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Land and environment consultants

Bushfire management plan

Proposed development | 168 Laxton Road | Pallara | Queensland
Prepared for Central Alliance Trust No. 13 Pty Ltd | 12 October 2026

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Bushfire management plan

Final

Report 26059 | Central Alliance Trust No. 13 Pty Ltd | 12 October 2026

Approved by Robert Janssen

Position Managing principal

Signature 

Date 12 October 2026

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Document control

Version	Date	Prepared by	Reviewed by
Draft	2 October 2026	R. Janssen	LEC
Final	12 October 2026	R. Janssen	LEC

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Disclaimer

Notwithstanding the precautions adopted in this report, it should always be remembered that bushfires burn under a range of conditions. An element of risk, no matter how small always remains, and although AS 3959-2018 is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any building will withstand bushfire attack on every occasion.

It should be noted that upon lodgement of a development proposal, State Government, council and/or the fire service may recommend additional construction requirements.

Although every care has been taken in the preparation of this report, Land and Environment Consultants Pty Ltd accept no responsibility resulting from the use of the information in this report.

1 Introduction

Land and Environment Consultants Pty Ltd (**LEC**) was engaged to prepare a bushfire management plan (**BMP**) for the proposed residential subdivision (**proposed development**) at 168 Laxton Road, Pallara, properly described as lot 73/RP87803 (**the site**).

A 'reconfiguring a lot' development permit application will be made for the proposed development under the Brisbane City Plan 2014.

Although the site is not affected by the *Bushfire overlay map* in the Brisbane City Plan 2014 online mapping system (BCC 2026), it is identified as a bushfire hazard area by the *Bushfire prone area map* (**Bushfire prone area map**) in the State Planning Policy interactive mapping system (DSDILGP 2026). As a result, the application for a development permit is subject to compliance with the Brisbane City Plan 2014 *Bushfire overlay code* (**Bushfire overlay code**).

This BMP has been prepared in general accordance with the method and guidance in Brisbane City Council's (**Council**) *Technical Assessment Guideline – Bushfire Reporting* (BCC 2022) (**Bushfire assessment guide**) and *Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience – Bushfire* (QFES 2019a) (**BRC guide**) which was prepared to provide technical guidance for the implementation of *Natural Hazards, Risk and Resilience – Bushfire, State Planning Policy State Interest guidance material* (DSDMIP 2019). It documents the bushfire hazard assessment and demonstrates how the proposed development will comply with the Bushfire overlay code. It includes:

- an introduction (this section) and description of methods and information resources used for the preparation of this BMP;
- description of the site and proposed development;
- bushfire hazard assessment;
- identification of bushfire hazards associated with the site and proposed development;
- radiant heat exposure assessment;
- a plan for mitigating bushfire hazards; and
- assessment of the proposed development against the Bushfire overlay code.

1.1 Method

To meet requirements of the Bushfire assessment guide and BRC guide, the following tasks were undertaken:

- desktop review of relevant information, including:
  - the Bushfire prone area map;
  - fire history data in Queensland Globe (DR 2026);
  - development application details for adjoining development permit application in Council's *Development.i* (BCC 2026); and
  - data in the Queensland Spatial Data Catalogue (DNRMMRRD 2026) (**Qspatial**) which is referenced in the *Bushfire Resilient Communities Mapviewer User Guide* (QFD 2025), ie regional ecosystem (**RE**) map, vegetation hazard class (**VHC**) map and severe fire weather map;
- a site inspection to classify vegetation, measure slope, and to make observations about land management practices and evidence of previous fires;
- bushfire hazard assessment;

- radiant heat exposure assessment using the Fire Protection Association of Australia *BAL calculator V4.9* (**BAL calculator**) which models the 'method 2' bushfire attack level (**BAL**) assessment procedure in the *Australian Standard* (**AS 3959-2018**) *Construction of buildings in bushfire prone areas*; and
- assessment of the proposed development against the Bushfire overlay code.

Aerial imagery of the site and measuring tools were accessed online from Google Earth and Queensland Globe to assist with validating observations and measurements made during the site inspection.

1.2 Suitably qualified person

This BMP was prepared by Robert Janssen who is a suitably qualified and experienced bushfire management consultant with respect to criteria in section 10.2 of the BRC guide.

Robert is the managing principal at LEC and has over 25 years of experience in bushfire planning and operations. He has prepared bushfire management plans for residential, commercial and industrial property developments, utilities, government facilities and conservation estates.

Robert's formal qualifications as an environmental scientist and consulting experience are coupled with 10 years of experience as a nationally accredited fire-fighter with the national parks and wildlife service in New South Wales and Queensland.

2 Description of the site and proposed development

This chapter provides a description of the site and proposed development.

2.1 Site description

The site has frontage to Laxton Road along its western boundary and access to mains water. Historically, it was used for a residential purpose and was improved with a driveway, dwelling, ancillary building and landscaping.

Land to the south, east and west of the site has been recently subdivided for residential subdivisions.

Land to the north of the site has bushland vegetation and regrowth. It is subject to a development permit application for a residential subdivision which is identified by Council as A006935362 (**A006935362**). Approval and construction of this development would result in the removal of the bushland vegetation and regrowth. It is currently relied upon by the proposed development to provide an access road for the proposed residential allotments. The subdivision plan for A006925362 is provided in Appendix 1.

2.2 Proposed development

The proposed development involves a residential subdivision. The subdivision plan is provided in Appendix 2 and shows the proposed layout of residential allotments.

The proposed development does not involve the construction of a new road. It would be accessed via the proposed residential subdivision adjoining the northern boundary of the site, ie development application A006935362, which is anticipated to be approved. The exception is proposed lot 18 which will have a driveway connection to Laxton Road.

The proposed development will be connected to mains water and will have appropriate access to hydrants in the adjoining road reserves.

2.3 Bushfire prone area map

The Bushfire prone area map for the site is provided in Appendix 3. Verification of the bushfire hazard areas shown in the Bushfire prone area map is provided via the bushfire hazard assessment in Chapter 3.

Please note, in the BMP, the terms ‘bushfire prone area’ and ‘bushfire hazard area’ have the same meaning. Both terms mean an area of vegetation that is determined to have a potential fireline intensity > 4,000 kilowatts/metre (**kW/m**) and the land within 100 m of this vegetation.

3 Bushfire hazard assessment

This chapter provides details about the desktop review, site inspection and bushfire hazard assessment.

3.1 Severe fire weather

The severe fire weather data in Qspatial indicates the 5 % annual exceedance probability forest fire danger index (**FFDI**) for the site is 55. This FFDI value has been used for the potential fireline intensity calculations in Section 3.5 and the radiant heat exposure assessment in Section 5.5.

3.2 Fire history

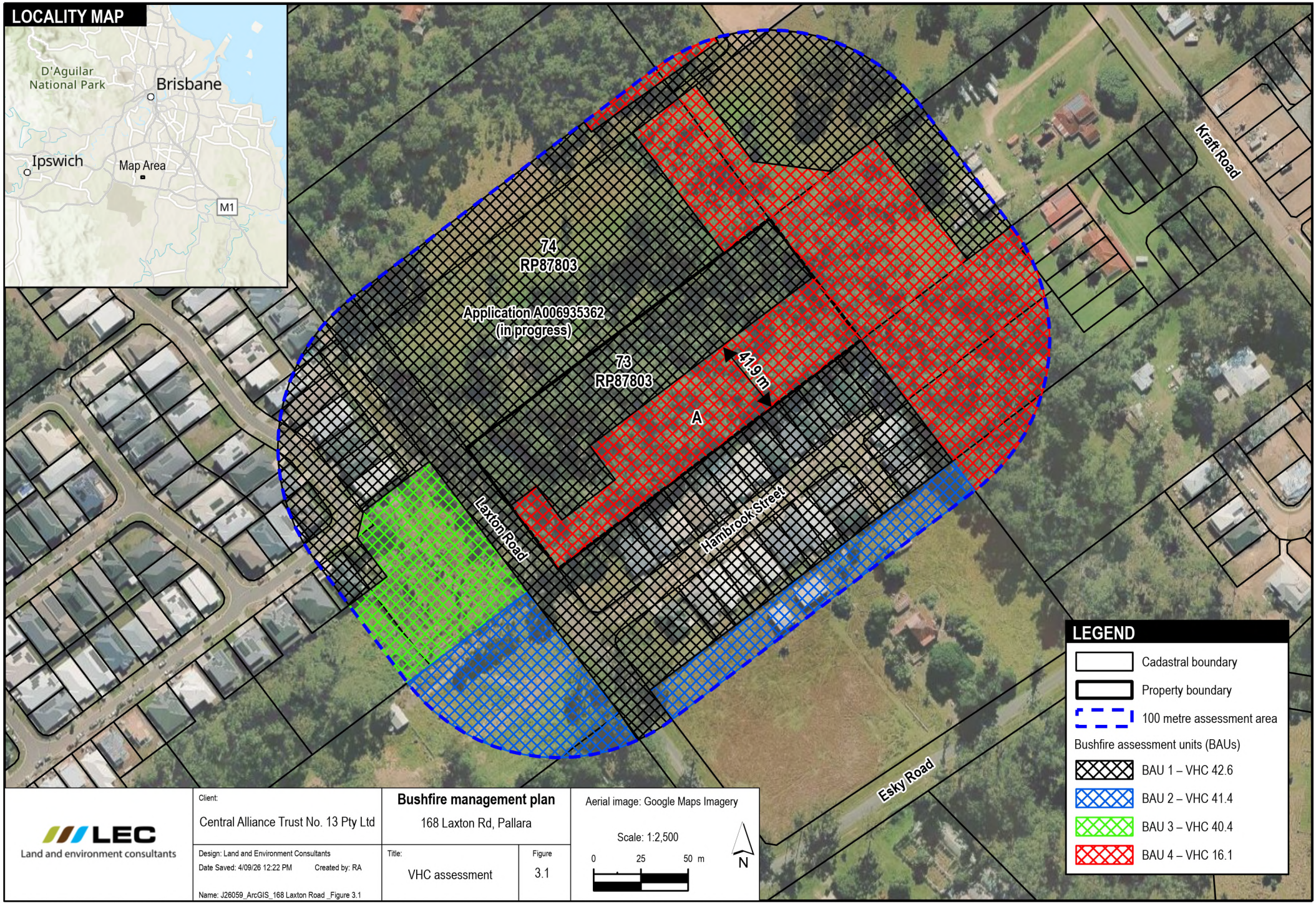
Queensland Globe data indicates there have been no bushfires within 1 kilometre (**km**) of the site during the past 10 years.

3.3 Site inspection

LEC inspected the site on 21 July 2026. Observations were recorded about current land use and management, vegetation characteristics, the slope of land and evidence of previous fires.

Bushfire assessment units (**BAUs**) have been used to describe characteristics of vegetation within 100 m of the proposed development and are shown in Figure 3.1. They consider the post development landform of the assessment area, which includes development shown in the subdivision plan for A006935362.

Table 3.1 provides a summary of the VHC data in Qspatial, observations from the site inspection and notes about the VHC assessment of BAUs. Features of BAUs are shown in Photographs 3.1-3.4.



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Central Alliance Trust No. 13 Pty Ltd

Bushfire management plan
168 Laxton Rd, Pallara

Design: Land and Environment Consultants
Date Saved: 4/09/26 12:22 PM Created by: RA
Name: J26059_ArcGIS_168 Laxton Road _Figure 3.1

Title: VHC assessment

Figure 3.1

Aerial image: Google Maps Imagery

Scale: 1:2,500

0 25 50 m

N

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Table 3.1 Site observations

BAU	VHC data in Qspatial	Post development VHC	Notes
BAU 1	VHC 13.2 *Dry to moist eucalypt woodlands on undulating metamorphics and granite* (**VHC 13.2**), VHC 16.1 *Eucalyptus dominated forest on drainage lines and alluvial plains* (**VHC 16.1**), VHC 40.4 *Continuous low grass or tree cover* (**VHC 40.4**), VHC 41.4 *Discontinuous low grass or tree cover* (**VHC 41.4**) and VHC 42.6 *Nil to very low vegetation cover* (**VHC 42.6**)	VHC 42.6	BAU 1 is aligned with existing and future residential development. Subject to Council approvals and development, the area of BAU 1 will have very little vegetation cover. VHC 42.6 is classified as a low hazard class in figure 14 of the BRC guide.
BAU 2	VHC 13.2, VHC 16.1, VHC 40.4 and VHC 41.4	VHC 41.4	BAU 2 is aligned with large properties to the south of the site which have been cleared of bushland vegetation and now consist of grassland which is maintained at a low height. VHC 41.4 is classified as a low hazard class in figure 14 of the BRC guide.
BAU 3	VHC 16.1 and VHC 41.4	VHC 40.4	BAU 3 is aligned with a stormwater management basin in the adjacent residential subdivision. Most of the landscaping in the area consists of grass, reeds, lilies and sedges. VHC 40.4 is classified as a grassfire prone hazard class in figure 14 of the BRC guide.
BAU 4	VHC 13.2, VHC 16.1, VHC 40.4, and VHC 41.4	VHC 16.1	BAU 4 is aligned with bushland vegetation that would be retained within proposed lot 18, proposed landscaping within the stormwater management area adjoining the northern boundary of the site, ie development application A006935362, and the ecological corridor in the residential subdivisions adjoining the eastern boundary of the site. The VHC assessment of BAU 4 is based on the pre-clear RE and VHC data in Qspatial which correlates with VHC 16.1. It also considers the ecological assessments undertaken for Council application reference numbers A006851398 and A006503073. VHC 16.1 has continuous bushfire fuel and is classified as a bushfire hazard class in figure 14 of the BRC guide. The corridor of BAU 4 within proposed lot 18, is labelled A in Figure 3.1 (**BAU 4A**). It is 41.9 m wide, adjoins developed land to the north and south that has discontinuous bushfire fuel, ie VHC 42.6 and has been assessed against the narrow corridors filter in step 3 of section 4.2.6 of the BRC guide. This analysis is explained in Section 3.4.



Photograph 3.1 VHC 42.6 within BAU 1



Photograph 3.2 VHC 41.4 within BAU 2



Photograph 3.3 VHC 40.4 within BAU 3



Photograph 3.4 VHC 16.1 within BAU 4

3.4 Small patch and narrow corridor mapping rules

Section 4.2.6 of the BRC guide identifies a series of steps for modifying the potential bushfire hazard class of small patches and narrow corridors of bushfire prone vegetation. The steps 'reflect the likelihood of lower fireline intensities in smaller vegetation patches and vegetation corridors'.

Step 3 of section 4.2.6 of the BRC guide provides criteria to classify narrow corridors of continuous fuel which are < 50 m wide as a low hazard.

BAU 4A is a narrow corridor of VHC 16.1 which is 41.9 m wide and adjoins land with discontinuous bushfire fuel, ie VHC 42.6 within BAU 1. Therefore, BAU 4A is assessed as being consistent with the narrow corridors filter in step 3 of section 4.2.6 of the BRC guide.

Step 3 recognises that areas of continuous fuel which are consistent with the narrow corridors filter are not sufficiently wide enough to support a fully developed fire front. These areas are less likely to ignite due to their disconnection with large bushland areas that can carry a full intensity running fire front. Therefore, if a narrow corridor of continuous fuel is ignited by a point ignition, they will limit the fire head width and, as a result, the fireline intensity. On this basis, if a fire front did emerge from the narrow corridor of VHC 16.1 within BAU 4A it would be narrow in width and significantly less in intensity than a fire front which has had sufficient time and area to develop. As a result, the BRC guide assigns the narrow corridor of VHC 16.1 within BAU 4A a potential fireline intensity of < 4,000 kW/m and deems it to be a non-bushfire hazard class for the purpose of land use planning and development assessment.

3.5 Potential fireline intensity calculations

The potential fireline intensity of BAUs was determined using the Queensland Public Safety Business Agency *Potential Fireline Intensity Calculator* (version November 2014) which is an Excel spreadsheet calculator that models the bushfire hazard assessment method in Section 4.2.4 of the BRC guide.

Section 3.1 of the BRC guide defines bushfire hazard classes as follows:

- very high – potential fireline intensity > 40,000 kW/m;
- high – potential fireline intensity 20,000-40,000 kW/m;
- medium – potential fireline intensity 4,000-20,000 kW/m; and
- non-bushfire hazard – potential fireline intensity < 4,000 kW/m.

Results of the potential fireline intensity calculations which determine the bushfire hazard class of BAUs shown in Figure 3.1 are presented in Table 3.2.

Table 3.2 Potential fireline intensity

BAU	VHC	Potential fuel load tonnes/ha[1]	Slope (°)	Potential fireline intensity (kW/m)	Bushfire hazard class
BAU 1	VHC 42.6	-	-	< 4,000[2]	Non-bushfire hazard class
BAU 2	VHC 41.4	-	-	< 4,000[2]	Non-bushfire hazard class
BAU 3	VHC 40.4	5	1	913	Non-bushfire hazard class
BAU 4	VHC 16.1	16	1	9,237	Medium
BAU 4A	VHC 16.1	-	-	< 4,000[3]	Non-bushfire hazard class

Notes 1 Potential fuel load taken from figure 14 of the BRC guide.
2 VHC 42.6 and VHC 41.4 are classified in figure 14 of the BRC guide as a low hazard class with discontinuous bushfire fuel. Therefore, they are deemed to have a potential fireline intensity < 4,000 kW/m.
3 BAU 4A is consistent with the narrow corridors filter in step 3 of section 4.2.6 of the BRC guide and is deemed to be a low hazard class with a potential fireline intensity < 4,000 kW/m.

3.6 Bushfire hazard areas

Results of the potential fireline intensity calculations in Table 3.2 confirm the proposed development is affected by a medium potential fireline intensity area and the 100 m potential impact buffer which is applied to this area. Therefore, the proposed development is within a bushfire hazard area, and the application for a development permit is subject to compliance with the Bushfire overlay code.

4 Bushfire hazards associated with the site

This chapter identifies bushfire hazards associated with the site.

4.1 Fire danger season

The fire danger season at the site starts in August, peaks in September and will begin to fall when consistent summer rainfall occurs. Typically, the worst fire weather conditions will be experienced during the fire danger season when the wind direction is from the north or west.

An FFDI of 55 will be associated with hot, dry and windy conditions. If a bushfire starts and takes hold under these conditions, it will be difficult to control and fast moving in large areas of unmanaged vegetation.

4.2 Fire history

As discussed in Section 3.2, fire history data indicates there have been no bushfires within 1 km of the site in the past 10 years. Given the fire history data and the overall pattern of development surrounding the site, it is considered unlikely that an unplanned full intensity fire would impact the site in the future.

4.3 Potential directions of bushfire attack

In the unlikely event of a bushfire, the proposed development could be exposed to bushfire attack from part of BAU 4 which is shown in Figure 3.1. This bushfire attack scenario is further analysed in Section 5.5.

4.4 Potential bushfire hazard from adjacent land use

The residential land use adjacent to the site is not a potential bushfire hazard to the proposed development.

4.5 Water and access for emergency services

The site has access to mains water for fire-fighting and is serviced by an existing public road network which provides access and egress for emergency services. There is a reticulated hydrant system in Laxton Road.

5 Bushfire hazards associated with the proposed development

This chapter identifies potential bushfire hazards associated with the proposed development.

5.1 Siting and design

The proposed development will be designed to mitigate the risk of bushfire hazard determined by the bushfire hazard assessment in this BMP. The development footprint of buildings will be appropriately separated from sources of bushfire hazard.

The site does not have steep slopes or ridgelines that could exacerbate the risk of bushfire hazard, make vehicle access and egress difficult or influence the layout of the proposed development.

5.2 Land use

The proposed development does not involve a vulnerable use, difficult to evacuate use, assembly use or community infrastructure as defined in schedule 1 of the Brisbane City Plan 2014.

The proposed development does not involve the storage and handling of hazardous chemicals in volumes exceeding amounts specified in Table 8.2.5.3.D of the Bushfire overlay code.

5.3 Fire-fighter water supply

The proposed development does not involve the construction of new roads. It will be accessed via a new road in the adjoining residential subdivision, ie A006935362. The bushfire management plan for A006935362 requires an appropriately designed hydrant system to be installed in the new road reserves.

5.4 Access and egress

Access and egress for the proposed lots will be via a new road in the adjoining residential subdivision, ie A006935362. The exception is proposed lot 18 which will have a driveway connection to Laxton Road. The building location envelope within proposed lot 18 will be within 20 m of Laxton Road and will not be difficult to access.

5.5 Radiant heat exposure

The Bushfire overlay code provides guidance about the acceptable level of radiant heat exposure for development within a bushfire hazard area. It requires development to provide allotment boundaries or development footprints which are separated from hazardous vegetation by a distance which achieves a radiant heat flux level ≤ 29 kW/m^2 at the allotment boundaries or development footprints.

As discussed in Section 4.3, the proposed development could be exposed to bushfire attack from BAU 4 in Figure 3.1. The radiant heat profile of this bushfire attack scenario was analysed with the BAL calculator. Inputs used in the BAL calculator and results are provided in Appendix 4.

Results of the radiant heat exposure assessment have been used to design the bushfire management zone (**BMZ**) covenant specified in Section 6.1.

6 Bushfire mitigation plan

This chapter identifies mitigation measures that must be implemented as part of the proposed development to comply with the Bushfire overlay code.

It is the total of the mitigation measures in this chapter that will reduce the risk of bushfire hazard to a tolerable level. Failure to implement all actions in their entirety could result in an increased level of exposure to bushfire hazards.

6.1 Bushfire management zone covenant

A BMZ covenant must be established and maintained within proposed lots 16 and 17 as shown in Figure 6.1. The BMZ covenant must be registered with Council, surveyed and pegged and shown in survey and disclosure plans.

Buildings and structures, other than a driveway, swimming pool, fence or retaining wall, must not be located with the BMZ covenant. If a swimming pool, fence or retaining wall is located within the BMZ covenant, it must be constructed with bushfire resistant materials.

6.2 Landscaping

Landscaping must be designed and maintained in general accordance with Part 5 and Appendix E of *Bushfire Resilient Building Guidance for Queensland Homes* (QRA 2020) which is publicly available online.

Landscaping must be maintained at regular time intervals throughout the calendar year. Garden waste and vegetation debris must be removed from garden beds and grass must be maintained as lawn at a nominal height < 100 millimetres.

Trees with canopies overhanging the building location envelope within proposed lot 18 must be removed.

6.3 Fencing

Fencing adjoining buildings must be designed and constructed in accordance with any requirements of the *National Construction Code* (ABCB 2022) (**NCC**) and AS 3959-2018.

6.4 Fire-fighting water supply

The proposed residential allotments must be connected to mains water in accordance with the local water retailer's specifications for supply and pressure.

6.5 Prospective purchaser notification

Purchasers of the proposal residential allotments must be notified:

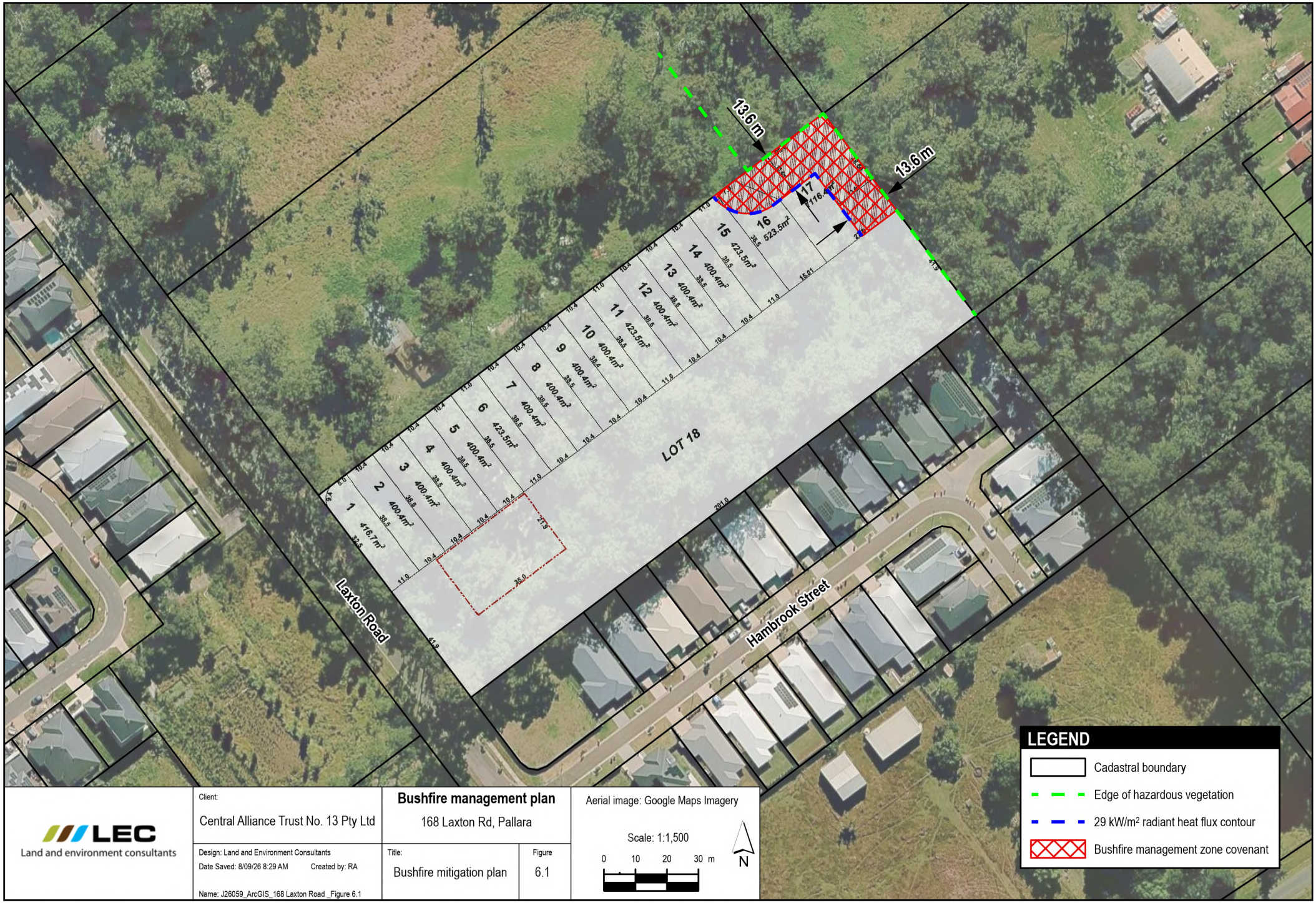
a) The proposed residential allotments are in a 'designated bushfire prone area' pursuant to section 7 of the Queensland *Building Regulation 2021* and provisions of the NCC that apply to a designated bushfire prone area will apply to any building assessment work within them, which will include compliance with BAL design and construction specifications in AS 3959-2018.

b) The BAL ratings for the proposed residential allotments.

A BAL rating is a matter relevant to a building application. Therefore, it is appropriate that the BAL assessment for the proposed residential allotments is delivered outside of the development permit application process and this BMP.

6.6 Service installation

Reticulated services, ie water, electricity, gas and communications, must be installed underground.



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Bushfire management plan
168 Laxton Rd, Pallara

Aerial image: Google Maps Imagery

Scale: 1:1,500

0 10 20 30 m

N

Design: Land and Environment Consultants
Date Saved: 8/09/26 8:29 AM Created by: RA
Name: J26059_ArcGIS_168 Laxton Road _Figure 6.1

Title: Bushfire mitigation plan

Figure: 6.1

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7 Conclusion

This BMP was prepared by a suitably qualified and experienced person based on the criteria in section 10.2 of the BRC guide.

A bushfire hazard assessment determined the site is within a bushfire hazard area and the proposed development is subject to compliance with the Bushfire overlay code.

Mitigation measures that must be implemented as part of the proposed development are specified in Chapter 6. With the implementation of these mitigation measures the proposed development will comply with the Bushfire overlay code as demonstrated in Appendix 5.

References

Australian Building Codes Board (ABCB) 2022, *National Construction Code Series, Building Code of Australia,* Australian Government and States and Territories of Australia, adopted May 2023

Brisbane City Council (BCC) 2022, *Technical Assessment Guide- Bushfire Reporting,* 2022

Brisbane City Council (BCC) 2026, *Development.i*, accessed online, July 2026

Queensland Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) 2026 *State Planning Policy Interactive Mapping System,* accessed online, June 2026

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Queensland Fire and Emergency Service (QFES) 2019b *Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots*, March 2019

Queensland Fire Department (QFD) 2026, *Bushfire Resilient Communities MapViewer – User Guide,* Queensland Fire Department, January 2025

Queensland Reconstruction Authority (QRA) 2020, *Bushfire Resilient Building Guidance for Queensland Homes*, July 2020

Standards Australia Limited (Standards Australia) 2021, *Australian Standard 2419.1-2021 – Fire hydrant installation, system design, installation and commissioning*, Sixth edition, September 2021

Standards Australia Limited (Standards Australia) 2018, *Australian Standard 3959-2018 Construction of buildings in bushfire prone areas*, Fourth edition, November 2018

Appendix 1 Proposed subdivision plan for A006935362

NOTES

(1) This plan was prepared for the purpose and exclusive use of ADC GROUP NO 15 PTY LTD to accompany an application to BRISBANE CITY COUNCIL for a Development Permit to Reconfigure the land described in the plan and is not to be used for any other purpose or by any other person or corporation.
JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention to the terms of this clause or clauses 2, 3, 4, 5, 6 or 7 hereof.

(2) The contours on this plan are from field survey - see JFP detail plan (B3602SA8-DA26-258A) dated 13/05/2025.

(3) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.

(4) The trees shown on this plan have been surveyed on JFP detail plan (B3602SA8-DA26-258A) dated 13/05/2025.

(5) Safety in Design
The Urban Design for the layout proposal has been developed to meet the stated project brief, as expressed in JFP Urban Consultants Offer for the works, and the Design Standards stipulated by the Local Authority named on this plan.
Non-standard design solutions adopted in the preparation of the layout are listed as follows;

- **None**

(6) The State Government proposes changes to the Queensland Development Code to reflect the provisions of the National Construction Code 2022. These changes once implemented will have an impact on the design of the future dwellings on the proposed allotments identified on this plan. The amendments to the QDC may also be subject to transitional provisions and we would strongly recommend that you discuss these matters further with your preferred Building Certifier.

(7) This plan may not be reproduced unless these notes are included.

PROPERTY DESCRIPTION

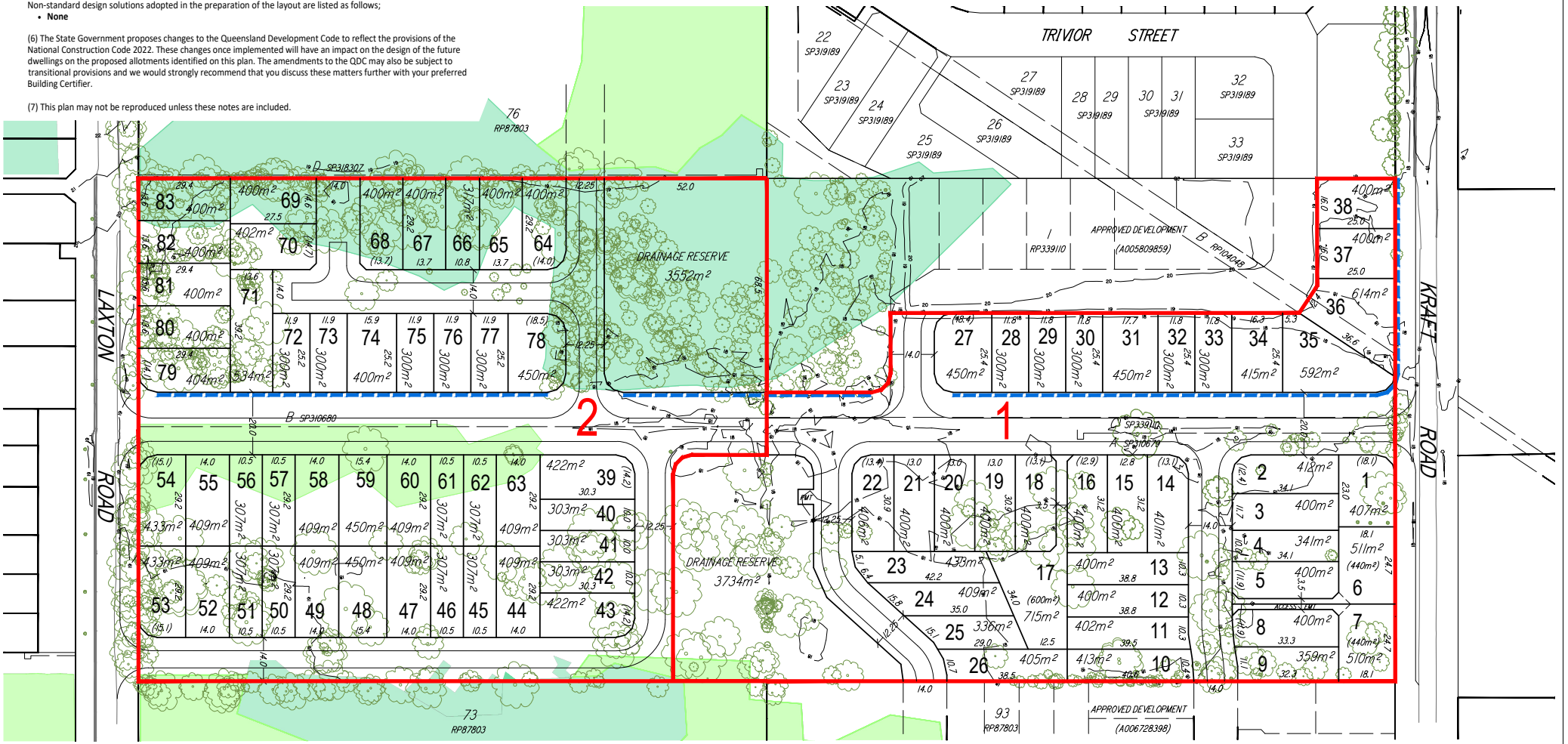
LOTS 74, 75 & 92 ON RP87803,
LOT 2 & PART OF LOT 1 ON SP339110
TOTAL AREA 5.616 ha

LEGEND

- STAGING
- HIGH ECOLOGICAL SIGNIFICANCE
- HIGH ECOLOGICAL SIGNIFICANCE STRATEGIC
- EXISTING TREE (Surveyed)
- NO DIRECT LOT ACCESS

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STATISTICS	STAGE 1	STAGE 2	TOTAL
NO. OF LOTS			
300m²-399m²	8	17	25 (30%)
400m²-449m²	23	24	47 (57%)
450m²min.	7	4	11 (13%)
TOTAL	38	45	83 (100%)
LENGTH OF NEW			
12.5m-14m ROAD (m)	179	383	562
20m ROAD (m)	201	201	402
STAGE AREA (ha)	2.596	3.02	5.616
DENSITY (lots/ha)	14.6	14.9	14.8
AVERAGE LOT SIZE (m²)	413	374	392



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URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

NORTH:

SCALE:
SCALE: @ A3 1:1250
0 12.5 25 37.5 50 62.5 75 87.5
THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

DESIGNED	TJM	CHECKED	JC	COUNCIL REF
DRAWN	TJM	APPROVED	ST	L.A. BRISBANE CITY COUNCIL

ISSUES:

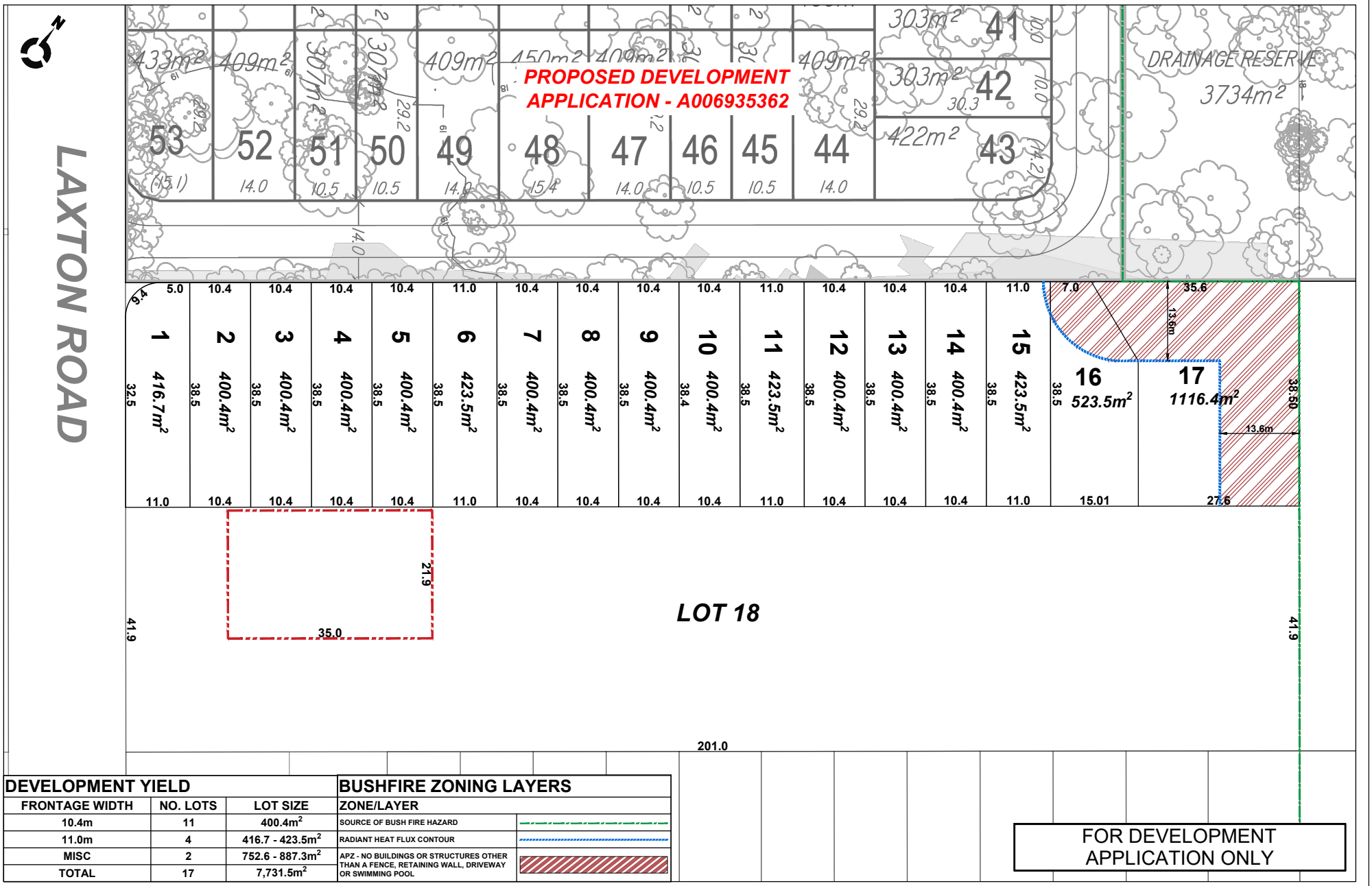
ISSUE:	DETAILS:	DATE:	INIT:
E	PMT ADDED & STAGING AMENDED	06-05-26	TJM
D	PMT ADDED & STAGING AMENDED	28-04-26	TJM
C	LAYOUT AMENDED	28-11-25	TJM
B	LAYOUT AMENDED	20-10-25	TJM
A	ORIGINAL	06-06-25	TJM

TITLE:
RECONFIGURATION PLAN
ADC GROUP NO 15 PTY LTD
136, 152 LAXTON ROAD &
69, 73 KRAFT ROAD, PALLARA

DETAILS:
JOB NUMBER: B3602PA8_DA26 PLAN: ISSUE: R1 E
SHEET: 1 OF 1
DATE: 6th May 2026

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Appendix 2 Proposed subdivision plan



DEVELOPMENT YIELD		
FRONTAGE WIDTH	NO. LOTS	LOT SIZE
10.4m	11	400.4m²
11.0m	4	416.7 - 423.5m²
MISC	2	752.6 - 887.3m²
TOTAL	17	7,731.5m²

BUSHFIRE ZONING LAYERS	
ZONE/LAYER	
SOURCE OF BUSH FIRE HAZARD	
RADIANT HEAT FLUX CONTOUR	
APZ - NO BUILDINGS OR STRUCTURES OTHER THAN A FENCE, RETAINING WALL, DRIVEWAY OR SWIMMING POOL	

FOR DEVELOPMENT APPLICATION ONLY

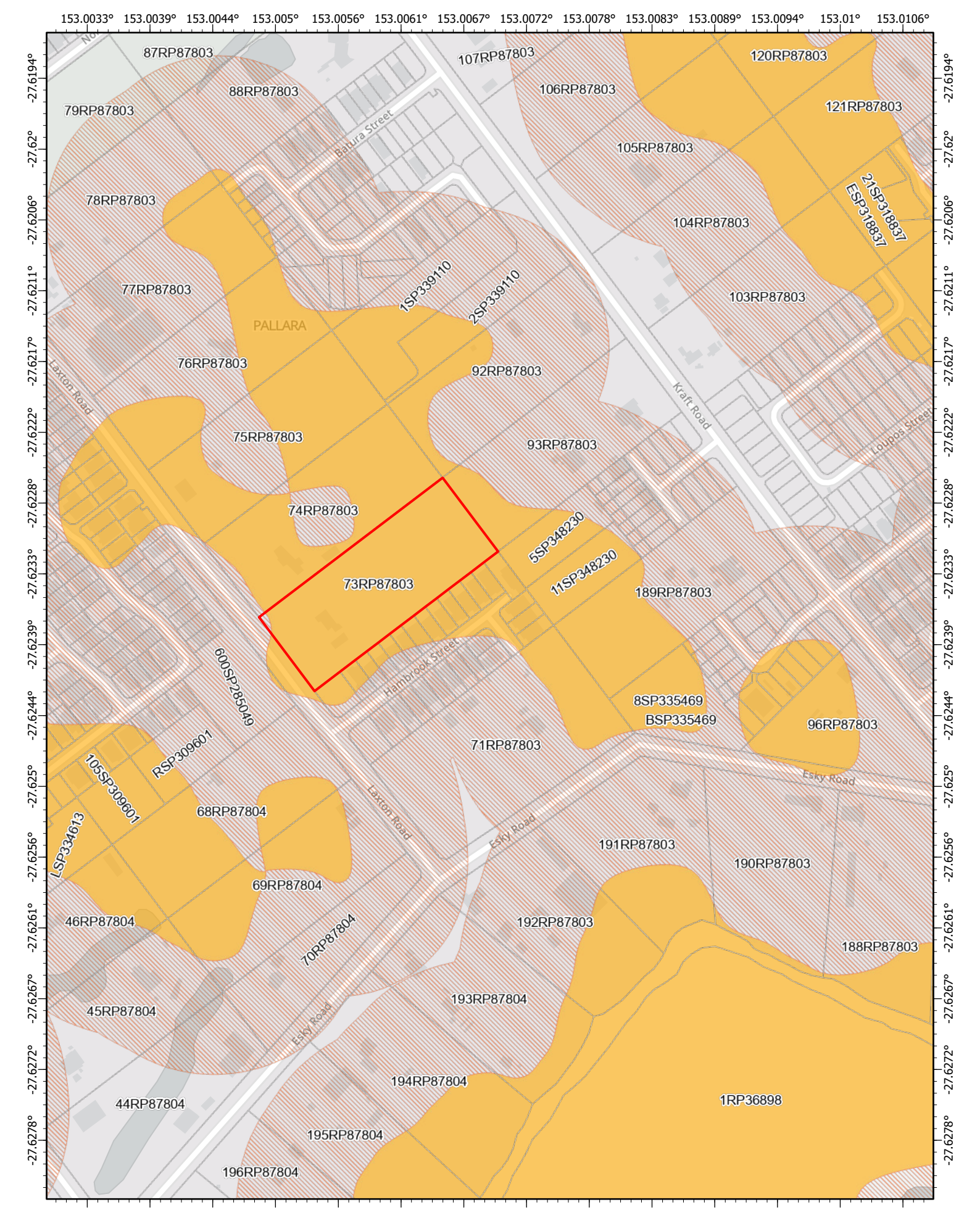
REVISION	DESCRIPTION	BY	DATE
1	ORIGINAL ISSUE	H.F	19.03.2026
2	UPDATE LOT LAYOUT	H.F	10.06.2026
3	UPDATE LOT LAYOUT, BUSHFIRE LAYERS	H.F	25.08.2026
4	UPDATE SURROUNDING LOT REFERENCE	H.F	25.08.2026

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DRAWING TITLE: PROPOSED SUBDIVISION LAYOUT
CLIENT: CENTRAL ALLIANCE TRUST 13
PROJECT: PROPOSED SUBDIVISION
LOCATION: 168 LAXTON ROAD, PALLARA QLD 4110

DRAWING DATE: AUGUST 2026
ORIGINAL SIZE: A1 SCALE A3: 1:600
SCALE: SCALE 1:300 (A1)
DRAWN BY: H.F
CHECKED BY: P.H
APPROVED BY: P.H
PROJECT NO.: 2052
DRAWING NO.: SK01
REVISION: 4

Appendix 3 Bushfire prone area map



State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

Date: 11/06/2026

Disclaimer This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

N

Scale: 1:4,600

0 110

Metres

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Cadastre (5k)

Bushfire prone area

CLASS

Medium Potential Bushfire Intensity


Potential Impact Buffer

State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

Date: 11/06/2026

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Appendix 4 Radiant heat exposure assessment

Bushfire attack from BAU 4

- Forest fire danger index – 55
- Vegetation – VHC 16.1 *Eucalyptus dominated forest on drainage lines and alluvial plains*
- Understorey fuel load – 13.8 tonnes/hectare (**t/ha**)
- Total fuel load – 16.0 t/ha
- Effective slope – 1° slope
- Site slope – 0° slope
- Flame width – 100 metres (**m**)
- Flame temperature – 1,200 kelvin

FLAMESOL
FPA AUSTRALIA

Calculated September 17, 2025, 4:17 pm (MDc v.4.9)

J25086

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	55	Rate of spread	0.97 km/h
Vegetation Classification	Forest	Flame length	8.26 m
Understorey fuel load	13.8 t/ha	Flame angle	66 °, 72 °, 77 °, 81 °, 82 ° & 85 °
Total fuel load	16 t/ha	Elevation of receiver	3.77 m, 3.92 m, 4.02 m, 4.08 m, 4.09 m & 4.11 m
Vegetation height	n/a	Fire intensity	8,067 kW/m
Effective slope	1 °	Transmissivity	0.876, 0.862, 0.841, 0.8179999999999999, 0.806 & 0.744
Site slope	0 °	Viewfactor	0.4081, 0.2996, 0.2012, 0.1366, 0.1108 & 0.03
Flame width	100 m	Minimum distance to < 40 kW/m²	10 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	13.6 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	20.1 m
Flame temperature	1,200 K	Minimum distance to < 12.5 kW/m²	28.6 m
		Minimum distance to < 10 kW/m²	34.2 m

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

Appendix 5 Bushfire overlay code

8.2.5 Bushfire overlay code

8.2.5.1 Application

1. This code applies to assessing development in the Bushfire overlay, if:
    a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
    b. impact assessable development.

Note—This code may also be used in assessing other at-risk impact assessable uses within the Bushfire overlay, including uses which involve significant numbers of persons regularly congregating on the site, or any use that may be difficult to evacuate or vulnerable during or after a bushfire due to the characteristics of the population including age, health, mobility impairment, or requiring supervision or support.

2. Land in the Bushfire overlay is identified on the Bushfire overlay map and is included in the following sub-categories:
    a. High hazard area sub-category;
    b. Medium hazard area sub-category;
    c. High hazard buffer area sub-category;
    d. Medium hazard buffer area sub-category;
    e. Potential impact sub-category;
    f. Very high potential bushfire intensity sub-category;
    g. High potential bushfire intensity sub-category;
    h. Medium potential bushfire intensity sub-category;
    i. Potential impact buffer sub-category.

Note—For the purposes of section 7 of the *Building Regulation 2021*, the land identified within the Bushfire overlay on the Bushfire overlay map are 'designated bushfire prone areas'.

Note—For 8.2.5.1(2)(e) to (i) is applicable only to the Ferny Grove—Upper Kedron neighbourhood plan (Cedar Creek south precinct/NPP-001). Refer to the State Planning Policy: Natural hazards and resilience for definition.

Editor's note—Sub-categories cited in 8.2.5.1(2)(e) to (i) only apply in Cedar Creek south precinct (Ferny Grove—Upper Kedron neighbourhood plan/NPP—001) in accordance with the Minister's conditions dated 28 May 2018.

3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:
- a bushfire management plan and a site-specific or precinct-wide bushfire hazard assessment, guidance is provided in the Bushfire planning scheme policy;
- a bushfire management plan pertaining to hazardous chemicals, guidance is provided in the Bushfire planning scheme policy and the Industrial hazard and risk assessment planning scheme policy.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified accepted outcomes of this code that relate to the applicable sub-category and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet needs to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall

outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

8.2.5.2 Purpose

1. The purpose of the Bushfire overlay code is to:
    a. Implement the policy direction in the Strategic framework, in particular:
        i. Theme 2: Brisbane's outstanding lifestyle, and Element 2.3 — Brisbane's healthy and safe communities;
        ii. Theme 4: Brisbane's highly effective transport and infrastructure networks, and Element 4.3 — Brisbane's coordinated infrastructure planning and delivery.
    b. Provide for the assessment of the suitability of development in the Bushfire overlay.
2. The purpose of this code will be achieved through the following overall outcomes.
    a. Development maintains the safety of people and property by not exposing them to an unacceptable risk from bushfire.
    b. Development does not increase the exposure of people and property to an unacceptable risk.
    c. Development involving new premises for vulnerable uses, difficult to evacuate uses and assembly uses is not located in an area of unacceptable risk.
    d. Development which would increase the number of people living, working on or visiting the site is not exposed to an unacceptable risk from bushfire.
    e. Development incorporates appropriate siting, design and management measures to avoid areas at risk of bushfire and mitigate risk from bushfire.
    f. Development for essential community infrastructure and its function during a bushfire event is protected from unacceptable risk.
    g. Development involving the storage and handling of hazardous chemicals in the Bushfire overlay does not pose an unacceptable risk to public safety or the environment.
    h. Development provides access and evacuation routes for both private and emergency service vehicles which are appropriate to the nature of the development and the level of bushfire risk.
    i. Development provides for fire-fighting requirements.
    j. Development mitigates bushfire risk to people and property using measures that avoid or minimise impacts on biodiversity values, ecological features and ecological processes.
    k. Development addresses and takes appropriate account of the potential impact of all future bushfire hazard.

8.2.5.3 Performance outcomes and acceptable outcomes

Table 8.2.5.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		

PO1 Development: a. minimises the bushfire hazard; b. maximises the protection of life and property from bushfire; c. addresses the bushfire hazard determined by a bushfire hazard assessment; d. where not in compliance with an approved bushfire management plan or development footprint: i. achieves a bushfire attack level that is less than or equal to BAL-29; or ii. achieves a bushfire attack level that is less than or equal to BAL-12.5 if for vulnerable uses, difficult to evacuate uses, assembly uses, essential community infrastructure or involving the handling or storage of hazardous chemicals exceeding amount specified in Table 8.2.5.3.D; or iii. if on a site of an existing premises and not a vulnerable use, difficult to evacuate use, assembly use, essential community infrastructure or involving the handling or storage of hazardous chemicals exceeding amounts specified in Table 8.2.5.3.D: A. does not extend beyond the bounds of the existing development footprint; B. does not increase the GFA by 10% or 100m^2, whichever is the greater; C. does not involve a new use on the site;	**AO1.1** Development is designed and sited in compliance with: a. an approved bushfire management plan relevant to the full nature of the uses, which identifies the level of bushfire hazard and the location of hazardous vegetation affecting the development; or b. an approved development footprint identifying the development footprint plan and bushfire management footprint plan; or c. a bushfire hazard assessment and bushfire management plan prepared in accordance with the Bushfire planning scheme policy which: i. is undertaken by a suitably qualified person with technical expertise in the field of bushfire hazard identification and mitigation; ii. determines the relevant bushfire attack level for that part of the site in which development is proposed; iii. identifies the location of hazardous vegetation that poses a bushfire risk to the development. Note—Where a bushfire hazard assessment determines that the bushfire hazard for the part of the site in which development is proposed is 'low', no further assessment against this code is required. Note—A 'low' bushfire attack level must not be assumed for development in the Potential impact sub-category and in any areas subject to revegetation or regrowth vegetation even where the area is non-vegetated or vegetation is considered low threat in accordance with AS 3959 Construction of buildings in bushfire-prone areas. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state. Note—A bushfire management plan is to be prepared having regard to any bushfire hazard assessment undertaken to prepare a neighbourhood plan. Note—Any bushfire management zone, asset protection zone or	**Complies with AO1.1 and AO1.2** A bushfire management plan (**BMP**), ie this report, has been prepared for the proposed development and addresses requirements of AO1.1 (c)i, ii and iii. With the implementation of the bushfire management zone (**BMZ**) covenant shown in Figure 6.1 of the BMP, the proposed residential allotments will provide allotment boundaries or development footprints which achieve a radiant heat flux level ≤ 29 kilowatt/square metre (**kW/m^2**) and comply with the Bushfire overlay code.

D. is supported by a bushfire risk assessment prepared by a suitably qualified person with technical expertise in the field of bushfire hazard identification and mitigation, which demonstrates that the bushfire risk is acceptable. Note—Bushfire hazard is generally assessed based on the vegetation existing on site, adjacent and nearby to the site at the time of application. However, the level of bushfire hazard posed by any areas subject to revegetation or regrowth vegetation is assessed as if that area had reached its mature state. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state. Note—Where a bushfire risk assessment is required it must be carried out in accordance with the State Planning Policy and the National Emergency Risk Assessment Guidelines prepared by the Australian Institute of Disaster Resilience.	similarly defined area approved as part of a bushfire management plan used for bushfire management purposes is considered to be a bushfire management footprint plan. A building protection zone can compromise both the development footprint plan and the bushfire management footprint plan. **AO1.2** Development where not in compliance with an approved bushfire management plan or development footprint identifying the development footprint plan and bushfire management footprint plan: a. achieves a bushfire attack level that is less than or equal to: i. BAL-29; or ii. BAL-12.5 if for vulnerable uses, difficult to evacuate uses, assembly uses, essential community infrastructure or involving the handling or storage of hazardous chemicals exceeding the amount specified in Table 8.2.5.3.D. Note—Bushfire attack level (BAL) is the radiant heat flux that will be experienced during a bushfire and is a measure of heat energy impact expressed as kW/m2. BAL is measured within the area of the nominated development footprint plan and excludes the area of any bushfire management footprint plan.	
If for development other than reconfiguring a lot		
PO2 Development other than an extension to an existing building is sited, designed and maintained taking account of all relevant factors affecting the bushfire hazard on the site, including site topography, aspect, location and type and structure of vegetation to: a. minimise the number of buildings and people working, living or visiting a site exposed to bushfire risk; b. protect life during bushfire; c. increase the survival of buildings and structures	**AO2.1** Development is: a. sited in compliance with an approved development footprint identifying the development footprint plan and bushfire management footprint plan or bushfire management plan relevant to the full nature of the use; or b. if there is no approved development footprint identifying the development footprint plan and bushfire management footprint plan or bushfire	**Not applicable** The proposed development is for the reconfiguration of a lot.

during a bushfire; d. minimise bushfire risk from build-up of fuels around buildings and structures. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating achievement of this performance outcome.	management plan, where on a lot greater than 10 hectares, located in the area of lowest risk from bushfire on the site; and c. if there is no approved development footprint identifying the development footprint plan and bushfire management footprint plan or bushfire management plan, where on a lot greater than 2,500m^2: i. located away from ridgelines in compliance with Figure a; ii. located on land with a gradient less than 15%; iii. preferably located on east- to south-facing slopes and avoiding north- to west-facing slopes unless the slope is clear of vegetation and is not located in the High hazard buffer area sub-category or the Medium hazard buffer area sub-category. **AO2.2** Development is sited within a building protection zone extending a minimum of 20m from the outermost projection of the main building or any habitable structure or to the maximum extent possible on sites less than 2500m^2 where a building protection zone would extend into neighbouring properties; and a. clusters buildings and structures in the building protection zone; b. designs the inner 10m of the building protection zone to maintain a very low fuel state in the first 10m, and a fuel-reduced state to the extent of the building protection zone, in compliance with Figure b and Figure c. Note—The building protection zone includes the dwelling and all ancillary structures and may extend to a road or a building protection	

	zone in an adjoining site.	
PO3 Development utilises fencing that: a. does not contribute to the spread of bushfire; b. in an urban area or in proximity to accommodation uses, contributes to reducing bushfire hazard to a building; c. facilitates the safe movement of fauna.	**AO3.1** Development for a fence within 20m of any building used for accommodation comprises non-combustible or fire retardant materials. **AO3.2** Development for a fence: a. incorporates gaps and spacing to allow the safe movement of fauna; or b. is designed to enable fauna to climb the fence.	**Not applicable** The proposed development is for the reconfiguration of a lot.
PO4 Development ensures that the location, siting, and design of development and associated driveways and access routes: a. avoid potential for entrapment during a bushfire; b. facilitate safe and efficient emergency services to access and egress the site during a bushfire; c. enables safe evacuation of the site during a bushfire for site occupants. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	**AO4** Development ensures that: a. the length of driveways or access routes does not exceed 70m between the most distant part of any occupied building and the nearest part of the public road; or b. where the length of the driveway or access route exceeds 70m: i. the driveway or private access route design meets the requirements of emergency vehicles in compliance with Table 8.2.5.3.C; ii. the driveway or access route provides all weather access for two-wheel-drive vehicles; iii. where relying on a private access route or driveway longer than 200m to reach a public road, a safe alternative access and egress route is provided.	**Not applicable** The proposed development is for the reconfiguration of a lot.
PO5 Development has adequate road access to the site for emergency vehicles and safe evacuation in a bushfire.	**AO5** Development has frontage to a constructed, all-weather public road capable of carrying emergency service vehicles.	**Not applicable** The proposed development is for the reconfiguration of a lot.

PO6 Development makes adequate provision for fire-fighting requirements, including water supply.	**AO6** Development ensures that: a. a reliable reticulated water supply and water pressure is available for fire-fighting requirements with water supply and pressure, which is in compliance with the standards specified by the relevant utilities provider; or: b. where sufficient reticulated water supply is not available for: i. residential lots, there is a minimum water supply available and retained for fire-fighting purposes in compliance with Table 8.2.5.3.B, which may be in the form of a separate tank or a reserve section as part of a main water supply tank; or ii. development other than for residential lots involving new premises or an existing premises with a gross floor area greater than $50m^2$, on-site water storage is provided which is appropriate to the use, according to the standards specified by the relevant emergency services agency and is not less than 5,000 litres. Note—Water supply for fire fighting is in addition to water supply for household use. Where a non-reticulated supply of water is required, swimming pools, creeks and dams should not be used as a substitute for a dedicated static supply as these sources of water are not reliable during drought conditions.	**Not applicable** The proposed development is for the reconfiguration of a lot.
PO7 Development ensures that the water supply provided for fire-fighting is safely located and freely accessible for fire-fighting purposes at all times.	**AO7** Development, for which sufficient reticulated water supply is not available, provides: a. a water supply outlet located away from any potential fire hazards, such as gas bottles; b. a hardstand area of 11m by 3.5m for fire-	**Not applicable** The proposed development is for the reconfiguration of a lot.

	fighting vehicles within 2m of the water supply outlet; c. tanks on the bushfire hazard side of the buildings with adequate shielding for the protection of fire fighters; d. pumps which are shielded from bushfire hazard; e. an outlet pipe which is 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting); f. that any underground tank for fire-fighting purposes has an access hole of 200mm to allow a tanker to refill direct from the tank; g. that any above-ground water tank is made of concrete or metal and its stand is protected from bushfire hazard; h. that all above-ground water pipes external to the building are metal, including and up to any taps. Note—Plastic tanks are not to be used.	
Additional performance outcomes and acceptable outcomes for all development in the Biodiversity areas overlay if on a site larger than 2,500m^2		
PO8 Development through the siting, design, and construction of buildings, access routes and fire maintenance trails, and ongoing site management: a. provides effective separation from sources of bushfire risk; b. responds to the bushfire risk in that location; c. maintains the safety and protection of people and property over time; d. maximises the protection of vegetation in areas of high biodiversity value. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome that ensures: • ongoing site management, such as the bushfire risk to buildings, does	**AO8** Development locates building protection zones as shown on Figure b and Figure c, driveways and access routes and any fire maintenance trails: a. outside of the Biodiversity areas overlay; or b. within the existing disturbed, degraded or cleared areas, using natural fire breaks to avoid vegetation clearing and to avoid or otherwise minimise fragmentation or incursions into a habitat area, fauna movement corridor or remnant vegetation.	**Not applicable** The proposed development is for the reconfiguration of a lot.

not increase beyond the standard to which they have been designed and constructed; • appropriate design and maintenance of the site, and access routes and driveways.		
Section B—If for assessable development other than ROL		
PO9 Development: a. provides for safe and efficient evacuation and emergency services access to the site during a bushfire; b. does not concentrate large numbers of people or locate significant worker or resident populations in an area of bushfire hazard; c. avoids locating the following uses in an area of bushfire hazard: i. vulnerable uses; ii. difficult to evacuate uses; iii. assembly uses. Note—This includes consideration of appropriate alternative shelter for vulnerable uses, management of health and wellbeing requirements during evacuation, safe site operation, and access and egress arrangements in bushfire events. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	**AO9.1** Development: a. does not increase the number of people living, working on or visiting the site by more than 10%; or b. increasing the number of people living, working on or visiting the site, or vulnerable uses, difficult to evacuate uses or assembly uses by more than 10%, implements the recommendations of an approved bushfire management plan, which identifies measures that address the identified bushfire risk relevant to the development. **AO9.2** Development provides alternative access routes that meet the road design requirements of items 1—7 in Table 8.2.5.3.C, for the following: a. an extension to existing premises which increases the number of people living, working on or visiting the site by more than 10%; b. the introduction of vulnerable, difficult to evacuate or assembly uses.	**Not applicable** The proposed development is for the reconfiguration of a lot.
Additional performance outcomes and acceptable outcomes if involving storage or handling on site of hazardous chemicals in quantities that would be equivalent to or exceed the threshold quantities set out in Table 8.2.5.3.D		
PO10 Development does not cause: a. unacceptable risk to people, property and the environment due to the impact of bushfire on the	**AO10** Development for storage or handling of hazardous chemicals: a. is not located within the bushfire overlay; or	**Not applicable** The proposed development is for the reconfiguration of a lot.

storage or handling on site of hazardous chemicals; b. excessive danger or difficulty to emergency services for emergency response or evacuation.	b. complies with an approved bushfire management plan prepared in accordance with the Bushfire planning scheme policy which identifies measures that ensure the development: i. mitigates the bushfire risk relevant to the development; ii. does not pose an unacceptable risk to people, public health and safety or risk environmental harm; iii. does not present significant difficulties to emergency services for emergency response or evacuation. Note—Bushfire management plans and site-based risk assessments are prepared in accordance with the Bushfire planning scheme policy. Guidance on the preparation of a hazard and risk analysis is provided in the Industrial hazard and risk assessment planning scheme policy. Note—Any risk mitigation measures, including construction of underground tanks or fire-protected above-ground tanks or package stores, are in compliance with AS 1940-2004 The storage and handling of flammable and combustible liquids.	
Additional performance outcomes and acceptable outcomes for essential community infrastructure		
PO11 Development for essential community infrastructure is located, designed and sited to: a. protect the safety of people during a bushfire; b. not create or increase the exposure of people to an unacceptable risk from a bushfire; c. minimise the risk to vulnerable populations from a bushfire; d. mitigate the impacts on the community and environment from the effects of a bushfire on the development.	**AO11** Development for essential community infrastructure: a. is ancillary to and not relied on for the provision of the essential service during a bushfire; or b. implements an approved bushfire management plan prepared in accordance with the Bushfire planning scheme policy which identifies measures that: i. ensure the development allows for safe and efficient emergency access and site evacuation during a bushfire; ii. do not pose an unacceptable risk to people on a premises during a bushfire; iii. ensure the development is not at risk of	**Not applicable** The proposed development is for the reconfiguration of a lot.

	failure during a bushfire which results in health or safety risks or adverse environmental impacts; iv. enable people and property to be defended safely and effectively from a bushfire.	
PO12 Development for essential community infrastructure is able to function effectively during and immediately after bushfire events.	**AO12** Development for essential community infrastructure: a. is ancillary to and not relied upon for the provision of the essential service during a bushfire; or b. containing elements vital to the function of the essential service during a bushfire is not located in the Bushfire overlay area; or c. implements an approved bushfire management plan prepared in accordance with the Bushfire planning scheme policy which identifies measures that ensure that: i. essential community infrastructure is able to function during bushfire events; ii. access necessary to maintain safety or function of the development is not compromised by a bushfire; iii. mitigation measures are not unduly reliant on human activation to respond to a bushfire; iv. the safe storage of valuable records or items of cultural or historical significance, including storage of public records under the *Public Records Act 2002*, is able to be maintained during a bushfire event.	**Not applicable** The proposed development is for the reconfiguration of a lot.
Additional performance outcomes and acceptable outcomes if for landscaping or a park landscape plan is a requirement for development		
PO13	**AO13**	**Not applicable**

Development provides landscaping that does not create an unacceptable risk to people or property and provides for ongoing management of risk to the development and people from a bushfire.	Development is in compliance with a landscaping plan which: a. is prepared in compliance with an approved bushfire management plan; b. preserves the requirements of any building protection zone; c. does not increase the exposure of a habitable building not located in a building protection zone to a bushfire hazard. Note—The requirements of a building protection zone are shown in Figure b and Figure c.	The proposed development is for the reconfiguration of a lot.
PO14 Development for a park is designed so that the park: a. is practical to maintain and requires minimal resources to be restored to its designed function and condition after a bushfire; b. provides for safe and efficient site evacuation and efficient emergency services access avoiding potential for entrapment during a bushfire; c. does not place unacceptable bushfire risk on an adjoining or nearby site, people and assets; d. provides efficient access for fire fighting; e. provides ongoing protection from bushfire for major park assets and buildings. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	**AO14** Development provides a park landscape plan that complies with a bushfire management plan prepared in accordance with the Bushfire planning scheme policy.	**Not applicable** The proposed development is for the reconfiguration of a lot.
Section C—If for ROL		
PO15 Development does not materially increase the number of premises exposed to unacceptable risk during bushfire events.	**AO15** Development does not materially increase the number of people living or working in the Bushfire overlay area.	**Complies with PO15** The proposed development mitigates the risk of bushfire hazard to a tolerable level by way of compliance with the Bushfire overlay code. With the implementation of the BMZ covenant shown in Figure 6.1 of the BMP, the proposed residential

		allotments will provide allotment boundaries or development footprints which achieve a radiant heat flux level ≤ 29 kW/m^2 and comply with the Bushfire overlay code.
PO16 Development is designed to: a. mitigate the risk of bushfire hazard to each lot; b. limit the spread of bushfire; c. achieve and maintain sufficient separation distance between development and hazardous vegetation to minimise bushfire hazard to future buildings during a bushfire; d. allow for emergency services access; e. locate buildings within a building protection zone Note—Lot size, location, configuration, dimensions and building measures are balanced to achieve an acceptable level of risk to future occupants. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	**AO16** Development requires that lot number, size, shape and layout allow for the siting of future buildings within the lowest hazard locations on the site being located: a. within a building protection zone in accordance with Figure b and Figure c; b. away from ridgelines and hilltop sites in compliance with Figure a; c. on land with a gradient less than 15%; d. preferably on east to south facing slopes and avoiding north to west facing slopes unless the slope is clear of vegetation and is not located in the High hazard buffer area sub-category or Medium hazard buffer area sub-category.	**Complies with AO16** The proposed residential allotments generally complies with the siting proposed in Figure B and Figure C.
PO17 Development promotes safe site access, avoids creating a potential entrapment situation and supports accessibility and manoeuvring for fire fighting during bushfires. Note—This includes easements and boundary realignments. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	**AO17** Development provides a lot layout which: a. provides direct road access and egress for new lots to public roads, rather than the creation of easements; b. in an urban category, avoids creating a new lot less than or equal to 2,500m^2 which directly adjoins hazardous vegetation; c. in an urban category, locates a future building protection zone to avoid a driveway of longer than 70m from the road frontage to a habitable building; d. in a rural category, provides for an alternative access where the private access roads or driveways are longer than 200m to reach a	**Complies with PO17** The proposed allotments will have direct access to public roads. The proposed development does not involve the construction of new roads. It will be accessed via a new road in the adjoining residential subdivision which is anticipated to receive development approval under Brisbane City Council (**Council**) application reference A006935362. The building location envelope within proposed lot 18 is < 20 m from Laxton Road and will have a driveway connection to Laxton Road.

	public road.	
PO18 Development ensures that the road layout and design provides: a. efficient emergency services access to sites and manoeuvring within the subdivision; b. safe and efficient movement of residents, workers and visitors out of the subdivision and away from an approaching bushfire; c. safe and efficient movement of emergency services into the subdivision; d. alternative egress routes considering the most likely bushfire scenarios; e. ongoing availability and maintenance of access and egress routes for the purposes of evacuation and emergency services access. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	**AO18.1** Development involving a new road or fire maintenance trail is designed and constructed in compliance with: a. Table 8.2.5.3.C; or b. an approved bushfire management plan. **AO18.2** Development has a road layout and design which: a. provides for alternative access routes to the subdivision, by public roads that meet the requirements in Table 8.2.5.3.C and are able to access the arterial road network; b. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the development from hazardous vegetation; c. does not include dead-end roads or if a dead-end road is unavoidable, it is a maximum of 60m long, or 200m where located in the Environmental management zone, Conservation zone, Rural zone, or Rural residential zone, and an alternative emergency evacuation and egress route away from the most likely source of bushfire risk is provided for lots where multiple road access or exit points are not possible; d. links road within the subdivision to, or provides for future links to roads in adjacent subdivisions. Note—Where staged development occurs or development is in accordance with an approved master plan, a temporary perimeter road may be considered, subject to availability of reticulated water supply.	**Complies with AO18.1 and AO18.2** The proposed development does not involve the construction of new roads.
PO19 Development involving new premises provides adequate infrastructure to support fire fighting.	**AO19.1** Development involving new premises ensures that: a. lots have access to reticulated water supply and	**Complies with AO19.1 and AO19.2** The proposed residential allotments will be connected to mains water and will have appropriate access to

	water pressure available for fire-fighting requirements with water supply and pressure that accord with the standards specified by the relevant utilities provider; or b. where reticulated water supply is not available for: i. residential lots, there is a minimum water supply available and retained for fire-fighting purposes in compliance with Table 8.2.5.3.B, which may be in the form of a separate tank or a reserve section as part of a main water supply tank; ii. development other than residential lots, onsite water storage is provided which is appropriate to the proposed future use according to the standards specified by the relevant emergency services agency and is not less than 5,000 litres. Note—Water supply for fire-fighting is in addition to water supply for household use. Where a non-reticulated supply of water is required, swimming pools, creeks and dams should not be used as a substitute for a dedicated static supply as these sources of water are not reliable during drought conditions. **AO19.2** Development provides fire hydrants in accordance with Central SEQ Distributor-Retailer Authority, Queensland Urban Utilities (incorporating Water Services Association of Australia) standards.	hydrants in adjoining road reserves.
Section D—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development where in Potential impact sub-category		
PO20 Development is designed and constructed to reduce vulnerability to bushfire attack and addresses the bushfire	**AO20.1** Development is designed and sited in compliance with an approved bushfire management plan relevant to the	**Not applicable** The proposed development is not accepted

hazard by a bushfire hazard assessment that: a. utilises a fit for purpose methodology prepared in accordance with the State Planning Policy — State interest technical manual — Natural hazards, risk and resilience; b. includes the following measures and inputs: i. potential fuel loads for vegetation in its mature state from areas subject to revegetation or regrowth vegetation; ii. a published vegetation hazard classification dataset from the relevant fire authority; iii. forest fire danger index of 54 (AEP 5%); iv. potential flame length; v. potential rate of fire spread. c. is undertaken by a person suitably qualified and experienced with technical expertise in the field of bushfire hazard identification and mitigation, including protection of biodiversity values; d. determines the relevant bushfire attack level for that part of the site in which development is proposed. Note—The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.	full nature of the uses, which identifies the level of future bushfire hazard and the location of future hazardous vegetation affecting the development. Note—The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state. **AO20.2** Development other than ROL determines bushfire attack level using: a. potential fuel loads for vegetation in its mature state from areas subject to revegetation or regrowth vegetation; Note—In the absence of an approved rehabilitation and revegetation plan refer to Figure d—Regional ecosystem vegetation communities. a. a published vegetation hazard classification dataset from the Relevant fire authority; b. forest fire danger index of 54 (AEP 5%). Note—Revegetation and regrowth vegetation may be planned within the Potential impact sub-category on both private and public lands. The level of bushfire hazard posed by any areas subject to revegetation or regrowth vegetation is to be assessed as if that area had reached its mature state. A 'low' bushfire attack level must not be assumed in these locations even where the area is non-vegetated or vegetation is considered low threat in accordance with AS 3959-2009 Construction of buildings in bushfire-prone areas. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.	development subject to compliance with identified requirements or assessable development in the Potential impact sub-category.

Table 8.2.5.3.B—Dedicated water supply requirements for residential lots without access to reticulated water supply

Development type	Water requirement
Lot less than 1,000m^2	5,000L per lot
Residential lot between 1,000m^2 and 9,999m^2	10,000L per lot

Residential lot greater than 1ha	20,000L per lot
Multiple dwelling	5,000L per unit up to a maximum of 20,000L

Table 8.2.5.3.C—Road design requirements for emergency vehicle access

Item	Requirements	Public road	Private access roads or driveways	Fire maintenance trails
1	Horizontal clearance	6m total: minimum carriage way width of 4m with additional 1m wide strip on each side (clear of bushes and long grass) Note—Roads should provide sufficient width to allow fire-fighting vehicle crews to work around the vehicle with fire-fighting equipment.	A minimum formed width of 4m. Note—Gates must also provide for this clearance.	A minimum clearance width of 6m. A minimum formed width of 4m.
2	Vertical clearance	Minimum vertical clearance of 4m to any overhanging obstructions including tree branches.	Minimum vertical clearance of 4m to any overhanging obstructions including tree branches. 5m clearance to all powerlines	
3	Vegetation clearing	Maintained cleared vegetation 10m on either side of centre-line	Maintained cleared vegetation with minimum 6m cleared width	
4	Maximum grade	Maximum gradient of 12.5%	A maximum gradient of 12.5% where exceeding a distance of 70m from the road	A maximum gradient of 12.5% with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance
5	Cross fall	Cross fall does not exceed 10 degrees	—	—
6	Surface rating	Minimum 15t rated surface for urban appliances, which do not operate on unsealed roads or trails; Minimum 6.5t rating for rural fire-fighting appliances.		
7	Pavement type	All weather		
8	Turning	For both public and private roads and fire maintenance trails: 6m inner radius 12m outer radius		
9	Access,	Reversing bays using the access to properties to reverse fire tankers,	Fire maintenance trails provide areas for vehicles to pass or turn at	

	passing and reversing	which are 6m wide and 8m deep to any gates, meeting above turning requirements; and/or A passing bay every 200m, 20m long by 3m wide, making a minimum trafficable width of 7m at the passing bay. Note—Some short constrictions in the access may be accepted where they are not less than the minimum 3.5m and extend for no more than 30m and where obstruction cannot be reasonably avoided or removed.	intervals of not more than 400m with a maximum grade of 5%. Fire maintenance trails have vehicular access at each end. Fire maintenance trails are either located on public land or within an access easement that is granted in favour of Brisbane City Council and Queensland Fire and Rescue Service.

Note—Urban appliances do not operate on unsealed roads or trails. Urban appliances require 15 tonne rated surfaces. Rural appliances are typically 6.5t Gross Vehicle Mass (GVM)(4x4).

Table 8.2.5.3.D—Threshold quantities for hazardous chemicals

Item	Description of hazardous chemical		Threshold quantity
1	Flammable gases	Category 1	5,000L
2	Gases under pressure	With acute toxicity, categories 1, 2, 3 or 4	500L
3		With skin corrosion categories 1A, 1B or 1C	500L
4		Aerosols	10,000L
5		Not stated elsewhere in this table	10,000L
6	Flammable liquids	Category 1	500L
7		Category 2	2,500L
8		Category 3	10,000L
9		Any combination of chemicals from items 6 to 8 where none of the items exceeds the threshold quantities on their own	10,000L
10		Category 4	100,000L
11	Self-reactive substances	Type A	50kg or 50L
12		Type B	500kg or 500L
13		Type C to F	2,500kg or 2,500L

14	Flammable solids	Category 1	2,500kg
15		Category 2	10,000kg
16		Any combination of chemicals from items 12 to 15 where none of the items exceeds the threshold quantities on their own	10,000kg or 10,000L
17	Pyrophoric liquids and pyrophoric solids	Category 1	500kg or 500L
18	Self-heating substances and mixtures	Category 1	2,500kg or 2,500L
19		Category 2	10,000kg or 10,000L
20		Any combination of chemicals from items 17 to 19 where none of the items exceeds the threshold quantities on their own	10,000kg or 10,000L
21	Substances which in contact with water emit flammable gas	Category 1	500kg or 500L
22		Category 2	2,500kg or 2,500L
23		Category 3	10,000kg or 10,000L
24		Any combination of chemicals from items 21 to 23 where none of the items exceeds the threshold quantities on their own	10,000kg or 10,000L
25	Oxidising liquids and oxidising solids	Category 1	500kg or 500L
26		Category 2	2,500kg or 2,500L
27		Category 3	10,000kg or 10,000L
28		Any combination of chemicals from items 25 to 27 where none of the items exceeds the threshold quantities on their own	10,000kg or 10,000L
29	Organic peroxides	Type A	50kg or 50L
30		Type B	500kg or 500L
31		Type C to F	2,500kg or 2,500L

32		Any combination of chemicals from items 30 and 31 where none of the items exceeds the threshold quantities on their own	10,000kg or 10,000L
33	Acute toxicity	Category 1	500kg or 500L
34		Category 2	2,500kg or 2,500L
35		Category 3	10,000kg or 10,000L
36		Any combination of chemicals from items 33 to 35 where none of the items exceeds the threshold quantities on their own	10,000kg or 10,000L
37	Skin corrosion	Category 1A	500kg or 500L
38		Category 1B	2,500kg or 2,500L
39		Category 1C	10,000kg or 10,000L
40	Corrosive to metals	Category 1	10,000kg or 10,000L
41		Any combination of chemicals from items 37 to 40 where none of the items exceeds the threshold quantities on their own	10,000kg or 10,000L

Notes—

- In item 2, gases under pressure with acute toxicity, category 4, only applies up to a LC50 of 5000ppmv. This is equivalent to dangerous goods of Division 2.3 as defined in the Australian code for the transport of dangerous goods by road and rail.
- Item 4 includes flammable aerosols.
- If a flammable liquid category 4 is used, handled or stored in the same spill compound as 1 or more flammable liquids of categories 1, 2 or 3, the total quantity of flammable liquids categories 1, 2 or 3 must be determined as if the flammable liquid category 4 had the same classification as the flammable liquid in the spill compound with the lowest flash point. Example: For placarding and manifest purposes, a spill compound containing 1000L of flammable liquid category 1 and 1000L of flammable liquid category 4 is considered to contain 2000L of flammable liquid category.

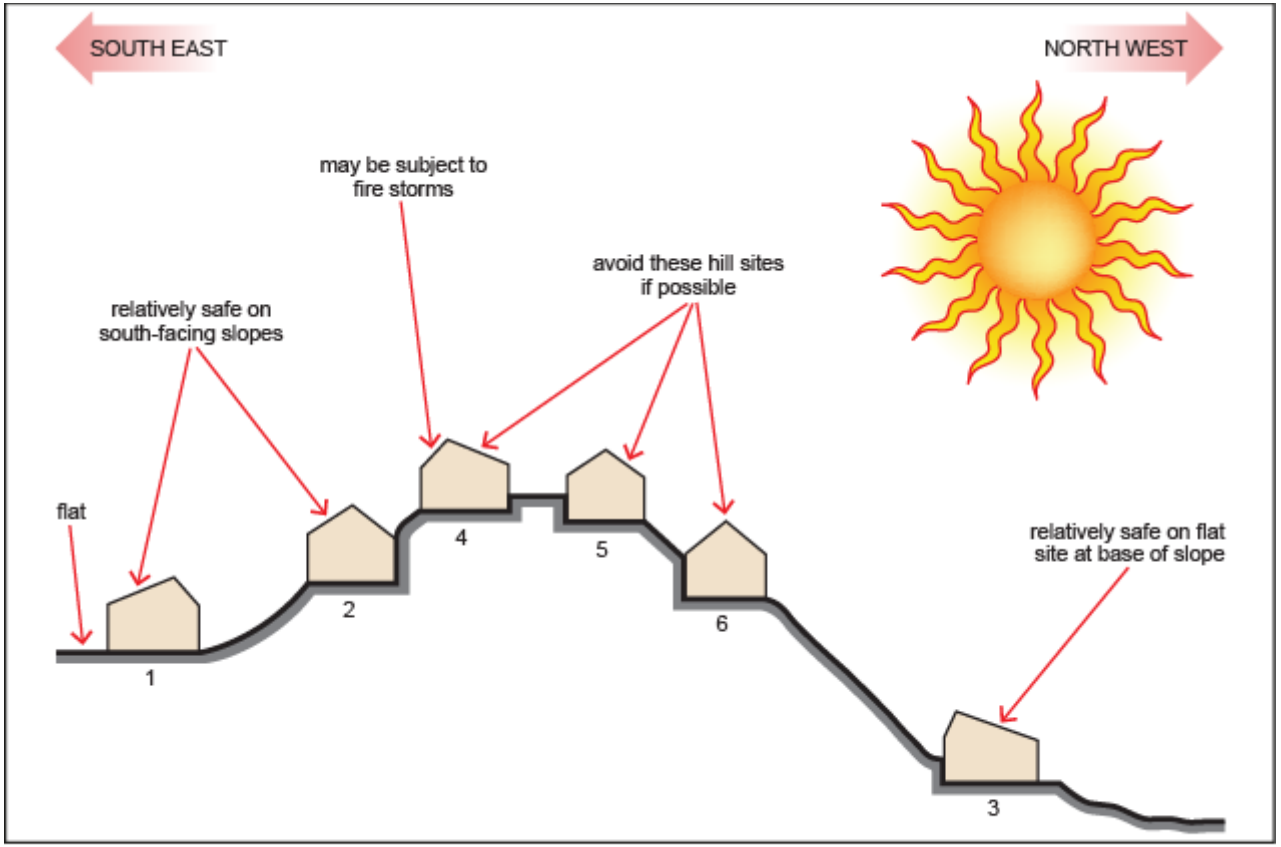


Figure a—Preferred building location to minimise bushfire risk intermediate

View the high resolution of Figure a—Preferred building location to minimise bushfire risk intermediate

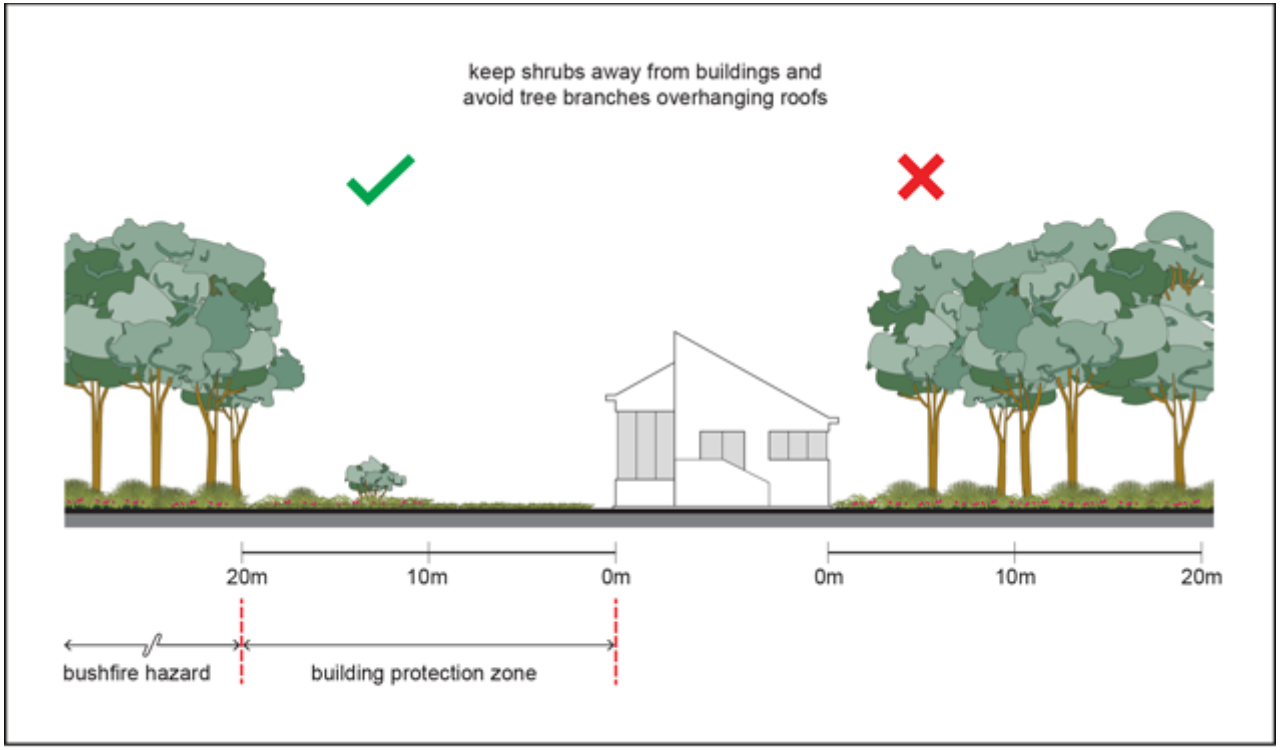


Figure b—Building protection zones

View the high resolution of Figure b—Building protection zones

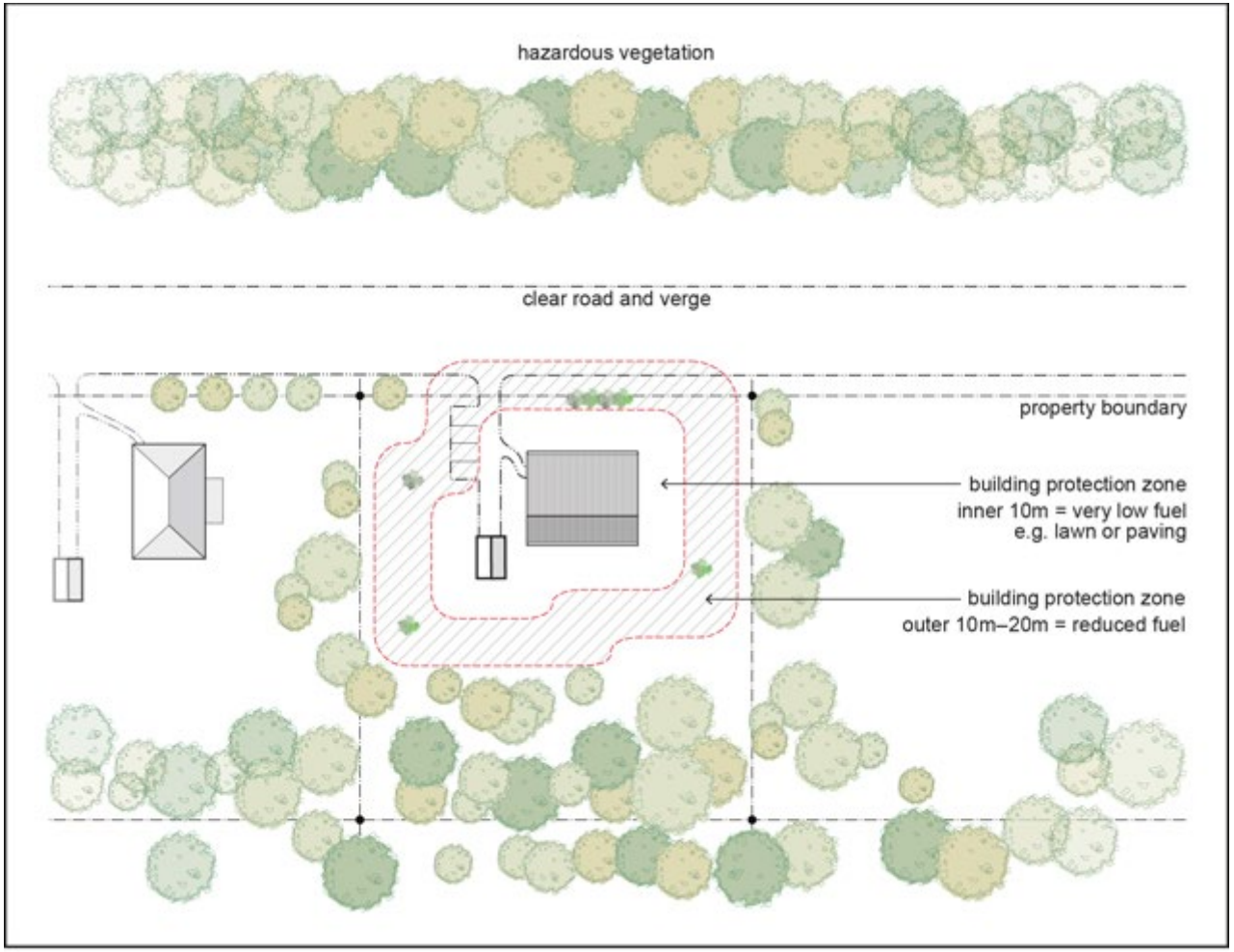


Figure c—Requirements for a building protection zone

View the high resolution of Figure c—Requirements for a building protection zone

Note—Building Protection Zone (minimum 20m):
The building protection zone may contain roads, bushfire management trails, cleared road verges, and on a site less than or equal to 2,500m^2 the building protection zone on a neighbouring site where the land use is compatible. The building protection zone includes all buildings and ancillary structures. Trees should be at least their mature canopy height away from buildings and not overhang the roof.

Inner 10m—Very low fuel area:
The inner 10m of the building protection zone directly adjacent to any building or structure is kept free of litter and may be paved or concreted, gravel or lawn. This zone prevents continuity of fuel such as shrubs, leaf litter build up, extending to the building. Trees are retained or planted as individual specimens and are a distance equal to their mature canopy height away from buildings. Trees do not overhang buildings.

Outer 10m—Reduced fuel area:
The outer 10m of the building protection zone may contain shrubs where not under trees, and trees may be retained or planted where spaced to avoid a continuous canopy across or into a site. This area is designed to reduce bushfire intensity, shield buildings from radiant heat, and prevent flames transferring from ground fuels to the canopy of trees. Trees are retained or planted sparsely or in small clumps to avoid providing a continuous canopy towards the building. Shrubs are not planted beneath trees as these act as a ‘fuel ladder’ to the tree canopy. Trees maintain a minimum of a distance equal to their mature canopy height away from buildings, and do not overhang buildings.

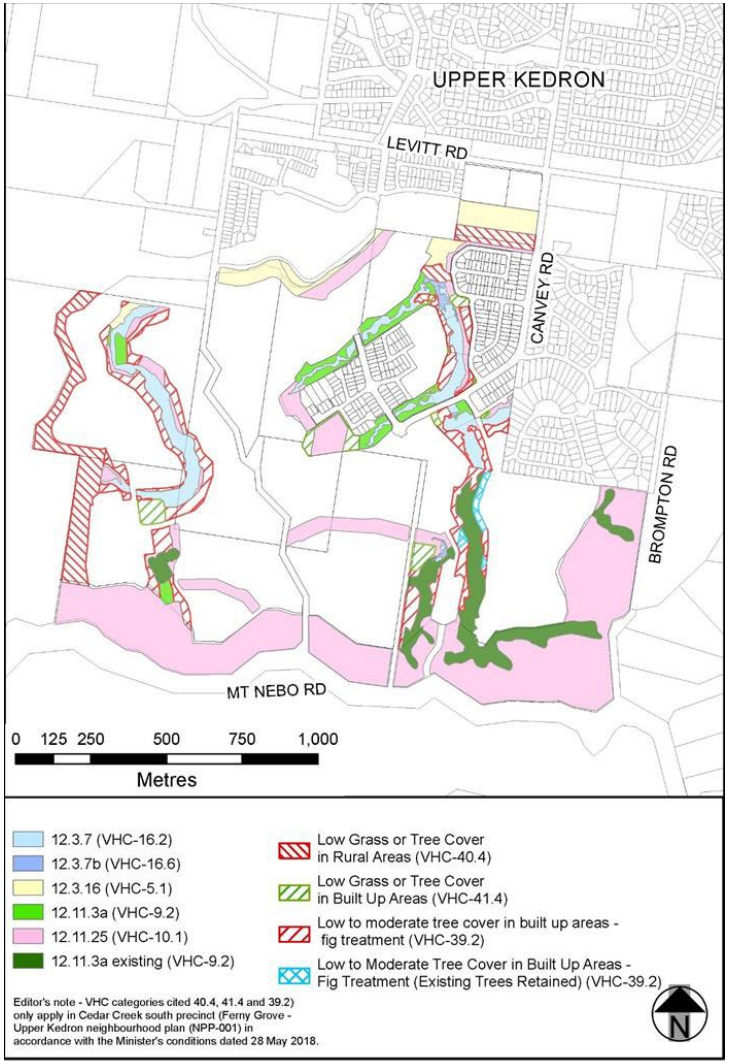


Figure d—Regional ecosystem vegetation communities

View the high resolution of Figure d—Regional ecosystem vegetation communities