



Bushfire Risk Reducers	[p] 07 4636 6367	[f] 07 4636 6383
PO Box 4645 Toowoomba East 4350		

**BCC DS
LODGED**

17/09/2026

APPLICATION REF

A007111976

Dr Alan Monaghan
99 Herron Road
Pullenvale
QLD 4069

27 July 2026

Dear Alan

**RE: Bushfire Hazard Assessment
99 Herron Road, Pullenvale, Qld 4069
Lot 24 on RP107868**

We note your request to provide a Bushfire Hazard and Attack Level Assessment for the site of the proposed realignment of Lot 4 on RP95342 and Lot 5 on RP77764 (the "Subject Lots").

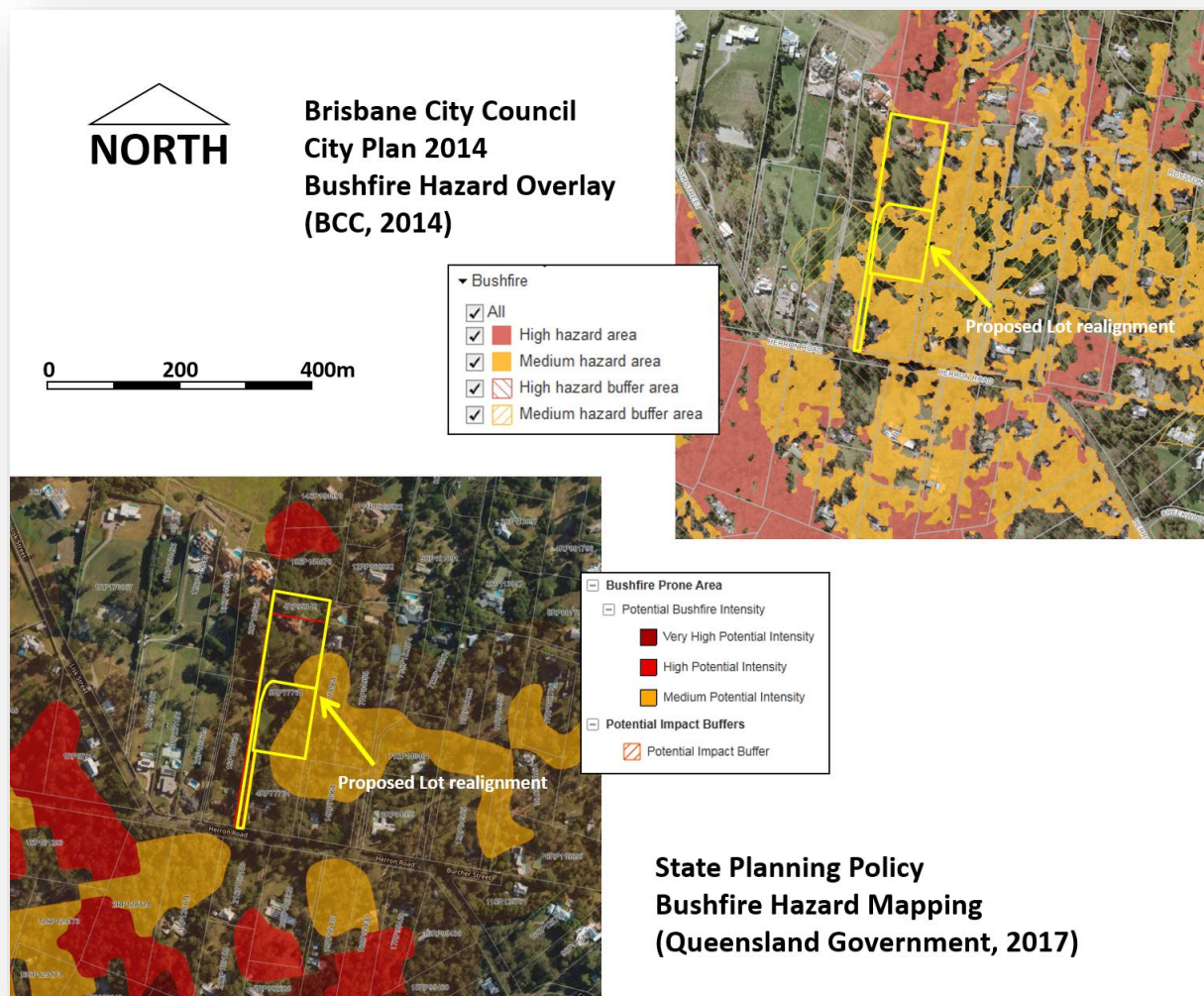


Figure 1. Designation of bushfire prone land (BCC, 2014 and State Government, 2017)

Brisbane City Council (BCC) designates the site as “bushfire prone area” (BPA) and if this designation is substantiated, there are a number of bushfire related planning and construction implications:

1. The need to provide a Bushfire Management Plan (BMP) that demonstrates compliance with the Bushfire Hazard Overlay Code of the current BCC Planning Scheme and;
2. The BMP would need to demonstrate compliance against *State Planning Policy – Natural hazards, risk and resilience – Bushfire* (December 2019); and
3. The Building Code of Australia has functional performance requirements to be met for Class 1, 2 and 3 buildings 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 Building Regulation 2021 and the BCA as an area **identified as such by Local Government**, in this case using the methodology specified in State Planning Policy 01/03 – *Mitigating the adverse impacts of flood, bushfire and landslide*. SPP01/03 has since been replaced by *State Planning Policy- Natural Hazards, Risk and Resilience - Bushfire* (December 2019). accompanied by bushfire hazard mapping described in the *Bushfire Resilient Communities Technical Reference Guide* (BRC)(October 2019); however this designation is subject to site assessment and validation by suitably qualified and experienced bushfire practitioners.

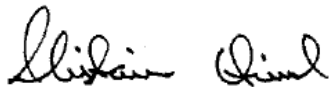
Site assessment on 24 July, 2026 investigated the land within 200m of the site and established that the closest edge of unmanaged vegetation which could be classifiable under either bushfire hazard mapping methodology, is more than 100m from the Subject Lot. This places the site beyond the potential bushfire impact buffer applied by either methodology concerned. Therefore the assigned bushfire hazard for the site is Low Hazard and there should be no requirement for a BMP; nor is there a need 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 exists.

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.

Thank you for the opportunity to be of assistance.

Yours sincerely



Alistair Hill

Director - Bushfire Risk Reducers

Grad Dip Bushfire Planning and Design

FPAA BPAD-Level 3 Certified Practitioner

Certification Number: BPD-PA-19034

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This form is the approved form that must be used in accordance with section 10 of the *Building Act 1975* and sections 73 and 77 of the *Building Regulation 2021* (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.

Additional explanatory information is included in the Appendix at the end of this form.

1. Property description

This section need only be completed if details of street address and property description are applicable.

E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

Where applicable, the description must identify all land the subject of the application.

The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address	99 Herron Road		
	Suburb/locality	Pullenvale	
State	QLD	Postcode	4069
Lot and plan details (<i>attach list if necessary</i>)			
Lot 4 on RP95342 and Lot 5 on RP77764			
Local government area the land is situated in			
Brisbane City Council			

2. Description of aspect/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

Bushfire Attack Level Assessment for proposed Class 1 buildings and associated Class 10a structures
BAL LOW under AS3959-2018

3. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications were relied upon.

Compliance with:

The Building Code of Australia - Bushfire provisions
AS3959-2018 Construction of buildings in bushfire prone areas
Brisbane City Plan 2014
International Fire Engineering Guidelines

4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

See attached Bushfire Hazard and Attack Level Assessment, dated 27 July 2026.

5. Building certifier reference number and building development approval number

Building certifier reference number		Building development application number (if available)	
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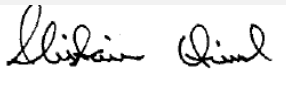
6. Appointed competent person details

Under Part 6 of the Building Regulation 2021 a person must be assessed as a competent for the type of work (design-specification) by the relevant building certifier.

Name (in full)	Alistair Hill - FPAA BPAD - Level 3 Certified Practitioner #BPD-PA-19034		
Company name (if applicable)	Bushfire Risk Reducers		
Contact person	Alistair Hill (Director)		
Business phone number	0438 994465	Mobile	0438 994465
Email address	ahill@bushfire.biz		
Postal address	PO Box 4645		
		Suburb/locality	Toowoomba East
State	QLD	Postcode	4350
Licence class or registration type (if applicable)	FPAA BPAD - Level 3 Certified Practitioner #BPD-PA-19034		
Licence or registration number (if applicable)	BPD-PA-19034		

7. Signature of appointed competent person

This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design-specification help.

Signature		Date	27/07/2026
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LOCAL GOVERNMENT USE ONLY

Date received	Click or tap to enter a date.	Reference number/s	
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Appendix – explanatory information

IMPORTANT NOTE: It is an offence for a competent person to give a building certifier a document, including this form, that the person knows or reasonably suspects, is false or misleading.

Who can complete this certificate? (section 10 of the *Building Act 1975* (Building Act) and 73 and 77 of the Building Regulation 2021 (BR 2021).

A building certifier can accept from a competent person (design-specification) a certificate stating that the competent person has assessed the building design or specification for the aspect of building work, and it will, if installed or carried out under the certificate, comply with the building assessment provisions, including any relevant standards and codes.

Schedule 10 of the BR 2021 defines *building design or specification* as any material, system, method of building or other thing related to the design of or specifications for building work.

When completing the certificate, a competent person is required under section 77 of the BR 2021 to include the basis for giving the certificate and state the extent to which the competent person has relied on tests, specifications, rules, standards, codes of practice or other publications.

What is the purpose of this form? (section 10 of the Building Act and sections 73 and 77 of the BR2 2021)

The information in this form informs the building certifier's decision making when they are assessing a building development application, issuing the building development approval for the building work the subject of the certificate (form) and when amending the building development approval due to the receipt of updated aspect information such as glazing or truss specifications or revised excavation drawings.

Can a manufacturer or supplier give this Form 15?

A building certifier can accept this form from a manufacturer or supplier who the certifier has decided is a competent person (design-specification).

A manufacturer or supplier of building materials can give this form if they have undertaken the design component for the product. For example a window manufacturer who designs, constructs and supplies the windows to industry could give this form.

Competent person (section 10 of the *Building Act 1975* and Part 6 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can accept design-specification help.

When deciding whether a person can be a competent person, the building certifier must assess the person having regard to their experience, qualifications and skills and ensure the person holds a licence or registration if required.

The building certifier is required to keep detailed records about what was considered when appointing a competent person.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

What is required if a manufacturer or supplier did not do the design work for the product?

A manufacturer or supplier who is not part of the design process may give the construction contractor, builder, competent person or the building certifier evidence of suitability such as a product technical statement under Part A5 of the Building Code of Australia (BCA), for an aspect or material stating that it is compliant with the relevant reference documents in the BCA i.e. the applicable Australian Standard/s.

What if there is not enough space for all the supporting material/documents?

Items 2, 3 and 4 requires the competent person to clearly identify the extent of the assessment that was undertaken for aspect/s of work identified in this form.

For instance, there is provision for material such as specifications, standards, codes or other relevant publications to be referenced in the form. However, if the space in the form is not sufficient to accommodate all of this material, you can create and refer to additional material in an addendum or attachment to the form.

The form is the Microsoft Word version, that you can download and edited to include additional material in the relevant parts of the form. **Note:** that editing the form in the Microsoft Word version may cause the relevant boxes to expand and increase the length of the document. This is acceptable and does not change the approved form, provided the section text (description on the left-hand side of the page) is not altered.

Appointed competent person (design-specification) – (sections 34 and 36 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give design-specification help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

A building certifier must be satisfied that an individual is competent to give the type of help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

An individual is appointed as competent to give design-specification help on or from a particular day.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

PRIVACY NOTICE

The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.