



Annexure C Building Covenants

(follows this page)



TILLERMAN

PARK RIDGE



DESIGN GUIDELINES
NOVEMBER 2022



TILLERMAN

PARK RIDGE

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01

Introduction

The Design Guidelines are in place to protect the investment of your home and ensure surrounding homes are of an equally high standard. They encourage a variety of contemporary styles and modern designs that will be harmonious to surrounding environment and provide a distinctive neighbourhood character.



02

Statutory Obligations

It is the responsibility of the Purchaser/Builder/ Building Certifier to ensure compliance with any applicable statutory requirements, such as Building Regulations, planning requirements and current Queensland energy rating standards. Approval from the Design Review Committee (DRC) is not an endorsement that plans comply with such requirements.

03 The Design Review Committee Approval

- 3.1 All house designs and building works including fencing, retaining walls and outbuildings require approval from the Design Review Committee (DRC). Approval from the DRC is required prior to applying for a building permit for the construction of a new dwelling.
- 3.2 The DRC will assess all designs and if they are compliant with the design guidelines, provide a letter for approval along with an endorsed copy of the plans and external colour schedule. If the design submitted does not comply, the DRC will advise the applicant on the areas of non-compliance and the required amendments.
- 3.3 Applicants will then be required to submit amended documents in order to gain approval.
- 3.3 Please refer to the Developer Approval Application Form at the rear of this document for further information. The Application form must accompany the submission documents.
- 3.4 Before construction can commence, your house plans must be approved by the Design Review Committee (DRC) prior to the application of a building permit.
- 3.5 Design approval from the DRC does not exempt the plans from any building or statutory regulations and the plans are not checked against these requirements.
- 3.6 The Design Guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Applications will be assessed against (and must comply with) the current version of the Design Guidelines. The final decision regarding all aspects of the Design Guidelines will be at the discretion of the DRC.
- 3.7 The DRC also reserve the right to waive or vary any requirements of the Design Guidelines, this will not set a precedent nor imply any such action will apply again.

04 Approval Process

The following steps illustrate the process to build

PURCHASE YOUR LOT



SELECT YOUR NEW HOME



LODGE YOUR SUBMISSION



DRC APPROVAL



OBTAIN A BUILDING PERMIT



COMMENCE CONSTRUCTION



COMPLETE CONSTRUCTION



4.1 Site Plan (Scale 1:200)

Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, proposed earthworks and retaining wall, north point, vehicle crossover, driveway, fencing details, ancillary items, any proposed out-buildings.

4.2 Floor Plans (Scale 1:100)

Must indicate room names, key dimensions and window positions.

4.3 Elevations (Scale 1:100)

Must include all 4 elevations and indicate building heights, finished floor to ceiling heights, roof pitch, eaves depth, external finishes, existing ground levels and retaining walls.

4.4 External Colour and Material Selection

Must include brands, colour names and colour swatches where possible.

4.5 Where to Send Your Application

Submit via the design assessment portal link Beveridge Williams Design Application Portal or email to planlodgement@bevwill.com.au. Attachments must be in PDF Format.

The DRC will endeavour to assess proposals in the shortest possible time, which is generally within 10 business days of receipt of a completed and compliant application.

05 Allowable Land

- 5.1 No more than 1 dwelling may be constructed on the lot.
- 5.2 Lots cannot be further subdivided.
- 5.3 Relocatable homes are not permitted.
- 5.4 "Dual Key" dwellings are not permitted.
- 5.5 Dual Occupancy and Dual Occupancy (Auxiliary Unit) are not permitted development.



06 Minimum Floor Area

- 6.1 Minimum 100m² on lots less than 350m².
- 6.2 Minimum 120m² on lots between 350m²–600m².
- 6.3 Minimum 150m² on lots over 601m².
- 6.4 Floor area excludes garages, porches, verandas, pergolas, balconies or alfresco areas.



07 Service Connection

- 7.1 Your home must be connected to all available in ground services according to the service provider's standards.
- 7.2 The estate will be serviced with underground NBN infrastructure.

08 Construction Timeframes

- 8.1 Construction of your home is encouraged to begin within 12 months of settlement of your land. If construction does not occur within 12 months, lots must be turfed and maintained.
- 8.2 Certificate of Occupancy must be issued no later than 12 months after the commencement of construction.
- 8.3 Landscaping and fencing must be completed within 3 months of the Certificate of Occupancy being issued.



09 Siting Your Home

- 9.1 All homes must comply with siting, setbacks and site cover in accordance with the Council approved Park Ridge Road POD - Appendix A.

10 Identical Facades

- 10.1 Two dwellings with the same front facade must not be built within three house lots. This includes lots either side, opposite and encompassing other street frontages where applicable.

11 Specific Allotment Requirements

- 11.1 Where adjoining an urban collector road, a dwelling must be orientated towards the urban collector, with front doors for all dwellings to address this frontage - Refer to Council approved Park Ridge Road POD - Appendix A.
- 11.2 Bushfire Management Requirements - Refer to approved Bushfire Management Plan for specific lot requirements.
- 11.3 Fencing - Refer to the Specific Fencing Plan - Appendix B - that nominates Developer installed fences and allotment specific fencing which the Buyer must install and Condition 12.8 of Development Approval.

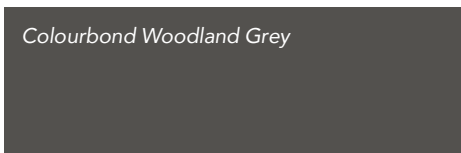
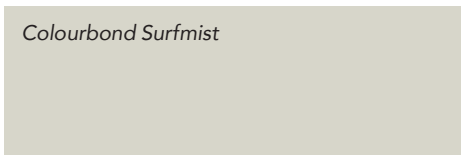
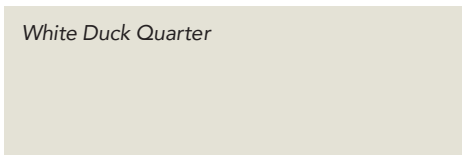
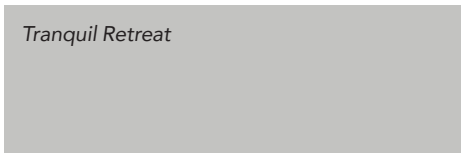
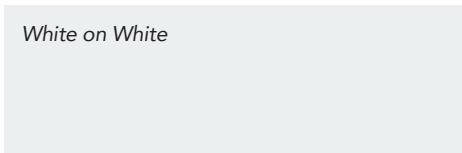
12 Facade Design



- 12.1 To ensure that dwellings constructed within the community are designed to a high-quality standard, they should be designed so that front and secondary street frontage facades are well articulated. Broad flat surfaces extending greater than 6 metres are not permitted.
- 12.2 Entries must be covered and clearly identifiable. Suggested entry features include: Porch, Portico, Verandah or Balconies.
- 12.3 Entry is to project forward of the main building line.
- 12.4 Entries must have a minimum 1.5m depth and/or minimum 1.2m width.
- 12.5 One habitable room window to the facade.
- 12.6 Roller shutters, vertical blinds and grill screens are not permitted.

13 Facade Materials and Colours

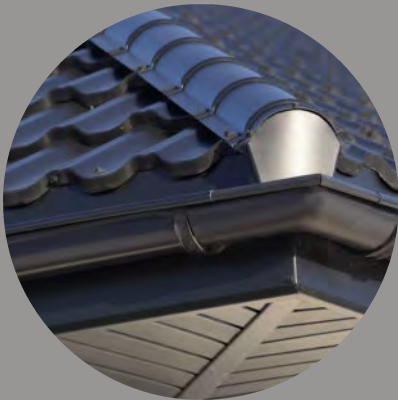
- 13.1 External walls of your home must be from a combination of materials and colours. A minimum of two materials and colours are required and both materials and colours must equate to a minimum 30% each.
- 13.2 Materials used on the facade must return a minimum 1m or to the return fence line (whichever is greater) to non-corner lots.
- 13.3 Lightweight infill is not permitted above windows and doors visible to the public.
- 13.4 Unpainted metalwork is not permitted.
- 13.5 Downpipes, gutters and fascia must be colour coordinated with the remainder of the dwelling.
- 13.6 The external colour scheme of your home must be neutral tones that blend in with the surrounding environment. Mute tones are preferred. No bright colours.



14 Roof Design



- 14.1 Where there is a roof pitch it must be a minimum 22.5°. Where a skillion roof style is incorporated it must have a minimum pitch of 5° and be proportional to the main body of the home.
- 14.2 Flat roofs, parapets and curved roofs may be permitted under architectural merit.
- 14.3 All roofs must incorporate eaves of a minimum 450mm to any street or open space frontages.
- 14.4 All pitched roofs to double storey homes must incorporate 450mm to the entire roof line.
- 14.5 Eaves must return to the point of the first habitable room window or 3.0m, whichever is greater.
- 14.6 Where a parapet wall is constructed eaves are not required.
- 14.7 Roofs must be constructed from either low-profile roof tiles (terracotta, slate or concrete) or pre-finished metal roof sheeting. Galvanised or zincalume roofing is not permitted.
- 14.8 Roof colours are to be of neutral tones.
- 14.9 Roofing must be of low reflective materials.



15 Ceiling Heights

- 15.1 Ceiling heights to the ground floor of double storeys and all single storey homes must be a minimum 2570mm.

16 Corner Allotments

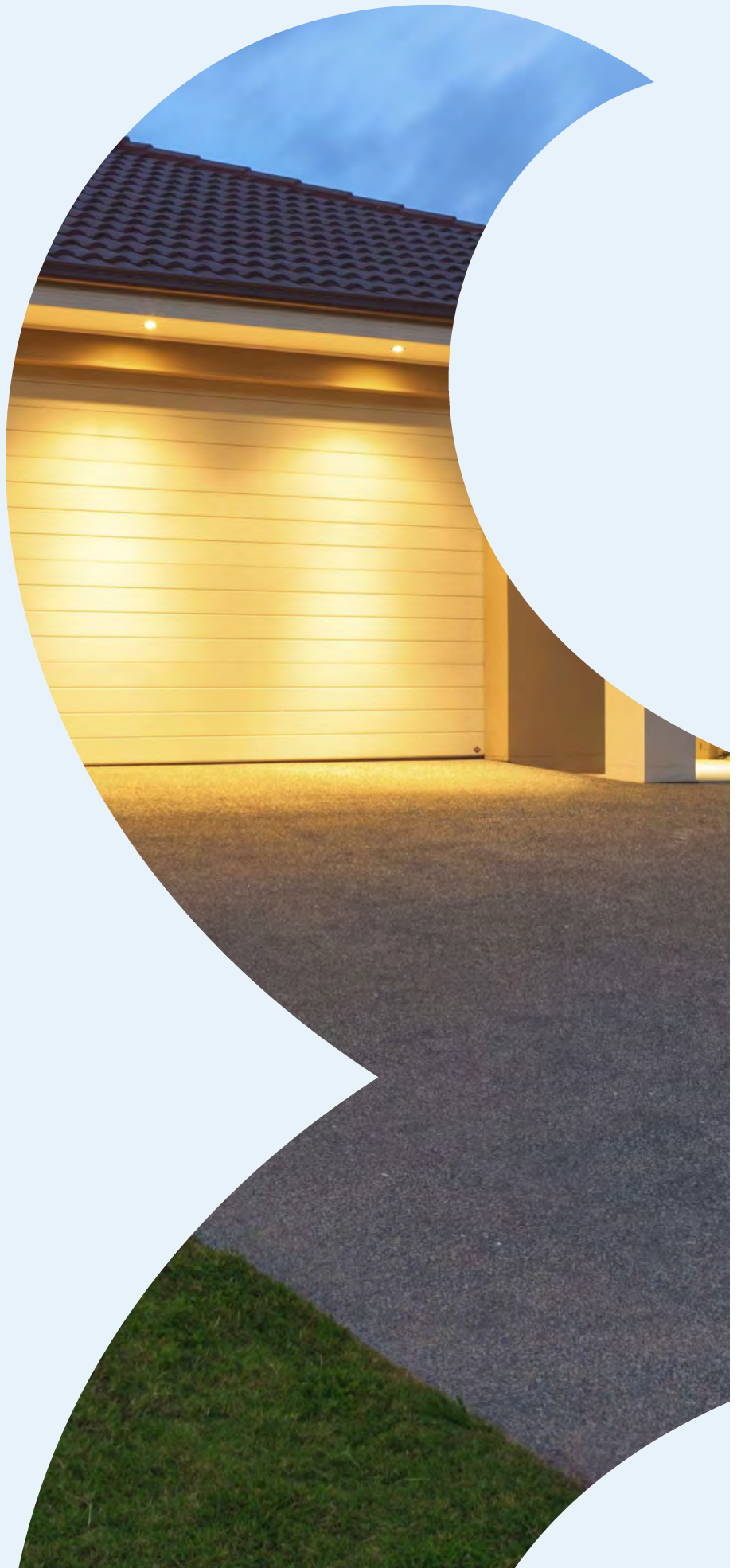
- 16.1 Where addressing a secondary frontage, the dwelling must be designed to include a combination of finishes, windows, glazing and openings to avoid back of house design issues and to facilitate casual surveillance - refer to Council approved Park Ridge Road POD - Appendix A.
- 16.2 Materials used on the primary facade must return along the secondary frontage for a minimum 3m.
- 16.3 Eaves are required to return the full length of the dwelling. Except where a parapet wall has been provided.
- 16.4 Blank walls facing the secondary frontage are not permitted.
- 16.5 Solar panels are encouraged to not be visible to the public realm, including side street where possible.



17

Garages

- 17.1 All homes must have a double garage which is incorporated into the dwelling roof line and setback in accordance with Council requirements.
- 17.2 The garage door must be sectional or panel lift.
- 17.3 Roller doors are not permitted where visible to the public.
- 17.4 Carports are not permitted.
- 17.5 Boats, caravans, motorhomes, or trailers are not permitted in the front yard or street, they must be garaged or located behind the front fence return.
- 17.6 Garage and setback requirements are to be as per the Council approved Park Ridge Road POD - Appendix A.



18 Driveways



- 18.1 Driveways must be fully constructed prior to the occupation of the dwelling.
- 18.2 Only one driveway permitted per lot.
- 18.3 Acceptable driveway materials are: coloured concrete, or exposed aggregate.
- 18.4 Plain concrete driveways and front paths are not permitted.
- 18.5 Driveway colours should be of muted tones that complement the external colour scheme of your home.
- 18.6 The driveway shall be no wider than the width of the garage opening and tapering to match the width of the crossover.
- 18.7 A minimum 500mm landscape strip is required between the driveway and the side boundary.
- 18.8 Garages are not permitted to be constructed on the corner where the primary and secondary frontages meet.
- 18.9 Crossover relocations are strongly discouraged and will be at the cost of the lot owner.
- 18.10 Driveway locations are to be constructed as per the Council approved Park Ridge Road POD - Appendix A.



19 Fencing

Refer to the Specific Fencing Plan - Appendix B - that nominates Developer installed fences and allotment specific fencing which the Buyer must install.

19.1 Side and rear fencing

To be constructed of capped vertical butted timber palings to a height of 1.8m.

19.2 Return Fencing

To return to the sides of the dwelling a minimum 1.0m from the adjacent building line and be the same height as the side fencing. Must be painted or stained to match the facade.

19.3 Secondary Frontages

1.8m High Feature Fence- Semi-Permeable soft wood pine timber fence battens, painted Dulux Monument. Landscape planting combined with some articulation is encouraged where possible.

19.4 No solid colorbond fencing - unless approved under the Council Approved POD and Bushfire Management Plan.

Standard Fence



20 Sloping Land

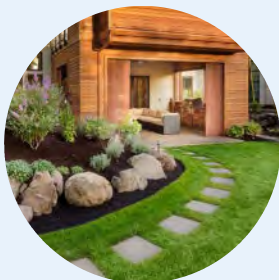
- 20.1 A well designed home on a sloping lot should have minimal excavation work and where applicable attractive retaining walls.
- 20.2 Undercroft areas visible from the primary and secondary streets must be screened. This may be achieved through battening, landscaping or a combination of both.
- 20.3 Advice should be sought from building designers experienced in a wide range of slope sensitive designs.
- 20.4 Where a site excavation is required, it should be minimised where possible.
- 20.5 We strongly recommend the use of batters to any site cut with consideration of landscaping options, as this is more visually pleasing.

21 Retaining Walls

- 21.1 Unless otherwise approved by the DRC, the maximum permissible height for retaining walls visible to the public is 600mm or may extend to 1200mm when terraced with a 500mm planted garden bed between the retaining walls.
- 21.2 Retaining walls to all street frontage must be constructed from architecturally aesthetic materials.
- 21.3 Retaining walls constructed by the Developer are not permitted to be altered or removed.
- 21.4 Unpainted timber sleepers are not permitted unless they are of a high architectural quality.
- 21.5 Unfinished concrete walls/blocks are prohibited.

22 Landscaping

- 22.1** Landscaping plays an integral part in assisting to soften the built form of the streetscape. It is also a useful element in providing privacy screening and shade during summer. The selection of planting should be appropriate for the conditions of placement, such as orientation, solar access and the topography of the land. Careful landscape and plant selection should minimize the need for garden watering.
- 22.2** Front landscape designs must be submitted at time of developer approval application. Failure to submit landscape plans will prevent an approval being issued. Hand drawn plans are acceptable.
- 22.3** Front landscaping must be completed within 12 weeks of house completion. This includes turfing and planting.
- 22.4** Impermeable hard surface areas must not exceed 40% of the front garden area including driveways and pathways;
- 22.5** A minimum softscape area of 60% of the total front garden area is to be installed. At least 30% of the softscape area must consist of planted garden bed. A minimum of one canopy tree with a minimum mature height of 2m must be included in the front landscaping.
- 22.6** Garden beds must be mulched and mulch must be of natural colour.
- 22.7** Artificial turf is not permitted forward of the front fence.
- 22.8** It is the responsibility of the allotment owner to establish and maintain turf on nature strips.
- 22.9** Letterboxes are required to be constructed in accordance with Australia Post standards and must be designed to match the dwelling, using similar materials and colours. Metal letterboxes on metal posts are not permitted. Must be erected prior to occupancy permit.
- 22.10** Garden sheds must be separated from the main dwelling and located to the rear of the lot.



23

Services

- 23.1 Ancillary items are not permitted to be visible to the main street frontage or secondary frontage or any public open space. These items include Hot Water Services, Ducted Heating Unit, Rainwater Tanks, Clothes Lines, Sheds and Rubbish Bins.
- 23.2 Roof mounted satellite dishes and TV aerials are to be located to the rear of the dwelling.
- 23.3 Air conditioning units are to be located away from public view and must be located below the ridge line.

24

National Broadband Network

- 24.1 Tillerman will provide infrastructure to enable telecommunication providers to install cabling. All homes constructed at Tillerman must include conduits, cabling and housing and comply with NBN Co Limited Building Ready Specifications.

25 Construction Management

- 25.1 During the construction of your dwelling, the builder must install a temporary fence and ensure that all rubbish and building waste is contained within the allotment. Regular rubbish removal must be carried out and any waste bins must be covered to prevent wind-blown matter.
- 25.2 Street trees and nature strips must be protected. Damage to nature strips, paths, kerbs and street trees caused during the dwelling construction is solely the responsibility of the lot owner and their builder, and any rectification required will be invoiced to the lot owner.
- 25.3 Nature strips must be maintained at all times including weed eradication and mowing.



26 Sustainability & Efficient Living

- 26.1 The DRC supports and encourages all efforts made to reduce a household's impact on the environment, particularly by limiting the overall energy and water consumption of the household.
- 26.2 For additional guidance please refer to the Sustainable Living Education Pack.
- 26.3 Designing, building and living in a more sustainable house has numerous long term financial health and comfort related benefits. Environmentally conscious homes also reduce impact on the wider environment and community.

Passive Solar Design

Solar Access and House Orientation

- 26.4 Aim to orientate your living rooms and kitchen towards north to capture more natural day light. This strategy will reduce your need to use electricity for lighting. Naturally bedrooms are a lower priority when it comes to needing daylight.

Shading

- 26.5 By using sufficient shading on the northern side, preferably using eaves, you can let sun light inside in winter but keep the heat out in summer. Eaves let the lower winter sun inside and keep the higher tracking summer sun out. Aim to shade your eastern and western facing walls and windows where possible. Eaves are recommended for all sides of your home for shading and some protection from wind and rain.



Windows

- 26.6 Use larger windows on the northern side of the house to let winter sunlight in but use optimal shading above them. Minimise windows and their sizes on the east and west as these are harder to shade and will expose rooms to more heat in summer.

Colours

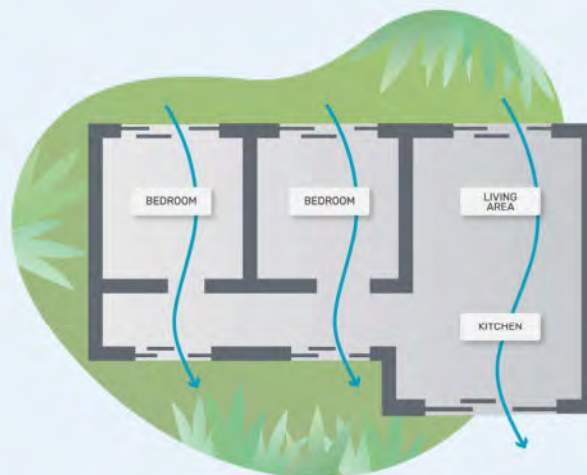
- 26.7 Since lighter colours tend to reflect rather than absorb heat, aim to use a lighter coloured roof and internal walls. This strategy will reduce heat gain and hence your summer cooling bills.

Insulation

- 26.8 Ensure you insulate roof spaces and walls well to significantly reduce greenhouse gas emissions and power bills.

Ventilation

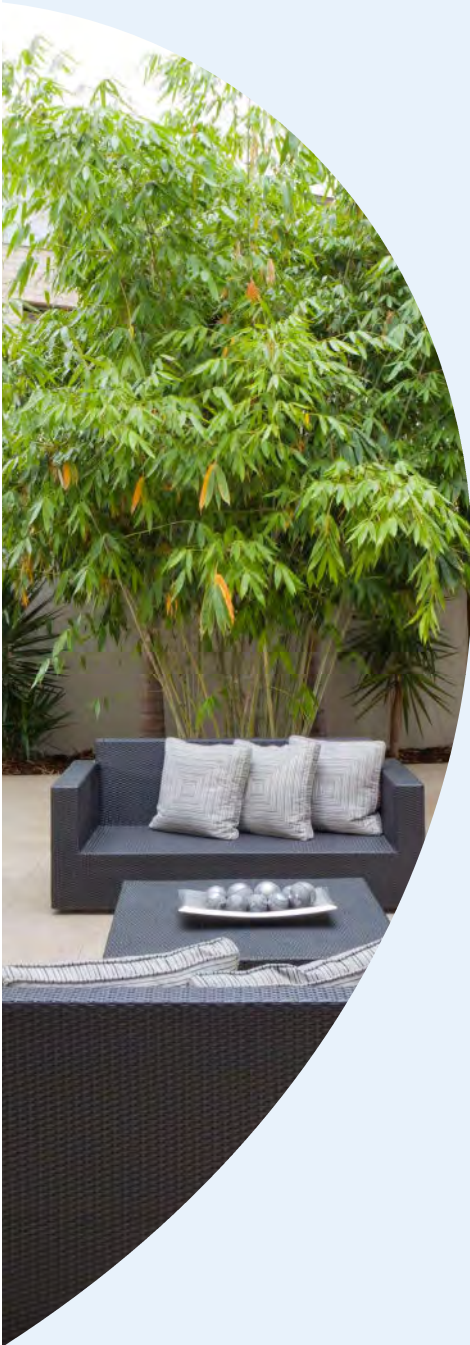
- 26.9 Position your windows to encourage cross ventilation, as air slows down if it has to travel around corners or cannot exit on thru the other side.



- 26.10 Use skylights with ventilation capabilities in bathrooms. Skylights can light a room during daylight hours for free and make it too sunny for mould to accumulate.

- 26.11 Use active ventilation systems to ventilate roof spaces.

- 26.12 Install ceiling fans in living areas and bedrooms



Energy

26.13 Hot water heating, air conditioning and appliances, refrigeration and lighting contribute the most to household energy bills so aim to:

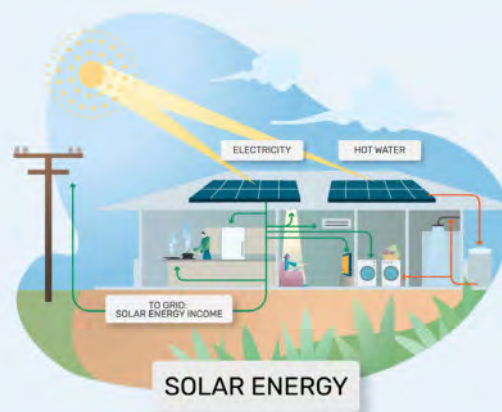
- Preference appliances with higher Star ratings such as TVs, refrigerators, dishwashers, washing machines and computer monitors.
- Use efficient LED lights. Halogen and most other light are relatively inefficient and add heat to a room.
- If you wish to go beyond the National Construction Code minimum for Thermal Performance (for example 6.0 Stars), improve your design and aim for a 'thermal performance energy rating' of 6.5 to 8 Stars using an accredited NatHERS energy assessor to reduce your bills and increase your comfort.

Natural Gas

26.14 You may connect your house to bottled gas for uses such as cooktop/oven cooking, heating and hot water boosting/heating. Using gas instead of coal-fired power station electricity can reduce greenhouse gas emissions, especially if you do not have renewable (roof top solar) energy.

Renewable Energy

26.15 By installing a rooftop solar photovoltaic (PV) energy system your home can generate electricity during the day which is better for the environment and will reduce your energy bills. Consider a 3kW to 9kW solar energy system for your roof, especially as most cars in the future will be electric and could be charged using your cheaper solar electricity. Aim to install a Solar PV system on your north, east and/or west facing roofs. A north facing pitch of around 22 to 28 degrees is optimal.



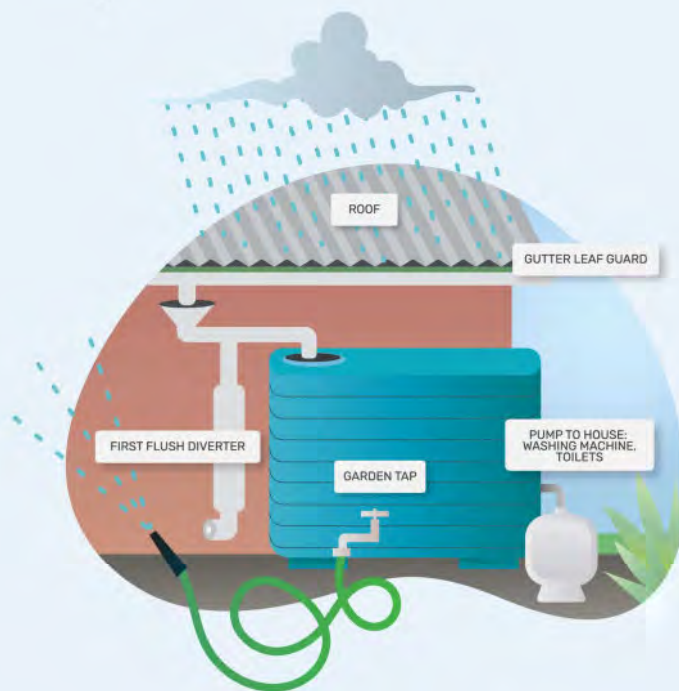
Materials

26.16 Aim to preference materials that have a lower impact such as those with independent certifications or made from natural materials. Aim to avoid materials that contain volatile organic compounds (VOC), such as many paints, finishes and adhesives which can cause irritation and allergies and impact poorly on your health.

Water

Rainwater

26.17 You may install a rainwater tank and harvest free rain from your rooftops. Rainwater can be connected to your toilets and washing machine or used for watering your garden which can reduce your water bills.

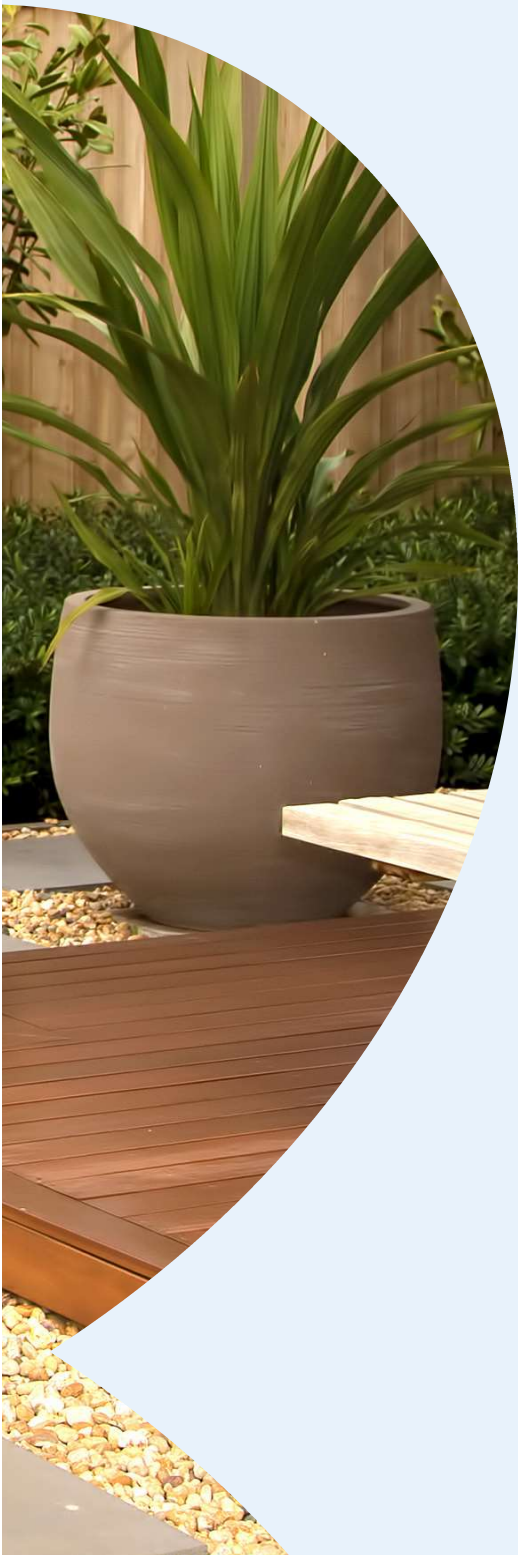


26.18 To be water efficient aim to:

- Use water efficient showerheads with a minimum 3 Star Water Efficiency Labelling Scheme (WELS) rating.
- Install Water efficient toilets with 4+ Star WELS rating.
- Purchase dishwashers with 4+ Star WELS rating.

Waste Reduction

26.19 Builders can recycle at least 80% of all construction waste.



Flora and Fauna

26.20 Beyond growing plants for food production, aim to install mainly endemic native plant species as they will adapt to local climate conditions and survive summer and winter conditions better than introduced species. Local species will also require less or no watering and provide native birds and animals with food they need to survive.

Front Landscape

26.21 Aim to landscape at least your front yard with native vegetation or grass as this will keep your house cooler in summer. Avoid planting tree species near your home that will grow tall and shade solar energy panels on your roof or drop leaves onto your roof or gutters.



APPENDIX A

Council Approved Plan of Development

BUSHFIRE MANAGEMENT PLAN

LOGAN CITY COUNCIL

APPROVED DOCUMENT

This is an approved document for Development Application

COM/36/2021



Lot 3 on RP137533

133 - 159 Park Ridge Road, Park Ridge

Client Reference: 004.08.21



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 May 2021.

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

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DOCUMENT CONTROL

Bushfire Management Plan

Client: HB Land Pty Ltd

Client Reference: 004.08.21

Project: RoL and MCU

Site Location: 133 - 159 Park Ridge Road, Park Ridge

Version	Date	Status	Changes	Author	Approver
Rev 0	6.08.2021	Final Report		AH	AH

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1.0 Introduction

This Bushfire Management Plan (BMP) is prepared in support of a development application to Logan City Council (LCC) for the subdivision of Lot 3 on RP137533 (the “Subject Lot”) into one hundred and seventy three (173) residential Lots, two (2) commercial lots, two (2) detention basins, a park and one Balance Lot (Lot 804).

Logan City Council (LCC) bushfire hazard overlay mapping classifies part of the Subject Lot and adjacent Lots to the west as “bushfire prone area” (BPA). The hazard mapping is based on Queensland Government State Planning Policy (December 2013, latest version July 2017) accompanied by *A new methodology for State-wide mapping of bushfire prone areas in Queensland* (CSIRO 2014).

The designation by Council of land being “bushfire prone” has two main implications:

1. It requires the production of a Bushfire Management Plan which complies with the Planning Scheme (in this case Part 8.2.3 (Bushfire Overlay Code) of the Logan City Plan 2015).
2. It 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*.

This Bushfire Management Plan demonstrates compliance with Councils Planning Scheme. It objectively determines the nature and severity of potential worst case wildfire in the area, and develops risk mitigation measures to be used in combination with established construction needs in accordance with AS3959-2018. It is the implementation of all these protection measures in combination, that demonstrates the viability and conformance of the proposed development in the development application process.

2.0 Site and Development Description

2.1 Property Description

Site ID:	Lot 3 on RP137533. Parish of Moffatt, County of Ward.
Current address of property:	133 – 159 Park Ridge Road, Park Ridge QLD 4125.
Local Government Area:	Logan City Council.
Total Area:	21.164ha
Zoning:	Emerging Community.

2.2 Proposed Development

The proposed development is to realign the Subject Lot into one hundred and seventy three (173) residential Lots, two (2) commercial lots, two (2) detention basins, a park and one Balance Lot (Lot 804) of 5 943m².

2.3 Site Location and Layout



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

Located on the southern side of Park Ridge Road, the site abuts areas of dry sclerophyll forest to the west, with a fragment of unmanaged forest to the northwest, also within 100m of the site.

Potential fire run lengths are not extensive, and available fuel loads within retained hazard areas are limited.

The Balance Lot will be maintained in a low hazard state by slashing until such time as it is developed as part of a separate development application.

Figure 2 shows the proposed subdivision in detail.

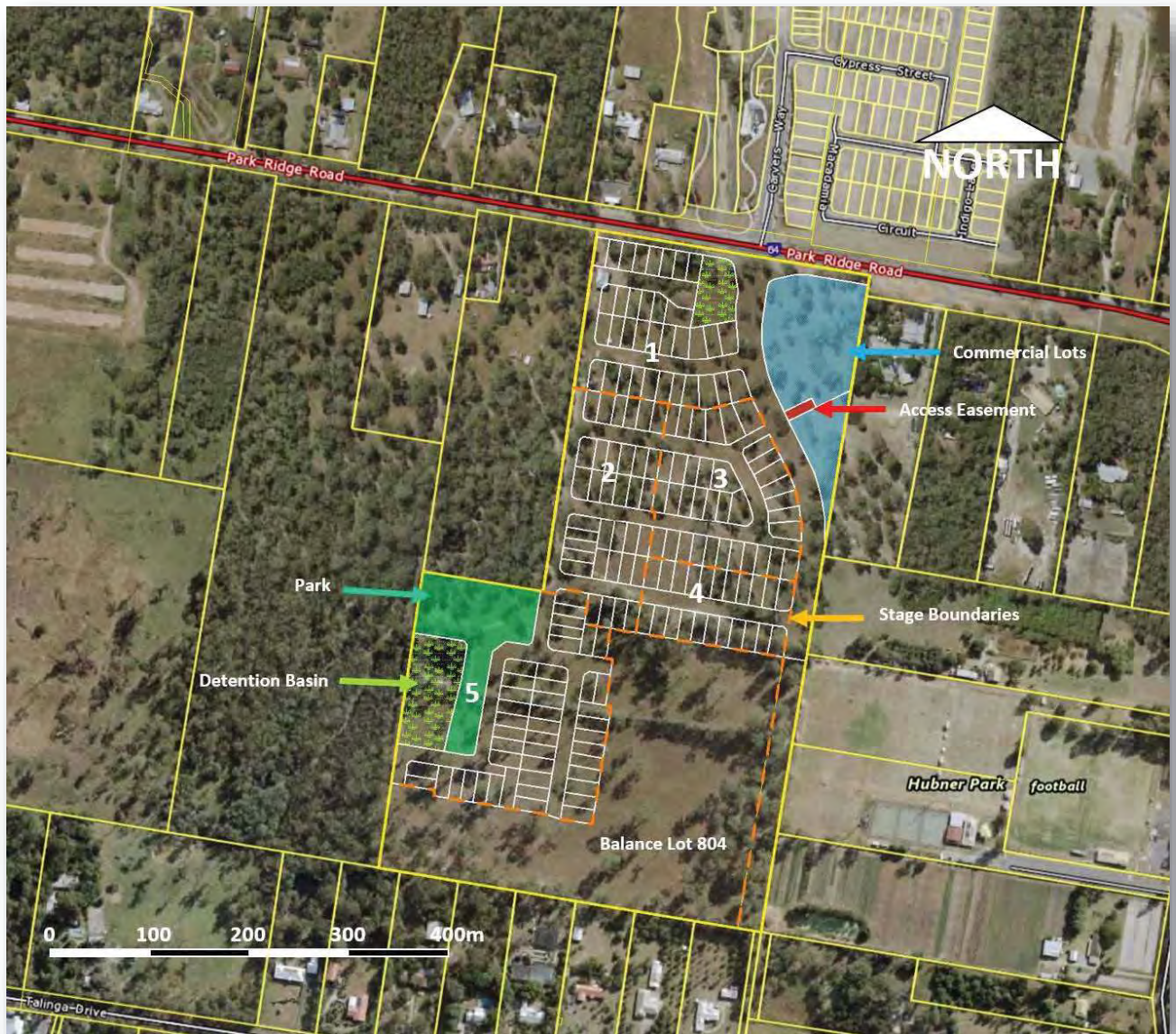


Figure 2. Proposed subdivision in 5 Stages with Balance Lot 804.

The site is within approximately 5km by road of the nearest Queensland Fire and Emergency Services (West Logan Fire Station).

3.0 Bushfire Hazard Assessment

3.1 Bushfire hazard classification

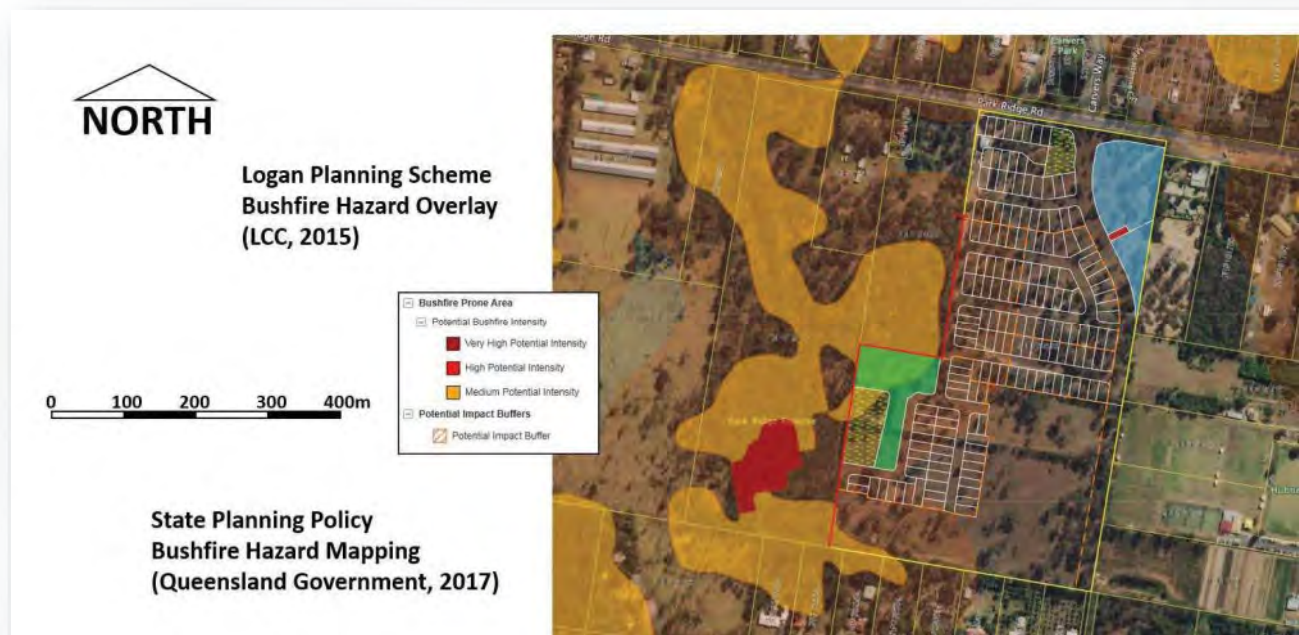


Figure 3. Council and latest State bushfire hazard mapping

“Bushfire Prone Area” (BPA) is defined under Section 12 of Building Regulation 2006 and the BCA as an area **identified as such by Local Government**, in this case using the methodology specified in *A new methodology for State-wide mapping of bushfire prone areas in Queensland* (CSIRO 2014). Logan City Council Policy 6 (Management of Bushfire Hazard) Part 2.1 outlines the requirement for a bushfire hazard assessment report based on such methodology in order to validate the bushfire hazard overlay mapping above.

It is argued that the purpose of Logan City Council Policy 6 (Management of Bushfire Hazard) Part 2.1 is ultimately to establish simply whether the site and bushland interface is BPA or not. This does not warrant a separate extensive report as inferred by Part 2.1.3, which would add complexity and cost to the process without achieving any more value than is achieved by the clear and concise approach taken by this BMP. This BMP achieves the same validation by stepping through Sections 3 (evidencing vegetation, fuel loads, slope, separation distances) and carrying this data forward to Section 6 (Fire weather characteristics and calculated fire parameters, based on the same (CSIRO) methodology). In the process it validates the future BPA status of the potential hazard interface along the western boundary of the site, and to the northwest, north of Park ridge Road.

The BCA calls up AS3959-2018 as providing “Deemed to Satisfy” construction levels for Class 1, 2 and 3 buildings constructed in bushfire prone areas. AS3959-2018 specifies building implications within 100m of designated bushfire prone land, or more strictly speaking, within 100m of intact, classified vegetation (50m in the case of grassland). This BMP establishes Bushfire Attack Levels (BALs) for the built environment on the site, using a combination of Methods 1 and 2 approach under AS3959-2018.

3.2 Vegetation Assessment, Slope and Separation Distances from Proposed Development

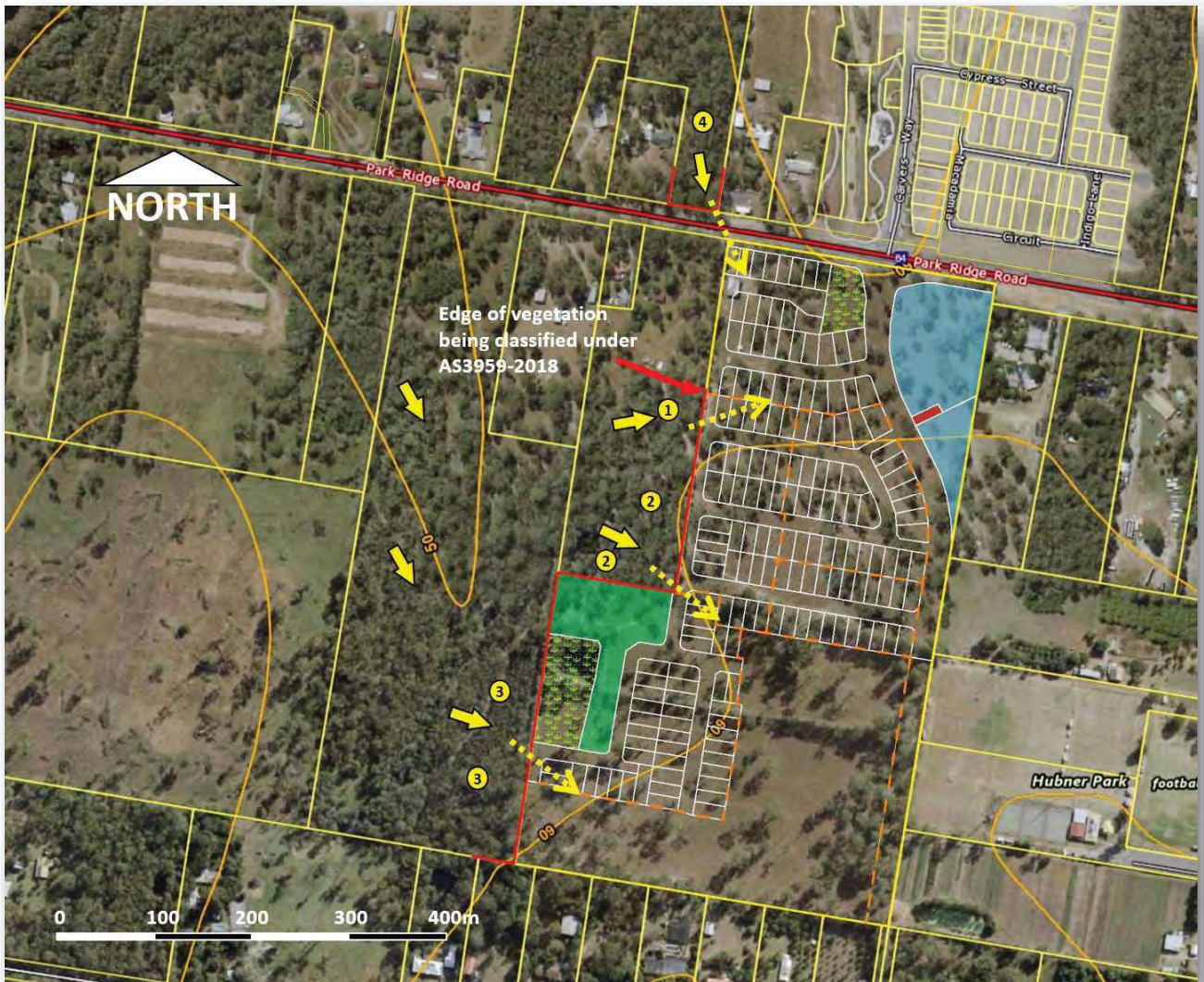


Figure 4. Fuel Zones Assessed Contours shown are 10m.

Figure 4 shows the fuel areas assessed. The vegetation type is "Forest".

The effective slope beneath vegetation being classified is taken as 0° for all Fuel Areas, with the final 60m of the fire run lengths being flat.

Section 6 objectively calculates and determines the potential nature and severity of bushfire attack more thoroughly. This serves as a basis for determining the construction and other bushfire protection measures outlined in this BAL Assessment.

Fuel assessments were undertaken using the Overall Fuel Hazard Assessment - DSE Victoria (Oct 2010), although the fuel values applied to fire modelling in Section 6.3 are taken from the Queensland Government (QFES) dataset, as required under AS3959-2018.

3.3 Fuel Accumulation Assessment – Fuel Area 1



Figure 5. Fuel Accumulation Assessment – Fuel Area 1

Fuel hazard estimate	Assessment according to Hines et al 2010		
Date: 4 th May 2021			
Layer	Rating	Description / Comments	Equivalent fuel load t/ha
Surface and near surface	Moderate	Moderate litter bed 20 mm with moderate NS fuels including <i>Paspalum sp</i> , <i>Lomandra sp</i> and Giant Rats Tail Grass.	6 - 8
Elevated	Moderate	Canopy recruiters, <i>Acacia sp</i> with <i>Lantana camara</i> . Brush against vegetation occasionally. Fuel throughout layer.	2
Bark	Low	Generally low bark hazard <i>C.intermedia</i> , <i>E.siderophloia</i> .	0
Overall rating	Moderate		8 - 10t/ha

Table 1. Fuel Assessment Fuel Area 1.

Fuel Area 1 is disturbed, degraded and fragmented, however a precautionary approach is taken assuming that regeneration occurs consistent with Area 2. The predominant vegetation community is Regional Ecosystem (RE) 12.3.1 for which State Government attributes a default value for total available fuel load of 16t/ha (13.8t/ha of which is Surface and Near surface fuel). These values have been applied to site specific fire modelling under Method 2 of AS3959-2018, in Section 6.3 of this Plan.

3.4 Fuel Accumulation Assessment – Fuel Area 2



Figure 6. Fuel Accumulation Assessment – Fuel Area 2

Fuel hazard estimate	Assessment according to Hines et al 2010		
Date: 4 th May 2021			
Layer	Rating	Description / Comments	Equivalent fuel load t/ha
Surface and near surface	Moderate	Moderate litter bed 20 mm with moderate NS fuels including <i>Aristida sp</i> , <i>Cymbopogon sp</i> , <i>Gahnia sp</i> , <i>Lomandra sp</i> .	8 - 10
Elevated	Moderate	Canopy recruiters, <i>Acacia sp</i> , <i>Casuarina sp</i> with <i>Lantana camara</i> . Brush against vegetation occasionally. Fuel throughout layer.	2
Bark	Moderate	Some papery barks (<i>L.suaveolens</i>) otherwise generally low bark hazard <i>C.intermedia</i> , <i>E.siderophloia</i> .	1
Overall rating	Moderate		11 - 13t/ha

Table 2. Fuel Assessment Fuel Area 2.

The predominant vegetation community in Area 2 is Regional Ecosystem (RE) 12.3.1 for which State Government attributes a default value for total available fuel load of 16t/ha (13.8t/ha of which is Surface and Near surface fuel). These values have been applied to site specific fire modelling under Method 2 of AS3959-2018, in Section 6.3 of this Plan.

3.5 Fuel Accumulation Assessment – Fuel Area 3



Figure 7. Fuel Accumulation Assessment – Fuel Area 3

Fuel hazard estimate	Assessment according to Hines et al 2010		
Date: 4 th May 2021			
Layer	Rating	Description / Comments	Equivalent fuel load t/ha
Surface and near surface	High	High litter bed 20 mm with moderate NS fuels including, <i>Gahnia sp</i> , <i>Lomandra sp</i> and sedges.	11 - 12
Elevated	Moderate to High	Canopy recruiters, <i>Acacia sp</i> , <i>Casuarina sp</i> with <i>Lantana camara</i> . Brush against vegetation occasionally. Fuel throughout layer.	3
Bark	Moderate	Some papery barks (<i>M.quinquinervia</i>) otherwise generally low bark hazard <i>C.intermedia</i> , <i>E.seeana</i> , <i>E.racemosa</i>).	1
Overall rating	High		15 - 16t/ha

Table 3. Fuel Assessment Fuel Area 3.

The predominant vegetation community in Area 3 is Regional Ecosystem (RE) 12.3.1 for which State Government attributes a default value for total available fuel load of 16t/ha (13.8t/ha of which is Surface and Near surface fuel). These values have been applied to site specific fire modelling under Method 2 of AS3959-2018, in Section 6.3 of this Plan.

3.6 Fuel Accumulation Assessment – Fuel Area 4



Figure 8. Fuel Accumulation Assessment – Fuel Area 4

Fuel hazard estimate	Assessment according to Hines et al 2010		
Date: 4 th May 2021			
Layer	Rating	Description / Comments	Equivalent fuel load t/ha
Surface and near surface	High	High litter bed 30 mm with moderate NS fuels including <i>Aristida sp</i> , <i>Cymbopogon sp</i> , <i>Gahnia sp</i> , <i>Imperatur sp</i> .	10 - 11
Elevated	Moderate	Canopy recruiters, <i>Acacia sp</i> , with <i>Lantana camara</i> . Brush against vegetation occasionally. Fuel throughout layer.	2
Bark	Low	Generally low bark hazard <i>C.intermedia</i> , <i>E.siderophloia</i> , <i>C.citriodora</i> , <i>A.leiocarpa</i> .	0
Overall rating	Moderate		12 - 13t/ha

Table 4. Fuel Assessment Fuel Area 4.

The predominant vegetation community in Area 4 is Regional Ecosystem (RE) 12.3.1 for which State Government attributes a default value for total available fuel load of 16t/ha (13.8t/ha of which is Surface and Near surface fuel). These values have been applied to site specific fire modelling under Method 2 of AS3959-2018, in Section 6.3 of this Plan.

4.0 Site constraints and environmental values which may limit mitigation options



Vegetation Management Supporting Map

Legend

- Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category A or B area under Section 20AH
These areas are edged in yellow and filled with the remnant RE Status
- Category C area containing endangered regional ecosystems
- Category C area containing of concern regional ecosystems
- Category C area that is a least concern regional ecosystem
- Category C area under Section 20AI
These areas are edged in purple and filled with the remnant RE Status
- Non Remnant



Figure 9. Regional Ecosystem (RE) Mapping

Figure 9 shows the location of the proposed development location in relation to vegetation mapped by The Queensland Department of Natural Resources, Mines and Energy (DNRME) as “Of Concern” RE 12.3.11 west of the site, and site assessment of adjacent vegetation supports its classification as RE12.3.11.

DNRME provides the following Description and recommended fire guidelines for the vegetation communities mapped.

Regional Ecosystem	Description	Fire Guidelines
RE 12.3.11 Of Concern	<p>Open-forest to woodland of <i>Eucalyptus tereticornis</i>, <i>E. siderophloia</i> and <i>Corymbia intermedia</i>. <i>Corymbia tessellaris</i>, <i>Lophostemon suaveolens</i> and <i>Melaleuca quinquenervia</i> frequently occur and often form a low tree layer. Other species present in scattered patches or low densities include <i>Angophora leiocarpa</i>, <i>E. exserta</i>, <i>E. grandis</i>, <i>C. trachyphloia</i>, <i>C. citriodora</i>, <i>E. latisinensis</i>, <i>E. tindaliae</i>, <i>E. racemosa</i>, <i>Melaleuca sieberi</i> and <i>M. viridiflora</i>. <i>E. seeana</i> may be present south of Landsborough. Occurs on Quaternary alluvial plains and drainage lines along coastal lowlands. Rainfall usually exceeds 1000mm/y (BVG1M: 16c)</p> <p>Vegetation Hazard Class (VHC) 16.1 Potential Available Fuel Load 16t/ha</p>	<p>OPTIMAL FIRE SEASON: Summer to late-autumn.</p> <p>INTENSITY: Low.</p> <p>INTERVAL: 3-6 years.</p> <p>STRATEGY: Aim to burn 40-60% of any given area. Spot ignition in cooler or moister periods encourages mosaics.</p> <p>ISSUES: Control of weeds is a major focus of planned burning in most areas. Maintain ground litter and fallen timber habitats by burning only with sufficient soil moisture. Burning should aim to produce fine scale mosaics of unburnt areas.</p>

Table 5. Regional Ecosystems Descriptions and Fire Guidelines

Cooperation of multiple land owners and suitably prepared fire trails are required for successful planned burning to occur, and without any fire lines in place this is unlikely to occur. Planning has to be based on fuel levels reaching a long term maximum stable state, coinciding with ignition under worst case foreseeable fire weather conditions.

The significance of regional ecosystem mapping relates to the importance with which State and Local Government regard the protection of remnant vegetation.

4.1 Fire History and Frequency

This study found several indicators of prior fire, dating back more than 15 years. Recurrence of fire at some time has to be regarded as possible, potentially coinciding with maximum fuel accumulation and worst case fire weather conditions.

5.0 Specific risk factors associated with the development proposal

5.1 Nature of activities anticipated on site

Normal residential activities are anticipated to occur in the area. This includes the potential inclination of juveniles and others to instigate ignition in various forms. The number of fire incidents expected by QFES varies in direct proportion to the numbers of people present. The proposed development adds to the number of people living in the area and or potential sources of ignition, however this Plan serves to reduce risk to levels that should be considered acceptable.

5.2 Numbers of people likely to be present

The proposed development adds to the number of people living in the area or likely to cause ignition, however protection measures required under this plan serve to reduce risk to levels that should be deemed acceptable.

6.0 Nature and Severity of Potential Bushfire Attack

6.1 Bushfire season and Fire Weather

The “typical fire season” in this area peaks between September and November. The predominant winds in the area are south easterly, however during the fire season, hot gusty westerlies of over 30 kph can be expected, with Relative Humidity falling to 10% and less. Temperatures on these days can climb over 35°C, and for two or three days a year, fire weather conditions equivalent to FDI levels of around 60 can be anticipated. (Note that this is in contrast to the value of 40 which Queensland is currently using in the recently revised AS3959 - 2018).

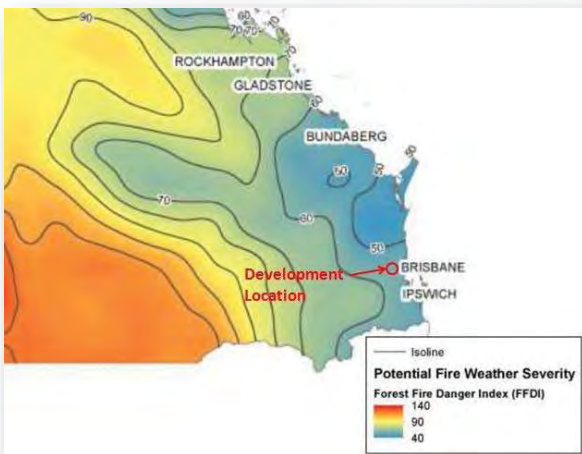


Figure 10. State Government revised FDI values to FDI 60 for the area involved. (CSIRO, 2014).
A FDI value of 55 is currently being applied to the Brisbane area.

6.2 Anticipated direction of bushfire attack

Unplanned “wildfire” attack is possible from the west, as indicated in Figure 4, a direction that is aligned with worst case fire weather conditions for the region.

Bushfire attack comes in a number of forms: direct flame, radiant heat, embers, smoke and wind. Research shows that over 80% of houses lost to bushfire in Australia can be attributed to ember attack, within 100m of bushland.

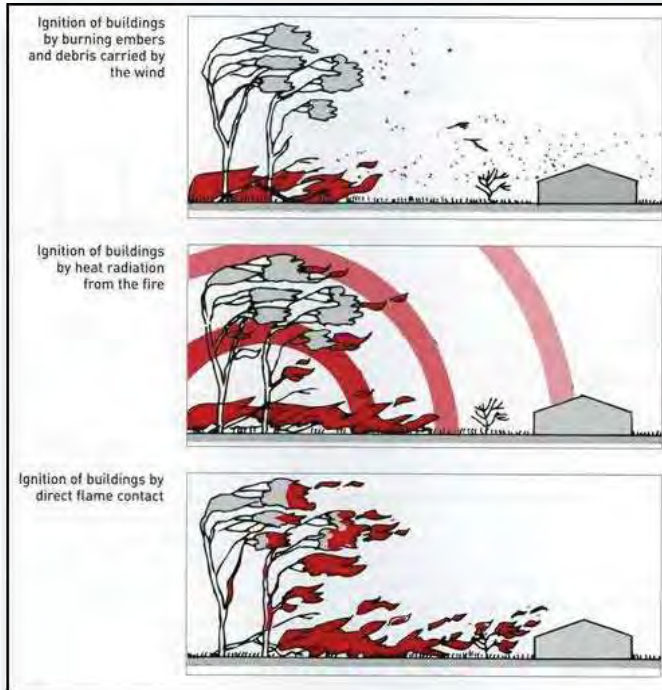


Figure 11. Main Bushfire Attack mechanisms (Image courtesy of Ramsay & Rudolf, 2003)

6.3 Anticipated severity of bushfire attack

Values for vegetation type, fuel load and slope are carried forward to Table 6, to predict the key fire parameters for the main design fire scenarios.

Fire Scenario – Areas 1 to 4 Method 2 AS3959-2018 FDI 55 Forest @ 13.8/16t/ha. Effective Slope under vegetation 0° Flat	Fire Scenario – Areas 1 to 4 Method 1 AS3959 – 2018 FDI 40 Forest Effective Slope under vegetation 0° Flat
Fire Intensity (Byram, 1959) 7 529kW/m (“MEDIUM”)	
Rate of Spread (Noble et al, 1980) 0.91kph	
Flame Height (modified Mc Arthur V equation, NSW RFS 2001) 7.84m	
Flame Width 100m	
Elevation of Receiver 2.4m	
BAL FZ within <7m of intact unmanaged vegetation BAL 40 from 7 - <9m BAL 29 from 9 - <14m BAL 19 from 14 - <20m BAL 12.5 from 20 – <100m	BAL FZ within 10m of intact unmanaged vegetation BAL 40 from 10 - <13m BAL 29 from 13 - <20m BAL 19 from 20 - <28m BAL 12.5 from 28 – <100m

Table 6. Calculated values for potential bushfire characteristics, and methods used.

The radiant heat flux values are compared as Bushfire Attack Levels (BALs) in Table 6 and Figure 12. The predicted fireline intensity for the forested areas is in the “Medium” range as indicated in State and Council bushfire hazard mapping.

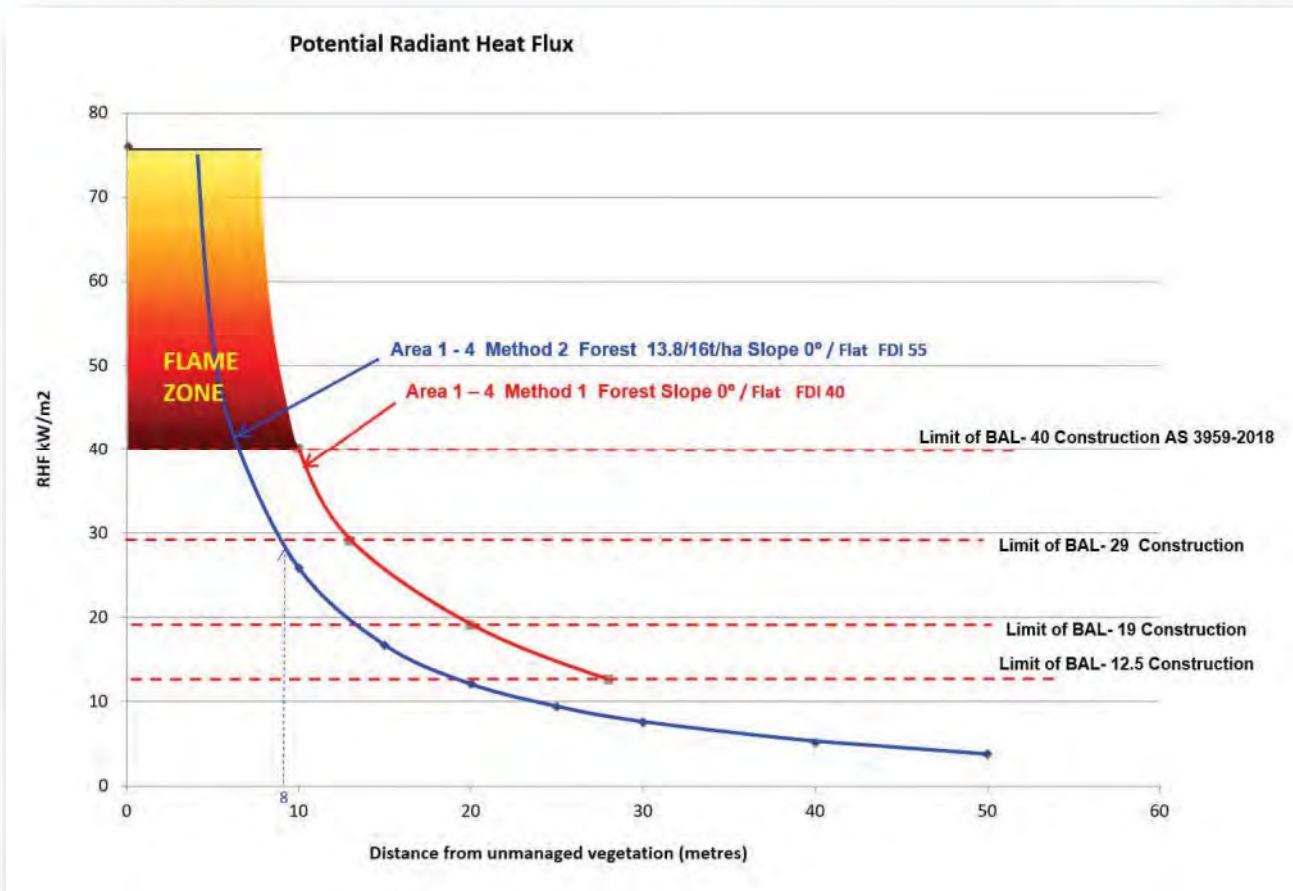


Figure 12. Radiant Heat Flux Predicted by Methods 1 and 2.

Site specific fire modelling in accordance with Method 2 of AS3959-2018 predicts lesser radiant heat flux (RHF) values than Method 1.

With a minimum setback of 8m from adjacent areas of forest vegetation BAL 29 construction under AS3959-2018 is not exceeded. BAL contours for the site are shown in Figure 14.

The significance of the radiant heat flux levels discussed is shown below in Table 7.

Radiant Heat Flux (kW/m ²)	Likely Effects
> 40 - 110	Flame Zone. Even the strongest toughened glass fails.
29 - 40	Latest technology in toughened glass may survive. Most will not. Timber ignites without pilot flame. Limit of BAL-40 Construction AS3959 - 2009.
29	Ignition of timbers without piloted ignition (3 minutes exposure) during the passage of a bushfire. Most types of toughened glass could fail. Limit of BAL-29 Construction AS3959 - 2009.
19	Screened float glass could fail during the passage of a bushfire. Limit of BAL-19 Construction AS3959 - 2009.
12.5	Standard float glass could fail during the passage of a bushfire. Limit of BAL-12.5 Construction AS3959 - 2009. Some timbers can ignite with prolonged exposure and with pilot ignition sources (eg embers)
10	Critical conditions. Firefighters not expected to operate in these conditions. Considered life threatening in under a minute in protective equipment. Fabrics inside a building could ignite spontaneously with long exposures.
7	Likely fatal to unprotected persons after exposure of several minutes.
4.7	Extreme conditions. Firefighter in protective clothing will feel pain after 60 seconds exposure.
3	Hazardous conditions. Firefighters expected to operate for a short period (10 minutes).
2.1	Unprotected person will feel pain after 1 minute exposure - non fatal.

Table 7. Significance of various RHF levels (Source: NSW RFS, 2006)

7.0 Bushfire Protection Measures in Combination



Figure 13. Bushfire Planning Measures in Combination (Source: NSW RFS, 2006)

Figure 13, taken from *Planning for Bushfire Protection* (NSW Rural Fire Service, 2006) illustrates that there are other factors and measures which need to be integrated to mutually support one another to provide protection against bushfire.

Simply removing the hazard (bushland) is one possible way of removing risk to life and property, but this approach is not desirable. The safety of life and property can be achieved whilst retaining the natural amenity and value of bushland areas, provided these integrated bushfire protection measures are applied.

7.1 Building Construction and Design

Section 6.3 and Table 7 and Figure 12 show the BAL ratings for future dwellings on new lots.

BAL contours derived from this data are plotted in Figure 14.

Any Class 10a structure built within 6m of any dwelling shall be constructed in accordance with AS3959-2018.



Figure 14. BAL Contours for future dwellings and associated Class 10a structures.

The Balance Lot 804 will be maintained in a Low hazard state by routine slashing until such time as it becomes developed.

7.2 Asset Protection Zones and Landscaping

Asset protection zones provide the most strategically valuable defense against radiant heat and flame, and to a lesser extent embers. The relationship between radiant heat level and distance is not linear, as shown in Figure 12. The function of the Inner Protection Area (IPA) is to distance the Asset from Flame and Radiant Heat. The Outer Protection Area (OPA) separates ground fuels from canopy fuels, causing canopy fires to collapse and become ground fires.

- Plants retained in or introduced into the IPA should be selected based on low combustibility, by virtue of high moisture content, low volatile oil content, high leaf mineral levels, large fleshy leaves, absence of shedding bark.
- Plant arrangement is just as important as low combustibility. Plants should be placed so as to minimize either vertical or horizontal connectedness of plant material. Appendix 1 provides examples of less hazardous native plant species.
- Combustible vegetation shall not be allowed to come into contact with combustible parts of buildings.
- Trees should not be allowed to directly overhang roof lines.
- Regular yard maintenance should be undertaken to remove available fine fuels and debris, particularly throughout the fire season.

The entire unbuilt portion of all residential Lots will be maintained as IPA.

An Outer Protection Area involves removal of the understorey so as to deprive an advancing fire front of its fuel continuity, and thereby collapsing the fire front. In this case the APZ around buildings will be maintained as IPA.

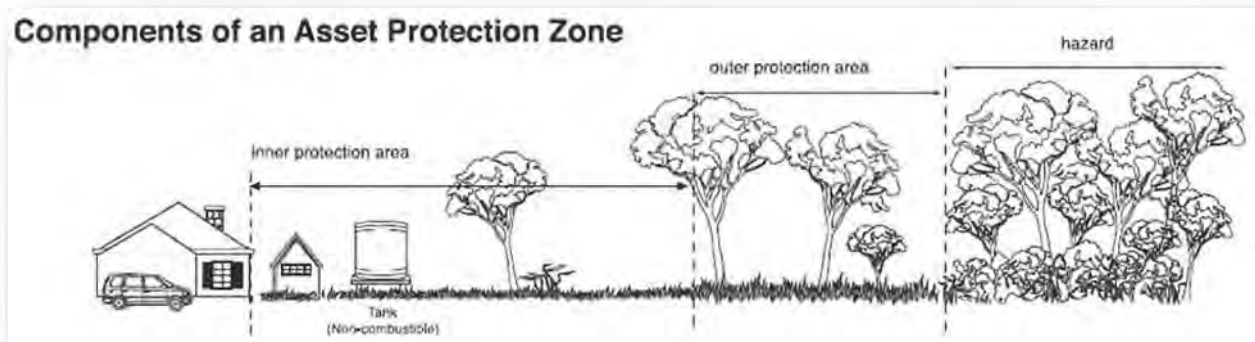


Figure 15. Components of an Asset Protection Zone (APZ)

The detention basins shall be constructed and maintained in a low hazard state (refer to Figure 16).



Figure 16. Detention basins managed in a low hazard state.

The Balance Lot 804 will be maintained in a Low hazard state by routine slashing until such time as it becomes developed.

7.3 Access and Egress Management

The site is within approximately 5km by road of the nearest Queensland Fire and Emergency Services (West Logan Fire Station).

Access and egress for fire fighters will be provided in accordance with the Queensland Fire and Emergency Services Guideline (*Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots, 2015*). The guideline is attached as Appendix 2.

Access and egress is available along safe routes across the eastern side of the site.

Access to all sides of the buildings shall be preserved free of obstructions for fire fighters on foot.

Obstructions on the access road verges should be prevented.

7.4 Water Supplies and Utilities

Water supply for the development will be connected to Council mains reticulated supply, with existing hydrants installed in accordance with AS2419.1 – 2005, and with volumes and pressure under the control of Council water utilities provider. . Fire fighting water supply and fire hydrants will be provided in accordance with the Queensland Fire and Emergency Services Guideline (*Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots, 2015*).

Electricity supply to the site shall be supplied underground.

Any reticulated or bottled gas shall be installed and maintained in accordance with AS1596 – 2002. Metal piping is to be used. Any fixed LPG tanks shall be kept clear of flammable materials, and located on the non hazard side of the building. Any gas cylinders which need to be kept close to a building shall have release valves directed away from the building. Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.

7.5 Fire Fighting and Emergency Management Arrangements

The development will be serviced by the proposed new road and driveways for Emergency Services use.

Obstructions to access across the site and to the rear of buildings should be avoided.

Lot owners shall be made aware of the existence of this Plan, and their need to comply with the relevant provisions, in particular building construction, APZ maintenance, optimizing access around buildings and emergency response preparations.

Occupants shall decide on their Stay and Defend / or Go Early strategy before each fire season so as to ensure this decision is not made too late, when smoke and emergency vehicles prevent an orderly evacuation.

Occupants staying to defend should ensure that they have adequate protective clothing, including full length cotton or denim garments, sturdy boots, gloves, smoke mask (minimum P2 with valves) and smoke goggles.

Appendix 3 provides guidance for Residents' Emergency Management Planning in relation to bushfire.

8.0 Assessment of proposal against Logan Planning Scheme 2015 – Part 8.2.3 Bushfire Hazard Overlay Code

Performance Outcomes	Acceptable Outcomes
<p>8.1 (PO1) Development is designed to:</p> <ul style="list-style-type: none"> (a) minimise risk of bushfire hazard; (b) provide safe premises; (c) create efficient emergency access for firefighting and other emergency vehicles. 	<p>Acceptable Outcome AO1 is applied in that: Development: (a) increases the number of persons living in, or lots in, the Bushfire hazard area identified on Bushfire hazard overlay map– OM–03.00; however the risk posed by bushfire is mitigated by this Plan.</p>
<p>8.2 (PO2) Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire.</p>	<p>Acceptable Outcome AO2 is applied in that: Development is located and constructed:</p> <ul style="list-style-type: none"> (a) where there is no bushfire management plan approved by an existing development approval: <ul style="list-style-type: none"> (i) such that the bushfire attack level for future dwellings is less than or equal to BAL–29; (ii) (not possible to achieve) - away from the most likely direction of a fire front; (iii) so that generally elements of the development least susceptible to fire (perimeter roads and parklands) are sited closest to the bushfire hazard; (iv) such that asset protection zones are sited on land with a slope less than 18 degrees; (v) such that asset protection zones are entirely within the boundaries of the private property of the development site;
<p>8.3 (PO3) Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and</p>	<p>Acceptable Outcome AO3 is applied in that:</p>

<p>provide safe sites for people, property and buildings.</p>	<p>Lots: (a) are suitable for people, property and buildings by: (i) having a bushfire attack level less than or equal to BAL–29; and (ii) containing a development envelope area that has a bushfire attack level less than or equal to BAL–29;</p> <p>(b) provide asset protection zones that: (i) are located on land with a slope less than 18 degrees; (ii) are located on the same lot.</p>
<p>8.4 (PO4) Vehicular Access and Fire Maintenance Trails Access for fire management and evacuation is provided by access that: (a) separates premises from adjoining vegetation; (b) is safely accessible by fire fighting vehicles; (c) has regular vehicular access points for bushfire management, response and evacuation; (d) has regular vehicle passing and turning areas for bushfire management, response and evacuation; (e) allows access at all times for fire fighting vehicles; (f) allows for maintenance, burning off and bushfire response; (g) has vehicular links to an alternative through road; (h) is readily maintained.</p>	<p>Acceptable Outcome AO4 is applied to the extent that:</p> <p>Access for fire management and evacuation is provided by vehicular access in the form of ring roads and perimeter roads, and (d) are constructed to otherwise comply with Section 3.4 – Movement infrastructure standards of PSP5 – Infrastructure; and</p>
<p>8.5 (PO5) Water Supply Development has access to adequate water supply for fire fighting purposes.</p>	<p>Acceptable Outcome AO5 is applied in that:</p> <p>Development: (a) is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa.</p>
<p>8.6 (PO6) Community Infrastructure Community infrastructure is not located in a bushfire hazard area or is able to function effectively during and immediately after a bushfire event.</p>	<p>Acceptable Outcome AO6 is applied to the extent that the infrastructure involved does not involve vital core services to the community.</p>
<p>8.7 (PO7) Hazardous Materials Public safety and the environment are not adversely affected by the adverse impacts of bushfire on hazardous materials including fuels, explosives and flammable chemicals manufactured or stored in bulk on premises.</p>	<p>Acceptable Outcome AO6 is applied to the extent that: The proposed Development does not involve the manufacture or storage of hazardous materials in bulk.</p>

9.0 Assessment of proposal against State Planning Policy 2019

State Planning Policy – Natural hazards, risk and resilience (SPP, December 2013, latest version December 2019) replaces State Planning Policy 1/03 *Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*. The *SPP Natural hazards, risk and resilience – Bushfire* provides a methodology for determining Bushfire Hazard based on Potential Fireline Intensity. The methodology and hazard mapping has been included in Section 3.1 of this Plan in establishing the adjacent area to the west as potentially hazardous and as a bushfire prone area.

The *State interest guidance material* supporting the SPP contains assessment benchmarks to ensure that State interests are appropriately considered in relation to natural hazards, including bushfire hazard areas. These provisions serve as general guidelines to either avoid or otherwise adequately mitigate bushfire risk.

Development Assessment Benchmarks	Solutions Provided
(3) Development avoids natural hazard areas or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level, and	This Plan establishes the nature and potential severity of the adjacent hazard and provides a combination of bushfire protection measures to mitigate risk including building construction, asset protection zones, access, water supplies and utilities, and emergency management arrangements.
(4) Development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities, and	The combined effect of the bushfire protection measures specified by this Plan serves to reduce risk to a low level and ensure resilience and preparedness for unplanned fire so that the response or recovery capacity and capability of emergency services is not unduly burdened or impeded. This Plan serves to protect life and property from bushfire without depending on emergency services for protection.
(5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties, and	The development does not increase the nature of the existing hazard, and site layout and landscaping on the site is designed to moderate the exposure of buildings. The potential for damage to other properties is not increased as a consequence of the proposed development.
(6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials is avoided, and	Hazardous materials are not stored in quantities or locations on the site which would pose a risk to the public or the environment.
(7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.	The development maintains the natural processes and protective function of vegetation that previously existed for the site.

10.0 Recommendations

1. That the BAL ratings for the construction of future dwellings will be based on Table 6 and Figure 14 of this Plan.

Any Class10a structure built within 6m of any residence shall be constructed in accordance with this Standard.

Builders should warrant that they have a copy of this Standard, and that it shall be used consistently throughout the design and construction of dwellings and other structures located within 6m of them.

2. The entire unbuilt portion of all residential Lots will be constructed and maintained as IPA as described in Section 7.2 of this Plan. Bio retention basins will be managed in a low hazard state as outlined in Section 7.2.
3. A Bushfire Covenant should be placed on balance Lot 804, whereby the developer shall be responsible for maintaining this area in the form of IPA in perpetuity, or until such time as this area is developed.
4. Reticulated water supplies shall be fully installed in accordance with AS2419.1-2005 and Council water utilities provider with sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum 10litres a second at 200kPa). Compliance shall be achieved against the acceptable outcomes specified under the QFES Fire Hydrant and Vehicle Access Guideline (2015) in particular marking of hydrant locations and providing adequate hydrant access.
5. Lot buyers shall be made aware of the existence of this Plan and their responsibilities outlined within it, in particular construction, asset protection zone and emergency management.

11.0 Summary

The area of “hazard” faced by the proposed development is limited and available fuel loads are limited, generally reducing the threat posed by bushfire. The likelihood of unplanned fire at some point is considered possible, requiring a range of protection measures to be taken. This Plan demonstrates compliance with legislative requirements of State and Local Government, and the BCA/NCC.

Along with adequate water supply and emergency management arrangements, compliant construction under AS3959-2018 and APZs to reduce the exposure of life and property to bushfire, these combined measures assist prepare residents for the slim possibility of fire in the area.

12.0 References

- ABCB (2016), *Building Code of Australia – National Construction Code*, Australian Building Codes Board, Canberra.
- Building Regulation (2006), Queensland Government, Queensland.
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Appendix 1

Less combustible native plants list

Source: Bowden, J (1999)

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APPENDIX

Fire Retardant Native Plants

Form: S = Shrub; T = Tree; V = Vine; H = Herb; Ge = Ground cover; eO = epiphytic Orchid; eF = epiphytic Fern; tF = terrestrial Fern.

Fire-retardance: Lm = due to leaf water contents; St = due to salt content; Sl = succulent leaves

Comments: Wh = suitable for windbreak/fire barrier; Ad = suitable as addition to windbreak/fire barrier but not as main species; Us = suitable for understory of windbreak/fire barrier; Oa = suitable for open areas near house; Sa = suitable for sheltered areas near house; Pf = suitable if protected from direct flames; De = Deciduous in winter, in flower or in dry periods

(-) = may not occur naturally in Pine Rivers Valley but has not proved invasive.

Fire-Retardant Plants for Small Gardens

Scientific Name	Common Name	Form	Fire Retardance	Comments
GYMNOSPERMS				
Zamaceae				
<i>Lepidosamia peroffskyana</i>	Shining Burrawang	S	Lm	Us Sa
<i>Macrozamia lucida</i>	Pineapple Zamia	S	Lm	Us Sa
<i>Macrozamia miquelii</i>	Wild Pineapple	S	Lm	Us Oa Sa
Agavaceae				
<i>Cordylone petolaris</i>	Broad-leaf Palm Lily	S	Lm	Us Sa
<i>Cordylone rubra</i>	Red-fruit Palm Lily	S	Lm	Us Sa
<i>Cordylone stricta</i>	Slender Palm Lily	S	Lm	Us Sa
MONOCOTYLEDONS				
Anaryllidaceae				
<i>Criatum pedunculatum</i>	River Lily	H	Lm Sl	Us Oa Sa
<i>Doryanthes palmeri</i> (-)	Spear Lily	H	Lm Sl	Us Oa Sa
<i>Proiphys cunninghamii</i>	Brisbane Lily	H	Lm Sl	Us Sa
Araceae				
<i>Alocasia brisbanensis</i>	Cunjevoi	H	Lm	Us Sa
<i>Gymnostachys anceps</i>	Settlers Flax	H	Lm	Us Sa
<i>Pothos longipes</i>	Pothos	V	Lm	Us Sa
<i>Typhonium brownii</i>	Stinking Lily	H	Lm	Us Sa
Areaceae				
<i>Linosydis monostachya</i>	Walking Stick Palm	P	Lm	Us Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Commelinaceae				
<i>Ancilema acuminatum</i>	Ancilema	H Ge	Lm	Us Sa
<i>Ancilema biflorum</i> (-)	Ancilema	H Ge	Lm	Us Sa
<i>Commelina cyanea</i>	Scurvy Plant	H Ge	Lm	Us Op Sa
<i>Pollia crispata</i>	Snake Weed	H Ge	Lm	Us Sa
<i>Pollia macrophylla</i>	Large Snake Weed	H Ge	Lm	Us Sa
Dioscoreaceae				
<i>Dioscorea transversa</i>	Native Yam	V	Lm	Us Sa
Liliaceae				
<i>Bulbine bulbosa</i> (-)	Bulbine Lily	H	Lm Sl	Oa
<i>Dianella brevipedunculata</i>	Blue Flax Lily	H	Lm	Us Oa Sa
<i>Dianella caerulea</i>	Blue Flax Lily	H	Lm	Us Oa Sa
<i>Dianella revoluta</i>	Flax Lily	H	Lm	Us Oa Sa
<i>Drymophila moorei</i> (-)	Orange Berry	H	Lm	Us Sa
<i>Tripladenia cunninghamii</i>	Bush Lily	H	Lm	Us Sa
Orchidaceae				
<i>Dendrobium gracilicaule</i>	Spotted Orchid	eO	Lm	Sa
<i>Dendrobium X gracillimum</i>	Natural Hybrid	eO	Lm	Sa
<i>Dendrobium monophyllum</i>	Lily of the Valley Orchid	eO	Lm	Sa
<i>Dendrobium schoeninum</i> (D. beckeri)	Pencil Orchid	eO	Lm	Sa
<i>Dendrobium speciosum</i>	King Orchid	eO	Lm	Sa
<i>Dendrobium teretifolium</i>	Bridal Veil Orchid	eO	Lm	Sa
<i>Dendrobium tetragonum</i>	Spider Orchid	eO	Lm	Sa
Philesiaceae				
<i>Eustrophus latifolius</i>	Wombat Berry	V	Lm	Us Oa Sa
<i>Gettonoplesium cymosum</i>	Scrambling Lily	V	Lm	Us Sa
Philydraceae				
<i>Philydrum lanuginosum</i>	Frogsmouth	aH	Lm Sl	Oa Wet areas
Smilacaceae				
<i>Smilax glycyphylla</i>	Sweet Sarsaparilla	V	Lm	Us Sa
Xanthorrhoeaceae				
<i>Lomandra confertifolia</i>	Mat Rush	H	Lm	Oa
<i>Lomandra hystrix</i>	Creek Mat Rush	H	Lm	Us Sa
<i>Lomandra longifolia</i>	Long-leaf Mat Rush	H	Lm	Us Oa Sa
<i>Lomandra filiformis</i>	Fine-leaf Mat Rush	H	Lm	Oa
<i>Lomandra multiflora</i>	Many-flower Mat Rush	H	Lm	Oa
<i>Lomandra spicata</i>	Mountain Mat Rush	H	Lm	Us Oa Sa
Zingiberaceae				
<i>Alpinia arundeliana</i>	Wild Ginger	H	Lm	Us Sa
<i>Alpinia caerulea</i>	Native Ginger	H	Lm	Us Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
DICOTYLEDONS				
Aizoaceae				
<i>Carpobrotus glaucescens</i>	Pig Face	H Gc	Lm Sl	Oa
Acanthaceae				
<i>Graptophyllum excelsum</i> (-)	Scarlet Fuchsia	S	Lm	Us Sa
<i>Graptophyllum spinigerum</i>	Sunford Holly	S	Lm	Us Sa
<i>Pseuderanthemum tenellum</i>	Pseuderanthemum	H	Lm	Us Sa
<i>Pseuderanthemum variabile</i>	Love Flower	H	Lm	Us Sa
Apiaceae				
<i>Cemella australis</i>	Pennywort	H Gc	Lm	Oa
<i>Hydrocotyle acutiloba</i>	Pennywort	H Gc	Lm	Us Sa
<i>Hydrocotyle pedicellata</i>	Pennywort	H Gc	Lm	Us Sa
Apocynaceae				
<i>Alyxia ruscifolia</i>	Chain fruit	S	Lm	Us Sa
<i>Carissa ovata</i>	Current Bush	S	Lm	Us Oa Sa
<i>Neisosperma poweri</i> (-)	Milkbush	S	Lm	Us Sa
<i>Ochrosia moorei</i> (-)	Southern Ochrosia	S	Lm	Us Sa
<i>Parsonsia lenticellata</i>	Narrow-leaf Silkpod	V	Lm	Us Sa
<i>Parsonsia iliacina</i>	Delicate Silkpod	V	Lm	Us Sa
<i>Tabernaemontana pandacacui</i>	Banana Bush	S	Lm	Us Sa
Aristolochiaceae				
<i>Aristolochia</i> sp. aff. <i>pubera</i>	Pipe Vine	V	Lm	Us Sa
<i>Aristolochia praevanosa</i>	Richmond Birdwing Vine	V	Lm	Us Sa
Asclepiadaceae				
<i>Hoya australis</i>	Wax Flower	V	Lm	Us Sa
<i>Marsdenia longiloba</i>	Slender Milk Vine	V	Lm	Us Sa
<i>Secamone elliptica</i>	Corky Milk Vine	V	Lm	Us Sa
<i>Tylophora paniculata</i>	Thin-leaf Tylophora	V	Lm	Us Sa
Bignoniaceae				
<i>Pandorea floribunda</i>	New sp. Pine R	V	Lm	Us Oa Sa
<i>Pandorea jasminoides</i>	Bower of Beauty	V	Lm	Us Oa Sa
Caesalpiniaceae				
<i>Cassia artemisioides</i> (-)	Silver Cassia	S		Oa
Campulaceae				
<i>Lobelia trigonocaulis</i>	Forest Lobelia	H Gc	Lm	Us Oa
<i>Wahlenbergia gracilis</i>	Bluebells	H		Oa
Capparidaceae				
<i>Capparis arborea</i>	Native Caper	S/T	Lm	Us Sa
<i>Capparis sarmentosa</i>	Scrambling Caper	V	Lm	Us Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Celastraceae				
<i>Cassine australis</i>	Red Olive Berry	S/T	Lm	Us Sa
<i>Denhamia celastroides</i>	Orange Boxwood	S/T	Lm	Us Sa
<i>Denhamia ptilosporoides</i>	Orange Boxwood	S/T	Lm	Us Sa
<i>Maytenus bilocularis</i>	Orangebark	S/T	Lm	Us Sa
Chenopodiaceae				
<i>Einadia hastata</i>	Berry Salt Bush	S Gc	St	Oa
<i>Encalypta tomentosa</i>	Ruby Salt Bush	S Gc	St Sl	Oa
<i>Halosarcia indica</i>	Samphire	S Gc	St Sl	Oa Salty soil
<i>Sarcocornia quinqueflora</i>	Samphire	S Gc	St Sl	Oa Salty soil
<i>Suaeda australis</i>	Seablite	S Gc	St Sl	Oa Salty soil
<i>Suaeda arbusculoides</i>	Jellybean Plant	S Gc	St Sl	Oa Salty soil
Convolvulaceae				
<i>Convolvulus erubescens</i>	Australian Bindweed	V	Lm	Oa
<i>Dichondra repens</i>	Kidney Weed	H Gc	Lm	Us Sa
<i>Polynoria calycina</i>	Swamp Bindweed	V	Lm	Oa
Cunoniaceae				
<i>Aphanopetalum resinosum</i>	Gum Vine	V Gc	Lm	Us Sa
<i>Vesselowskya rubifolia</i> (-)	Southern Mianara	S/T	Lm	Us Sa
Davidsoniaceae				
<i>Davidsonia pruriens</i> (-)	Davidson's Plum	T	Lm	Us Sa
Dilleniaceae				
<i>Hibbertia aspera</i>	Rough Guinea Flower	S	Lm	Oa
<i>Hibbertia dentata</i>	Toothed Guinea Flower	V	Lm	Us Oa Sa
<i>Hibbertia linearis</i>	Showy Guinea Flower	S	Lm	Oa
<i>Hibbertia obtusifolia</i>	Hoary Guinea Flower	S	Lm	Oa
<i>Hibbertia stricta</i>	Erect Guinea Flower	S	Lm	Oa
<i>Hibbertia scandens</i>	Twining Guinea Flower	V	Lm	Us Oa Sa
Elaeocarpaceae				
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	S/T	Lm	Us Oa Sa
Epacridaceae				
<i>Trochocarpa laurina</i>	Tree Heath	S/T	Lm	Us Sa
Escalloniaceae				
<i>Abrophyllum ornans</i>	Native Hydrangea	S	Lm	Us Sa
<i>Polyosma cunninghamii</i>	Featherwood	S/T	Lm	Us Sa
Euphorbiaceae				
<i>Acalypha capillipes</i>	Small-leaf Acalypha	S	Lm	Us Sa
<i>Acalypha eremorum</i>	Native Acalypha	S	Lm	Us Sl
<i>Acalypha nemorum</i>	Southern Acalypha	S	Lm	Us Sl
<i>Actephila lindleyi</i>	Actephila	S/T	Lm	Us Sl
<i>Alchornea ilicifolia</i>	Native Holly	S	Lm	Us Sl
<i>Breynia oblongifolia</i>	Native Coffee Bush	S	Lm	Us Oa Sa
<i>Cleistanthes cunninghamii</i>	Cleistanthes	S/T	Lm	Us Sa

A P P E N D I C E S

Scientific Name	Common Name	Form	Fire Retardance	Comments
<i>Croton phlebalioides</i>	Narrow-leaf Croton	S	Lm	Us Su
<i>Croton verreauxii</i>	Native Cascarella	S/T	Lm	Us Su
<i>Macaranga tanarius</i>	Macaranga	S/T	Lm	Us
<i>Mallotus claoxylodes</i>	Scrub Odour Bush	S/T	Lm	Us Su
<i>Omalanthus nutans</i> (<i>O. populifolius</i>)	Old Bleeding Heart	S/T	Lm	Us Su
Eupomatiaceae				
<i>Eupomatia bennettii</i>	Small Bolwarra	S	Lm	Us Su
<i>Eupomatia laurina</i>	Bolwarra	S	Lm	Us Su
Escaloniaceae				
<i>Curtisia viburnea</i> (-)	Native Elderberry	T	Lm	Us Su
Fabaceae				
<i>Abrus precatorius</i>	Crabs Eye Vine	V	Lm	Us Ou Su
<i>Aotus lanigera</i>	Pointed Aotis	S	Lm	Ou Su
<i>Glycine clandestina</i>	Twining Glycine	V	Lm	Ou
<i>Glycine tonnetella</i>	Wooly Glycine	V	Lm	Ou
<i>Hardenbergia violacea</i>	False Sarsparilla	V	Lm	Ou
<i>Hovea linearis</i>	Common Hovea	S	Lm	Ou
<i>Hovea longipes</i> (-)	Brush Hovea	S	Lm	Sa
<i>Indigophora australis</i>	Australian Indigo	S	Lm	Ou
<i>Kennedia rubicunda</i>	Dusky Coral Pea	V	Lm	Ou
<i>Oxylobium ilicifolium</i> (-)	Holly Pea	S	Lm	Ou
<i>Oxylobium scandens</i> (-)	Netted Shaggy Pea	S	Lm	Ou
<i>Pultenaea retusa</i>	Blunt-leaf Bush Pea	S	Lm	Ou
<i>Pultenaea spinulosa</i> (-)	Prickly Pea	S	Lm	Ou
<i>Pultenaea villosa</i> (-)	Hairy Bush Pea	S	Lm	Ou
<i>Swainsonia galegifolia</i>	Darling Pea	S	Lm	Ou
Goodeniaceae				
<i>Goodenia rotundifolia</i>	Star Goodenia	H Ge	Lm	Ou
<i>Scaevola aemula</i> (-)	Fairy Fan Flower	H Ge	Lm	Ou
<i>Scaevola albida</i> (-)	Fan Flower	H	Lm	Ou
<i>Scaevola calendulacea</i> (-)	Scented Fan Flower	H Ge	Lm	Ou
<i>Scaevola ramosissima</i> (-)	A Fan Flower	H Ge	Lm	Ou
Lamiaceae				
<i>Ajuga australis</i>	Southern Bugle	H	Lm	Ou
<i>Plectranthus argentatus</i> (-)	Silver Native Coleus	H	Lm	Us Sa
<i>Plectranthus graveolens</i>	Native Coleus	H	Lm	Us Sa
<i>Plectranthus parviflorus</i>	Cockspar Flower	H	Lm	Us Sa
<i>Prostanthera ovalifolia</i>	Oval-leaf Mint Bush	S	Lm	Os Sa
Lauraceae				
<i>Cryptocarya laevigata</i>	Glossy Laurel	S/T	Lm	Us Sa
<i>Cryptocarya meisneriana</i>	Thick-leaf Laurel	S/T	Lm	Us Sa
Leeaceae				
<i>Leea indica</i> (-)	Bandicoot Berry	S	Lm	Us Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Lythraceae				
<i>Lagerstroemia archeriana</i> (-)	Native Crepe Myrtle	S/T	Lm	Us Ou Sa De
Malvaceae				
<i>Pavonia hastata</i> (-)	Pavonia	S	Lm	Ou Sa
<i>Hibiscus heterophyllus</i>	Native Rosella	S/T	Lm	Us Sa
<i>Hibiscus geranioides</i> (-)		S	Lm	Ou
Melastomaceae				
<i>Melastoma affine</i>	Pink Lasiandra	S	Lm	Us Sa Ou
Meliaceae				
<i>Turraea pubescens</i> (<i>brownii</i>)	Native Witch-Hazel	S/T	Lm	Us Sa
Menispermaceae				
<i>Pleogyne australis</i>	Pleogyne	V	Lm	Us Sa
Mimosaceae				
<i>Acacia complanata</i>	Flat-stem Wattle	S		Ou Pf
<i>Acacia hubbardiana</i>	Yellow Prickly Moses	S		Ou Pf
<i>Acacia irrorata</i>	Blue Skin	S		Ou Pf
<i>Acacia myrtifolia</i>	Myrtle Wattle	S		Ou Pf
<i>Acacia suaveolens</i>	Sweet Wattle	S		Ou Pf
<i>Acacia ulicifolia</i>	Prickly Moses	S		Ou Pf
<i>Archidendron lovelliae</i> (-)	Baconwood	S/T	Lm	Us Sa
Monimiaceae				
<i>Wilkiea huegeliana</i>	Tetra Beech	S/T	Lm	Us Sa
<i>Wilkiea macrophylla</i>	Large-leaf Wilkiea	S/T	Lm	Us Sa
Myoporaceae				
<i>Eremophila debilis</i>	Winter Apple	S Gc	Lm	Os
<i>Myoporum boninense</i> (<i>M. ellipticum</i>)	Boobialla	S Gc	Lm	Os
<i>Myoporum montanum</i>	Mountain Boobialla	S	Lm	Os
Myrsinaceae				
<i>Aegiceras corniculatum</i>	Milky Mangrove	S/T	Lm St	Ou Coastal
<i>Rapania howittiana</i>	Scrub Muttonwood	S/T	Lm	Us Sa
<i>Rapania subsessilis</i>	Red Muttonwood	S/T	Lm	Us Sa
Myrtaceae				
<i>Archihodomyrtus beckeri</i> (-)	Rose Myrtle	S	Lm	Us Sa
<i>Austroryrtus fragrantissima</i> (-)	Sweet Myrtle	T	Lm	Us Sa
<i>Austroryrtus hillii</i>	Scaly Myrtle	S/T	Lm	Us Sa
<i>Austroryrtus inophloia</i>	Thread-bark Myrtle	S/T	Lm	Us Sa
<i>Austroryrtus aff. lasioclada</i> (-)	Velvet Myrtle	T	Lm	Us Sa
<i>Austroryrtus metrosideros</i> (-)		S	Lm	Us Sa
<i>Ptilidostigma glabrum</i> (-)	Plum Myrtle	S	Lm	Us Sa
<i>Ptilidostigma rhytidisperma</i>	Small-leaf Plum Myrtle	S	Lm	Us Sa
<i>Rhododendron acuminata</i> (-)	Cooloola Ironwood	S	Lm	Us Sa

APPENDICES

Scientific Name	Common Name	Form	Fire Retardance	Comments
<i>Rhodamnia damicola</i>	Rib-fruit Malletwood	S/T	Lm	Us Sa
<i>Rhodamnia maidenii</i> (-)	Smooth Scrub Turpentine	S	Lm	Us Sa
<i>Rhodomyrtus psidioides</i>	Native Guava	S	Lm	Us Sa
<i>Syzygium wilsonii</i> (-)	Powder-puff Lilly Pilly	S	Lm	Us Sa
Nyctaginaceae				
<i>Pisonia aculeata</i>	Native Bougainvillea	V	Lm	Us Sa
Oleaceae				
<i>Jasminum simplicifolium</i>	Slender Jasmine	V	Lm	Us Sa
<i>Notelaea ovata</i>	Netted Mock Olive	S	Lm	Us Sa
<i>Notelaea venosa</i>	Veined Mock Olive	S	Lm	Us Sa
Passifloraceae				
<i>Passiflora aurantia</i>	Red Passion Flower	V	Lm	Us Oa Sh
<i>Passiflora herbertaina</i>	Yellow Passion Flower	V	Lm	Us Oa Sh
Peperoniaceae				
<i>Peperomia blanda</i> (<i>leptostachya</i>)	Native Peperomia	H	Lm	Us Sa
<i>Peperomia tetraphylla</i>	Native Peperomia	H	Lm	Us Sa
Pittosporaceae				
<i>Citriobatus linearis</i>	Black-fruit Thornbush	S	Lm	Us Sa
<i>Citriobatus paucifloris</i>	Orange Thornbush	S	Lm	Us Sa
<i>Pittosporum revolutum</i>	Brisbane Laurel	S	Lm	Us/Wb Su/Ch
Proteaceae				
<i>Banksia oblongifolia</i>	Dwarf Banksia	S		Oa Pf
<i>Banksia robur</i>	Swamp Banksia	S		Oa Pf
<i>Grevillea tetraphylla</i>	Wallum Grevillea	S		Oa Pf
<i>Grevillea 'Robyn Gordon'</i>	G. 'Robyn Gordon'	S		Oa Pf
<i>Grevillea sericea</i>	Pink Spider Flower	S		Oa Pf
<i>Grevillea 'Shirley Howie'</i>	G. 'Shirley Howie'	S		Oa Pf
<i>Grevillea 'Superb'</i>	G. 'Superb'	S		Oa Pf
<i>Hakea florulenta</i>	Hakea	S		Oa Pf
<i>Hakea purpurea</i>	Purple Hakea	S		Oa Pf
<i>Lambertia formosa</i> (-)	Mountain Devil	S		Oa Pf
<i>Lomatia siliaifolia</i>	Crinkle Bush	S		Oa Pf
<i>Stenocarpus angustifolia</i> (-)		S		Oa Pf
Rhizophoraceae				
<i>Braquarea gymnorhiza</i>	Orange Mangrove	S/T	Lm St	Oa Coastal
<i>Ceriops tagal</i>	Yellow Mangrove	S/T	Lm St	Oa Coastal
<i>Rhizophora stylosa</i>	Stilted Mangrove	S/T	Lm St	Oa Coastal
Rosaceae				
<i>Rubus parvifolia</i>	Pink Raspberry	S	Lm	Oa
<i>Rubus rosifolius</i>	Native Raspberry	S	Lm	Us Sa
Rubiaceae				
<i>Canthium coprosmoides</i>	Coast Canthium	S/T	Lm	Us Oa Sa
<i>Canthium lamprophyllum</i>	Large-leaf Canthium	S/T	Lm	Us Sa
Scientific Name	Common Name	Form	Fire Retardance	Comments
<i>Canthium microphyllum</i>	Small-leaf Canthium	S	Lm	Us Sa
<i>Ixora bleckeri</i>	Brown Coffeeewood	S/T	Lm	Us Sh
<i>Morinda acutifolia</i>	Veiny Morinda	V	Lm	Us Sa
<i>Morinda jasminoides</i>	Sweet Morinda	V	Lm	Us Sa
<i>Pavetta australiensis</i>	Pavetta	S	Lm	Us Sa
<i>Psychotria daphnoides</i>	Smooth Psychotria	S	Lm	Us Sa
<i>Psychotria loniceroides</i>	Hairy Psychotria	S	Lm	Us Sa
<i>Psychotria simmondsiana</i>	Small Psychotria	S	Lm	Us Sa
<i>Randia benthamiana</i>	Native Gardenia	S	Lm	Us Sa
<i>Randia chartacea</i>	Narrow-leaf Gardenia	S	Lm	Us Sa
Rutaceae				
<i>Clausena brevistyla</i> (-)	Clausena	S	Lm	Us Sa
<i>Microcitrus australasica</i> (-)	Finger Lime	S	Lm	Us Sa
<i>Murraya ovatifoliolata</i> (-)	Native Murraya	S/T	Lm	Us Sa
<i>Phebalium woombye</i> (-)	Phebalium	S	Lm	Oa
Sambucaceae				
<i>Sambucus australasica</i>	Yellow Elderberry	S	Lm	Us Sa
Sapindaceae				
<i>Alectryon coriaceus</i> (-)	Beach Bird's Eye	S/T	Lm	Wb Oa
<i>Arytera microphylla</i> (-)	Dwarf Coogara	S	Lm	Us Sa
<i>Cupaniopsis newmanii</i> (-)	Long-leaf Tuckeroo	T	Lm	Us Sa Oa
<i>Cupaniopsis serrata</i>	Rusty Tuckeroo	S/T	Lm	Us Sa Oa
<i>Cupaniopsis wadsworthii</i> (-)	Dwarf Tuckeroo	S	Lm	Us Sa
<i>Harpullia alata</i> (-)	Wing-leaf Tulip	S	Lm	Us Sa
<i>Mischocarpus sundatatus</i>	Red Pear-fruit	T	Lm	Us Sa
Sapotaceae				
<i>Planchonella myrsinoides</i>	Yellow Plumwood	S/T	Lm	Us Sa
Scrophulariaceae				
<i>Artena fimbriatum</i>	Koala bells	H	Lm	Oa
Tetragoniaceae				
<i>Tetragonia tetragonioides</i>	Native Spinach	H Ge	St Sc	Oa
Solanaceae				
<i>Duboisia myoporoides</i>	Corkwood	S/T	Lm	Us Sa
<i>Solanum aviculare</i>	Kangaroo Apple	S	Lm	Us Sa Oa
<i>Solanum densevestitum</i> (-)	Furry Nightshade	S	Lm	Us Sa
<i>Solanum stelligerum</i> (-)	Star Nightshade	S	Lm	Us Sa
Sterculiaceae				
<i>Brachychiton bidwillii</i>	Little Kurrajong	S	Lm	Us Sa Oa
<i>Commersonia fraserii</i>	Scrub Kurrajong	S	Lm	Us Sa Oa
Symplocaceae				
<i>Symplocos baenerlenii</i> (-)	Shrubby Hazelwood	S	Lm	Us Sh

Scientific Name	Common Name	Form	Fire Retardance	Comments
Thymelaeaceae				
<i>Phaleria clero dendron</i> (-)		S	Lm	Us Sa
<i>Phaleria chermisideana</i>	Scrub Daphne	S/T	Lm	Us Sa
<i>Pimelea linifolia</i>	Slender Rice Flower	S		Oa
<i>Wikstroemia indica</i>	Tie Bush	S	Lm	Us Oa Sa
Tiliaceae				
<i>Corchorus cunninghamii</i>	Corchorus	S	Lm	Us Sa
Urticaceae				
<i>Elatostema reticulatum</i>	Rainforest Spinach	H	Lm	Us Sa
<i>Elatostema stipitatum</i> (-)	Small Soft Nettle	H	Lm	Us Sa
<i>Pipturus argenteus</i>	Native Mulberry	S/T	Lm	Us Sa
Verbenaceae				
<i>Callicarpa pedunculata</i>	Velvet-leaf	S	Lm	Us Sa
<i>Clerodendrum floribundum</i>	Lolly Bush	S/T	Lm	Us Oa Sa
<i>Clerodendrum tomentosum</i>	Hairy Lolly Bush	S/T	Lm	Us Oa Sa
<i>Physla nodiflora</i> (-)	Condamine Couch	H Gc	Lm	Oa
<i>Vitex ovata</i> (-)	Vitex	S Gc	Lm	Oa
Violaceae				
<i>Viola betonicifolia</i>	Purple Violet	H	Lm	Us Sa
<i>Viola hederacea</i>	Native Violet	H	Lm	Us Sa
Vitaceae				
<i>Cayratia acris</i>	Hairy Water Vine	V	Lm	Us Sa
<i>Cayratia clematidea</i>	Slender Grape	V	Lm	Us Oa Sa
<i>Cayratia euryneura</i>	Soft Water Vine	V	Lm	Us Sa
<i>Cissus opaca</i>	Small-leaf Water Vine	V	Lm	Us Oa Sa
Winteraceae				
<i>Tasmaniania insipida</i>	Pepper Bush	S	Lm	Us Sa
PTERIDOPHYTES				
Asplenaceae				
<i>Asplenium attenuatum</i>	A Spleenwort	F	Lm	Sa
<i>Asplenium australasicum</i>	Crow's Nest Fern	eF	Lm	Sa
Osmondaceae				
<i>Todea barbara</i>	King Fern	tF	Lm	Us Sa
Polypodiaceae				
<i>Drynaria rigidula</i>	Basket Fern	eF	Lm	Sa
<i>Phymatodes scandens</i>	Scented Climbing Fern	tF	Lm	Sa
<i>Platyserium bifurcatum</i>	Elkhorn	eF	Lm	Sa
<i>Platyserium superbum</i>	Staghorn	F	Lm	Sa
<i>Pyrrhosia confluens</i>	Felt Fern	eF	Lm	Sa
<i>Pyrrhosia rupestris</i>	Rock-Felt Fern	eF	Lm	Sa

Fire-Retardant Plants for Medium Gardens

The following plants can be used in addition to the list of plants for small gardens.

Scientific Name	Common Name	Form	Fire Retardance	Comments
MONOCOTYLEDONS				
Areceaceae				
<i>Archontophoenix cunninghamii</i>	Picabeen Palm	P	Lm	Ad
<i>Calamus muelleri</i>	Lawyer Cane Vine	P	Lm	Ad
<i>Livistona australis</i>	Cabbage Palm	P	Lm	Ad
Smilacaceae				
<i>Ripogonum fawcettianum</i>	Small Supplejack	V	Lm	Sa
<i>Smilax australis</i>	Barb-wire Vine	V	Lm	Sa Oa
DICOTYLEDONS				
Akaniaceae				
<i>Akania lucens</i>	Turnipwood	T	Lm	Us
Alangiaceae				
<i>Alangium villosum</i>	Muskwood	T	Lm	Us
<i>polyosmoides</i>	Muskwood	T	Lm	Us
<i>Alangium villosum tomentosum</i>	Muskwood	T	Lm	Us
Annonaceae				
<i>Polyalthia nitidissima</i>	Canary Beech	T	Lm	Us
Apocynaceae				
<i>Alstonia constricta</i>	Quinine Tree	T	Lm	Us
<i>Melodinus acutiflorus</i>	Merungarra	V	Lm	Sa
<i>Melodinus australis</i>	Southern Melodinus	V	Lm	Sa
Araliaceae				
<i>Cephalalaria cephalobotrys</i>	Climbing Panax	V	Lm	Sa
Bigoniaceae				
<i>Pandorea pandorana</i>	Wonga Vine	V	Lm	Oa Sa
Caesalpinaceae				
<i>Barklya syringifolia</i>	Crown of Gold Tree	T	Lm	Us Sa Oa
<i>Cassia tomentella</i> (-)	Velvet Bean	S/T	Lm	Us Oa
Cunoniaceae				
<i>Callicoma serratifolia</i> (-)	White Alder	S/T	Lm	Us
Dilleniaceae				
<i>Tecomanthe lillii</i> (-)	Fraser Island Climber	V	Lm	Sa

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Scientific Name	Common Name	Form	Fire Retardance	Comments
Ebenaceae				
<i>Diospyros australis</i>	Black Plum	T	Lm	Us/Wb
<i>Diospyros geminata</i>	Sealy Ebony	T	Lm	Us/Wb
<i>Diospyros mabacea</i> (-)	Red-fruited Ebony	T	Lm	Us
Escalloniaceae				
<i>Anopterus macleanus</i> (-)	Queensland Laurel	T	Lm	Us
<i>Polyalthia nitidissima</i>	Canary Beech	T	Lm	Us
Euphorbiaceae				
<i>Claoxylon australe</i>	Brittlewood	S/T	Lm	Us
<i>Croton achronychioides</i>	Thick-leaved Croton	S/T	Lm	Us
<i>Croton insularis</i>	Queensland Cascanilla	S/T	Lm	Us
<i>Croton stigmatosus</i>	White Croton	T	Lm	Us
Fabaceae				
<i>Erythrina vespertilio</i>	Bat's Wing Coral Tree	T	Lm	Ad De
Hernandiaceae				
<i>Hernandia bivalvis</i>	Cudgerie	T	Lm	Wb
Lauraceae				
<i>Cryptocarya bidwillii</i>	Yellow Laurel	T	Lm	Wb
<i>Cryptocarya meisneriana</i>	Thick-leaf Laurel	T	Lm	Wb
<i>Cryptocarya sclerophylla</i>	Boonah Laurel	T	Lm	Wb
<i>Cryptocarya triplinervis</i>	Brown Laurel	T	Lm	Wb
<i>Cryptocarya triplinervis</i> var. <i>pubens</i>	Hairy Brown Laurel	T	Lm	Wb
Meliaceae				
<i>Owenia venosa</i>	Crow's Apple	T	Lm	Us/Wb
<i>Synoum glandulosum</i>	Scentless Rosewood	S/T	Lm	Us
<i>Turraea pubescens</i> (<i>T. brownii</i>)	Native Witch-Haze!	T	Lm	Us
Menispermaceae				
<i>Stephania japonica</i> var. <i>discolor</i>	Tape Vine	V	Lm	Sa Oa
Mimosaceae				
<i>Acacia autacocarpa</i>	Hickory Wattle	T	Lm	Wb/Pf
<i>Acacia implexa</i>	Light Wood	T	Lm	Wb/Pf
<i>Acacia melanoxylon</i>	Blackwood	T	Lm	Wb/Pf
<i>Acacia cincinnata</i>	Wattle	S/T	Lm	Wb/Pf
<i>Parachidendron pruinatum</i>	Snowwood	T	Lm	Us/Wb
Moraceae				
<i>Ficus coronata</i>	Creek Sandpaper Fig	T	Lm	Us/Wb
<i>Ficus fraseri</i>	A Sandpaper Fig	T	Lm	Us/Wb
<i>Ficus opposita</i>	A Sandpaper Fig	T	Lm	Us/Wb
<i>Sarcobolus brunneianus</i> (<i>S. pendulinus</i>)	Whalebone Tree	T	Lm	Us/Wb

Scientific Name	Common Name	Form	Fire Retardance	Comments
Myoporaceae				
<i>Myoporum acuminatum</i>	Coast Boobialla	S/T	Lm	Wb Oa
Myrsinaceae				
<i>Rapanea variabilis</i>	Muttonwood	T	Lm	Us
Myrtaceae				
<i>Acmena smithii</i> (small varieties)	Creek Lilly Pilly	T	Lm	Us/Wb
<i>Decaspermum humile</i>	Silky Myrtle	S/T	Lm	Us
<i>Metrosideros queenslandica</i> (-)	Pink Myrtle	T	Lm	Us
<i>Rhodamnia rubescens</i>	Brown Malletwood	T	Lm	Us/Wb
<i>Syzygium hodgkinsonia</i> (-)	Smooth-bark Rose Apple	T	Lm	Us
Oleaceae				
<i>Notelaea johnsonii</i>	Veinless Mock Olive	S/T	Lm	Us
<i>Notelaea longifolia</i>	Large Mock Olive	S/T	Lm	Us/Wb
<i>Notelaea microcarpa</i>	Velvet Mock Olive	S/T	Lm	Us/Wb
Pittosporaceae				
<i>Hymenosporum flavum</i>	Native Frangipani	T	Lm	Us Ad
<i>Pittosporum undulatum</i>	Mock Orange	T	Lm	Us/Wb
Proteaceae				
<i>Buckinghamia celsissima</i> (-)	Ivory Curl Flower	T	Lm	Wb
<i>Grevillea helmsiae</i> (-)		T	Lm	Us Pf
<i>Hicksbeachia pinnatifolia</i> (-)	Red Boppel Nut	T	Lm	Us Ad Pt
<i>Lomatia arborescens</i> (-)	Tree Lomatia	S/T	Lm	Us Pf
<i>Macadamia integrifolia</i>	Queensland Nut	T	Lm	Wb
<i>Macadamia ternifolia</i>	Maroochy Nut	T	Lm	Wb
<i>Macadamia tetraphylla</i>	Rough Shell Bush Nut	T	Lm	Wb
<i>Triunia youngiana</i>	Spice Bush	T	Lm	Us
Rubiaceae				
<i>Coelospermum paniculatum</i>	Coelospermum	V	Lm	Sa
<i>Hodgkinsonia ovatiflora</i>	Golden Ash	T	Lm	Us/Wb
Rumunculaceae				
<i>Clematis glycinoides</i>	Headache Vine	V	Lm	Sa
Rutaceae				
<i>Acronychia imperforata</i>	Coast Aspen	S/T	Lm	Us/Wb
<i>Acronychia pauciflora</i>	Soft Acronychia	S/T	Lm	Us
<i>Microctenrus australis</i>	Round Lime	S	Lm	Us
Sapindaceae				
<i>Alectryon connatus</i>	Alectryon	T	Lm	Wb Slow fl
<i>Alectryon subcineretis</i>	Wild Quince	T	Lm	Wb
<i>Alectryon subidentatus</i>	Holly-leaf Bird's Eye	T	Lm	Wb
<i>Alectryon tomentosus</i>	Hairy Bird's Eye	T	Lm	Wb
<i>Arytera discyflis</i>	Twin-leaf Coogera	T	Lm	Wb

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Scientific Name	Common Name	Form	Fire Retardance	Comments
<i>Arytera divaricata</i>	Rose Tamarind	T	Lm	Wb
<i>Arytera foveolata</i>	Pitted Coogera	T	Lm	Wb
<i>Cupaniopsis parvifolia</i>	Small-leaf Tuckeroo	T	Lm	Wb
<i>Cupaniopsis shirleyana</i> (-)	Wedge-leaf Tuckeroo	T	Lm	Us/Wb
<i>Cupaniopsis tomentella</i> (-)	Boonah Tuckeroo	T	Lm	Wb
<i>Elattostachys nervosa</i>	Beetroot	T	Lm	Us/Wb
<i>Elattostachys xylocarpa</i>	White Tamarind	T	Lm	Wb
<i>Guttoa semiglandula</i>	Wild Quince	T	Lm	Wb
<i>Lepiderema pulchella</i> (-)	Fine-leaf Tuckeroo	T	Lm	Wb
<i>Mischocarpus australis</i>	Red Pear-fruit	T	Lm	Wb
<i>Toechima tenax</i>	Scrub Teak	T	Lm	Wb
Sapotaceae				
<i>Planchonella chartacea</i>	Thin-leaf Plum	S/T	Lm	Us Sa
<i>Planchonella cotinifolia</i>	Small-leaf Plum	S/T	Lm	Us Sa
Simaroubaceae				
<i>Guilfoylea monostylis</i>	Native Plum	T	Lm	Us
Symplocaceae				
<i>Symplocos thwaitesii</i>	Buff Hazelwood	S/T	Lm	Us
PTERIDOPHYTES				
Cyatheaceae				
<i>Cyathea australis</i>	Rough Tree Fern	tF	Lm	Us
<i>Cyathea cooperi</i>	Common Tree Fern	tF	Lm	Us
<i>Cyathea leichhardtiana</i>	Prickly Tree Fern	tF	Lm	Us

Fire-Retardant Plants for Large Gardens, Acreage Blocks, Parks and Farms

The following plants can be used in addition to the lists of plants for small and medium gardens.

Scientific Name	Common Name	Form	Fire Retardance	Comments
GYMNOSPERMS				
Araucariaceae				
<i>Agathis robusta</i> (-)	Qld Kauri	T	Lm	PF-resin
<i>Araucaria bidwillii</i> (-)	Bunya Pine	T	Lm	PF-resin
<i>Araucaria cunninghamii</i>	Hoop Pine	T	Lm	PF-resin
Podocarpaceae				
<i>Podocarpus elatus</i>	Brown or Plum Pine	T	Lm	PF-resin
MONOCOTYLEDONS				
Areaceae (Palmae)				
<i>Calamus muelleri</i>	Lawyer Cane Vine	V	Lm	Sa Oa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Flagellariaceae				
<i>Flagellaria indica</i>	Supplejack	V	Lm	Sa
Pandanaceae				
<i>Freyinetia exelsa</i>	Climbing Pandanus	V	Lm	Sa
<i>Freyinetia scandens</i>	Climbing Pandanus	V	Lm	Sa
Smilacaceae				
<i>Ripogonum album</i>	White Supplejack	V	Lm	Sa
<i>Ripogonum brevifolium</i>	Supplejack	V	Lm	Sa
<i>Ripogonum discolor</i>	Prickly Supplejack	V	Lm	Sa
<i>Ripogonum elseyanum</i>	Hairy Supplejack	V	Lm	Sa
DICOTYLEDONS				
Anacardiaceae				
<i>Euroschinus falcata</i>	Ribbonwood	T	Lm	Wb
<i>Rhodospaera rhodanthema</i>	Deep Yellowwood	T	Lm	Wb
Annonaceae				
<i>Melodorum leichhardtii</i> (<i>Rauwenhoffia</i> L.)	Zig-Zag Vine	V	Lm	Sa
Apocynaceae				
<i>Alstonia constricta</i>	Quinine Tree	T	Lm	Wb
<i>Melodinus acutiflorus</i>	Merangarra	V	Lm	Sa
<i>Melodinus australis</i>	Southern Melodinus	V	Lm	Sa
<i>Parsonsia eucalyptophylla</i>	Gargaloo	V	Lm	Sa Oa
<i>Parsonsia fulva</i>	Furry Silkpod	V	Lm	Sa
<i>Parsonsia lanceolata</i>	Northern Silkpod	V	Lm	Sa
<i>Parsonsia latifolia</i>	Monkey Vine	V	Lm	Sa
<i>Parsonsia straminea</i>	Monkey Rope	V	Lm	Sa Oa
<i>Parsonsia velutina</i>	Velvet Silkpod	V	Lm	Sa Oa
<i>Parsonsia ventricosa</i>	Pointed Silkpod	V	Lm	Sa
Areaceae				
<i>Calamus muelleri</i>	Lawyer Cane	V	Lm	Sa
Araliaceae				
<i>Cephalalaria cephaloborrys</i>	Climbing Panax	V	Lm	Sa
<i>Polyscias elegans</i>	Celerywood	T	Lm	Wb/Ad Oa
<i>Polyscias murrayi</i>	Pencil Cedar	T	Lm	Sa
Asclepiadaceae				
<i>Marsdenia rostrata</i>	Common Milk Vine	V	Lm	Ad Oa Sa
Atherospermataceae				
<i>Daphnandra micrantha</i>	Socketwood	T	Lm	Wb

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Scientific Name	Common Name	Form	Fire Retardance	Comments
Avicenniaceae				
<i>Avicennia marina</i>	Grey Mangrove	T	Lm St	Oa Coastal
Burseraceae				
<i>Canarium australasicum</i>	Carrotwood	T	Lm	Wb
Caesalpinhiaceae				
<i>Cassia maritima</i> (-)	Native Laburnum	T	Lm	Wb
<i>Caesalpinia bonduc</i>	Caesalpinia	V	Lm	Sa
<i>Caesalpinia scortechinii</i>	Large Prickle Vine	V	Lm	Sa
<i>Caesalpinia subtropica</i>	Corky Prickle Vine	V	Lm	Sa
Celastraceae				
<i>Celastrus australis</i>	Staff Climber	V	Lm	Sa
<i>Celastrus subspicatus</i>	Large Staff Vine	V	Lm	Sa
<i>Loeseneriella barbata</i> (<i>Hippocratea</i> b.)	Knot Vine	V	Lm	Sa
Cunoniaceae				
<i>Caldcluvia paniculosa</i>	Rose-leaf Marara	T	Lm	Wb
<i>Ceratopetalum apetalum</i> (-)	Coachwood	T	Lm	Wb
<i>Gettoisso benthamii</i>	Red Carabeen	T	Lm	Wb
<i>Pseudoweinmannia lachnocarpa</i>	Marara	T	Lm	Wb
<i>Schizomeria ovata</i>	White Birch	T	Lm	Us/Wb
Ebenaceae				
<i>Diospyros fusciculosa</i>	Grey Ebony	T	Lm	Wb
<i>Diospyros pentameria</i>	Myrtle Ebony	T	Lm	Wb
Ehretiaceae				
<i>Cordia dichotoma</i> (-)	Cordia	T	Lm	Wb
<i>Ehretia acuminata</i>	Koda	T	Lm	Ad De
Elaeocarpaceae				
<i>Elaeocarpus eumundi</i>	Eumundi Quandong	T	Lm	Wb
<i>Elaeocarpus grandis</i>	Blue Quandong	T	Lm	Wb
<i>Elaeocarpus kirtonii</i>	White Quandong	T	Lm	Wb
<i>Elaeocarpus obovatus</i>	Hard Quandong	T	Lm	Wb
<i>Sloanea australis</i>	Maiden's Blush	T	Lm	Wb
<i>Sloanea woolfsii</i>	Yellow Carabeen	T	Lm	Wb
Escalloniaceae				
<i>Quintinia verdonii</i>	Grey Possumwood	T	Lm	Wb
Euphorbiaceae				
<i>Austrobaixis swainii</i> (-)	Pink Cherry	T	Lm	Wb
<i>Baloghia inophylla</i> (B. lucida)	Scrub Bloodwood	T	Lm	Wb
<i>Bridelia exaltata</i>	Scrub Ironbark	T	Lm	Wb
<i>Bridelia leichhardtii</i>	Leichhardt's Ironbark	T	Lm	Wb
<i>Clauxylon australe</i>	Brittlewood	T	Lm	Wb

Scientific Name	Common Name	Form	Fire Retardance	Comments
<i>Dissiliaria baloghoides</i>	Lancewood	T	Lm	Wb
<i>Drypetes australasica</i>	Yellow Tulip	T	Lm	Wb
<i>Excoecaria agallocha</i>	Milky Mangrove	T	Lm St	Ad Coastal
<i>Excoecaria dallachyana</i>	Scrub Poison Tree	T	Lm	Wb
<i>Glochidion ferdinandi</i>	Cheese Tree	T	Lm	Wb
<i>Glochidion sumatranum</i>	Buttonwood	T	Lm	Wb
<i>Mallotus discolor</i>	Yellow Kamala	T	Lm	Wb
<i>Mallotus philippensis</i>	Red Kamala	T	Lm	Wb
Fabaceae				
<i>Austrosteenisia blackii</i>	Blood Vine	V	Lm	Sa Oa
<i>Castanospermum australe</i>	Black Bean	T	Lm	Wb
<i>Derris involuta</i>	Native Derris	V	Lm	Sa
<i>Erythrina</i> sp. <i>Lacey's Creek</i>	Corkwood	T	Lm	Ad De
<i>Erythrina vesperilia</i>	Batswing Coral Tree	T	Lm	Ad De
<i>Mucuna gigantea</i>	Burny Bean	V	Lm	Sa
Flacourtiaceae				
<i>Sceloparia braunii</i>	Flintwood	T	Lm	Wb
Flindersiaceae				
<i>Flindersia australis</i>	Crows Ash	T	Lm	Wb
<i>Flindersia bennettiana</i>	Bennett's Ash	T	Lm	Wb
<i>Flindersia collina</i>	Leopard Ash	T	Lm	Wb
<i>Flindersia schoitiana</i>	Cudgerie or Bumpy Ash	T	Lm	Wb
<i>Flindersia xanthoxyla</i>	Yellowwood	T	Lm	Wb
Icacinaceae				
<i>Citronella moorei</i>	Churnwood	T	Lm	Wb
<i>Pennantia cunninghamii</i>	Brown Beech	T	Lm	Wb
Lauraceae				
<i>Cryptocarya erythroxylon</i>	Pigeonberry Ash	T	Lm	Wb
<i>Cryptocarya hypospodia</i>	Rib-fruit Pepperberry	T	Lm	Wb
<i>Cryptocarya macdonaldii</i>	Cooloola Laurel	T	Lm	Wb
<i>Cryptocarya microneura</i>	Murrogun	T	Lm	Wb
<i>Cryptocarya obovata</i>	Pepperberry Tree	T	Lm	Wb
<i>Endiandra muelleri</i>	Mueller's Walnut	T	Lm	Wb
<i>Endiandra pubens</i>	Hairy Walnut	T	Lm	Wb
<i>Endiandra sieberi</i> (-)	Hard Corkwood	T	Lm	Wb
<i>Neolitsea australiensis</i>	Grey Bolly Gum	T	Lm	Wb
<i>Neolitsea dealbata</i>	White Bolly Gum	T	Lm	Us/Wb
Malvaceae				
<i>Hibiscus tiliaceus</i>	Cotton Tree	T	Lm	Wb
<i>Lagunaria patersonii</i> (-)	Norfolk Is Hibiscus	T	Lm	Wb
Meliaceae				
<i>Anthocarapa nitidula</i> (<i>Pseudocarapa nitidula</i>)	Incense Cedar	T	Lm	Wb
<i>Dysoxylum fraserianum</i>	Rosewood	T	Lm	Wb

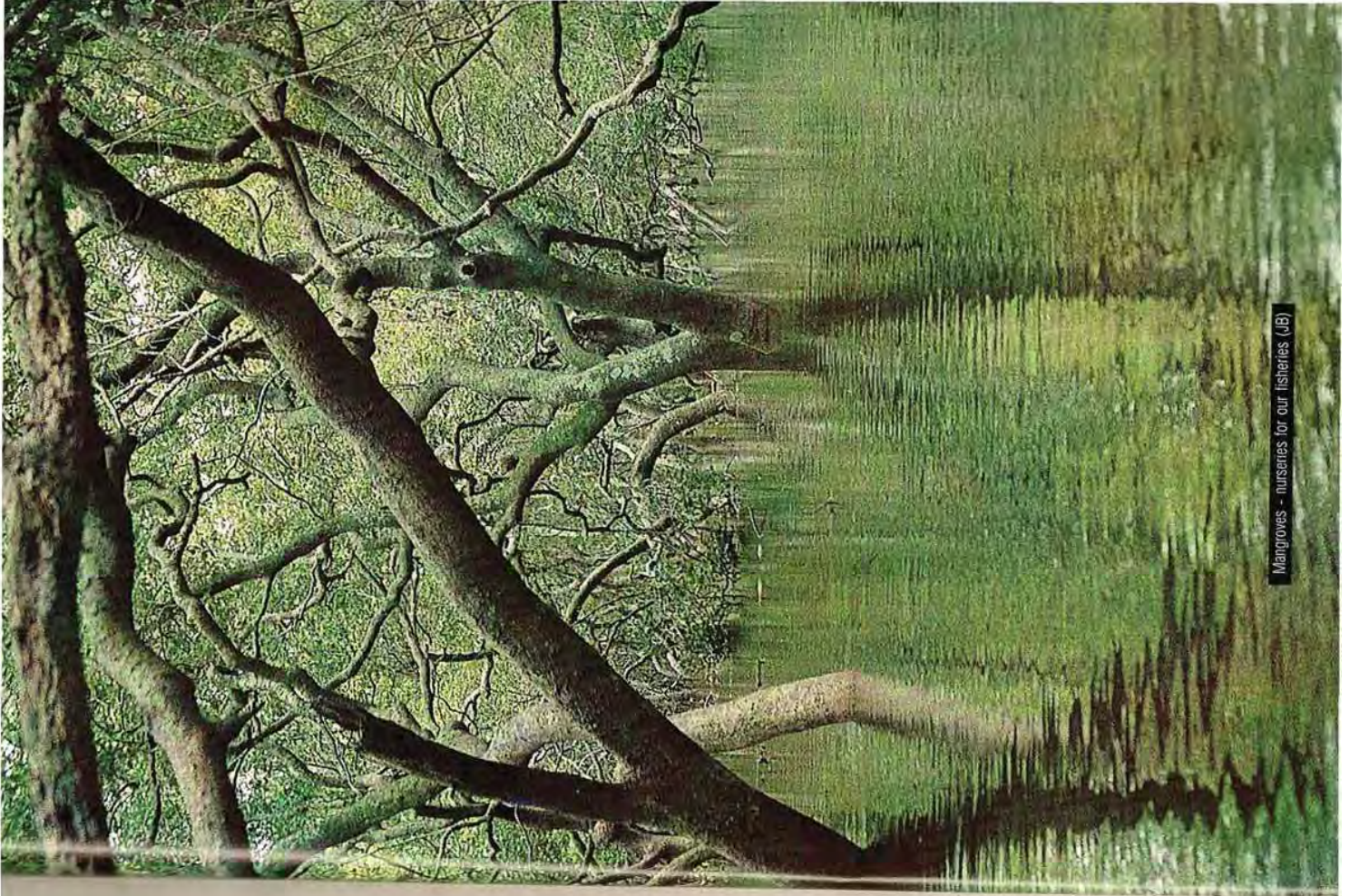
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Scientific Name	Common Name	Form	Fire Retardance	Comments
<i>Dysoxylum mollissimum</i>	Red Bean	T	Lm	Wb
<i>ssp. molle</i> (D. muelleri)	Hairy Rosewood	T	Lm	Wb
<i>Dysoxylum rufum</i>	White Cedar	T	Lm	Wb/AI (b)
<i>Melia azedarach</i>	Onion Cedar	T	Lm	Wb
<i>Owenia ceptiodora</i>	Red Cedar	T	Lm	Wb/AI (b)
<i>Toona australis</i>				
Menispermaceae				
<i>Legnephora moorei</i>	Wild Grape	V	Lm	Sa
<i>Sarcopetalum harveyanum</i>	Pearl Vine	V	Lm	Sa
<i>Stephanium aculeata</i>	Prickly Snake Vine	V	Lm	Sa
<i>Tinospora smilactina</i>	Snake Vine	V	Lm	Sa
<i>Tinospora tinosporoides</i>	Arrow-head Vine	V	Lm	Sa
Mimosaceae				
<i>Acacia aulacocarpa</i> var. <i>aulacocarpa</i>	Hickory Wattle	T	Lm	Wb Pf
<i>Acacia bakeri</i>	Marblewood	T	Lm	Wb Pf
<i>Acacia harpophylla</i> (-)	Brigalow Wattle	T	Lm	Wb
<i>Acacia melanoxylon</i>	Blackwood	T	Lm	Wb Pf
<i>Archidendron grandiflorum</i>	Lace Flower	T	Lm	Wb
Montmiaceae				
<i>Palmeria scandens</i>	Anchor Vine	V	Lm	Sa
Moraceae				
<i>Ficus macrophylla</i>	Moreton Bay Fig	T	Lm	Wb
<i>Ficus obliqua</i>	Small-leaved Fig	T	Lm	Wb
<i>Ficus platyoda</i>	Rock Fig	T	Lm	Wb
<i>Ficus superba</i> var. <i>henniana</i>	Deciduous Fig	T	Lm	Ad De
<i>Ficus virens</i> var. <i>sublaevicolata</i>	White Fig	T	Lm	Wb
<i>Ficus waukiana</i>	Nipple Fig	T	Lm	Wb
<i>Maclura cochinchinensis</i> (Cudrania c.)	Cockspar Thorn	V	Lm	Oa Sa
<i>Malaista scandens</i>	Burny Vine	V	Lm	Sa
Myrtaceae				
<i>Acmena hemilampra</i>	Blush Satinash	V	Lm	Wb
<i>Acmena ingens</i> (A. brachyandra)	Red Apple	V	Lm	Wb
<i>Acmena smithii</i>	Creek Lilly Pilly	T	Lm	Wb
<i>Lophostemon confertus</i>	Brush Box	T	Lm	Wb
<i>Syncarpia glomulifera</i>	Turpentine	T	Lm	Wb
<i>Syzygium australe</i>	Scrub Cherry	T	Lm	Wb
<i>Syzygium coryantheum</i>	Sour cherry	T	Lm	Wb
<i>Syzygium crebrinerve</i>	Purple Cherry	T	Lm	Wb
<i>Syzygium moorei</i> (-)	Durobby	T	Lm	Wb
Nyctaginaceae				
<i>Pisonia aculeata</i>	Native Bougainvillea	V	Lm	Sa

Scientific Name	Common Name	Form	Fire Retardance	Comments
Oleaceae				
<i>Olea paniculata</i>	Native Olive	T	Lm	Wb
Piperaceae				
<i>Piper novae-hollandiae</i>	Native Pepper Vine	V	Lm	Sa
Pitosporeaceae				
<i>Pittosporum rhombifolium</i>	Hollywood	T	Lm	Wb
Proteaceae				
<i>Floydia praecata</i>	Ball Nut	T	Lm	Wb
<i>Grevillea hilliana</i> (-)	Hill's Silky Oak	T	Lm	Pf
<i>Grevillea robusta</i>	Silky Oak	T	Lm	Pf
<i>Helicia glabriflora</i>	Smooth Helicia	T	Lm	Pf
<i>Macadamia integrifolia</i>	Queensland Nut	T	Lm	Wb
<i>Macadamia ternstroffii</i>	Maroochy Nut	T	Lm	Wb
<i>Macadamia tetraphylla</i> (-)	Rough-shell Bush Nut	T	Lm	Wb
<i>Orticallis pinnata</i> (-)	Pink Silky Oak	T	Lm	Pf
<i>Orticallis wickhamii</i> (-)	Satin Oak	T	Lm	Pf
(<i>Alloxylon flammeum</i>)				
<i>Stenocarpus salignus</i> (-)	Scrub Beefwood	T	Lm	Pf
<i>Stenocarpus sinuatus</i>	Wheel of Fire Tree	T	Lm	Wb
Ranunculaceae				
<i>Clematis aristata</i>	Old Man's Beard	V	Lm	Sa
Rhamnaceae				
<i>Alphitonia excelsa</i>	Red Ash	T	Lm	Wb
<i>Alphitonia petrei</i>	Pink Ash	T	Lm	Wb
<i>Emmenosperma</i>				
<i>alphitonioides</i>	Yellow Ash	T	Lm	Wb
Rosaceae				
<i>Rubus moluccanus</i>	Molucca Bramble	V	Lm	Sa
Rutaceae				
<i>Acronychia oblongifolia</i>	White Lilly Pilly	S/T	Lm	Wb
<i>Acronychia suberosa</i>	Corky Acronychia	T	Lm	Wb
<i>Sarcocelctope simplicifolia</i>	Bauerella	T	Lm	Wb
Sapindaceae				
<i>Alectryon reticulatus</i>	Alectryon	T	Lm	Wb
<i>Arytera lauterana</i>	Corduroy Tamarind	T	Lm	Wb
<i>Alatala multiflora</i>	Broad-leaf Whitewood	T	Lm	Wb
<i>Alatala salicifolia</i> (A. virens)	Scrub Whitewood	T	Lm	Wb
<i>Castanospora aphanandi</i> (-)	Brown Tamarind	T	Lm	Wb
<i>Cupaniopsis anacardioides</i>	Tuckeroo	T	Lm	Wb
<i>Cupaniopsis flagelliformis</i> (-)	Brown Tuckeroo	S/T	Lm	Wb
<i>Diploglottis campbellii</i> (-)	Small-leaf Tamarind	T	Lm	Wb
<i>Diploglottis cunninghamii</i>	Native Tamarind	T	Lm	Wb/AI
<i>Harpullia hillii</i>	Blunt-leaf Tulip	T	Lm	Wb
<i>Harpullia pendula</i>	Tulipwood	T	Lm	Wb

APPENDICES

Scientific Name	Common Name	Form	Fire Retardance	Comments
<i>Jageria pseudorhus</i>	Foam Bark Tree	T	Lm	Wb
<i>Mischocarpus anodontus</i>	Veiny Pear-fruit	T	Lm	Wb
<i>Mischocarpus pyriformis</i>	Yellow Pear-fruit	T	Lm	Wb
<i>Rhysoecchia bifoliolata</i> (-)	Twin-leaf Tuckeroo	T	Lm	Wb
<i>Sarcopteryx stipitata</i>	Corduroy	T	Lm	Wb
<i>Toechima dasyrrhache</i>	Blunt-leaf Steelwood	T	Lm	Wb
Sapotaceae				
<i>Amorphospermum anitlogum</i>	Brown Pearwood	T	Lm	Wb
<i>Amorphospermum whitei</i> (-)	Rusty Plum	T	Lm	Wb
<i>Planchonella australis</i>	Black Apple	T	Lm	Wb
<i>Planchonella laurifolia</i> (-)	Blush Coondoo	T	Lm	Wb
<i>Planchonella pohimaniata</i>	Yellow Boxwood	T	Lm	Wb
Simaroubaceae				
<i>Ailanthus triphyssa</i>	White Siris	T	Lm	Wb
<i>Gulfoylia monostylis</i>	Native Plum	T	Lm	Wb
Siphonodontaceae				
<i>Siphonodon australis</i>	Ivorywood	T	Lm	Wb
Sterculiaceae				
<i>Argyrodendron actinophyllum</i>	Black Booyong	T	Lm	Wb
<i>Argyrodendron trifoliolatum</i>	Brown Tulip Oak	T	Lm	Wb
<i>Brachychiton acerifolius</i>	Flame Tree	T	Lm	Ad De
<i>Brachychiton discolor</i>	Luce Bark	T	Lm	Ad De
<i>Brachychiton populneus</i>	Kurrajong	T	Lm	Wb
<i>Brachychiton rupestris</i> (-)	Qld Bottletree	T	Lm	Ad De
<i>Brachychiton sp.</i> (-)	Ormeau Bottletree	T	Lm	Ad De
<i>Commersonia bartramia</i>	Brown Kurrajong	T	Lm	Us/Wb
<i>Sterculia quadrifida</i>	Peanut Tree	T	Lm	Ad De
Symplocaceae				
<i>Symplocos stawelli</i>	White Hazelwood	T	Lm	Wb
Ulmaceae				
<i>Aphananthe philippinensis</i>	Native Elm	T	Lm	Wb
<i>Celtis paniculata</i>	Investigator Tree	T	Lm	Wb
Urticaceae				
<i>Dendrocnide excelsa</i>	Giant Stinging Tree	T	Lm	Wb
<i>Dendrocnide photinophylla</i>	Mulberry Stinger	T	Lm	Wb
Verbenaceae				
<i>Gmelina leichhardtii</i>	White Beech	T	Lm	Wb
<i>Premna lignum-vitae</i>	Lignum-vitae	T	Lm	Wb
Vitaceae				
<i>Cissus antarctica</i>	Kangaroo Vine	V	Lm	Wb
<i>Cissus hypoglauca</i>	Five-leaf Watervine	V	Lm	Wb
<i>Cissus sterculifolia</i>	Long-leaf Watervine	V	Lm	Wb
<i>Tetrastigma nitens</i>	Shining Grape	V	Lm	Wb



Mangroves - nurseries for our fisheries (JB)

Appendix 2

Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots

Source: Queensland Fire and Emergency Services (2015)



Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots



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Glossary of Terms

In this document, the terms are limited to the meanings described below.

Building:	A building is a fixed structure that is wholly or partly enclosed by walls or is roofed.
Structure:	For this document refer to definition of a Building.
Fire Appliance:	A vehicle used to combat a fire. A typical fire appliance (a pumper) is approximately 2.5m wide, 7.7m long and it is typically used in urban residential areas. Further specifications of fire appliances and larger appliances are available from the QFES if design solutions are required for specific situations.
Hydrant:	An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for fire fighting. These include above and below ground hydrants.
QFES:	Queensland Fire and Emergency Services.
Material Change of Use:	As per the <i>Sustainable Planning Act 2009</i>
Reconfiguration of a Lot:	As per the <i>Sustainable Planning Act 2009</i>
Reticulated Water Supply:	Is a permanent infrastructure provided to deliver treated water to lots from an Urban Utility Authority through a system of pipes, mains, control valves etc. for household or industrial use. It will supply uninterrupted water at a positive pressure for fire fighting purposes.
Road or Carriageway:	Construction which is specifically designed for all vehicle travel (may or may not include a sealed top surface layer).
A Constructed Road:	For the purpose of defining widths, includes the part of the road reserve set aside for traffic and also includes roll-over kerbs but does not include the remaining part of the road reserve.
Trafficable Width:	Refers to that width of the constructed road that is unimpeded by encroachments such as street furniture or landscaping, and is available for free movement of fire appliances.



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Public Safety Business Agency working in partnership with the Queensland Fire and Emergency Services.

1. Scope

For applications seeking development approval for material change of use or reconfiguring a lot for the purpose of building, where streets and common access ways are proposed regardless of building classification.

Where reticulated hydrant systems and vehicle access are not currently required under the *Sustainable Planning Act 2009* (SPA), the *Building Act 1975* or Building Code of Australia (BCA) the measures in this document should be adopted.

Australian Standard (AS) 2419.1 2005 Appendix B is a minimum standard of design and performance for the State of Queensland. In a Local Government Authority where a local Water Authority specifies a design and performance criteria above the requirements of AS 2419.1 2005 Appendix B, the Local Water Authority requirements will be adopted.

For the installed reticulated hydrant systems the minimum water flow rate and pressure is to be 10 L/S @ 200 Kpa as per AS 2419.1 2005 Table 2.2. In a Local Government Authority where a local Water Authority specifies a flow rate and pressure above the requirements of AS 2419.1 2005 Table 2.2, the Local Water Authority requirements will be adopted.

For fire appliance access, a minimum width and height clearance for roadways is required. Constructed roads must comply with Government legislation such as the "Road Planning and Design Manual".

2. Introduction

The Queensland Fire and Emergency Services (QFES) is the primary provider of fire and rescue services throughout Queensland. The QFES is responsible for community safety, the protection of people, property and the environment from fire and chemical incidents and, in conjunction with other agencies, the rescue of people trapped in vehicles, buildings and other emergency situations.

The loss of life and property damage by fire in residential, commercial and industrial premises is a major concern to the QFES, and for this reason, these lot reconfigurations need to be designed to provide ready access for fire appliances, whilst providing a fire fighting water supply from a Hydrant System.

Water supply and access requirements for material change of use or reconfiguring a lot within this document are a planning tool and advice for building and developer applicants, it is not the intent of this document for land development applications to be referred to the QFES. They outline fire safety requirements to enable the QFES to efficiently manage fire incidents.

This document reflects Queensland Government policy of promoting sustainable development that achieves economic, social and environmental objectives, including safety. The provisions are flexible allowing planners and designers to economically achieve safety objectives without compromising aesthetics or amenity.

3. Where Do These Guidelines Apply?

These guidelines apply to all material change of use or reconfiguration of a lot that will include streets and common access ways within a common private title in areas serviced by reticulated water within Queensland, for residential buildings, both attached and detached commercial or industrial buildings that are not covered in other legislation or planning provisions.

For example, this would apply to planned townships or reconfigurations regardless of current fire service intervention.

4. Water Supply Specification

Installed reticulated hydrant systems are to be located on roadways or access ways for all material change of use and reconfigured lots for fire fighting purposes as per AS 2419.1 2005 Appendix B that provides a minimum standard for hydrant intervals. In a Local Government Authority where a Local Water Authority specifies a design and performance criteria above the requirements of AS 2419.1 2005 Appendix B, the Local Water Authority requirements will be adopted.

For the installed reticulated hydrant systems the minimum water flow rate and pressure is to be 10 L/S @ 200 Kpa as per AS 2419.1 2005 Table 2.2. In a Local Government Authority where a local Water Authority specifies a flow rate and pressure above the requirements of AS 2419.1 2005 Table 2.2, the Local Water Authority requirements will be adopted.

4.1 Hydrant Provision:

Hydrant Provision	
Expectation	Acceptable Outcomes
Where reticulated water is available, operable hydrants are to be provided.	Hydrants above or below ground should be provided and maintained to the minimum required performance standard as per AS 2419.1 2005.

Rationale:

Firefighters use water as a prime extinguishing medium for structure fires. Reticulated water mains have hydrants placed at regular intervals to enable firefighters to connect into the reticulated system. The water is pressurised by pumps in the fire appliance and delivered via hoses to the fire.

Figure 1 illustrates hydrant locations on reticulated water mains.



Figure 1 – Reticulated Hydrant System



Figure 2 – Use of Hydrant System

4.2 Hydrant Markers

Hydrant Markers	
Expectation	Acceptable Outcomes
Hydrants are suitably identified so that firefighters can locate them at all hours.	Blue cats eyes are preferred for sealed roads. Marker posts at the fence line should be used to identify hydrants where there is an unsealed road as road (HR) or path (HP) hydrants. The Figures 3-6 are examples of marker locations.

Rationale:

Firefighters need to quickly locate water supplies in emergencies. Hydrant indicators need to be visually identifiable from both directions by the approaching fire appliance crews and must identify the location of the hydrant.



Figure 3 – Hydrant Markers

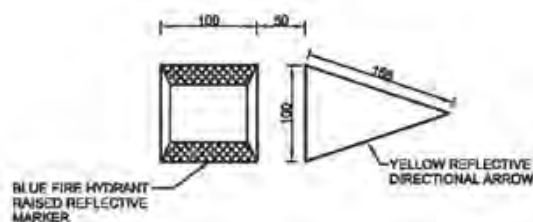


Figure 5 – Marker/directional arrow spacing detail

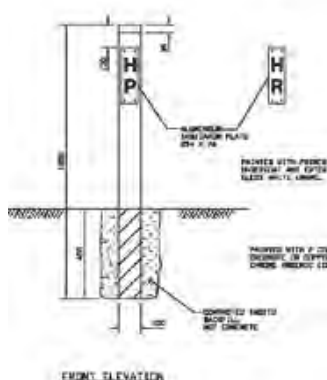


Figure 4 – Hydrant marker posts

- INDICATOR PLATES**
- 254 x 76 aluminium indicator plate.
 - Fix top and bottom with galvanised clouts.
 - HP indicates hydrant located in footpath.
 - HR indicate hydrant located in road carriageway.

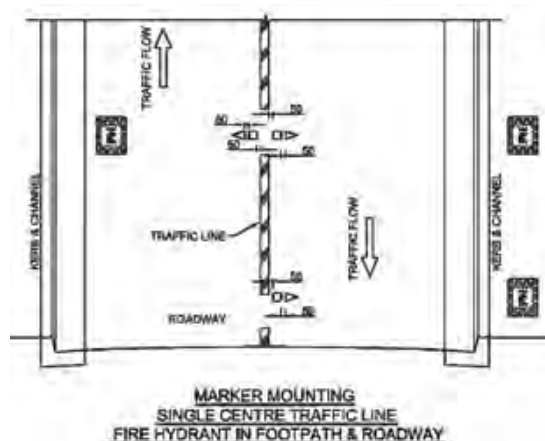


Figure 6 – Location of cats eyes on a sealed roadway

4.3 Hydrant Location

Hydrant Location	
Expectation	Acceptable Outcomes
Hydrants are located in positions that will enable firefighters to access water safely, effectively and efficiently.	<p>Residential Streets and Accessways</p> <p>Above or below ground fire hydrants should be provided at not more than 120m intervals along residential streets and at each street intersection. Above ground fire hydrants may be single outlet.</p> <p>Commercial and Industrial Streets and Accessways</p> <p>Within streets serving commercial properties such as factories, warehouses and offices, above or below ground fire hydrants should be provided at not more than 90 m intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.</p>

Rationale:

Upon arriving at a structure fire, firefighters site the fire appliance with considerations to safety, access to the fire, other responding appliances and accessible water supply for fire fighting purposes. Firefighters have an expectation that fire hydrants will be located on reticulated water systems no more than 120 metres apart as per AS 2419.1 2005, Appendix B. QFES equipment, procedures and the training of personnel is based on this preferred standard of fire hydrant placement and associated access requirements.



Note: Hydrants should be located at each intersection. With this in mind hydrant interval distances should not exceed 120 metres.

Figure 6 – Hydrant System design to minimum standards

5. Vehicle Access Requirements

Fire service vehicular access is to enable the service to intervene to fight the fire, assist with evacuation and stop the spread of fire to another building.

A minimum roadway clearance of 3.5m wide by 4.8m high is required for a fire appliance. Constructed roads must comply with Government legislation as specified in the “Road Planning and Design Manual”.

5.1 Road Width and Height

Road Width and Height	
Performance Outcomes	QFES Acceptable Outcomes
Roads are wide enough for fire appliances to gain access to a safe working area close to dwellings and water supplies whether or not on-street parking spaces are occupied.	Constructed roads must be as specified in the “Road Planning and Design Manual”.

Rationale:

Fire appliances often used in residential areas are typically 2.5 m wide and 7.7m long. The road width must allow room for safe passage of a fire appliance with additional margins for human error and safe clearances.

5.2 Road Construction

Road Construction	
Performance Outcomes	QFES Acceptable Outcomes
Roads must be constructed to facilitate the safe passage of a laden fire appliance in all weather conditions.	Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width as specified in the “Road Planning and Design Manual”.

Rationale:

Roads must be trafficable in all weather conditions. Most appliances in residential areas current less than 13 tonnes.

5.3 Road Grades

Road Grades	
Performance Outcomes	QFES Acceptable Outcomes
Grades of roads must facilitate the safe passage of fire appliances.	The average grades, dips, and exit angles must be addressed as specified in the “Road Planning and Design Manual”.

Rationale:

Steep slopes affect the free movement of appliances and hinder safe fire fighting. Severe short dips may limit access due to the overhang of the body from the wheels.

5.4 Turning Bays

Turning Bays	
Performance Outcomes	QFES Acceptable Outcomes
Provision is made for fire appliances to turn at the end of dead end roads.	Constructed roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided). Other solutions using T or Y heads of specified dimensions are also appropriate. See figure 2 in the “Road Planning and Design Manual” .

Rationale:

It is dangerous for emergency vehicles to be required to reverse along roads for excessive distances in urban areas. Turning is normally carried out after the incident is under control when emergency movement is not required. Even then, large appliances reversing in residential areas create safety concerns. Fire appliances occasionally need to seek an alternative route necessitating a 180 degree turn in emergency conditions. Using a three point turn, fire appliances require a turning circle radius of 8m to turn safely. Alternative designs using specified T or Y heads are also appropriate. This area needs to be clear of obstructions.

Turning Examples

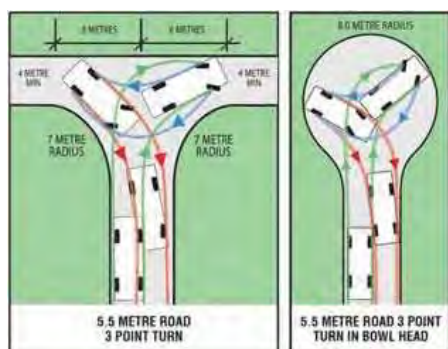


Figure 7 – Vehicle Turning Provisions

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Appendix 3

Bushfire Survival Plan Guideline / Template

Source: Queensland Fire and Emergency Services

Bushfire Survival Plan

PREPARE. ACT. SURVIVE.

Tomorrow's Queensland: strong, green, smart, healthy and fair

Department of Community Safety





You must **PREPARE**. **ACT**. **SURVIVE**.

Your main priority is to ensure that you and your family are safe. During a bushfire you and your family's survival and safety depend on your preparations, and the decisions you make.

The lives of you and your family are more important than any building.

Whether your plan is to leave early or stay, you must prepare your home and property to increase their level of resilience and your chances of survival.

Bushfires in Queensland

The fire season in Queensland normally commences in the far north of the state in July and progresses through to southern areas as spring approaches. The fire season can extend through to February in southern and far south-western Queensland. These time frames can vary significantly from year to year, depending on the fuel loads, long-term climate and short-term weather conditions in each area.

There are four key considerations for dealing with bushfire:

- The safety of you and your family.
- The resilience of your property.
- The protection of irreplaceable valuables and important documents.
- The maintenance of adequate levels of insurance.

This document will provide you with information about the things you need to consider to prepare yourself and your home for the bushfire season, and how to make your own personal Bushfire Survival Plan.

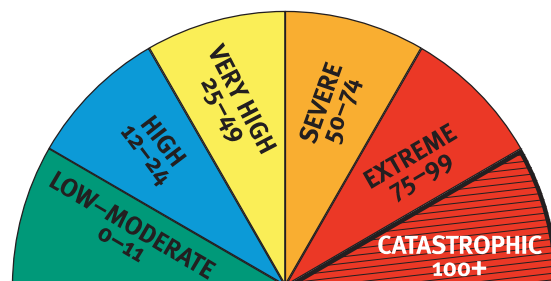
It is your responsibility to prepare yourself, your family and your home for the threat of bushfire.

Understand your risk

The first step in planning to survive a bushfire is to understand your own level of risk. By understanding your own level of risk you will be able to make informed decisions that are right for you and your family. Included with this Bushfire Survival Plan is a self-assessment tool that will enable you to assess the risk level associated with your property. If you are still unsure of your level of risk or require assistance contact your local fire station for more information. To book a Bushfire Safety presentation call 1300 369 003.

Fire danger ratings

The increased frequency of extreme bushfires in Australia in the last 10 years and the recent experience of the Black Saturday fires in Victoria have encouraged fire services throughout Australia to introduce new levels of Fire Danger Rating (FDR). A lift-out chart of the FDR system is contained within this document. Display it in a prominent place in your home or keep it with your Bushfire Survival Plan.



Catastrophic fire danger rating

The highest level is catastrophic. On a day of catastrophic FDR leaving early is the only option to ensure your survival. You must relocate early to a safer location, hours or the day before a fire occurs. Under no circumstances will it be safe to stay with your property.

Extreme fire danger rating

The second highest level is extreme. Should a fire occur in your area on a day of extreme FDR leaving early will always be the only option. Staying can only be considered for homes that:

- Have been designed and constructed specifically to address the threat of bushfire.
- Have been maintained to those levels and are currently well prepared.
- Can be actively defended by people with the skills, knowledge and confidence to implement a well-rehearsed Bushfire Survival Plan.

On days of catastrophic or extreme FDR:

- Fires are likely to be uncontrollable, unpredictable and very fast moving with highly aggressive flames extending high above tree tops and buildings.
- Thousands of embers may be violently blown into and around homes causing other fires to start rapidly and spread quickly up to 20 kilometres ahead of the main fire.
- Fire can threaten suddenly, without warning, and the heat and wind will make it difficult to see, hear and breathe as the fire approaches.
- People in the path of such fires will almost certainly be injured or die and a significant number of homes and businesses will be destroyed or damaged.
- Even well-prepared and constructed homes will not be safe.
- Expect power, water and phone networks to fail as severe winds bring down trees, power lines and blow roofs off buildings well ahead of the fire.

It is vital that you understand on these days that your survival will depend solely on how well you have prepared and how decisively you act.

Leaving late can be
a deadly option.
If you are in any doubt,
make the decision to
LEAVE EARLY.

What will you do?

At all times you need to **PREPARE.ACT.SURVIVE.**

When the fire danger rating is 'catastrophic' leaving early is the safest option.

When the fire danger rating is lower than 'catastrophic', one of the most important decisions you need to make is whether you will leave early or stay with a well prepared property. This decision is the basis of your Bushfire Survival Plan.

The following questions may help you make the right decision for whether you will leave early or stay:

- Do you need to consider family members who are young, elderly or infirm?
- Are you physically and emotionally prepared to stay with your property?
- Do you have the knowledge, skills, and confidence to stay with your property?
- Is your home adequately constructed, maintained and prepared to withstand the impact of a fire? In other words, is your home prepared to withstand the impact of a bushfire?
- Do you have well-maintained resources and equipment to fight fire, and do you know how to use them?
- Do you have appropriate protective clothing to fight a fire?
- What will you do if a rapid onset fire leaves you with no time to leave? Where will you shelter?



Leave early

If you plan to leave early then you must leave your home well before a bushfire threatens and travelling by road becomes hazardous. Your leave early preparations include:

Step 1: Preparation – your property should be well prepared for bushfire even if you intend to leave early.

Step 2: What you will do – make your Bushfire Survival Plan in accordance with your decision to leave early.

Step 3: Make a contingency plan – the FDR, the preparedness of your home, a change in household circumstances, a change in your physical preparedness or unexpected visitors are some things that may require you to reconsider your Bushfire Survival Plan.

Planning to stay

Planning is critical to successfully staying with your home may involve the risk of psychological trauma, injury or death.

Step 1: Preparation – your property must be able to withstand the impact of bushfire and well prepared to shelter you and your family.

Step 2: What you will do – make your Bushfire Survival Plan in accordance with your decision to stay.

Step 3: Make a contingency plan – the FDR, the preparedness of your home, a change in household circumstances, a change in your physical preparedness or unexpected visitors are some things that may require you to reconsider your Bushfire Survival Plan.

In making your decision to stay, here are a few things you need to consider.

- Is your property able to withstand the impact of a bushfire?
- Are you physically and emotionally prepared to stay with your property?
- Do you have well-maintained resources and equipment and do you know how to use them?
- Do you have appropriate protective clothing?
- Will your bushfire survival plan need to be different for weekdays, weekends or if someone is sick at home?
- Do you have a contingency plan?

Preparing your Bushfire Survival Plan

Preparation is the key to survival. Being involved in a fire will be one of the most traumatic experiences of your life.

- Prepare yourself – you need to be both mentally and physically prepared to carry out your Bushfire Survival Plan.
- Prepare your Bushfire Survival Plan.
- Prepare your Bushfire Survival Kit.
- Prepare your Bushfire Relocation Kit.
- Prepare your property.

When writing your plan you need to consider:

- Have you made the right choice: to leave early or stay?
- Have you discussed your choice with your family, friends and neighbours?
- Who will take charge and lead other family members by carefully communicating the various tasks set out in the plan?
- If you have chosen to stay what will you do to protect your property when the fire arrives?
- What will you put in your Bushfire Survival Kit and where will you store it?
- Do your friends, family and neighbours know the details of your plan?

- What will you do if your Bushfire Survival Plan fails?
- Do you have an alternative option or contingency plan if your plan fails?
- Do you have a Neighbourhood Safer Place (NSP) you can go to as a last resort? For more information on NSPs see www.ruralfire.qld.gov.au.
- Is it safe to travel there?

If your decision is to leave early, you must include the following information or action items in your Bushfire Survival Plan:

- Monitor media outlets – radio, TV, mobile phone and internet for bushfire alerts.
- When will you leave?
- What will be your trigger for action?
- Will your plan be different for weekdays, weekends, or if someone is at home sick or injured?
- What will you take with you (Relocation Kit)?
- Where will you and your family go when you leave early?
- What route will you take to get there?
- What will you do with your pets?
- What will you do if there are consecutive or multiple **'catastrophic'** or extreme fire danger days?
- Will you go into work on days when the FDR is in the upper levels?
- Will you send your children to school when the FDR is in the upper levels?
- Will all members of your household leave early?
- What will you do to prepare your property?
- What is your contingency plan in the event that it is unsafe to leave?

If your decision is to stay you must include the following information or actions items in your Bushfire Survival Plan:

- Monitor media outlets – Radio, TV, mobile phone and internet.
- Locate your Bushfire Survival Kit.
- Put on protective clothing.
- Remain hydrated by drinking lots of water.

- Move any stock to fully grazed paddocks.
- Move cars to a safe location.
- Remove garden furniture, doormats and other items.
- Close windows and doors and shut blinds.
- Take down curtains and move furniture away from windows.
- Seal gaps under doors and window screens with wet towels.
- Place pets inside, restrain them, and provide water.
- Block downpipes and fill gutters with water.
- Wet down the sides of buildings facing the approaching fire front.
- Wet down decks and verandas.
- Wet down fine fuels close to buildings.
- Turn on sprinklers in garden before bushfire arrives.
- Fill containers with water; bath, sinks, buckets, wheelie bins, etc.
- Have ladders ready for roof space access (inside) and against roof (outside).
- Have generator or petrol pump ready.
- Start checking and patrolling for embers outside.

When the fire front arrives:

- Take all fire fighting equipment inside such as hoses and pumps as they may melt during the fire.
- Go inside and shelter away from the fire front.
- Patrol the inside of your home, including the ceiling space, for embers or small fires that may start.
- Drink lots of water.
- Check family and pets.

After the fire front has passed:

- Wear protective equipment.
- Go outside once it is safe.
- Check for small spot fires and burning embers:
 - inside roof space
 - under floor boards
 - under house space
 - on veranda and decks

- on window ledges and door sills
- in roof lines and gutters
- garden beds and mulch
- wood heaps
- outdoor furniture
- sheds and carports
- Continue to drink lots of water.
- Stay at your property until the surrounding area is clear of fire.
- Monitor media outlets – radio, TV, mobile phone and internet.

You need to be both mentally and physically prepared to carry out your Bushfire Survival Plan

There may be other actions to include, depending on your individual property and the level of bushfire risk you are exposed to.

Include the whole family in creating your Bushfire Survival Plan. You and your family should be aware of the actions you will take at the various FDR levels and it is important to ensure this is incorporated into your Bushfire Survival Plan. The FDR for your area can be found on roadside signs and by visiting www.ruralfire.qld.gov.au and following the FDR link.

It is important that your Bushfire Survival Plan does not rely solely on receiving an alert.

Once you have completed your Bushfire Survival Plan, practise it regularly to ensure everyone involved knows exactly what to do in the event of a fire.

Preparing your Bushfire Survival Kit

It is essential that you have a Bushfire Survival Kit if your choice is to stay with your property. This kit will ensure you and your family have the important equipment you need to stay. For a comprehensive list of equipment needed in a Bushfire Survival Kit see page 14.

Preparing your Bushfire Relocation Kit

It is equally important to have a relocation kit if your choice is to leave early. This kit will ensure you and your family have important items and equipment required to relocate for the time needed. For a comprehensive list of items and equipment needed in a Bushfire Relocation Kit see page 15.

Making a contingency plan

No matter whether your decision is to leave early, well before a bush fire threatens or to stay you should still have a contingency plan as part of your Bushfire Survival Plan. There are many scenarios to consider, such as what you will do if a rapid onset fire starts in your local area making roads impassable or travel particularly dangerous. You should have other options if road travel is not safe.

- Is your house well prepared?
- Can it provide you with protection from radiant heat?
- Have you identified a safer location such as an NSP?

Sheltering in a well-prepared property is far safer than being out in the open or in a vehicle

Preparing your property

An unprepared property is not only at risk itself, but may also present an increased danger for your neighbours and their homes.

Planning is absolutely critical to safely staying with your home. Staying home involves the risk of psychological trauma, injury and death.

There are a number of measures you can take to prepare your home and property for bushfire. These include several preparations you must take annually prior to the bushfire season.

Your pre-season property preparations should include:

- Displaying a prominent house number.
- Ensuring there is adequate access for fire trucks to your property – 4 metres wide by 4 metres high with a turn-around area. Reduce vegetation loads along the access path.
- Mowing your grass regularly.
- Removing excess ground fuels and combustible material (long dry grass, dead leaves and branches).
- Clearing of leaves, twigs, bark and other debris from the roof and gutters.
- Purchasing and testing the effectiveness of gutter plugs.
- Trimming low-lying branches 2 metres from the ground surrounding your home.
- Enclosing open areas under your decks and floors.
- Installing fine steel wire mesh screens on all windows, doors, vents and weep holes.
- Pointing LPG cylinder relief valves away from the house.
- Conducting maintenance checks on pumps, generators and water systems.
- Checking that you have sufficient personal protective clothing and equipment.
- Relocating flammable items away from your home including woodpiles, paper, boxes, crates, hanging baskets and garden furniture.
- Sealing all gaps in external roof and wall cladding.
- Checking that the first aid kit is fully stocked.

Bushfire Alerts

If you receive an emergency warning about a bushfire or other emergency, take notice as it could save your life.

There are three types of alert messages to help you make the right safety choices:

Bushfire Advice Message – a fire has started – general information to keep you up to date.

Bushfire Watch and Act Message – represents a heightened level of threat. Conditions are changing, a fire is approaching; lives may come under threat. Take appropriate action.

Bushfire Emergency Warning – is the highest level message advising of impending danger. It may be preceded with the Standard Emergency Warning Signal (SEWS).

An Emergency Warning means there is a threat to lives and protective action is required immediately.

When a bushfire strikes

You have made your decision to **PREPARE.ACT.SURVIVE.** You have prepared your property before the fire season. You have made your Bushfire Survival Plan. You have practised your Bushfire Survival Plan.

A bushfire is threatening? What do you do?

- Know the FDR for any given day.
- Regularly check the FDR on the Rural Fire Services website at www.ruralfire.qld.gov.au.
- Monitor your media outlets for warnings on bushfire activity.
- Seek out information if you have to, and do not assume that you will receive a warning.
- Leave early or stay according to your Bushfire Survival Plan.
- Act decisively in accordance with your Bushfire Survival Plan.
- Do not adopt the 'wait and see' option.

Travelling in your vehicle near a bushfire

Sheltering inside a vehicle is a high-risk strategy that can result in death. Whilst sheltering inside a vehicle offers you a slightly higher chance of survival than being caught in the open, having a leave early or stay strategy is a much safer option.

You should never take a journey into areas where the fire danger is catastrophic or extreme. You should consider postponing or finding alternative routes if necessary. If you can smell or see smoke in the distance it is best to u-turn and drive away from the danger.

If you are caught in smoke or flames while on the road:

- Turn on the vehicle's headlights and hazard warning lights.
- If you need to shelter in your vehicle drive your car into a bare, clear area well away from surrounding trees, leaving lights on. Position vehicle to prevent side impact from advancing fire front.
- Close all windows and vents.
- Leave the engine running and turn off the air conditioning system.
- Cover your entire body with woollen or cotton blankets to protect from radiant heat.
- Take shelter below the window level.
- Drink water frequently and stay in the vehicle until the fire front has passed.
- Once the fire front has passed exit the vehicle to inspect the damage and ensure other passengers are safe.

Neighbourhood Safer Places

A Neighbourhood Safer Place (NSP) is a place of last resort for people during a bushfire. An NSP may form part of a back-up plan when:

- Your Bushfire Survival Plan has failed.
- Your plan was to stay but the extent of the fire means that your home cannot withstand the impact of the fire and therefore your home is not a safe place to shelter.
- The fire has escalated to an extreme or catastrophic level and relocation is the safest option.

An NSP is an identified building or open space within the community that can provide a level of protection from the immediate life-threatening effects of a bushfire. NSPs still entail some risk, both in moving to them and while sheltering in them and cannot be considered completely safe.

They are a place of *last resort* in bushfire emergencies only. The following limitations of NSPs need to be considered within your Bushfire Survival Plan:

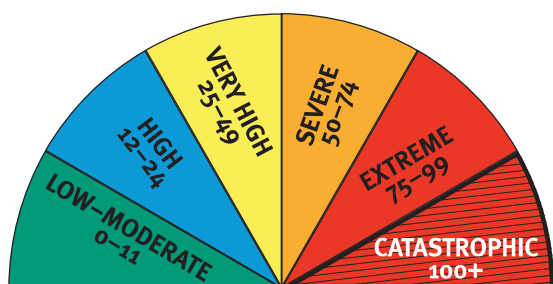
- NSPs do not cater for pets.
- Firefighters may not be present as they will be fighting the main fire front elsewhere.
- NSPs do not provide meals or amenities.
- They may not provide shelter from the elements, particularly flying embers.

If you are a person with special needs you should give consideration to what assistance you may require at an NSP.

Although QFRS cannot guarantee an immediate presence during a bushfire, every effort will be made to provide support as soon as resources are available.

If an NSP is part of your contingency plan it should not require extended travel through fire-affected areas to get there.

FIRE DANGER RATING



The Fire Danger Rating (FDR) is an early indicator of potential danger and should act as your first trigger for action. The higher the rating the greater the need for you to act.

The FDR is an assessment of the potential fire behaviour, the difficulty of suppressing a fire, and the potential impact on the community should a bushfire occur on a given day.

A Fire Danger Index (FDI) of 'low-moderate' means that fire will burn slowly and that it will be easily controlled, whereas a FDI in excess of 'catastrophic 100+' means that fire will burn so fast and so hot that it will be uncontrollable.

CATASTROPHIC 100+

A fire with a rating of 'catastrophic' may be uncontrollable, unpredictable and fast moving. The flames will be higher than roof tops. Many people will be injured and many homes and businesses will be destroyed.

During a 'catastrophic' fire, well-prepared and constructed homes will not be safe. Leaving is the only option for your survival.

EXTREME 75-99

A fire with an 'extreme' rating may be uncontrollable, unpredictable and fast moving. The flames will be higher than roof tops. During an 'extreme' fire, people will be injured and homes and businesses will be destroyed.

During an 'extreme' fire, well-prepared and well-constructed homes may not be safe. Leaving is the only option for your survival.

SEVERE 50-74

A fire with a 'severe' rating may be uncontrollable and move quickly, with flames that may be higher than roof tops. A 'severe' fire may cause injuries and some homes or businesses will be destroyed.

During a fire with a 'severe' rating, leaving is the safest option for your survival. Use your home as a place of safety only if it is well-prepared and well-constructed.

VERY HIGH 25-49

A fire with a 'very high' danger rating is a fire that can be difficult to control with flames that may burn into the tree tops. During a fire of this type some homes and businesses may be damaged or destroyed.

During a fire with a 'very high' danger rating, you should use your home as a place of safety only if it is well prepared and well-constructed.

HIGH 12-24

A fire with a 'high' danger rating is a fire that can be controlled where loss of life is unlikely and damage to property will be limited.

During a fire with a 'high' danger rating, you should know where to get more information and monitor the situation for any changes.

LOW-MODERATE 0-11

A fire with a 'low to moderate' rating can be easily controlled and pose little/or no risk to life or property.

During a fire with a 'low to moderate' rating, you should know where to get more information and monitor the situation for any changes.

BUSHFIRE SURVIVAL PLAN

Complete your personalised Bushfire Survival Plan lift-out.

Personal details:

Important phone numbers: **000** (Fire, Police and Ambulance)

Family:	Family:	Family:
Work:	Friends:	Friends:
School:		

Important contact details – name and phone number:

Insurer:	Policy Number:	Phone:
Electricity:		Phone:
Water:		Phone:
Gas:		Phone:
Phone Company:		Phone:
Council:	Phone:	

Leave early:

List all names and contact phone numbers of household members who have decided to leave early then complete Section 1.

Names:
Phone:

Stay:

List all names and contact phone numbers of household members who have decided to stay, then complete Section 2.

Names:
Phone:

Leave early – Section 1

Pull this Bushfire Survival Plan lift-out from this document and keep in a safe place.

Leaving early will always be the safest option for you and your family. It is extremely important for you to prepare a detailed leave early plan to ensure everyone understands what to do and when. Use the boxes below to list tasks to do.

When to go – Think of different triggers that will cause you and your family to leave early. Think about what you will do if you have sent the children to school that day. Think about whether or not you will have to travel from work into the fire zone.

Where to go – Identify one or more safer locations. Consider putting on personal protective clothing before you leave home.

How to get there – What roads will you take to your destination? Have an alternative route if your first choice is impassable.

What to take – Make a list of your most valuable items (e.g. insurance papers, electronic records, photo albums, passports, birth certificates and other important documents).

Stay – Section 2

Anyone who is not going to leave early must be involved in completing this stay and defend plan to ensure they know what to do. Every stay plan will be different depending on your circumstances. Use the boxes below to list tasks to do.

Before the fire approaches – Start getting yourself and your property ready for a bushfire.

As the fire approaches – Prepare for ember attack on or near your home.
Remember to put on personal protective clothing.

As the fire front arrives – Stay safe by monitoring the fire from inside your home.

After the fire has passed – Patrol your property and extinguish any spot fires or burning embers.
You may need to keep this up for several hours.

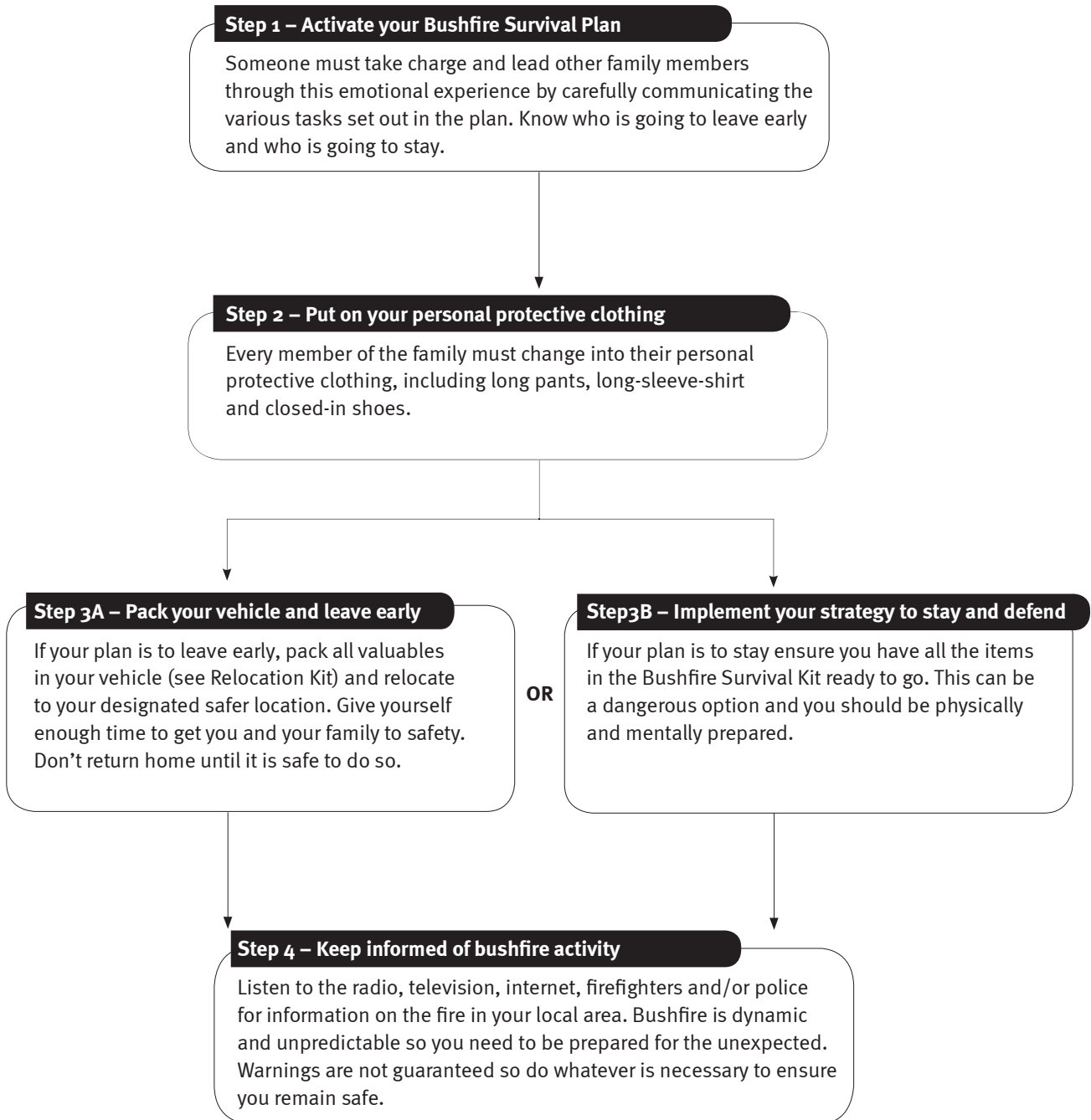
Everyone must have a contingency plan

Have a contingency plan – what will you do if you can't activate your Bushfire Survival Plan? Remember that leaving late can lead to loss of lives.

Know where your nearest NSP is and how to get there.

ACTIVATING YOUR BUSHFIRE SURVIVAL PLAN

Once you have prepared your Bushfire Survival Plan and completed your preparations, it is absolutely essential that you regularly practise and review your plan. This will make sure you and your family are well organised in the event of a bushfire. If a bushfire threatens the health and safety of you, your family, home or property, you should follow these steps:



BUSHFIRE SURVIVAL KIT

You need to have a Bushfire Survival Kit stored in an area of the house that is safe and easy to access. It should contain:

- protective clothing
- mop
- gloves
- torch
- hoses
- shovel
- towels
- buckets
- safety goggles
- ladder
- medications
- bottled drinking water
- fire extinguishers
- battery operated radio
- spare batteries
- smoke mask
- woollen blankets
- first aid kit
- knapsack sprayer
- protective clothing for the whole family.



RELOCATION KIT

Write a list of all items your family will need before, during and after your relocation. The list below shows items that you might like to put in your relocation kit.

- protective clothing for the whole family
- battery operated radio and spare batteries
- safety goggles
- mobile phone and battery charger
- medications
- wallet or purse and money
- clothing (two sets of clothes for each family member)
- identity information (passports, birth certificates)
- bottled water (enough for each relocated family member)
- family and friends' phone numbers
- items of high importance (e.g. family photos, valuables, important documents)
- blankets (natural fibres)
- children's toys



BUSHFIRE RISK SELF-ASSESSMENT CHECKLIST



This basic self-assessment checklist is designed to give you a greater understanding of the bushfire risk level relevant to your property. Information provided in this assessment will assist you when completing your Bushfire Survival Plan.

Address:

Postcode:

Property Owner/Property Name:

ACCESS/EGRESS

Road/Street/Driveway

PLEASE ✓ APPROPRIATE BOX

Clear of overhanging vegetation	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Unrestricted gate access	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Clear of overhead power lines	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Able to reverse in	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Turning/passing areas	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Heavy vehicle access on cattle grid/bridge	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Alternative way out	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Two wheel drive access	Yes <input type="checkbox"/>	No <input type="checkbox"/>

STRUCTURE/S

Exterior walls – non-combustible	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Roof ridge capping sealed	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Eaves enclosed	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Roofing gutters and valleys clear of leaf litter and fine fuels	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Underfloor enclosed	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Vents screened	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Windows – non-combustible finishing	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Deck/veranda non-combustible	Yes <input type="checkbox"/>	No <input type="checkbox"/>

WATER SUPPLY

Reticulated water supply	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Tank supply with QFRS access – 50mm male camlock fitting so fire fighters can use water if needed	Yes <input type="checkbox"/>	No <input type="checkbox"/>
QFRS accessible external open water supply (dam/pool)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Firefighting pump and hose connected to water supply	Yes <input type="checkbox"/>	No <input type="checkbox"/>