

Officer: Planning Officer - Thomas
Direct Telephone: 07 4189 9100
Our Reference: RAL26/0010

22 May 2026

Dale Murray
C/- ONF Surveyors
PO Box 896
KINGAROY QLD 4610

Dear Dale

Decision Notice

Planning Act 2016

I refer to your application and advise that on 18 May 2026, Council's Delegated Authority decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: RAL26/0010
Street Address: 105 Proston Boondooma Road PROSTON QLD 4613
Real Property Description: Lot 33 on BO439
Planning Scheme: South Burnett Regional Council

DECISION DETAILS

Type of Decision: Approval
Type of Approval: Development Permit for Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots)
Date of Decision: 18 May 2026

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is four (4) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

INFRASTRUCTURE

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a "**necessary infrastructure condition**" for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

GENERAL

- GEN1. The development must be completed and maintained in accordance with the approved plans and documents and conditions to this development approval:

Approved Plans:

Drawing No.	Drawing Title	Prepared By	Rev	Date
15293-P1	Proposed Lots 1 and 2 Cancelling Lot 33 on BO439 105 Proston Boondooma Rd Proston	ONF Surveyors	A	17/02/26

Approved Documents:

Document No.	Document Title	Prepared By	Rev	Date
YEP2026012_RFv1	Bushfire Assessment Report - 1 Into 2 Lot Subdivision – 105 Proston Boondooma Road, PROSTON	Yarramine Environmental	–	10 March 2026

Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

Timing: At all times.

- GEN2. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

COMPLIANCE

- GEN3. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan unless otherwise stated. It is the applicant's responsibility to notify Council to inspect compliance for conditions that are required to be satisfied prior to Council endorsing the Survey Plan.

A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

OUTSTANDING FEES

- GEN4. Prior to sealing the Plan of Survey, the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the Planning Regulation 2017.

Timing: As indicated.

SURVEY MARKS

- GEN5. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Plan of Survey.

Timing: As indicated.

ENVIRONMENT (BUSHFIRE MANAGEMENT)

GEN6. The development must be carried out in accordance with the Approved *Bushfire Assessment Report* (BAR) prepared by *Yarramine Environmental* and the subdivision layout in Drawing Number 15293-P1 as referenced at GEN1 of this conditions package.

- Subdivision layout to be in accordance with the approved plan 'Proposed Lots 1 and 2 Cancelling Lot 33 on BO439 105 Proston Boondooma Rd Proston (Drawing Number 15293-P1);

Timing – Prior to sealing of the survey plan;

- Subdivision works to be carried out in accordance with recommendations in Section 7 of the BAR (where relevant to Reconfiguring a Lot);

Timing – Prior to sealing of the survey plan.

- At the time of constructing the future dwelling on Proposed Lot 1 water tanks are to be installed either below ground level or of non-flammable construction. Static water supply should have a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by firefighters:
 - 45kl of static potable water supply.
 - 22,500 litres for each building, as specified in Section 7.2 of the BAR; and
 - is protected from bushfire attack, including shielding of tanks and pumps in accordance with AS 2304–2011 Water storage tanks for fire protection systems; and
 - allows medium rigid vehicle (15 tonne fire appliance) clear access within 6m of the tank.
 - rural fire brigade tank fittings of a 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines.
 - is clearly identified by directional signage at the street frontage.

Timing – Prior to the issue of a Building Approval for a Future Dwelling on the proposed lots.

- All future purchasers of the subject lots to be notified of bushfire management requirements at time of sale and/or other method of disposal; and
- Future buildings are to be constructed to meet the requirements of the relevant building standards including *Australian Standard AS2959-2018 Construction of buildings in bushfire prone areas* as invoked by the National Construction Code (NCC).

Provide certification to Council from an accredited bushfire professional which certifies that subdivisional works have been constructed in accordance with the bushfire management conditions of this Development Approval.

Timing: Prior to sealing of the Survey Plan unless otherwise stated.

VALIDITY OF BUSHFIRE MANAGEMENT REPORT

BMR1. Prior to sealing of the Survey Plan provide written evidence from an accredited bushfire professional that the approved Bushfire Assessment Report (BAR) and its recommendations are current and accurate in accordance with the BAR disclaimer.

Timing: As indicated.

VALUATION FEES

- RAL1. Payment of Department of Natural Resources, Mines, Manufacturing, and Regional and Rural Development valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$55.00 per lot, however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

Timing: As indicated.

ENGINEERING WORKS

- ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Standard Drawings, and relevant design manuals.
- ENG3. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

- ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG6. Provide overland flow paths that do not alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG7. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).
- ENG8. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

SIGNAGE

- ENG9. Install at chainage 1560m on The Weir Road, "Concealed Driveways" (W5-55-2) signage on the approaches to the property access as specified in the Manual of Uniform Traffic Control Devices- Part 2.

Comment: Contact Council for further information in relation to the location of sign.

TELECOMMUNICATION

ENG10. Provide telecommunication services to each lot in accordance with the standards and requirements of the relevant service provider.

Note: The area may only be serviced by NBN wireless, and no cable service is available. It is the applicant/developer's responsibility to confirm that the requirements under the section 372G/H of the Telecommunications Act 1997 (fibre ready facilities - pit and pipe) do not apply and that the subject site is 'exempt'.
[https://www.communications.gov.au/policy/policy\[1\]listing/exemption-pit-and-pipe-requirements](https://www.communications.gov.au/policy/policy[1]listing/exemption-pit-and-pipe-requirements)

ELECTRICITY

ENG11. The development (proposed Lot 1) must be provided with a connection to a reticulated electricity supply prior to the sealing of the survey plan;

Timing: Prior to sealing of the survey plan, submit to Council a certificate of supply and written confirmation from the electricity provider that an agreement has been made for the supply of electricity to the development.

ENG12. Evidence of compliance with this condition ENG11 must be provided to Council prior to sealing of the survey plan. OR

ENG13. Where a reticulated electricity supply is not reasonably available at the time of sealing the survey plan, a dwelling house must be serviced by a stand-alone electricity supply system incorporating solar generation with battery storage and a back-up supply capable of meeting the ongoing energy needs of the premises.

SERVICES - EXISTING CONNECTIONS

ENG14. Ensure that all services provided to the existing house on proposed Lot 2 are wholly located within the lot(s) it serves.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG15. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

ENG16. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	Department of Transport and Main Road	Sch 10, Part 9, Div 4, Sub 2, Table 1	Approved without conditions.

APPROVED PLANS

The following plans are Approved plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
15293-P1	A	<i>Proposed Lots 1 and 2 Cancelling Lot 33 on BO439 105 Proston Boondooma Rd Proston</i> , prepared by ONF Surveyors.	17/02/26

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
YEP2026012_RFv1	-	<i>Bushfire Assessment Report - 1 Into 2 Lot Subdivision – 105 Proston Boondooma Road, PROSTON</i> , prepared by Yarramine Environmental.	10 March 2026

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

STANDARD ADVICE

ADV1. In accordance with Section 85(1)(b) of the *Planning Act 2016*, the development approval for Reconfiguring a Lot lapses if a plan for the Reconfiguration that is required to be given to a local government is not given.

An applicant may request Council to extend the relevant period provided that such request is made in accordance with Section 86 of the *Planning Act 2016* and before the development approval lapses under Section 85 of the *Planning Act 2016*.

ON-SITE WASTEWATER DISPOSAL

ADV2. Future Dwellings must be connected to an on-site wastewater disposal system, in accordance with Australian Standard AS1547 and the Queensland Plumbing and Waste Water Code.

Timing: Prior to the issue of a Building Approval for a future Dwelling on the proposed lots.

WATER SUPPLY

ADV3. For proposed Lot 1 the applicant does not wish to connect to the Proston Rural Water Supply. Under this arrangement, the proposed Lot 1 will be removed from the Declared Service Area, this may have financial implications for the property if it was to be sold in future.

HERITAGE

ADV4. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

APPEAL RIGHTS

ADV5. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

INFRASTRUCTURE CHARGES

ADV6. Infrastructure charges are levied by way of an infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

DEVELOPER INCENTIVE

ADV7. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2027. Eligible development under this scheme is required to be completed by 31 December 2027.

Note: For further information or application form please refer to the rules and procedures available on Council's website.

PROPERTY NOTES

The following property notes will be placed against the subject property in Council's property record system:

PROPERTY NOTE

PN1. Future dwellings on the approved Lot 1 are to be within the located building envelope and is to be developed in accordance with the approved BAR as referenced at GEN1 of this conditions package).

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

Not Applicable.

SUBMISSIONS

Not Applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a “negotiated decision notice” will be issued. Only one “negotiated decision notice” may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”.

OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at www.southburnett.qld.gov.au, or at Council Offices.

Yours faithfully



SAM DUNSTAN
COORDINATOR DEVELOPMENT SERVICES

Enc: Adopted Infrastructure Charge Notice
 Approved Plans/Documents
 Appeal Rights

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: Dale A Murray
C/- ONF Surveyors
PO Box 896
KINGAROY QLD 4610

APPLICATION: Reconfiguring a Lot - Subdivision (1 Lot into 2 Lots) -
Code Assessable

DATE: 18 May 2026

FILE REFERENCE: RAL26/0010

AMOUNT OF THE LEVIED CHARGE: **\$4,419.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$2,410.00	Transport Network
\$2,009.00	Parks and Land for Community Facilities Network
\$0.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: Lot 33 On BO439

SITE ADDRESS: 105 Proston Boondooma Road, Proston

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Reconfiguring a Lot – When South Burnett Regional
*(In accordance with the timing stated in Council approves the Plan of Subdivision.
Section 122 of the Planning Act 2016)*

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's ***Charges Resolution (No. 3) 2019***

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (1 into 2)	2	Allotments	\$2,410.00	CR Table 2.3	\$4,820.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lot	1	Allotment	\$2,410.00	CR Table 2.3	\$2,410.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (1 into 2)	2	Allotments	\$2,009.00	CR Table 2.3	\$4,018.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lot	1	Allotment	\$2,009.00	CR Table 2.3	\$2,009.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (1 into 2)	\$0.00	\$0.00	\$2,410.00	\$2,009.00	\$0.00	\$4,419.00
Total	\$0.00	\$0.00	\$2,410.00	\$2,009.00	\$0.00	\$4,419.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase. However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	This Infrastructure Charges Notice cannot be used to pay your infrastructure charges. To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment. An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au

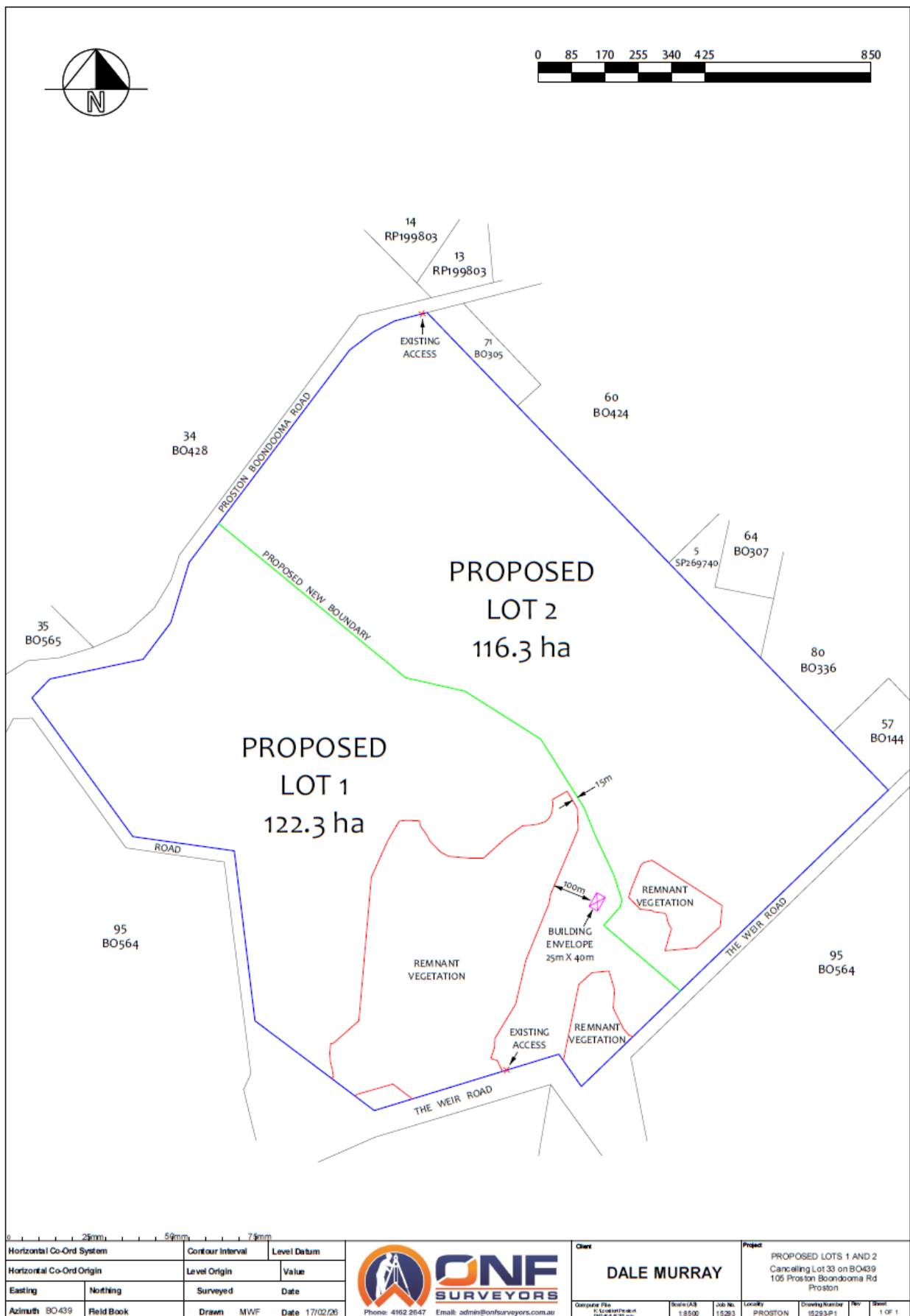
¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Finance & Liveability, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@sbrc.qld.gov.au





BUSHFIRE ASSESSMENT REPORT

**1 INTO 2 LOT SUBDIVISION – 105 Proston Boondooma Road, PROSTON
Lot on Plan 33 B0439**

Prepared on behalf of Mr Dale Murray
By Yarramine Environmental

DOCUMENT STATUS

PROJECT & REPORT DETAILS									
Report Title:		Bushfire Assessment Report - 1 Into 2 Lot Subdivision – 105 Proston Boondooma Road, PROSTON							
Project No:		YEP2026012		Report No:			YEP2026012_RFv1		
Client Name:		Mr Dale Murray							
Lead Author:		Dave Williamson							
Report Status:		FINAL							
Date of Issue:		10 March 2026							
DOCUMENT CONTROL									
Version	Date	Version Description	Author		Reviewer		Approver		
1	10/03/2026	Client Issue	DW		NPK		NPK		

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Accordingly, Yarramine Environmental does not and cannot warrant that the client information and data relied upon for the purpose of this report is accurate and complete. Yarramine Environmental therefore does not and cannot accept any responsibility, and disclaims any liability for errors, omissions or misstatements contained in this report, which have resulted from Yarramine Environmental placing reasonable reliance on such client information and data.

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LIMITATION STATEMENT

The findings of this report are based on the Scope of Work described in this report and as provided by Mr Dale Murray to Yarramine Consulting Pty Ltd (Yarramine Environmental). Yarramine Environmental performed the services in a manner consistent with the level of care and expertise exercised by members of the environmental profession.

In preparing this Report, Yarramine has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations, most of which are referred to in the report ('the data').

Except as otherwise stated in the Report, Yarramine has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in this report ('conclusions') are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Yarramine will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented, or otherwise not fully disclosed to Yarramine.

Yarramine assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt within this Report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this report (including without limitation matters arising from any negligent act or omission of Yarramine or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Report).

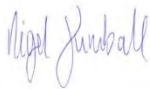
Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of Yarramine's knowledge, the Report presented, and the facts and matters described in this Report as at the time of preparation, and provided by the Client, are current. Any changes to this information of which Yarramine is not aware, and has not had the opportunity to evaluate, therefore, cannot be considered in this Report.

Yarramine will not be liable to update or revise the Report to consider any events or emergent circumstances or facts occurring or becoming apparent after the date of the Report.

Yarramine will retain any documents or files in its possession relating to the Scope of Work for a period of 7 years from the date this Report.

YARRAMINE CONSULTING PTY LTD

A handwritten signature in blue ink, reading "Nigel Kimball", is positioned above the printed name and title.

Nigel Kimball
Managing Director &
Principal Environmental Scientist
10 March 2026

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1 Introduction

Yarramine Environmental (Yarramine) was engaged by Mr Dale Murray to prepare a Bushfire Assessment Report in support of a Reconfiguring a Lot Development Application to South Burnett Regional Council (SBRC) for a 1 into 2 lot subdivision at 105 Proston Boondooma Road, PROSTON on land described as Lot on Plan 33 BO439 (hereafter referred to as 'the site').

The site has been designated on the South Burnett Regional Planning Scheme (SBRPS) *Bushfire Hazard Overlay Map* as containing "bushfire prone" land. Accordingly, an assessment against the provisions of the *Bushfire Hazard Overlay Code* is required in support of the development application. The code requires the preparation of a Bushfire Management Plan to demonstrate the proposed development is designed in such a way that minimises the number of people and properties subject to bushfire risk.

Having been identified as "bushfire prone" by SBRC, the National Construction Code (NCC), ABCB (2019) specifies functional performance requirements for bushfire, and compliance with AS3959-2018 *Construction of buildings in bushfire-prone areas* for future Class 1, 2 or 3 buildings on the site.

Although this report has been prepared specifically to address requirements of SBRC's *Bushfire Hazard Overlay Code* and does take into consideration NCC requirements applicable to future buildings on the site, this report should not be used to satisfy building design requirements applicable at building construction stage. The recommendations of this report however will determine future building location and design options.

1.1 Report Objectives

This Bushfire Assessment Report has been prepared generally in accordance with SBRC's *Bushfire Hazard Overlay Code*, requirements of AS3959-2018, and vegetation clearing constraints. The report

- Provides an assessment of the bushfire threat and subsequent risk to the proposed development.
- Identifies and maps Bushfire Attack Level (BAL) requirements (BAL contours) for future buildings, in association with objectively determined setbacks and radiant heat shielding design elements to determine the suitability of the proposed development given its intended use.
- Details bushfire mitigation measures including building requirements, building exclusion zones, fuel management, access, and water requirements; consistent with legislative requirements and the general need to reduce the risk to life and property in bushfire prone environments.

1.2 Assessment Limitations

Site-specific bushfire assessments comprise a necessarily limited field survey scope/timeframe undertaken at a specific point in time; therefore, (due to factors including climatic and seasonal variation) they may not result in a complete representation of bushfire risk. As bushfire risk is also substantially influenced by land management practises undertaken at the time of the assessment and the proposed future use including its nature and intensity, the results of the bushfire assessment are limited to a specific set of circumstances.

In this regard, conclusions and recommendations stated herein are provided in good faith and of the understanding that conclusions and recommendations reached are only applicable to the proposed development as described. This report should not be used for further or future development of the site other than as described herein.

Changes to circumstances, including the passage of time and subsequent changes in fuel loads dependent on both weather conditions and vegetation management activities, together with changes in subdivision design will necessitate a reassessment of bushfire risk.

This report has been prepared on the basis that bushfire mitigation measures identified are implemented and maintained into the future. Failure to maintain these measures may contribute to the development and future buildings being exposed to a higher level of bushfire threat and attack.

This report including recommendations does not guarantee future buildings will survive a bushfire and it is only considered valid for a period of 12 months.

1.3 Development Planning Context

The Bushfire Assessment Report has been prepared with regard to a future Development Application for 'Reconfiguring a Lot' (RaL) and has therefore been prepared in accordance with relevant provisions of the following legislation/policies:

- *South Burnett Regional Planning Scheme (2017) (Version 2.0, Effective from 28 October 2024).*
- *Queensland Planning Act (2016);*
- *AS3959-2018 Construction of buildings in bushfire-prone areas;*
- *Queensland Vegetation Management Act (1999) (VM Act).*

The site is designated on SBRC's Planning Scheme Bushfire Hazard Overlay. In this regard, the subdivision proposal requires assessment against provisions of the *Bushfire Hazard Overlay Code*.

The site also contains areas designated on SBRC's Planning Scheme Biodiversity Overlay. It should be noted that this bushfire assessment has been based solely on matters relevant to bushfire risk and mitigation as they relate to the features of the site and surrounds. Ecological matters have not expressly been examined in the context of this assessment or other matters including provisions of the Reconfiguring a Lot Code.

As SBRC has integrated the *State Planning Policy 2017* into their planning scheme, an assessment against the included natural hazards benchmarks is not required to be conducted.

1.4 Adopted Assessment Methodology

The current (Version 2.0) South Burnett Regional Planning Scheme provides minimal guidance on carrying out a Bushfire Assessment or preparing a Bushfire Management Plan in support of a development proposal application.

The Bushfire Hazard Overlay Code does though refer to the *Bushfire Resilient Communities Technical Reference Guide* (QFES Guidelines), which was prepared by the Queensland Fire and Emergency Services (QFES) to provide technical guidance for the SPP 2017 guidance material. The method detailed in these guidelines to undertake bushfire hazard assessment involves a quantitative assessment of the vegetation communities, fuel loads, slope, and other relevant factors.

The methodology used for this Bushfire Assessment is based on that contained within AS3959-2018 (Bushfire Attack Level (BAL) Assessment). In addition, four (4) limiting design factors were also adopted and underlie the assessment undertaken. These are:

- A maximum sizing of Asset Protection Zones (APZs) restricted to the amount able to be cleared via the currently available exemption for the purposes of providing a firebreak for infrastructure (10m for boundary fencing under the *Vegetation Management Act 1999* (VM Act)).
- Minimising the amount of remnant vegetation afforded protection under the VM Act to be cleared via a future exemption that dwelling approvals would give rise to (a necessary firebreak to protect infrastructure that is 1.5 times the height of the tallest adjacent vegetation or 20m whichever is greater).
- BAL ratings that do not exceed BAL 29.
- The entirety of any APZ is to be located wholly within each proposed lot.

With the above limiting design factors in mind, this assessment seeks to demonstrate that the proposed development satisfies the overall purpose of the *Bushfire Hazard Overlay Code* and in doing so minimises the extent of vegetation onsite needed to be cleared or structurally managed.

The overall purpose of the *Bushfire Hazard Overlay Code* is to protect the safety of people, and property in bushfire prone areas, by ensuring the reconfiguration of land appropriately responds to bushfire hazard and development provides access to water for firefighting purposes.

In the context of a subdivision proposal, it is considered a development appropriately responds to bushfire hazard where it can be demonstrated the subdivision proposal:

- Minimises the potential adverse impacts of bushfire on people, property, economic activity, and the environment.
- Does not result in a material increase in the extent or severity of bushfire hazard.
- Can accommodate future buildings that can comply with the requirements of AS3959-2018 (and hence the requirements of the National Construction Code (NCC)) and in doing so any required bushfire mitigation measures can be carried out wholly within lots.
- Minimises the loss of ecologically significant vegetation through inappropriately located development.

- Is designed to assist emergency services in responding to any bushfire threat.

1.5 The National Construction Code & Australian Standard AS3959-2018

Where a local government planning scheme designates an area “bushfire prone” (this being land mapped on SBRC’s Bushfire Hazard Overlay mapping), a proposal to construct a new or upgrade a residential building (among others) will trigger assessment against the NCC.

The NCC itself calls up AS3959-2018 Construction of buildings in bushfire-prone areas and determines how a building is to be constructed to resist a hazard level, providing an acceptable construction practice, which is then deemed to satisfy the requirements of the NCC. These bushfire construction requirements are aimed at improving bushfire protection for buildings.

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) and requires a site-by-site (for Class 1, 2 and 3 buildings) assessment of the hazard at building works approval stage to be signed off by a building certifier.

AS3959-2018 divides bushfire prone areas into six bushfire attack levels (Figure 1), based on the severity of the building’s potential exposure to ember attack, radiant heat, and direct flame contact:

- BAL-LOW - very low risk
- BAL-12.5 - low risk
- BAL-19 - moderate risk
- BAL-29 - high risk
- BAL-40 - very high risk
- BAL-FZ - extreme risk (Flame Zone)

A Bushfire Attack Level (BAL) assessment is a means of measuring the severity of a building’s potential exposure to ember attack, radiant heat and direct flame contact in a bushfire event and thereby determining the construction measures required for the dwelling.

Because a BAL assessment is applicable, only for site-by-site circumstances (or in other words building-by-building) it is for this reason this assessment, prepared in the context of a development proposal, should not be used in support of obtaining future building permits on the site.



BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ
The risk is considered to be LOW	The risk is considered to be MODERATE	The risk is considered to be HIGH	The risk is considered to be VERY HIGH	The risk is considered to be EXTREME
There is a risk of ember attack. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m².	There is a risk of ember attack and burning debris ignited by wind borne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m²	There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m².	There is a much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux not greater than 40 kW/m².	There is an extremely high risk of ember attack and burning debris ignited by windborne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux greater than 40 kW/m².

Figure 1: Explanation of Bushfire Attack Levels

Images sourced from Planning Practice Note 65 September 2014 Victoria State Government
BAL Descriptions - Australian Standard AS3959-2018 - Construction of buildings in bushfire-prone areas

2 Site Details & Development Description

2.1 Site Details & Location

The site is made up of one (1) irregularly shaped lot located at 105 Proston Boondooma Road, PROSTON within the South Burnett Regional Council's local government area, approximately 1km west of the Proston township.

The site is zoned as Rural under the South Burnett Regional Planning Scheme 2017 (SBRPS). The site locality is shown in Figure 2 on Page 11. Table 1 below provides a summary of the site details.

Table 1: Summary of Site Details

SITE ADDRESS:	105 Proston Boondooma Road PROSTON
LOT ON PLANS:	33 BO439
LOCAL GOVERNMENT:	South Burnett Regional Council
TOTAL SITE AREA:	2,385,369 m ² (238.54 ha)
TENURE:	Freehold
ZONE:	Rural
FIRE AUTHORITY:	PROSTON AUXILLARY FIRE BRIGADE 24 Collingwood Street, Proston Phone No. 07 4172 8701 SPEEDWELL RURAL FIRE BRIGADE Mobile No. 0439 294 878
BUSHFIRE HAZARD:	High Potential Bushfire Intensity Medium Potential Bushfire Intensity Potential Impact Buffer

2.2 Current Site Use

The subject land contains a single dwelling and associated outbuildings along with a number of borrow pits scattered across the site. A single lane dirt track connects the borrow pits with the Proston Boondooma Road in the northeastern corner of the site. There are three small dams located in the northeastern corner and along the southern boundary of the site. Plate 1 shows the site from the start of site entrance on The Weir Road. Plate 2 depicts the view of the proposed dwelling site.



Plate 1 Site entrance from The Weir Road



Plate 2 View of the proposed dwelling site

2.3 Topography & Drainage

The site is very undulating throughout with Dangora Creek located in the southeastern corner of the site and along its northern boundary. The highest point of the site is 424m AHD and is located in the southwestern section of the site and drains through the undulations to the lowest areas of the site (330m AHD) located along the northern boundary. There are a number of drainage lines intersecting the site which drain to the north.

2.4 Surrounding Land Use

The site is bordered by a mix of land uses, as outlined below:

- **Northeastern Boundary:** Borders onto the Proston District Golf Course, zoned as CF3 – Community Infrastructure and Recreation and Open Space.
- **Southeastern Boundary:** Across The Weir Road lies unimproved land zoned as Rural.
- **Southern Boundary:** Across The Weir Road lies land zoned Environmental Management and Conservation.
- **Southwestern Boundary:** Across an unconstructed road reserve lies unimproved Rural zoned land.
- **Northwestern Boundary:** Across the Proston Boondooma Road lies unimproved Rural zoned land.

The dominant feature of the surrounding land is the Proston township located approximately 1km to the east of the site.

2.5 Proposed Development

The applicant is seeking a Development Permit for Reconfiguring of a Lot to subdivide one (1) existing lot into two (2) lots.

As shown on the Proposal Plan prepared by ONF Surveyors (Appendix A), proposed Lot 1 has a site area of 122 ha, and proposed Lot 2, which contains the existing dwelling and outbuildings, has a site area of 116.3 ha.

2.6 Bushfire Hazard Overlay Mapping

The South Burnett Regional Planning Scheme Version 2.0 (Effective from 28 October 2024) shows bushfire prone areas on the site mapped as:

- High Potential Bushfire Intensity – a small, wooded area along steep hillside situated in the south western corner of the site.
- Medium Potential Bushfire Intensity – variously scattered around areas of the site.
- Potential Impact Buffer – buffering primarily the mapped medium potential bushfire intensity areas.

The bushfire hazard mapping for the site and surrounding areas is shown in Figure 3.

2.7 Vegetation Hazard Classes

Vegetation is the primary source of fuel and combustion of fuel powers a bushfire. However, it is not just the quantity (load) of fuel that matters, but also the fuel arrangement and composition of fuel that contributes to the rate of fire spread and fire line intensity.

Only potential fuel load is used and here this refers to the possible total fuel load that a vegetation community would normally accumulate 10 years after a fire is used to estimate the fire line intensity and bushfire hazard. Not the actual fuel load on any particular day or year as measured in the field. This approach has been introduced by the State to ensure there is underlying consistency in bushfire planning and design across the State.

This potential total fuel load represents the ambient fuel load that is combustible under severe weather conditions. It is calculated as the sum of surface fuel load, near-surface fuel load, elevated fuel load and standing bark fuel and represents the 80th percentile fuel load for each fuel category based on the long-term unburnt condition.

Here fine fuel load, structure and composition, is described using a series of vegetation hazard classes (VHCs) which are in turn used to estimate potential fuel loads as outlined above. VHCs are based on the Queensland Herbarium's Regional Ecosystem mapping at the broad vegetation group level, and several other mapping data sets such as foliage projective cover mapping.

With reference to Figure 4, the site is mapped as containing four (4) areas of vegetation hazard class (VHC). These are as follows:

- 7.1 Semi-evergreen to deciduous microphyll vine forest.
- 13.2 Dry to moist eucalypt woodlands on undulating metamorphics and granite.
- 18.2 Dry eucalypt woodlands on sand or depositional plains.
- 25.1 Brigalow belah open forests on heavy clay soils.
- 40.4 Continuous low grass or tree cover.

For details of field confirmation and corresponding potential fuel loads refer to Sections 4.3 and 4.5 on Pages 18 and 20 respectively.

2.8 Proximity of Fire Brigade(s)

Although the site is quite close to the township of Proston, it is located within the Speedwell Rural Fire Brigade district. However, in the event of a dwelling or grass fire on the site, it is anticipated that emergency response teams are likely to be drawn from the Proston Auxiliary Fire Brigade Station situated at 4 Collingwood Street PROSTON. The Proston Auxiliary Fire Brigade station is located approximately 2.5km from the site.

Other Rural Fire Brigades that may respond in the case of a fire emergency would be Rural Fire Brigades (Speedwell, Brigooda, and Mondure and District). It should be noted that these Rural and Auxiliary Fire Brigades are operated by volunteers and would have a response time dependant on availability of volunteers to turn out.

2.9 Specific Risk Factors Associated with the Proposed Development

2.9.1 Anticipated Onsite Activities

As noted above the proposed development is for a residential subdivision. No bulk storage or handling of hazardous materials in bulk is envisaged.

2.9.2 Numbers of People Likely to be Present

Under normal circumstances up to two adult persons and potentially children can be expected to be present on each lot depending on the time of day and day of the week.

Figure 2
Site Locality Plan

Legend

- Subject Site
- Locality Boundary
- State Contolled Roads

Layer Sources: Qld GIS Layers (Qld Gov Information Service 2025)
Aerial - Google Earth 2025

Client:	D Murray		
Project No:	YEP2026012		
Drawn:	FLB	Approved:	NPK
Revision:	A	Date:	04/03/26



1: 50,000 (A4)
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Figure 3
Bushfire Hazard Overlay

Legend

- Proposed Lot Layout
- Subject Site
- Cadastre
- Bushfire Hazard Overlay : CLASS
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer
- Very High Potential Bushfire Intensity

Layer Sources: Qld GIS Layers (Qld Gov Information Service 2025)
Aerial - Google Earth 2025

Client:	D Murray		
Project No:	YEP2026012		
Drawn:	FLB	Approved:	NPK
Revision:	A	Date:	10/03/26



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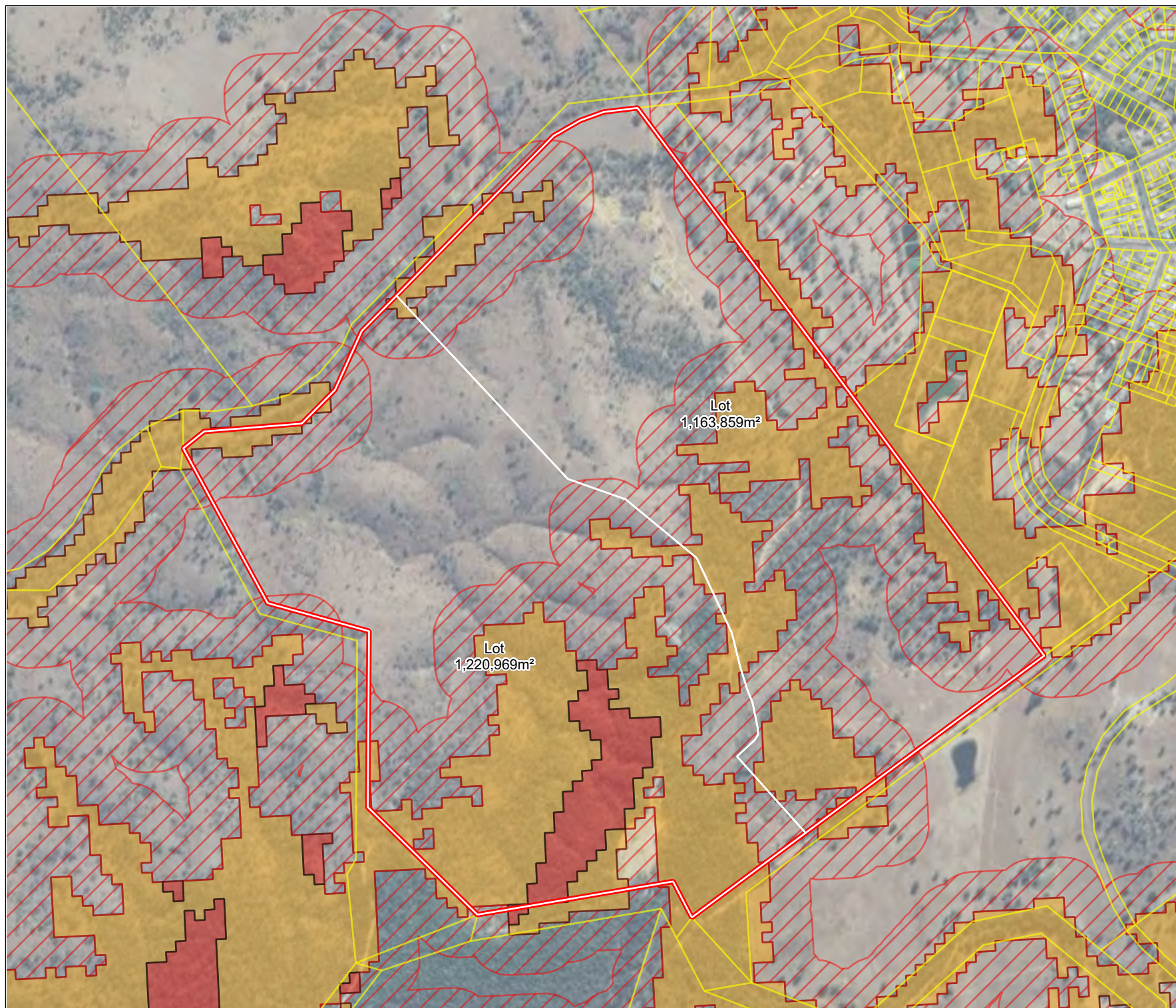


Figure 4
Vegetatoin Hazard Classes

Legend

- Proposed Lot Layout
- Subject Site
- State Contolled Roads
- Vegetation Hazard Class : VHC
- 7.1
 - 10.2
 - 13.2
 - 25.1
 - 38.5
 - 39.2
 - 40.4
 - 42.6

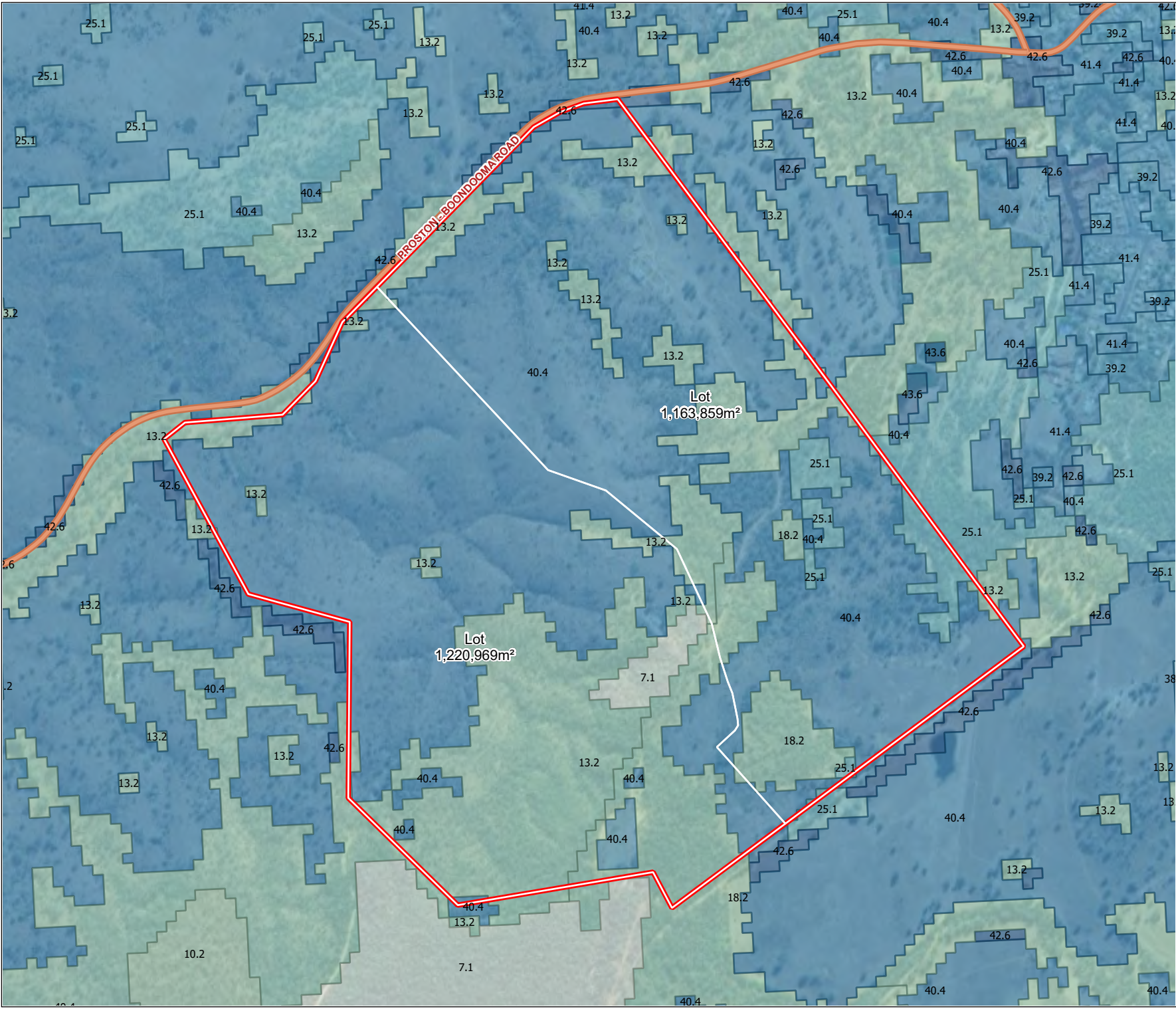
Layer Sources: Qld GIS Layers (Qld Gov Information Service 2025)
Aerial - Google Earth 2025

Client:	D Murray		
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1: 12,500 (A4)
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3 Nature & Severity of Potential Bushfire Attack

By way of background, bushfire attack comes in a number of forms: direct flame, radiant heat, embers, smoke and wind (Figure 5), and that in most bushfires over 80% of housing loss and 80% of human life loss has occurred within 100m of bushland (Chen and McAneney 2004; Blanchi, Leonard et al. 2013).

Overall, the intention of bushfire mitigation measures should be to prevent flame contact to a structure, reduce radiant heat to below the ignition thresholds for various elements of a building, to minimise the potential for wind driven embers to cause ignition and reduce the effects of smoke on residents and firefighters.

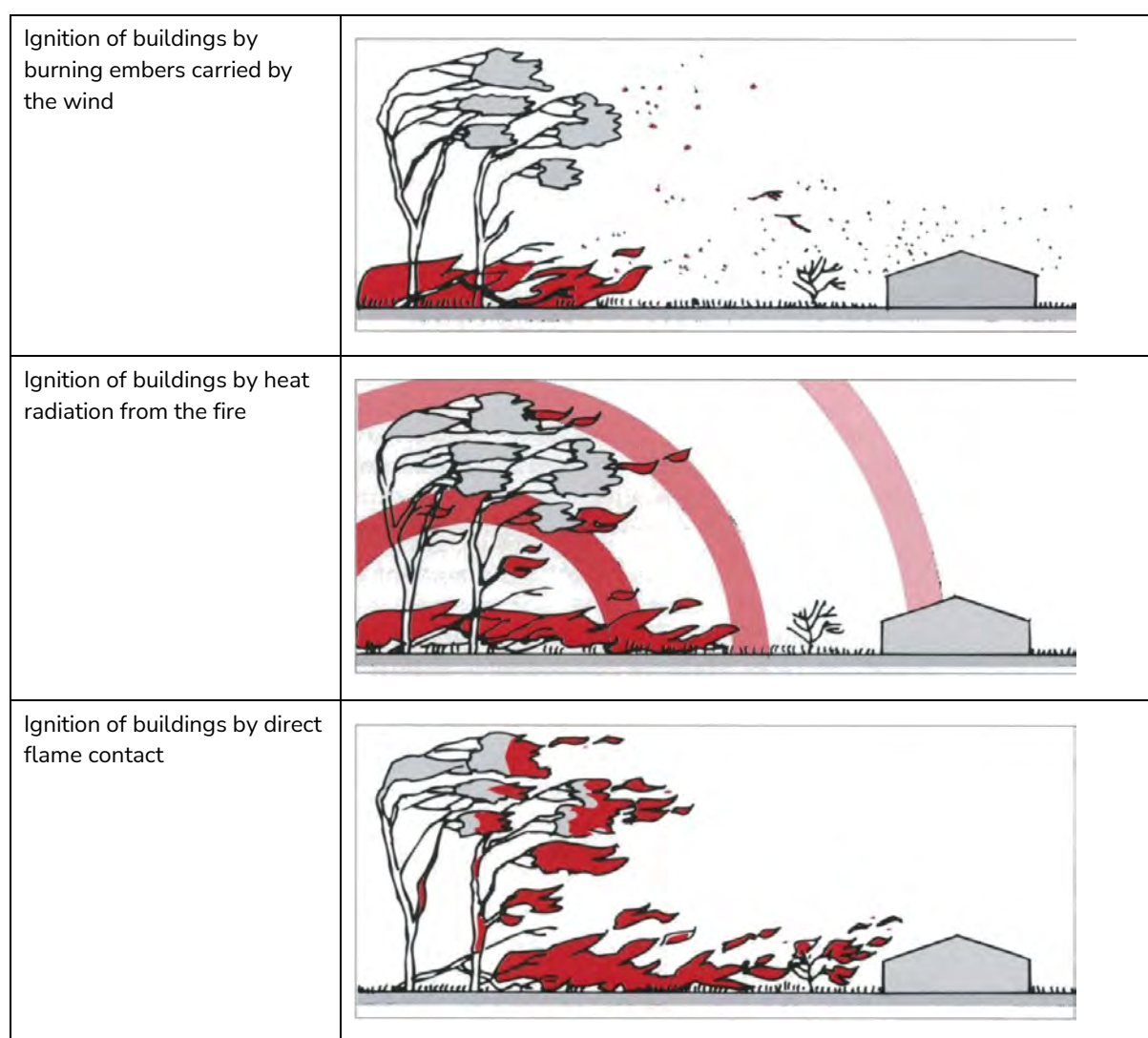


Figure 5: The Three Main Elements of Bushfire That Threaten Life and Property

Source: (Ramsay & Rudolf 2003)

3.1 Bushfire Season & Fire Weather

3.1.1 Bushfire Season

Varied fire seasons reflect different weather patterns. For most of southern Australia, the danger period is summer and autumn. For New South Wales and southern Queensland, the peak risk usually occurs in spring and early summer. Northern Australia experiences most of its fires in winter and spring (Figure 6).

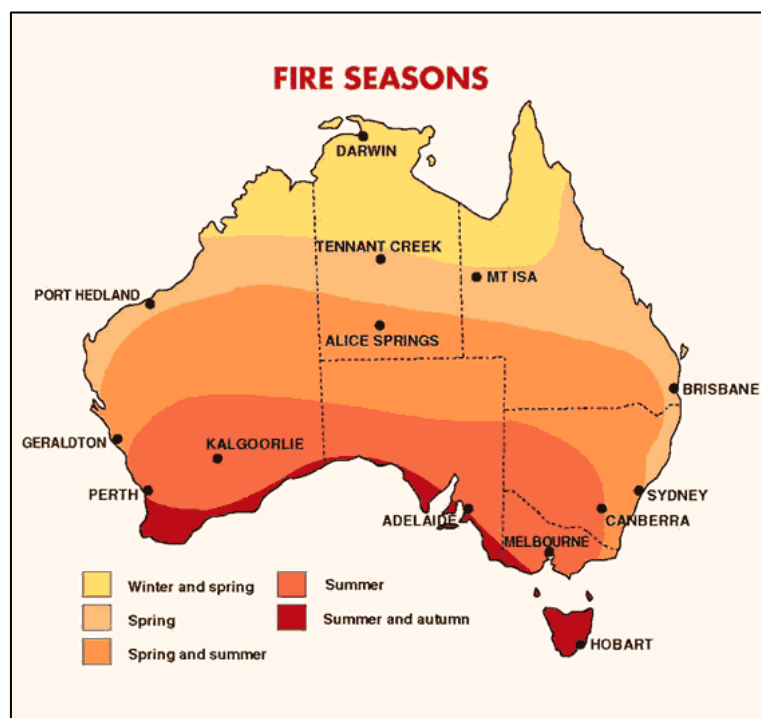


Figure 6: Australia's Fire Seasons

In Queensland, bushfires can occur at any time of the year, however the fire season usually coincides with progressive drying following the autumn rain season, peaking during the spring months of more severe fire weather, and concluding with the arrival of more regular storm events and rain in late spring and summer. On the east coast, this peak fire season is characterised by frequent dry westerly winds and lower humidity. In inland areas, wind direction is less significant, and the fire season can extend much longer into the summer months if rainfall is delayed.

The typical fire season in the Proston area peaks between September and November. The predominant winds in the area are south easterly, however during the fire season; hot gusty northerlies and westerlies of over 30 kph can be expected, with Relative Humidity falling to 20%.

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 70 can be anticipated. It should be noted that this is in contrast to the value of 40 which is the current FDI attributed to Queensland in AS3959-2018.

3.1.2 Anatomy of a Fire Danger Day

In terms of weather conditions, low relative humidity, high winds, and lack of rain all contribute to increased fire danger. Sunshine and high temperatures rapidly dry timber and grass (fuel) which burn very quickly. Hot air can lower the moisture content of forests and grasslands to around 5 per cent and in extreme cases to 2-3 per cent, greatly increasing the speed of the fire.

Humidity: Relative humidity is the most used measure of atmospheric moisture and is defined as the ratio of the amount of water vapour measured compared to that which air could hold at saturation. Very low relative humidity of, say, less than 20 per cent, causes fuels to dry out and become more flammable.

Wind: Air movement provides the oxygen the fire needs to keep burning. Higher winds mean more oxygen and more intense flames. Doubling the wind speed will quadruple the rate of spread of the fire. However, above about 50 km an hour this relationship begins to break down, and above 80 km/h the rate of spread in grasslands reduces. This occurs because the head fire breaks up into narrow tongues, many of which become self-extinguishing. Winds also carry burning embers downwind, which can start new fires. This is known as spotting.

Rainfall: Dry grass, parched native shrubs, and dead leaves and twigs are fire's basic fuel. During droughts and in very hot, windy weather, even heavy fuels like large logs and the green leaves and smaller branches of large trees can become dry and flammable.

The worst weather conditions in southern Queensland occur when deep low-pressure systems near Tasmania bring strong, dry, westerly winds to the coast, as occurred in the major New South Wales fires in January 1994 (Figure 7).

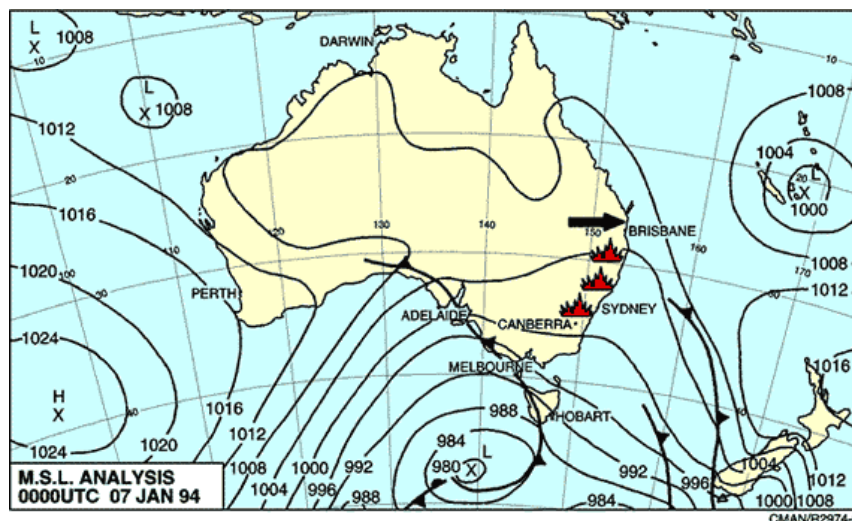


Figure 7: Historic Chart Analysis at 11am EDT on 7 January 1994, showing areas with extreme fire weather that resulted in serious bushfires in NSW and southern Queensland

Source: (Bureau of Meteorology)

3.2 Anticipated Direction of Bushfire Attack

The most likely direction for a major bushfire to approach the site is from the more heavily timbered land location towards the south western corner of the site. However, under adverse conditions, a bushfire could approach from virtually any direction.

As noted above, severe fire weather conditions are typically associated with hot strong westerly to northerly winds. Bushfires in the area have the potential to generate quantities of embers that could affect buildings even though the fire does not necessarily reach it.

3.3 Fire Run

The length of fire run influences the area in which a fire has to develop and reach its potential maximum intensity for the conditions prevailing at the time. It is important to assess the length of fire run to determine the potential scale and intensity of fires that may occur in the area.

Fire runs less than one (1) kilometre in length are generally considered to pose a lesser risk than those with a longer run. Fire runs may be modified by natural features such as creeks, rock formation and vegetation types and be influenced by weather and fuel conditions. Land management activities such as cultivation and cropping, roads and firebreaks can aid in limiting the potential of fire runs.

Fire runs in the locality of the site are somewhat short, especially to the east towards Proston but also semi-contiguous and these factors consequently may limit the intensity and severity of bushfires in the area. The undeveloped nature of the landscape may enhance the intensity and progress of a bushfire should one occur.

The most likely scenario is for a fire to be deliberately or accidentally lit in the road reserve along the Proston Boondooma Road, on the northern boundary of the site or further afield depending on wind direction.

4 Bushfire Attack Level (BAL) Assessment

A BAL rating is determined through identification and assessment of the following parameters:

- Fire Danger Index (FDI) rating; assumed to be FDI-40 for QLD;
- All classified vegetation within 100m of the subject building;
- Separation distance between the building and the classified vegetation source/s; and
- Slope of the land under the classified vegetation.

There are two separate methods in AS3959-2018 for determining the impact of bushfire on buildings and have been summarised below:

- **Method 1** (outlined in Section 2 of AS 3959-2018) allows for a basic assessment of radiant heat flux that calculates the required setback to achieve an acceptable level of radiant heat exposure (i.e., BAL-29) based on an assessment of classified vegetation within 100m of a site. This method uses the standard fuel loads outlined in AS3959 and considers the effective slope beneath vegetation. This method can only be used where the slope under classifiable vegetation is equal to or less than 20 degrees downslope.
- **Method 2** (outlined in Appendix B of AS3959-2018) provides a framework for a more rigorous and site-specific assessment of radiant heat flux exposure for a site, involving bushfire engineering analysis and modelling using site specific data (e.g., climate/weather conditions during fire season, actual onsite fuel loads associated with classified vegetation etc.).

4.1 Assessment Method

This assessment has been undertaken using Method 2 of AS 3959-2018 to determine the maximum heat flux. Method 2 of AS 3959 involves the evaluation of the site characteristics using site specific conditions (such as fuel accumulation though in this instance the assessment relies on VHC derived fuel loads) and FDI to determine fire behaviour and is a more detailed assessment than Method 1.

4.2 Fire Danger Index (FDI)

In accordance with Table 2.1 of AS3959-2018 the relevant Fire Danger Index (FDI) for a BAL assessment in Queensland is FDI 40, however in view of adopting a more cautious approach and in line with methodology requirements expected by SBRC assessing officers, the assessment has adopted an FDI of 70.

4.3 Classified Vegetation Assessment

A site visit is necessary to inspect vegetation located on and around the site. An inspection for the purposes of confirming mapped vegetation hazard classes (VHCs) and classifying vegetation in accordance with AS 3959-2018 was carried out by Dave Williamson from Yarramine Environmental on Wednesday 25 February 2026.

In the context of AS3959-2018, vegetation within and the surrounding 100m of an indicative dwelling location was assessed in the field and then mapped. Vegetation beyond 100m and that

which does not trigger a BAL assessment (i.e., low threat) according to Section 2.2.3.2 of AS3959-2018 was excluded from the assessment.

This excluded low threat vegetation included the following:

- Vegetation of any type more than 100 m from the site.
- Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified.
- Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site or each other.
- Strips of vegetation less than 20 m wide (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.
- Non-vegetated areas, including waterways, roads, footpaths, buildings, and rocky outcrops.
- Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parkland, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and wind breaks.

In the context of AS3959-2018, two types of classified vegetation were encountered in the study area:

- **Woodland** – vegetation situated north west and south east of the indicative dwelling location consisting of trees 10m-30m high, with 20%-30% canopy cover. A small area of this vegetation to the east of is mapped by the Queensland Government as regional ecosystem RE 11.5.2, dominated by *Eucalyptus crebra*, *Corymbia spp.*, with *E. moluccana* woodland on lower slopes of Cainozoic sand plains and/or remnant surfaces.
- **Low threat vegetation** - areas of pasture, mown grass, driveways, roads, gardens, and orchard with pastures sometimes having occasional trees with a discontinuous canopy cover less than 30%, or strips of vegetation less than 20m in width or less than 0.25 ha in area and not within 20m of the site or each other.

The location and extent of this classified vegetation is mapped on Figure 8. Several site photos are also provided in Appendix B. The site visit undertaken also included field assessment to confirm the VHCs mapped across the site.

4.4 Slope Assessment

From a bushfire hazard perspective, slope of the land under the bushfire prone vegetation can greatly influence fire behaviour. This slope is referred to as the effective slope. If the potentially hazardous vegetation is located upslope of the asset(s) the contribution that slope makes towards the intensity and rate of spread of the fire is negligible. Site slope is the gradient of the land between retained vegetation and adjoining assets. The site slope influences the 'view factor' of the flame geometries in BAL models.

Where potentially hazardous vegetation is located downslope of the asset(s) the effective slope gradient of the vegetated land will have significant influence on bushfire intensity and rate of spread.

Typically, for each 18-20% (or 10 degrees) increase in slope gradient the rate of forward spread and intensity of a bushfire will double for a fire moving up the slope towards an asset. Similarly, if the fire is moving down the slope the rate of spread will decrease by approximately double for each 18-20% (or 10 degrees) decrease in slope gradient. As the rate of spread of a bushfire increase so does its intensity.

A GIS and LIDAR data desktop assessment of has been conducted and found a maximum effective slope of approximately 5 degrees downslope in a south easterly direction commencing from the start of the woodland vegetation southeast from the building envelope to the edge of the 100m study area.

A summary of the results of the effective slope assessment performed is presented in Table 2. Figure 9 on Page 22 illustrates the maximum effective slope relevant to this assessment.

Table 2: Effective Slope Assessment Results

RUN NUMBER	DIRECTION	EFFECTIVE SLOPE
Run 1	Southeast	5° Downslope
Run 2	Northwest	3° Upslope

4.5 Potential Fuel Loads

Table 3 below lists the potential fuel loads used in the assessment for the ground truthed VHCs encountered within the study area as detailed in the Bushfire Resilient Communities Guidelines (QFES 2019). For both assessed directions, classified vegetation equated with VHC 18.2: Dry eucalyptus woodlands on sand or depositional plains.

Table 3: Ground-truthed Vegetation Hazard Classes & Potential Fuel Loads

DIRECTION	VEGETATION HAZARD CLASS (VHC)	SURFACE & NEAR SURFACE FUEL LOAD (ha)	TOTAL FIELD LOAD (ha)
Southeast	18.2 Dry eucalyptus woodlands on sand or depositional plains	10.4	11.0
Northwest			

An aerial photograph showing a study area. A large green polygon is centered in the image, surrounded by a brown polygon. The entire area is enclosed by a dashed black line. A white line runs diagonally across the image. In the center of the green polygon, there is a pink rectangle labeled '1,000m²'. The rectangle has dimensions of 40m and 25m, indicated by pink arrows and labels.

AS3959 Vegetation Classification

An aerial photograph showing a study area. A large green polygon is centered in the image, surrounded by a brown polygon. The green area is further divided by a dashed black line. A central pink rectangle is labeled with dimensions 40m and 25m, and an area of 1,000m². A white line runs diagonally across the bottom right of the image.

-
- An aerial photograph showing a study area. A large green polygon is centered in the image, surrounded by a brown polygon. The green area contains a small pink rectangle with dimensions 40m and 25m, and an area of 1,000m². The brown area is irregularly shaped and surrounds the green area. The background is a dense forest of green trees. A white line runs diagonally across the bottom right corner of the image.

An aerial photograph showing a study area. A large green polygon is centered in the image, surrounded by a brown polygon. The entire area is enclosed by a dashed black line. A white line runs diagonally across the right side of the image. In the center of the green polygon, there is a pink rectangle labeled '1,000m²'. The rectangle has dimensions of 40m (width) and 25m (height), indicated by pink arrows and labels.

An aerial photograph showing a study area. A large green polygon is centered in the image, surrounded by a brown polygon. The entire area is enclosed by a dashed black line. A white line runs diagonally across the right side of the image. In the center of the green polygon, there is a pink rectangle labeled '1,000m²'. The rectangle has dimensions of 40m (width) and 25m (height), indicated by pink arrows and labels.

An aerial photograph showing a study area. A large green polygon is centered in the image, surrounded by a brown polygon. The entire area is enclosed by a dashed black line. A central pink rectangle is labeled '1,000m²' with dimensions '40m' and '25m' indicated by pink arrows. A white line runs diagonally across the bottom right corner of the image.

An aerial photograph showing a study area. A large green polygon is centered in the image, surrounded by a brown polygon. The green polygon is further enclosed by a dashed black line. A small pink rectangle is located within the green polygon, with dimensions of 40m and 25m, and an area of 1,000m². A white line runs diagonally across the image, passing through the green polygon.

An aerial photograph showing a study area. A large green polygon is centered in the image, surrounded by a brown polygon. The green polygon is further enclosed by a dashed black line. A small pink rectangle is located within the green polygon, with dimensions of 40m and 25m, and an area of 1,000m². A white line runs diagonally across the image, passing through the green polygon.

An aerial photograph showing a study area. A large green polygon is centered in the image, surrounded by a brown polygon. The green area is further divided by a dashed black line. A central pink rectangle is labeled with dimensions 40m and 25m, and an area of 1,000m². A white line runs diagonally across the bottom right of the image.

Figure 9
Effective Slope
Assessment

Legend

- Slope
- 100m Buffer
- Building Envelope (40m x 25m)
Proposed Lot Layout
- Subject Site
- 1m Contours

Layer Sources: Qld GIS Layers (Qld Gov Information Service 2025)
Aerial - Google Earth 2025

Client:	D Murray		
Project No:	YEP2026012		
Drawn:	FLB	Approved:	NPK
Revision:	A	Date:	10/03/26



1: 1,500 (A4)
GDA2020 MGA Z56

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5 Site Constraints Limiting Bushfire Mitigation Measures

5.1 Vegetation of Conservation Significance

The *Vegetation Management Act 1999* (VM Act) establishes the vegetation management framework for Queensland, which applies to all vegetation other than state forests, national parks, forest reserves, and certain other tenures defined under the *Forestry Act 1959* and the *Nature Conservation Act 1992*.

The purpose of the Act is to regulate the clearing of vegetation in a way that conserves remnant endangered, of concern and least concern regional ecosystems, vegetation in declared areas, ensures clearing does not cause land degradation, prevents the loss of biodiversity, and maintains ecological processes. It uses a series of maps to determine what vegetation is regulated and where clearing may not take place.

A review of state vegetation mapping indicates the site more broadly but also study area contains vegetation afforded protection under the VM Act. When considering just the study area, this vegetation is mapped as Category B (remnant vegetation) comprising of 'Least Concern' regional ecosystem 11.5.2. The extent and distribution of this regulated vegetation across the study area and surrounds is illustrated in Figure 10.

Table 4 overleaf provides a summary of the characteristics for RE 11.5.2 based on its listing within the Queensland Herbarium's Regional Ecosystem Description Database v13.1 (Queensland Herbarium (2024)) and includes fire management guidelines.

This same vegetation is also mapped as containing High Risk Areas identified by the Queensland Government on its Protected Plant Flora Trigger Mapping.

As noted previously, the site includes an area designated on SBRPS Biodiversity Overlay. As such from SBRC's perspective the site contains vegetation of conservation significance, with this aligning with the State's regulated vegetation mapping.

The presence of vegetation of conservation significance may restrict the ease of implementation of some bushfire management measures, notably extensive vegetation clearing or structural management within an asset protection zone or to establish a firebreak. These areas of conservation significance are located along the eastern boundary of the site, and are well removed from the location of the proposed subdivision, which is in the northwestern corner of the site, therefore no adverse impacts are anticipated.

5.2 Fire History & Frequency

An investigation of the Queensland Government's fire scar history database revealed numerous recordings of fires occurring on the site in the years 1987, 1990 – 1991, 1996 – 1998, 2002, 2005 – 2006, 2010 – 2013, 2018, 2024 and as recent as 2025.

Despite numerous recordings of bushfire events on the property, the scattered trees in the area of the proposed subdivision showed no evidence of burned stumps, logs or fence posts found during

the field assessment. The landowner, who has been a volunteer member of the local Rural Fire Brigade stated the vegetation on the site is very difficult to burn even during dry periods.

Table 4: Characteristics of mapped Regional Ecosystem 11.5.2

SHORT DESCRIPTION	RE 11.5.2 - <i>Eucalyptus crebra</i> , <i>Corymbia</i> spp., with <i>E. moluccana</i> woodland on lower slopes of Cainozoic sand plains and/or remnant surfaces				
AREA (HA)	7.68	STRUCTURE	Sparse	VMA CLASS	Least Concern
CHARACTERISTICS	<i>Eucalyptus crebra</i> +/- <i>Corymbia clarksoniana</i> +/- <i>C. citriodora</i> +/- <i>E. moluccana</i> woodland. Sparse ground layer and sparse to mid-dense shrub/low tree layer. On duplex soils, <i>Allocasuarina luehmannii</i> low tree layer is often present and can be the dominant layer in some areas. Other canopy or sub-canopy trees that may be present include <i>Lysicarpus angustifolius</i>, <i>Acacia rhodoxylon</i>, <i>Eucalyptus exserta</i>, <i>E. tenuipes</i> and <i>Corymbia tessellaris</i>. Occurs on Cainozoic sandplains which are often below hills and ranges. Not a Wetland. (BVG1M: 18b). Vegetation communities in this regional ecosystem include: 11.5.2a: <i>Allocasuarina luehmannii</i> low tree layer with or without emergent woodland. Occurs on Cainozoic sandplains which are often below hills and ranges. Not a Wetland. (BVG1M: 24a).				
ESTIMATED EXTENT	Pre-clearing 361000 ha; Remnant 2021 189000 ha				
BIODIVERSITY STATUS	Least Concern				
SPECIAL VALUES	11.5.2: Potential habitat for NCA listed species: <i>Acacia storyi</i>				
COMMENTS	N/A				
FIRE MANAGEMENT GUIDELINES	SEASON: Late wet to early dry season when there is good soil moisture. Early storm season or after good spring rains. INTENSITY: Low to moderate. INTERVAL: 6-10 years. INTERVAL_MIN: 6. INTERVAL_MAX: 10. STRATEGY: Restrict to less than 30% in any year. Burn under conditions of good soil moisture and when plants are actively growing. Sometimes a small amount of wind may move the fire front quickly so that burn intensity is not too severe to destroy habitat trees. a: Restrict to less than 30-60% in any year. Rotate burns in mosaic patches. Maintain fire management of surrounding country so that wildfires will be very limited in extent. Burn under conditions of good soil moisture and when plants are actively growing. ISSUES: Burn interval for conservation purposes will differ from that for grazing purposes; the latter being much shorter. Management of this vegetation type should be based on maintaining vegetation composition, structural diversity, fauna habitats (in particular hollow-bearing trees and logs) and preventing extensive wildfire. Maintaining a fire mosaic will help ensure protection of habitat and mitigate against wildfires. Fire can control shrub invasives (e.g., <i>Eremophila</i> spp. and <i>A. stenophylla</i> in the red soil country in particular). Fire will also control cypress. Low to moderate intensity burns with good soil moisture are necessary to minimise loss of hollow trees. Avoid burning riparian communities as these can be critical habitat for some species. Culturally significant (scar) trees may need protection, such as rake removal of ground fuels. Planned burns have traditionally been carried out in the winter dry season; further research required. a: Maintaining a fire mosaic will ensure protection of fauna habitats (such as dense stands of <i>A. luehmannii</i>) and mitigate against wildfires. <i>Allocasuarina luehmannii</i> (bull oak) can be both killed by fire and regenerate from seed following fire. Bull oak thickening/creation of whipstick communities may be controlled with planned low intensity burns. Drought index will help deliver required guideline. Jewel butterfly is significant in this community, but the jewel butterfly needs thick leaf litter/mature bull oak; so high intensity fire (or fire that removes the litter layer) could be detrimental to survival. <i>Allocasuarina</i> is also an important food source for glossy-black cockatoo.				

Figure 10
Regional Ecosystem
Mapping

Legend

- △ Regional Ecosystem v13.0 Labels
Proposed Lot Layout
- ▲ Subject Site
- Watercourse & Drainage Feature v7.0
- △ Essential Habitat v12.04
- Regional Ecosystem v13.0 : Status
- ▲ Category A or B Area - Endangered
 - ▲ Category A or B Area - Least concern
 - ▲ Category A or B Area - Of Concern
 - ▲ Category C or R Area - Endangered
 - ▲ Category C or R Area - Least concern
 - ▲ Category C or R Area - Of Concern
 - △ Category X Area
 - △ Water
 - △ Cadastre

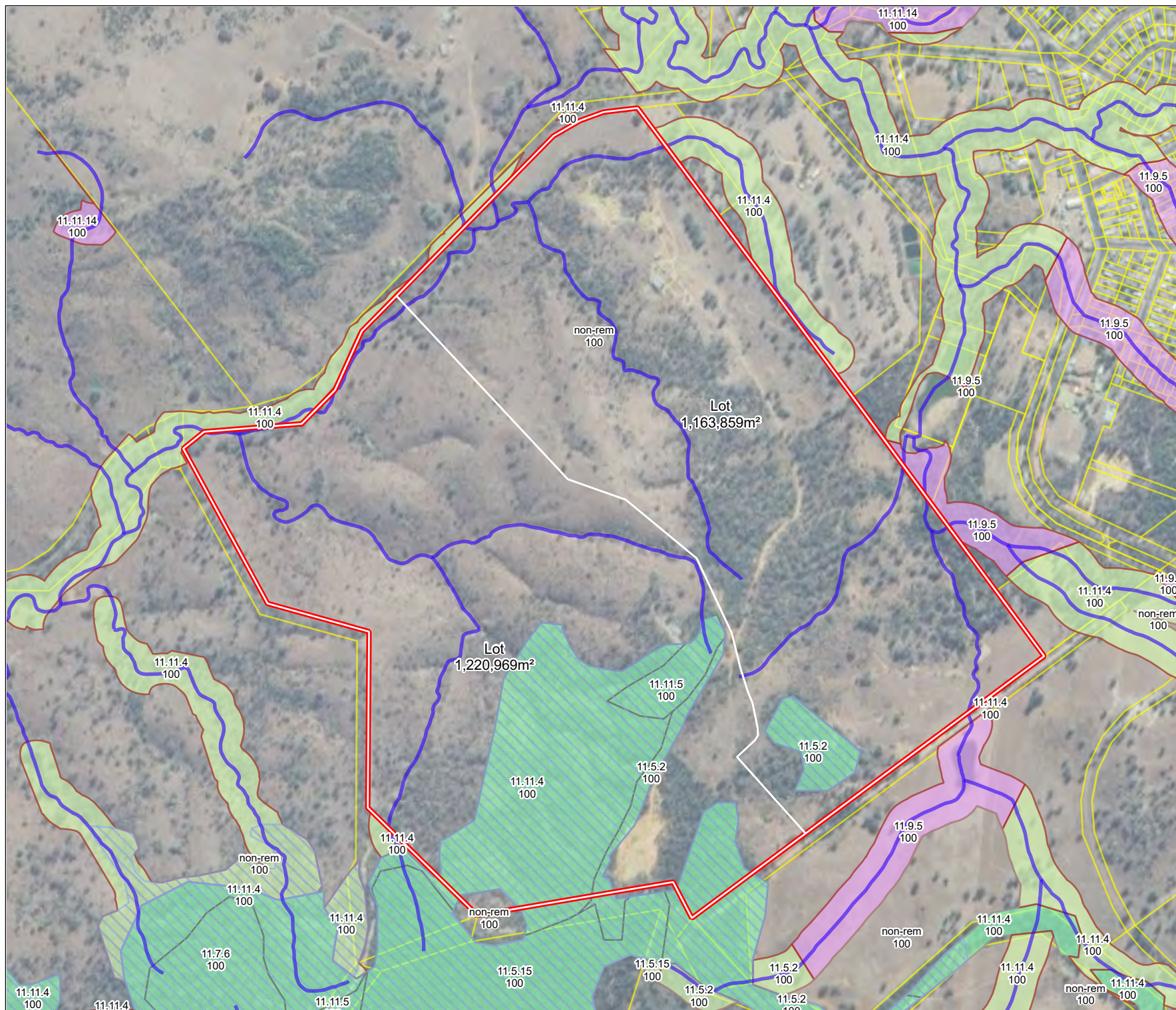
Layer Sources: Qld GIS Layers (Qld Gov Information Service 2025)
Aerial - Google Earth 2025

Client:	D Murray		
Project No:	YEP2026012		
Drawn:	FLB	Approved:	NPK
Revision:	A	Date:	10/03/26



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6 Bushfire Mitigation Measures

In light of the established bushfire hazard and vegetation classification, a number of bushfire mitigation measures are discussed below, some of which will be needed to ensure the development proposal has appropriately responded to bushfire hazard.

6.1 Siting of Future Buildings

To assist in appropriately siting future buildings in locations where mitigation measures are achievable, development footprints, building footprints, building location envelopes or building exclusion zones are commonly recommended.

In this instance, proposed Lot 1 contains several suitable areas that would allow a future dwelling to be positioned well away from hazardous vegetation. However, an indicative building envelope has been provided to demonstrate that appropriate siting can be achieved.

6.2 Determination of Bushfire Attack Level

Future buildings situated on proposed Lot 1 within 100m of a bushfire prone area will need to be constructed to meet the requirements of the National Construction Code (NCC) and in turn AS3959-2018.

Figure 12 on Page 29 illustrates the modelled BAL contours for proposed Lot 1, based on Method 2 of AS3959-2018. A graphical summary of the results is provided in Figure 11 with detailed calculations included in Appendix C.

Table 5 details the resulting BAL ratings for each assessed direction where a future dwelling is sited as per the indicative building envelope. When situated in this location, a construction level of BAL-12.5 is attained.

Appendix D presents a summary of AS3959-2018 construction standards as they relate to BAL-12.5. For detailed construction standards, refer to Sections 3 and 5 of AS3959-2018.

Table 5: Summary of post development BAL ratings for the proposed subdivision

PROPOSED VACANT LOTS	DIRECTION	WITHOUT BE		WITH BE	
		MAXIMUM SEPARATION	MAXIMUM LOT BAL	MAXIMUM SEPARATION	MAXIMUM BAL
Lot 1	Southeast	0m	BAL-FZ	70m	BAL-12.5
	Northwest	0m	BAL-FZ	79m	BAL-12.5

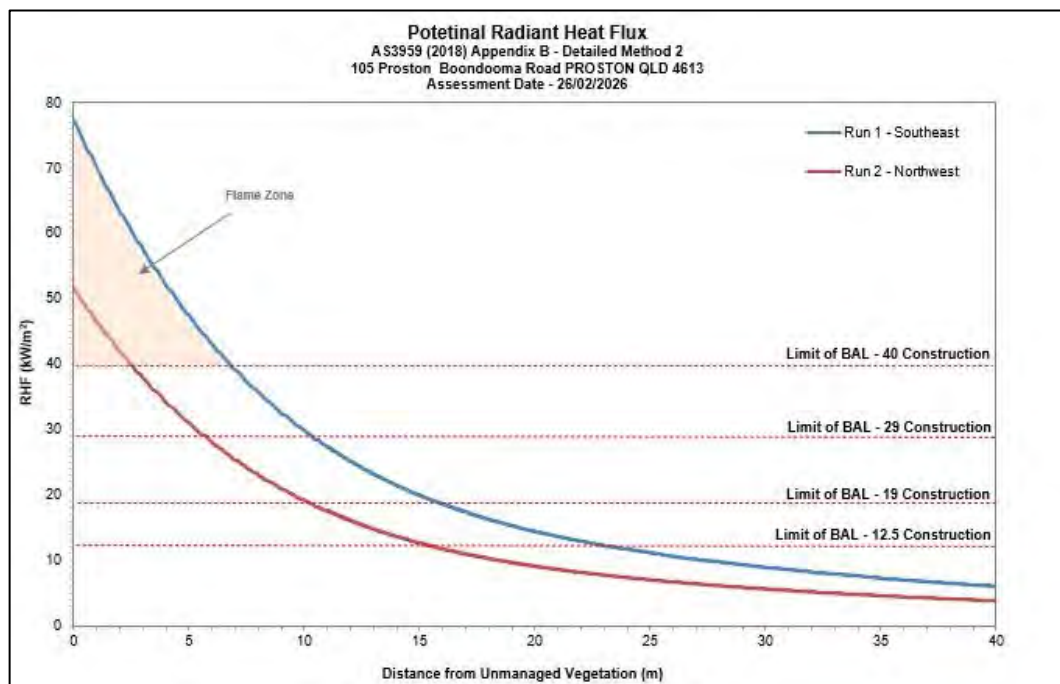


Figure 11: Modelled Potential Radiant Heat Flux Levels

It is worth noting too that in accordance with AS3959-2018 any structure (such as a shed or garage) built within 6m of the dwelling will also need to be constructed in accordance with the corresponding BAL rating attained ahead of obtaining building approval.

6.3 Fire Trails & Firebreaks

A fire trail constitutes a fire management line, examples including roads, fence line clearings, tracks used to access water for firefighting or dividing the property for fuel reduction burning or back-burning.

Fire trails are only effective in the context of a strategic advantage and access for hazard-reduction operations and are primarily used as access for firefighters. They can also double as firebreaks and maintenance of buffers protecting development, and in non-urban areas, may surround isolated dwellings or groups of dwellings. In urban areas, they may function as a strategic control line around the hazard side of the development, if they are connected to the public road system at frequent intervals.

Trails present difficulties and costs associated with maintenance on private land and generally are only suitable where a site backs onto public bushland reserves and can connect to an existing fire trail network and/or public road network.

No designated fire trail network is proposed given such a network would yield no strategic benefit to firefighters.

Firebreaks serve several functions. Generally, they are considered relatively linear man-made barriers of bare ground (a mineral earth firebreak), or low fuel (a grass only covered firebreak)

intended to stop or slow the spread of bushfires. Under high fuel load conditions both mineral earth and grass covered firebreaks can only be of assistance in slowing down a bushfire rather than stopping it, because spotting will occur, and no direct fire suppression attack is possible. Some firebreaks are designed to prevent the fire escaping, and others are designed to restrict entry of a fire from outside the property or area.

No firebreaks are suggested for the new lot boundary or generally given the location of unmanaged classified vegetation.

6.4 Lot Access & Egress

In the event of a significant bushfire threat, it is critical that the proposed development provides sufficient ingress and egress for firefighting vehicles, along with defensible space to support emergency response efforts. Safe access and evacuation routes are also essential for resident safety.

In this instance, proposed Lot 1 has direct and relatively short access to The Weir Road to/from the indicative building envelope, making ingress and egress during a bushfire emergency relatively straightforward for both evacuating residents and attending firefighters.

6.5 Water Supplies & Utilities

The Bushfire Hazard Overlay Code requires that the development be provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.

For dwelling houses, this can be achieved by being connected to a pressurised reticulated water supply. A reticulated water supply is available on the northern side of the site but it is not available to the southern side of the site therefore rainwater harvesting will be relied upon to provide potable water for any proposed dwelling and firefighting purposes.

Gas, if installed, shall be fully installed in accordance with Australian Standard AS1596-2208 - The storage and handling of LP gas including the use of metal piping, being kept clear of all flammable materials, and ensuring that any release valves are directed away from buildings, so that they do not act as catalysts to combustion.

Figure 12
Bushfire Attack Level
(BAL) Contours (Method 2)

Legend

100m Buffer

Building Envelope (40m x 25m)

Proposed Lot Layout

Subject Site

BAL Contours : Source

BAL - 12.5

BAL - 19

BAL - 29

BAL - 40

BAL - FZ

Layer Sources: Qld GIS Layers (Qld Gov Information Service 2025)

Aerial - Google Earth 2025

Client:	D Murray		
Project No:	YEP2026012		
Drawn:	FLB	Approved:	NPK
Revision:	A	Date:	10/03/26

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yarramine

environmental

20

CELEBRATING YEARS

66.0 m

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7 Recommendations

In summary, following are several recommendations that should be undertaken to mitigate the potential impacts of bushfire for the subdivision proposal and reduce the risk to future life and property in the bushfire prone environment.

7.1 Construction of Future Buildings

Future buildings are to be constructed to meet the requirements of the relevant building standards prevailing at the time to enable a building to be designed and constructed according to the site conditions. This includes *Australian Standard AS2959-2018 Construction of buildings in bushfire prone areas* as invoked by the National Construction Code (NCC).

Although a separate requirement independent of any subdivision approval process, it is worth reiterating that future dwellings, where located within 100m of classified vegetation, will be subject to the findings of a Bushfire Attack Level Assessment prepared for a Building Certifier immediately prior to obtaining a building permit.

7.2 Water Supply

At the time of constructing the future dwelling on proposed Lot 1 it is recommended that water tanks be installed either below ground level or of non-flammable construction. This static water supply should have a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by firefighters:

- 45,000 litres for potable water supply.
- 22,500 litres for firefighting purposes.
- is protected from bushfire attack, including shielding of tanks and pumps in accordance with *AS 2304-2011 Water storage tanks for fire protection systems*.
- allows medium rigid vehicle (15 tonne fire appliance) clear access within 6m of the tank.
- is provided with rural fire brigade tank fittings of a 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines.
- is clearly identified by directional signage at the street frontage.

These storage systems are to be designed and located in accordance with Section 9 of the Bushfire Resilient Communities document dated October 2019 as referred to in the SBRC *Bushfire Hazard Overlay Code*.

8 Conclusion

Yarramine Environmental has prepared this Bushfire Assessment Report in support of a Reconfiguring a Lot application for a proposed 1 into 2 lot subdivision at 105 Proston Boondooma Road, PROSTON.

It is considered, subject to the recommendations outlined in Section 7, the subdivision proposal has been designed to account for and appropriately respond to bushfire hazard on and surrounding the site by:

- minimising the potential adverse impacts of bushfire on people, property, economic activity, and the environment.
- not resulting in a material increase in the extent or severity of bushfire hazard;
- being capable of accommodating future buildings that can comply with the requirements of AS3959-2009.
- minimising the loss of any ecologically significant vegetation through inappropriately located development.
- assists residents and emergency services in responding to any bushfire threat.

To this end SBRC's favourable consideration of the subdivision proposal, subject to reasonable and relevant conditions in accordance with provisions of the *Planning Act 2016* is respectfully requested.

For a response to the *Bushfire Hazard Overlay Code*, refer to Appendix E of this report.

9 References

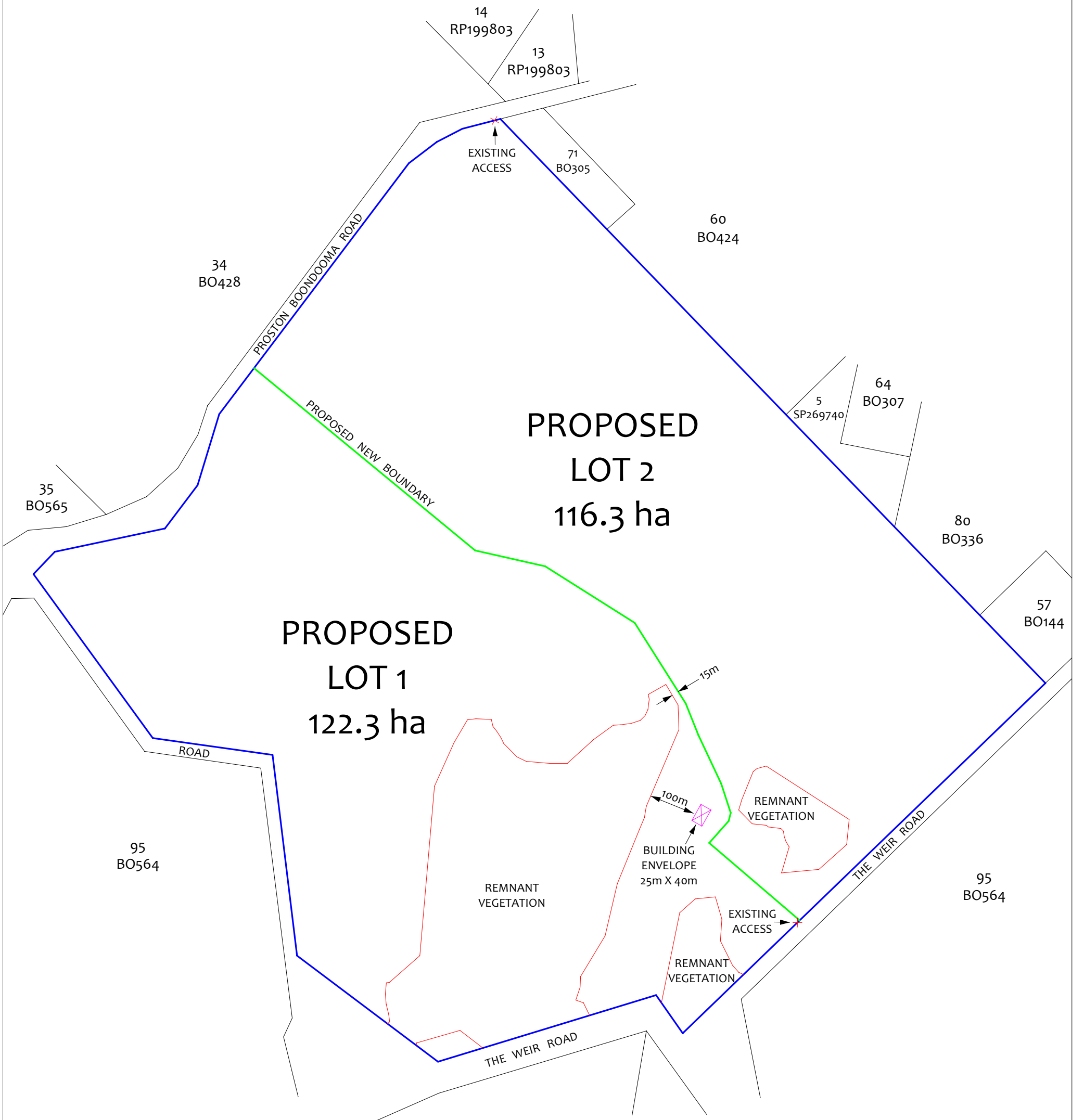
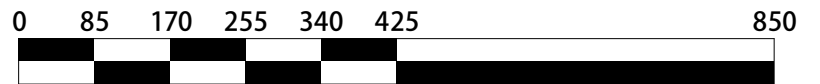
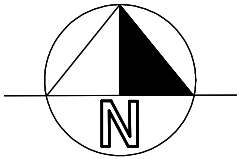
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- Queensland Reconstruction Authority (2020) *Bushfire Resilient Building Guidance for Queensland Homes*, The State of Queensland, Brisbane.
- Standards Australia (2018) AS 3959 - 2018 *Construction of buildings in bushfire prone areas*, Standards Australia, North Sydney, New South Wales.
- Standards Australia (2021) AS2419.1 *Fire hydrant installations, Part 1: System design, installation and commissioning*, Standards Australia, North Sydney, New South Wales.



Appendix A

PLAN OF DEVELOPMENT
PREPARED BY ONF SURVEYORS





Horizontal Co-Ord System		Contour Interval	Level Datum	
Horizontal Co-Ord Origin		Level Origin	Value	
Easting	Northing	Surveyed	Date	
Azimuth BO439	Field Book	Drawn MWF	Date	17/02/26



Client		Project		
DALE MURRAY		PROPOSED LOTS 1 AND 2 Cancelling Lot 33 on BO439 105 Proston Boondooma Rd Proston		
Computer File K:\Location\Proston\ P4549 1115293.mpg	Scale (A3) 1:8500	Job No. 15293	Locality PROSTON	Drawing Number 15293-P1
		Rev	Sheet	
			1 OF 1	



Appendix B

SITE PHOTOS



B





Appendix C

AS3959-2018 METHOD 2 BAL
ASSESSMENT CALCULATION



Bushfire Attack Assessment Calculation Summary



AS3959 (2018) Appendix B - Detailed Method 2

Site Street Address: 105 Proston Boondooma Rd, PROSTON
Assessor: Dave Williamson
Local Government Area: South Burnett Regional Council

Assessment Date: 10/03/2026
Field Visit Date: 25/02/2026
Onsite Fuel Assessment: Yes

Run 1 - Southeast

Vegetation Information

Vegetation Type:	Woodland	Vegetation Group:	Woodland
Vegetation Slope:	5 Degrees	Vegetation Slope Type:	Downslope
Surface Fuel Load:	10.4 t/ha	Overall Fuel Load:	11 t/ha

Site Information

Site Slope:	1 Degrees	Site Slope Type:	Level
Elevation of Receiver:	Default m	APZ/Separation:	11 m

Fire Inputs

Flame Width:	100 m	Flame Temp:	1090 K
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Calculation Parameters

Flame Emissivity:	0.95	ε	Relative Humidity:	0.25	%
Heat of Combustion:	18600	kJ/kg	Ambient Temp:	308	K
Moisture Factor:	5	%	FDI:	70	

Outputs

Category of Attack:	HIGH	Peak Elevation of Receiver:	4.27	m	
Level of Construction:	BAL-29	Fire Intensity:	7010	I	
Radiant Heat:	27.45	kW/m ²	Flame Angle:	73	Degrees
Flame Length:	9.34	m	Maximum View Factor:	0.4173	Φ
Rate of Spread:	1.23	km/hr	Inner Protection Area:	0	m
Transmissivity:	0.865	τ	Outer Protection Area	0	m

Run 2 - Northwest

Vegetation Information

Vegetation Type:	Woodland	Vegetation Group:	Woodland
Vegetation Slope:	3 Degrees	Vegetation Slope Type:	Upslope
Surface Fuel Load:	10.4 t/ha	Overall Fuel Load:	11 t/ha

Site Information

Site Slope:	1 Degrees	Site Slope Type:	Upslope
Elevation of Receiver:	Default m	APZ/Separation:	7 m

Fire Inputs

Flame Width:	100 m	Flame Temp:	100 K
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Calculation Parameters

Flame Emissivity:	0.95	ε	Relative Humidity:	25%	%
Heat of Combustion:	18600	kJ/kg	Ambient Temp:	308	K
Moisture Factor:	5	%	FDI:	70	

Outputs

Category of Attack:	HIGH	Peak Elevation of Receiver:	2.73	m	
Level of Construction:	BAL-29	Fire Intensity:	4037	I	
Radiant Heat:	27.86	kW/m ²	Flame Angle:	74	Degrees
Flame Length:	5.94	m	Maximum View Factor:	0.4170	Φ
Rate of Spread:	0.71	km/hr	Inner Protection Area:	0	m
Transmissivity:	0.879	τ	Outer Protection Area	0	m

Equations Used

Transmissivity:	Fuss & Hammins, 2002	Peak Elevation of Receiver:	Tan et al., 2005
Flame Length:	RFS PBP, 2001	Peak Flame Angle:	Tan et al., 2005
Radiant Heat:	Drysdale, 1985, Sullivan et al., 2003, Tan et al., 2005	Rate of Fire Spread:	Noble et al., 1980



Appendix D

SUMMARY OF AS3959-2018
CONSTRUCTION REQUIREMENTS



Summary of AS3959-2018 Construction Requirements

Note: The information in the table below is summary of the construction requirements in the April 2018 Australian Standard and is not intended as a design or construction guide. One should consult the standard for the full technical details and amendments issued from time to time.

BUILDING ELEMENT	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ
SUB FLOOR SUPPORTS	No special construction requirements	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh, non-combustible supports where the subfloor is unenclosed or naturally fire resistant timber	If enclosed by external wall refer below 'External Walls' section in table or non-combustible subfloor supports or tested for bushfire resistance to AS 1530.8.1	Subfloor supports – enclosure by external wall or non-combustible with an FRL of 30/-/ or be tested for bushfire resistance to AS 1530.8.2
FLOORS	No special construction requirements	No special construction requirements	No special construction requirements	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside w	Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or be tested for bushfire resistance to AS 1530.8.1	Concrete slab on ground or enclosure by external wall o ran FRL of 30/30/30 or protection of underside with 30 minute incipient spread of fire system or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL WALLS	No special construction requirements	As per BAL-19	External walls – Parts less than 400 mm above ground or decks etc. to be of non-combustible material, 6 mm fibre cement clad, or bushfire resistant/naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6 mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9 mm fibre cement sheeting or steel sheeting or be tested for bushfire resistance to AS 1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with minimum thickness of 90 mm or an FRL of -/30/30 when tested from outside or be tested for bushfire resistance to AS 1530.8.2

BUILDING ELEMENT	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ
EXTERNAL WINDOWS	No special construction requirements	4mm Grade A Safety Glass or glass blocks within 400 mm of ground, deck etc. with Openable portion metal screened with frame of meteor metal reinforced PVC-U or bushfire resisting timber	5mm toughened glass or glass blocks within 400 mm of ground, deck etc. with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened	5 mm toughened glass with openable portion screened and frame foetal or metal reinforced PVC-U, or bushfire resisting timber and portion within 400 mm of ground, deck etc. screened	6 mm toughened glass. Fixed and Openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of-/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL–19 except that door framing can be naturally fire resistant (high density) timber	Screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc., tight-fitting with weather strips at base	Screened with steel, bronze or aluminium mesh or non- combustible, or 35 mm solid timber for 400 mm above threshold. Metal or bushfire resisting timber framed tight-fitting with weather strips at bas	Non-combustible or 35 mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and an FRL of - /30/-
ROOFS	No special construction requirements	As for BAL–19 (including roof to be fully sarked)	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guard	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of30/30/30 or tested for bushfire resistance to AS 1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAHS DECKS ETC	No special construction requirements	As per BAL-19	Enclosed sub-floor space – no special requirement for	Enclosed sub-floor space or non-combustible or bushfire resistant timber	Enclosed sub-floor space or non-combustible	Enclosed sub-floor space or non-combustible supports.

BUILDING ELEMENT	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ
			materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element	supports. Decking to be non-combustible or bushfire-resisting timber	supports. Decking to be non-combustible	Decking to have no gaps and be non-combustible
WATER AND GAS SUPPLY PIPES	Aboveground, exposed water and gas supply pipes are to be metal.	Aboveground, exposed water and gas supply pipes are to be metal.	Aboveground, exposed water and gas supply pipes are to be metal.	Aboveground, exposed water and gas supply pipes are to be metal.	Above-ground, exposed water and gas supply pipes are to be metal	Aboveground, exposed water and gas supply pipes are to be metal.



Appendix E

BUSHFIRE HAZARD OVERLAY CODE
RESPONSE



Bushfire Hazard Overlay Code Response (Applicable Sections Only)

Performance Outcomes	Acceptable Outcomes	Response
SECTION A: Reconfiguring a lot (RaL) – where creating any number of lots of more than 2,000 square metres:		
PO1 The subdivision layout: (a) enables future buildings to be located away from slopes and land forms that expose people or property to an intolerable risk to life or property; and (b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level. <i>Note - An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</i>	A01.1 A development footprint plan is identified for each lot that avoids ridgelines, saddles and crests where slopes exceed 28 per cent. A01.2 A development footprint plan is identified for each lot that is separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by a distance that achieves a radiant heat flux level of 29 kW/m² or less at all development footprint plan boundaries. <i>Note - This separation area is often termed an asset protection zone. Note – The radiant heat flux levels can be established by undertaking a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document.</i>	Complies with A01.1 The lot has been assigned a building location envelope sized and positioned to avoid ridgelines, saddles, and steep crest areas Complies with A01.2 The BAL assessment confirms that the nomination of a building location envelope and future dwellings will be adequately separated from nearby hazardous vegetation to achieve a radiant heat flux of 29 kW/m² or less.
PO2 The subdivision layout enables: (a) future buildings to be located as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (b) future site access to be located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions.	A02 A development footprint plan is identified for each lot that: (a) is located within 60 metres of the street frontage; and (b) sited to enable a route between the development footprint plan and the street frontage with a gradient that does not exceed of 12.5 per cent.	Performance Solution The proposed lot has been allocated an indicative building envelope that is sized and positioned as close as possible to the property entrance while maintaining site access that is designed for safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions. It has been positioned in the most level section closest to The Weir Road, utilising an existing entry point.

Performance Outcomes	Acceptable Outcomes	Response
SECTION D: Where creating additional lots for the purpose of residential development and a reticulated water supply is not provided:		
P09 The subdivision layout provides for perimeter roads or fire trail and working areas that are accessible by the type of fire-fighting vehicles servicing the area, to facilitate emergency access and operational space for firefighting, maintenance works and hazard reduction activities.	A09 The subdivision layout includes: (a) a fire trail and working area designed and constructed in accordance with the design parameters in Table 1 that separates the residential lot or development footprint plan from adjacent mapped medium, high or very high potential bushfire intensity areas; or (b) a perimeter road designed and constructed in accordance with AO8.1.	Complies The proposed development footprint is adequately spaced from medium, high or very high potential bushfire intensity areas and does not require a fire trail or fire break.



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Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the *Planning Act 2016* states –
 - (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
 - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal ; and
 - (b) each co-respondent for the appeal; and

- (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The **service period** is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
 - (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
 - (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –
decision includes-
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or failure to make a decision; and
 - (d) a purported decision ; and
 - (e) a deemed refusal.**non-appealable**, for a decision or matter, means the decision or matter-
 - (a) is final and conclusive; and
 - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
 - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal. However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.