Modification of Potential Intensity of Small Patches and Corridors

Small, isolated and/or narrow patches of hazardous vegetation are not large enough to support a fully developed fire and therefore following the Bushfire Resilient Communities (BRC) methodology in Section 4.2.6 (The State of Queensland 2019b), small patches and narrow corridors of continuous vegetation that meet the definitions, are removed from as part of a downgrading process within 150 m of the development. As stated in the BRC methodology (The State of Queensland 2019b), small, isolated or narrow patches are unlikely to reach a potential fire-line intensity greater than 4,000 kW/m^2 and as such, are considered to be low hazard and not classed as a Bushfire Prone Area. The *SPP Technical Reference Guide - Bushfire Resilient Communities* (2019) summarises research by Leonard and Opie (2017) and outlines four steps to filter out small patches and narrow corridors of continuous fuel (see Table 3 below).

Table 3. Steps to Downgrade Bushfire Intensity

Step	Description
1	Remove small, isolated patches of continuous fuel (< 1 ha) surrounded completely by either discontinuous fuel or no fuel. These patches must be further than 100 m from other continuous fuel patches greater than 2 ha in area.
2	Downgrade intensity of small patches (0.5 to 3 ha) of continuous vegetation surrounded completely by either discontinuous or no fuel, which is more than 100 m from other continuous fuel patches greater than 2 ha in area.
3	Remove narrow corridors of continuous fuel (less than 3 pixels or 50 m in width). The process erodes, then dilates by 25 m in width all continuous fuel patches in relation to discontinuous areas.
4	Remove small fragments (< 0.5 ha) of shrub-dominated or hazardous tree vegetation.

3.3 Radiant Heat Exposure Assessment

Radiant heat exposure for the proposed development was calculated using a Method 2 from AS 3959:2018 *Construction of Buildings in Bushfire-prone Areas*. This method calculates the Bushfire Attack Level (BAL) for a proposed development by determining the minimum distance between hazardous vegetation and the development to achieve each BAL level. As BAL directly correlates to radiant heat exposure, this calculation reflects the level of bushfire risk for a proposed development (see Table 4 and Figure 5).

To determine the radiant heat exposure for the proposed development, the online Flamesol Minimum Distance Calculator (FPA, 2026) was used to determine the required setbacks to hazardous vegetation to achieve an acceptable radiant heat exposure for the proposed development.

Currently, S5 Environmental understand there is one set of inputs for a Method 2 calculation in accordance with AS3959-2018 or Bushfire Resilient Communities (BRC), which are accepted by BCC. Accordingly, the inputs to the BAL/radiant heat exposure assessment used for the purposes of this assessment are

summarised in Table 5 below. This approach and set of inputs are generally more conservative and accurate as they incorporate higher fuel loads and flame temperature, as well as a site specific FFDI.

Table 4. BAL and Radiant Heat Exposure

BAL Score	Radiant Heat Exposure
Low	-
12.5	12.5 kW/m^2
19	19 kW/m^2
29	29 kW/m^2
40	40 kW/m^2
Flame zone (FZ)	> 40 kW/m^2

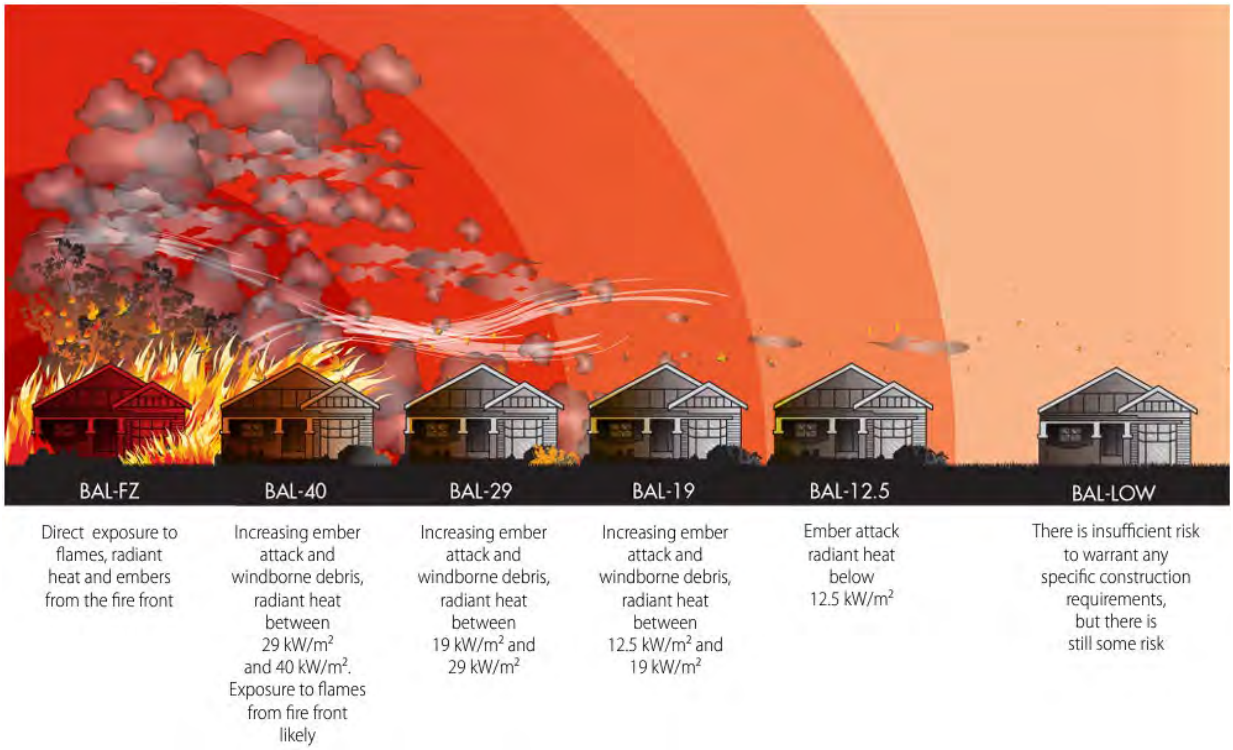


Figure 5. Bushfire Attack Levels (BAL) (Source: WAPC, 2024)

Table 5. Parameter inputs for Method 2 from AS3959-2018

Parameter	AS Method 2
Surface fuel load (t/ha)	Surface fuel load for identified VHC (surface + near surface)
Overall fuel load (t/ha)	Total fuel load for identified VHC
Flame temperature	1,200 K
FDI/FFDI	From BRC MapViewer/QSpatial
Standard inputs	Bushfire Resilient Communities (QG, 2019)
Effective slope	Measured as the slope under the hazardous vegetation.
Site slope	Measured as the slope between buildings and the hazardous vegetation.
Flame Width	Flame width is assumed to be 100 m (AS 3959:2018) unless a short-fire run.

3.4 Short Fire Run

Small or narrow patches of hazardous vegetation are unlikely to support a fully developed bushfire because of their limited extent. Figure 6 provides a schematic representation of how fire moves across a landscape and illustrates this constraint. As a result, flame width and height in these smaller vegetation patches are unlikely to reach the standard Method 2 inputs under AS 3959:2018, which are based on a fully developed bushfire scenario.

The short fire run methodology is only applicable where the maximum fire run is 150 m or less, as measured along the effective slope. Where a short fire run can be justified, reduced flame width and height inputs are appropriate, the methodology set out in *Short Fire Run: Methodology for Assessing Bush Fire Risk for Low Risk Vegetation* (NSW Rural Fire Service, 2019) is adopted. The application of a short fire run was not considered suitable for this assessment. Short Flame Run was not utilised for this assessment as the vegetation is highly connected to vegetation within the broader landscape.

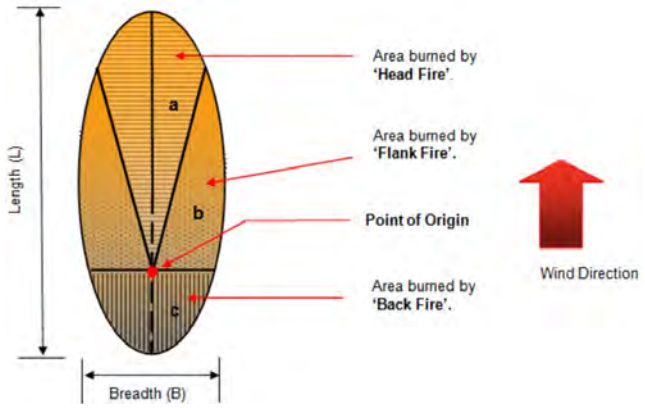


Figure 6. Schematic Diagram of Simple Elliptical Fire Growth Model (Van Wagner 1969) from NSW Rural Fire Surface (2019)

4.0 BUSHFIRE HAZARD ASSESSMENT

4.1 Potential Fire-line Intensity Assessment

In accordance with *A New Methodology for State-wide mapping of bushfire prone areas in Queensland* (Leonard *et al.* 2014), fuel loads derived from ground-truthed Vegetation Hazard Classes (VHCs), effective slope and FFDI were used to calculate the PFLI of hazardous vegetation within 150 m of the proposed development. The following sections discuss how these parameters were determined to calculate PFLI for hazardous vegetation in proximity to the proposed development.

4.1.1 Vegetation Hazard Class Mapping

In accordance with the *New Methodology for State-wide Mapping of Bushfire Prone Areas in Queensland* (Leonard *et al.* 2014), potential fuel loads are assigned to vegetation categories (Vegetation Hazard Classes – VHCs) formed by amalgamating land use and vegetation types with a moderately consistent fuel load and structure.

The potential fuel load assigned to each VHC is generally representative of the higher fuel load expected for the typical vegetation types, landscape and site conditions within each VHC and approximates the ***80th percentile (%) fuel load of the "long unburnt condition"*** for the class (generally greater than 10 years without burning).

Using the QFD BRC MapViewer, numerous VHCs were mapped within and adjacent to the subject site, an extract is shown below in Figure 7.



Figure 7. Extract of Vegetation Hazard Classes from the BRC MapViewer

4.1.2 Vegetation Hazard Class Verification

To ground-truth the State Government VHCs mapped within and adjacent to the subject site, S5 Environmental's Ecologists conducted a site visit on the 15th of September 2026 and subsequently a Reliability Assessment in accordance with BRC comparing available bushfire and vegetation mapping with on-ground conditions has been undertaken. The reliability assessment incorporated a comprehensive review of available aerial mapping of the site, including a 150 m buffered area, external to the proposed development.

Post development, the subject site has been mapped to reflect VHC 42.6 *'Nil to very low vegetation cover*', reflecting scarcity of vegetation throughout the proposed residential subdivision. VHC 42.6 mapping has been extended throughout much of the overall assessment area (i.e., within 150 m of the proposed development) to the north, west and east, reflecting the existing or to be approved highly dense residential developments. A large residential development to the south of the subject site is to be approved, which includes a large environment covenant that has been included in this assessment as VHC 9.1 '*Moist to dry eucalypt open forests on coastal lowlands and ranges*', reflective of the ground truthed Regional Ecosystem RE 12.5.3 '*Eucalyptus racemosa subsp. racemosa woodland on remnant Tertiary surfaces*'.

Some areas of planted vegetation, or native canopy species over mown groundcovers to the east, north and west of the assessment area have been mapped as VHC 40.4 '*Continuous low grass or tree cover'* reflective of the managed state, posing a 'low' fuel load and bushfire threat. Similar, areas to the north and west with scattered vegetation cover, or landscaped garden beds have been mapped as VHC 41.4 '*Discontinuous low grass or tree cover*' to reflect the low fuel load within these areas.

The VHC mapping has, therefore, been modified to reflect the on-ground conditions more accurately, and to reflect the post-development state of the subject site and locality (see Figure 9). As spatially indicated in Figure 9, the modified VHCs have been restricted to a 150 m buffer from the development area as per BRC.

Plates 1 to 8 below show the various areas and communities existing across the site and throughout the assessment area, corresponding to the locations indicated on Figure 8.



Figure 8. Assessment Area Photograph Locations.



Plate 1. Photo Point 1 – eastern view of south-western vegetation, with dwelling in distance.



Plate 2. Photo Point 1 – western view of south-western vegetation, with Beckett Road in distance.



Plate 3. Photo Point 1 – northern view of south-western vegetation, with northern lot in distance.



Plate 4. Photo Point 2 – eastern view of subject site and eastern residential development in distance.



Plate 5. Photo Point 2 – northern view showing subject site and planted vegetation along northern boundary.



Plate 6. Photo Point 2 – south-eastern view of subject site and native VHC 9.1 vegetation to the south.



Plate 7. Photo Point 3 – northern view into northern cleared lot.



Plate 8. Photo Point 4 – northern view of native vegetation patch VHC 9.1.

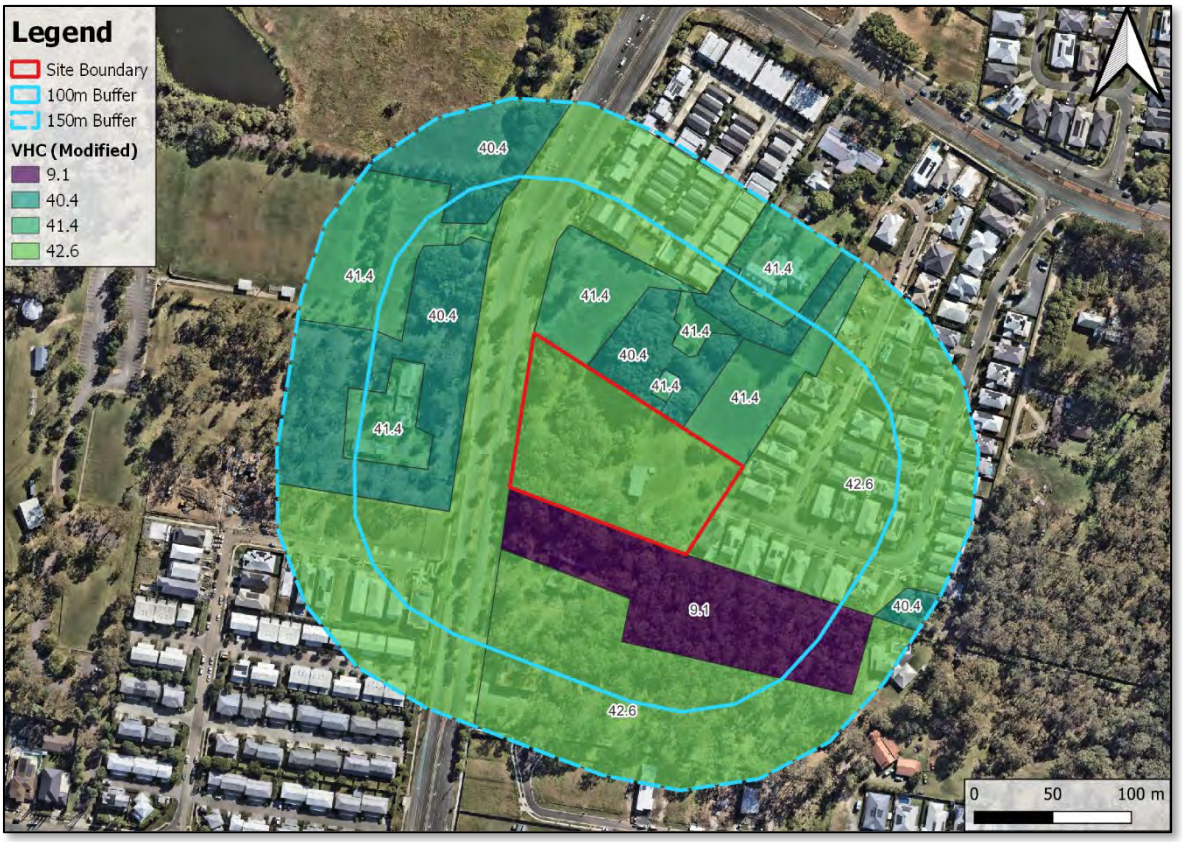


Figure 9. Ground-truthed and Post-development Vegetation Hazard Classes

4.1.3 Fuel Loads

Table 6 below, summarises the associated fuel loads of the final VHCs in relation to the proposed development.

Table 6. Summary of VHCs and their Associated Fuel Continuity and Loads

VHC	VHC Description	Fuel Continuity	Potential Fuel Load * (t/ha)
			Total
9.1	Moist to dry eucalypt open forests on coastal lowlands and ranges	Continuous	24.2
40.4	Continuous low grass or tree cover	Continuous	5
41.4	Discontinuous low grass or tree cover	Discontinuous	3
42.6	Nil to very low vegetation cover	Discontinuous	2

*CSIRO A Methodology for State-wide Mapping of Annual Fuel Load and Bushfire Hazard in Queensland. Glenn Newnham, Kimberley Opie, Justin Leonard CSIRO Land and Water, 2017.

After ground-truthing the VHCs within the assessment area, continuous VHCs were rasterised to undergo the processing stages. Continuous and discontinuous fuel VHCs are defined as:

- Continuous: Vegetation and land uses which possess generally consistent fuel loads which can develop a full flame front; and
- Discontinuous: Vegetation and land uses which possess fuel loads which are incapable of supporting a full flame front.

The rasterisation process extracts the attribute value of the polygon which occupies the centre of the raster pixel (a 25 m by 25 m cell) and uses it to populate the same cell within a raster layer. This will result in continuous VHCs within the assessment area being rasterised whilst discontinuous VHCs remain un-rasterised. Refer to Figure 9.

4.1.4 Modification of Potential Intensity of Small Patches and Corridors

Following the rasterisation of the continuous VHCs as outlined above (i.e., VHCs 9.1, 40.4), S5 Environmental have applied Step 3 and 4 in accordance with the downgrading stages outlined within both Leonard and Opie (2017) and BRC (2019). Step 3 is separated into two parts:

A. the shrinking of continuous fuel load pixels adjacent to discontinuous fuel loads (i.e., continuous fuel pixels adjacent to discontinuous fuel are removed); and
B. the dilation of residual continuous fuel patches by one pixel (i.e., residual continuous fuel pixels are dilated back out one pixel).

This will result in the removal of narrow corridors less than 75 m in width (< 3 pixels), as following the initial shrinking of continuous fuel pixels adjacent to discontinuous vegetation (Step 3A), no residual pixels associated with the narrow corridor will remain and dilation cannot occur (Step 3B). Refer to Figure 10 and Figure 11. Corridor widths are confirmed in GIS and are only removed through downgrading where they are displayed as < 50m in width.

Following the implementation of the processing stages, a narrow corridor associated with VHC 40.4 to the north of site, has been downgraded, along with a small patch of vegetation to the west and directly south of the site. Patches of VHC 9.1 and 40.4 to the north-west, west and south-east of the site were identified as potentially hazardous vegetation in the investigation area. The pixelated form of the finalised continuous vegetation is to be utilised within the PFLI calculations in Section 4.1.7 and was smoothed to reflect ground-truthed conditions. Refer to Figure 12 and Figure 13.



Figure 10. Shrinking of patches of continuous fuel at the interface with non-continuous fuel



Figure 11. Step 3b – Dilation of residual continuous fuel patches



Figure 12. Finalised pixelated hazardous vegetation within the assessment area



Figure 13. Smoothed hazardous vegetation to reflect ground-truthed conditions and vegetation

4.1.5 Slope Assessment

The slope of vegetated land over which a bushfire travels has a significant influence on both fire intensity and the rate of spread. For the purposes of a bushfire hazard assessment, the relevant slopes as per AS 3959:2018 are those located beneath areas of the potentially hazardous vegetation (effective slope), and the slope between the development and the hazardous vegetation (site slope). Another factor is whether the potentially hazardous vegetation is situated upslope or downslope of the proposed development, as fire accelerates when moving upslope, sites located below vegetated areas experience a reduction in risk and fire-line intensity. Potentially hazardous vegetation to the south was determined to be downslope of the proposed development. Measurements were made for effective (slope under the hazardous vegetation), with the most conservative measurements adopted for the PFLI and Radiant Heat Exposure setback calculations (refer Figure 14 and Appendix B).

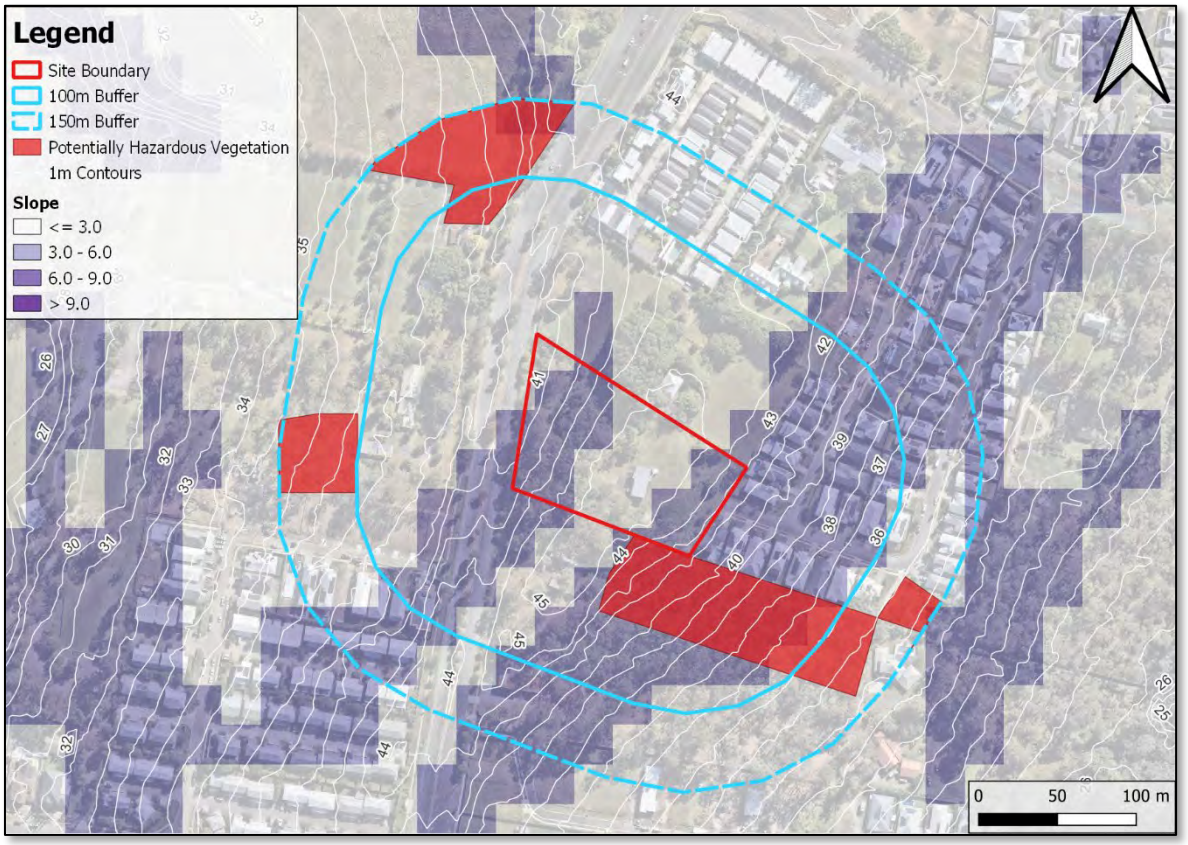


Figure 14. Slope within and in Proximity to the Proposed Development

4.1.6 Forest Fire Danger Index

In accordance with Australian Standard (AS) 3959:2018, *Construction of Buildings in Bushfire Prone Areas*, the Fire Danger Index (FDI) provides an indication of the likelihood of a fire starting, its potential intensity, rate of spread and ease of suppression, based on a combination of relative humidity, air temperature, wind speed and long- and short-term drought effects. The QFD BRC MapViewer indicates that the site-specific Forest Fire Danger Index (FFDI) for the investigation area is 56.

4.1.7 Final PFLI

A final PFLI for patches of hazardous vegetation (determined in Section 4.1) has been calculated using the PFLI equation in Section 3.1. Based on this PFLI calculation, the potentially hazardous vegetation to the north-west and west of the proposed development was mapped as low potential bushfire intensity (< 4,000 kW/m), associated with VHC 40.4. Vegetation associated with VHC 9.1 to the south of the proposed development was mapped as high potential bushfire intensity (i.e., 20,000 kW/m – 40,000kW/m). Refer to Figure 15.



Figure 15. Potential Fire Line Intensity

4.2 Hazardous Vegetation

Vegetation mapped as VHC 9.1 to the south of the proposed development area was determined to be the hazardous vegetation within the assessment area. As this vegetation is within 100 m of the proposed development area, the proposed residential subdivision is therefore within a Bushfire Prone Area. A previous Bushfire Management Plan was prepared by Queensland Bushfire Planning and approved by BCC in December 2025 (Ref. A006339938). The assessment considered the hazardous vegetation to the south and concluded that the vegetation proposed to be retained within the environmental covenant to the south constitutes a Low Hazard as it is less than 1ha in area and located over 100m away from surrounding hazardous vegetation. Refer to Figure 16.



Figure 16. Hazardous Vegetation within 100m of the Development Area

5.0 BUSHFIRE HAZARD AND RISK ASSESSMENT

A previous Bushfire Management Plan was prepared by Queensland Bushfire Planning and approved by BCC in December 2025 (Ref. A006339938). The assessment considered the surrounding hazardous vegetation and concluded that the vegetation proposed to be retained within the environmental covenant to the south constitutes a Low Hazard.

The vegetation to the east, associated with Cabbage Tree Creek, was assessed as a *"predominantly linear area of disturbed riparian vegetation managed for recreation and pedestrian/cycle routes."* The vegetation adjoining the site to the north on Lot 3 RP230211 was also identified as being managed and maintained in a low hazard condition, as directed by Council, to reduce potential bushfire impacts to residences on Kansas Street to the west.

Accordingly, Queensland Bushfire Planning assessed the surrounding vegetation as managed and maintained and therefore classified it as Low Hazard. Further details are provided in Sections 3.3 *Site Assessment* and 3.4.3 *Assessment of Bushfire Hazard* of the approved Bushfire Management Plan.

Consistent with the previous assessment, S5 Environmental has assessed the vegetation to the south of the subject site as Low Hazard, given that the approved Queensland Bushfire Planning BHA determined the vegetation patch to be less than 1 ha in area and located more than 100 m from surrounding areas of hazardous vegetation.

The approved Bushfire Management Plan prepared by Queensland Bushfire Planning is provided in Appendix B for reference.

6.0 CONCLUSION

This Bushfire Hazard Assessment prepared by Queensland Bushfire Planning and approved by BCC in December 2025 (Ref. A006339938) concluded that the only patch of hazardous vegetation in proximity to the site subject of this assessment, is deemed as Low Hazard, and is located over 100m from any surrounding hazardous vegetation. Accordingly, this assessment proposes to treat this vegetation in the same manner resulting in subdivision of 441 Beckett Road, being located entirely in an area of Low Bushfire Hazard. Accordingly, no further action in relation to bushfire mitigation is required.

Overall, the proposed development complies with the relevant SPP bushfire related assessment benchmarks, refer to Appendix A.

7.0 REFERENCES

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APPENDIX A

SPP Bushfire Assessment Benchmarks

Assessment Benchmark	Response
Assessment Benchmark 3 Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.	The proposed development is for a reconfiguration of a lot (RoL), for 21 lots. It does not involve vulnerable uses and community infrastructure for essential services. A previous Bushfire Management Plan was prepared by Queensland Bushfire Planning and approved by BCC in December 2025 (Ref. A006339938). The assessment considered the surrounding hazardous vegetation and concluded that the vegetation proposed to be retained within the environmental covenant to the south of the subject site constitutes a Low Hazard. Accordingly, the residential subdivision of this site is also located entirely in an area of Low Bushfire Hazard. Accordingly, no further action in relation to bushfire mitigation is required.
Assessment Benchmark 4 Development supports, and does not hinder, disaster management response or recovery capacity or capabilities.	As above
Assessment Benchmark 5 Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.	As above
Assessment Benchmark 6 Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.	As above

Assessment benchmark 7 The natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.	As above

APPENDIX A

Approved Bushfire Management Plan completed by Queensland Bushfire Planning