

# BUSHFIRE MANAGEMENT PLAN

## ADDENDUM 1



Lots 3, 5 and 6 on RP180932

**160 Daleys Road, Ripley**

Client Reference: 010.07.19



**Bushfire Risk Reducers**  
ABN 28 355 366 321

PO Box 4645 Toowoomba East 4350  
T] 07 46366367 F] 07 46366383 M] 0438 994465



**BPAD**  
Bushfire  
Planning & Design  
Accredited Practitioner  
Level 3

## DISCLAIMER

The following report is made on the basis of the assessment undertaken at this location by Bushfire Risk Reducers in June 2019.

Whilst Bushfire Risk Reducers uses its best endeavors to ensure that the information contained in this report is valid and comprehensive, the company makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.

Should the Client have any concerns arising from this report or its content, they are requested to contact Bushfire Risk Reducers directly.

## REPORT AUTHOR

### Alistair Hill

Director - Bushfire Risk Reducers

FPAA BPAD - Level 3 Certified Practitioner

Certification Number: BPD-PA-19034

M] 0438 994465

T] 07 46366367

F] 07 46366383

W] [www.bushfire.biz](http://www.bushfire.biz)

## COPYRIGHT

© Bushfire Risk Reducers

All rights are reserved.



®



**DOCUMENT CONTROL****Bushfire Management Plan****Client:****Orchard (Daleys) Developments Pty Ltd****Client Reference:****011.07.19 (Original Approved Bushfire Management Plan)****Project:****RoL and MCU****Site Location:****160 Daleys Road, Ripley**

<b>Version</b>	<b>Date</b>	<b>Status</b>	<b>Changes</b>	<b>Author</b>	<b>Approver</b>
Rev 0	24.06.2021	Final Addendum 1		AH	AH

# Contents

<b>1.0 Introduction</b>	<b>5</b>
<b>2.0 Indicative Bushfire Attack Level Contours – Stage 1 and 2</b>	<b>5</b>
<b>3.0 References</b>	<b>7</b>

## 1.0 Introduction

This Addendum to the approved Bushfire Management Plan (BMP) (Client Ref: 010.07.19, dated 30 June 2020), as been prepared in order to provide indicative Bushfire Attack Level (BAL) ratings for prospective Lot buyers, following the clearing and operational works completed for Stage 1 of the subdivision.

Ipswich City Council (ICC) bushfire hazard overlay mapping classifies the entire area of the Subject Lots and adjacent Lots as “bushfire prone area” (BPA). The hazard mapping is created from data that is collected remotely to combine vegetation data with slope and aspect data, and arrive at a hazard rating based on a model specified in State Planning Policy (SPP) 01/03 (*Mitigating the adverse impacts of flood, bushfire and landslide*).

SPP 01/03 was replaced by State Planning Policy– Natural Hazards, Risk & Resilience (2013, latest version July 2017) accompanied by *A new methodology for State-wide mapping of bushfire prone areas in Queensland* (CSIRO 2014) with bushfire hazard mapping which also designates the Subject Lots as BPA.

The designation by Council of land being BPA invokes the Building Code of Australia (BCA), requiring compliance with its bushfire related function performance objectives and with AS3959-2018 *Construction of buildings in bushfire prone areas*.

The approved BMP should be referenced in all respects evidencing vegetation types, available fuel load values, slopes and other inputs to determining design fire parameters provided on Page 21 of the approved BMP.

Following the clearing and operational works for Stage 1, the hazard interface across the northern section of Stage 1 and 2 has comparable design fire input characteristics to Area 4 in the approved BMP. As a result, columns 4 and 5 of Table 14 on pg 21 of the approved BMP are broadly relevant to this interface. Figure 1 of this Addendum plots the BAL contours for Stages 1 and 2 as they present at the current point in time.

It should be emphasised that this Addendum (including Figure 1) provides an indicative basis for BAL determination across a large number of Lots. It may be possible for Lot buyers to obtain slightly more favourable BAL ratings based on the specific characteristics of their Lot interface with retained hazard. As further clearing is undertaken to make way for subsequent stages of the subdivision the edge of the retained hazard will change and BAL ratings for affected Lots should be reviewed.

## **2.0 Indicative Bushfire Attack Level Contours – Stage 1 and 2**

Figure 1 overleaf provides indicative BAL contours based on the approved BMP. The BAL rating for construction applies to Class 1, 2 and 3 buildings (dwellings) and Class 10a structures built within 6m of the dwelling.

The BAL ratings and setback values are established in the approved BMP, and the final location of the building footprint will determine the BAL rating for construction. This Addendum is insufficient to provide the certainty required to issue a Form 15 for construction in all cases. Where the builder or certifier is in doubt as to the BAL rating for an individual Lot they may contact the Author of the approved BMP and this Addendum. Alternatively they may seek separate BAL determination.

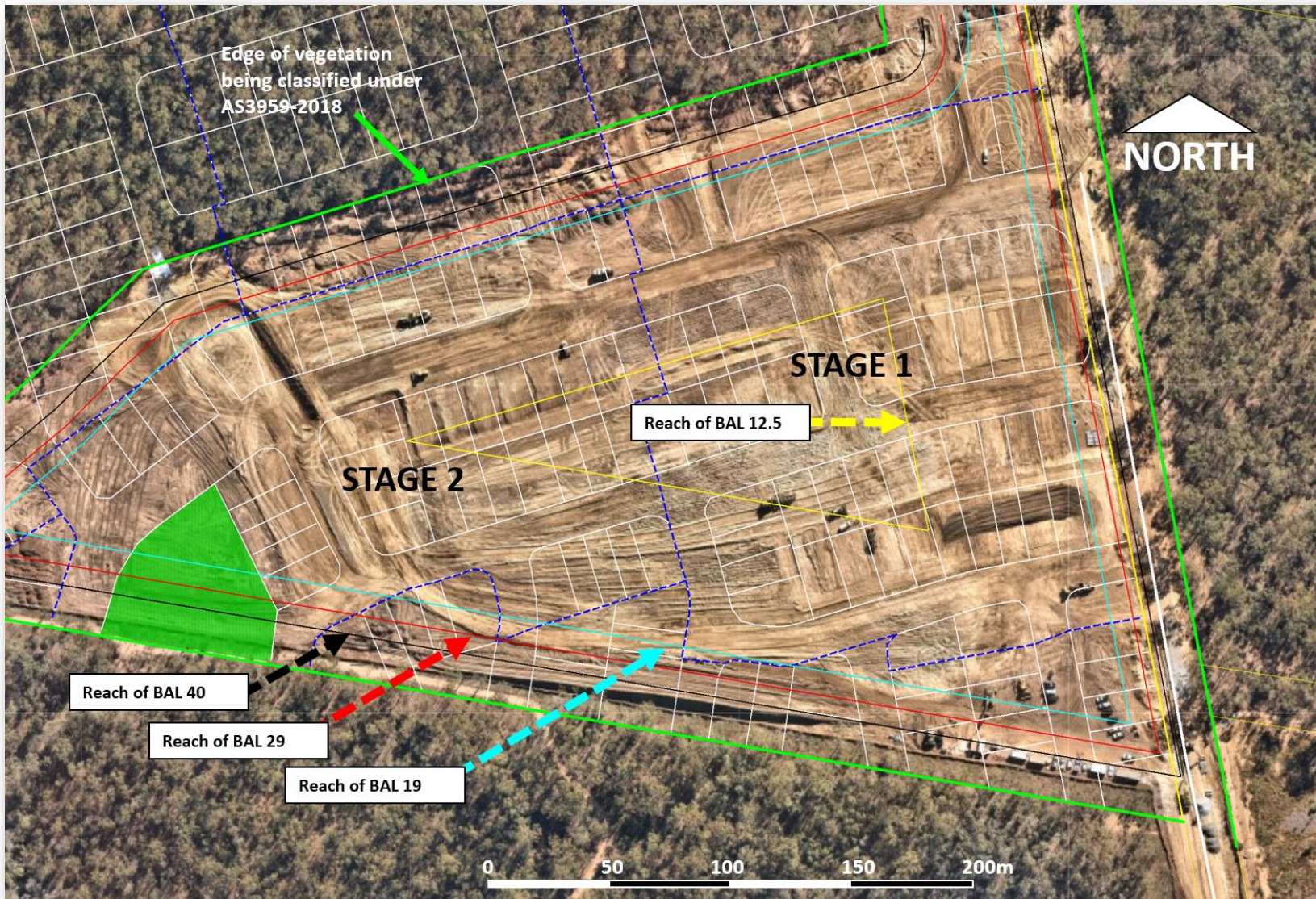


Figure 1. Broader area showing the location of the proposed development.

## 3.0 References

- ABCB (2016), *Building Code of Australia*, Australian Building Codes Board, Canberra.
- Building Regulation (2006), Queensland Government, Queensland.
- Environmental Protection Act (1994), Queensland Government, Queensland.
- Hines, F., Tolhurst, K.G., & Wilson, A.A.G., (2010) *Overall Fuel Hazard Assessment - Research Report No. 82 4th Edition*, DSE Victoria.
- Ipswich City Council (2011), *Ipswich Planning Scheme*, ICC, Queensland.
- Queensland Fire and Emergency Services (2015) *Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots*, Queensland Government, Queensland.
- Queensland Government Department of Local Government and Planning (May 2003), *State Planning Policy 01/03*, Queensland.
- Queensland Government Department of Local Government and Planning (December 2013), *State Planning Policy- Natural hazards, risk and resilience*, Queensland.
- Leonard, J., Newnham, G., Opie, K., and Bianchi, R. (2014), *A new methodology for State-wide mapping of bushfire prone areas in Queensland*, CSIRO, Australia.
- NSW Rural Fire Service (2006), *Planning for Bushfire Protection*, NSW.
- Ramsay, C. and Rudolph, L. (2003), *Landscape and Building Design for Bushfire Areas*, CSIRO Publishing, Collingwood, Victoria.
- Standards Australia (2005), *AS 2419.1– 2005, Fire hydrant installations – System design, installation and commissioning*, Sydney, NSW.
- Standards Australia (2002), *AS 1596 The storage and handling of LP Gas*, Sydney, NSW.
- Standards Australia (2018), *AS 3959 – 2018, Construction of buildings in bushfire-prone areas*, Sydney, NSW.
- Sustainable Planning Act (2009), Queensland Government, Queensland.
- Vegetation Management Act (1999), Queensland Government, Queensland.
- Webster, J. (2000), *The Complete Bushfire Safety Book*, Random House Australia, NSW.