

26 April 2022

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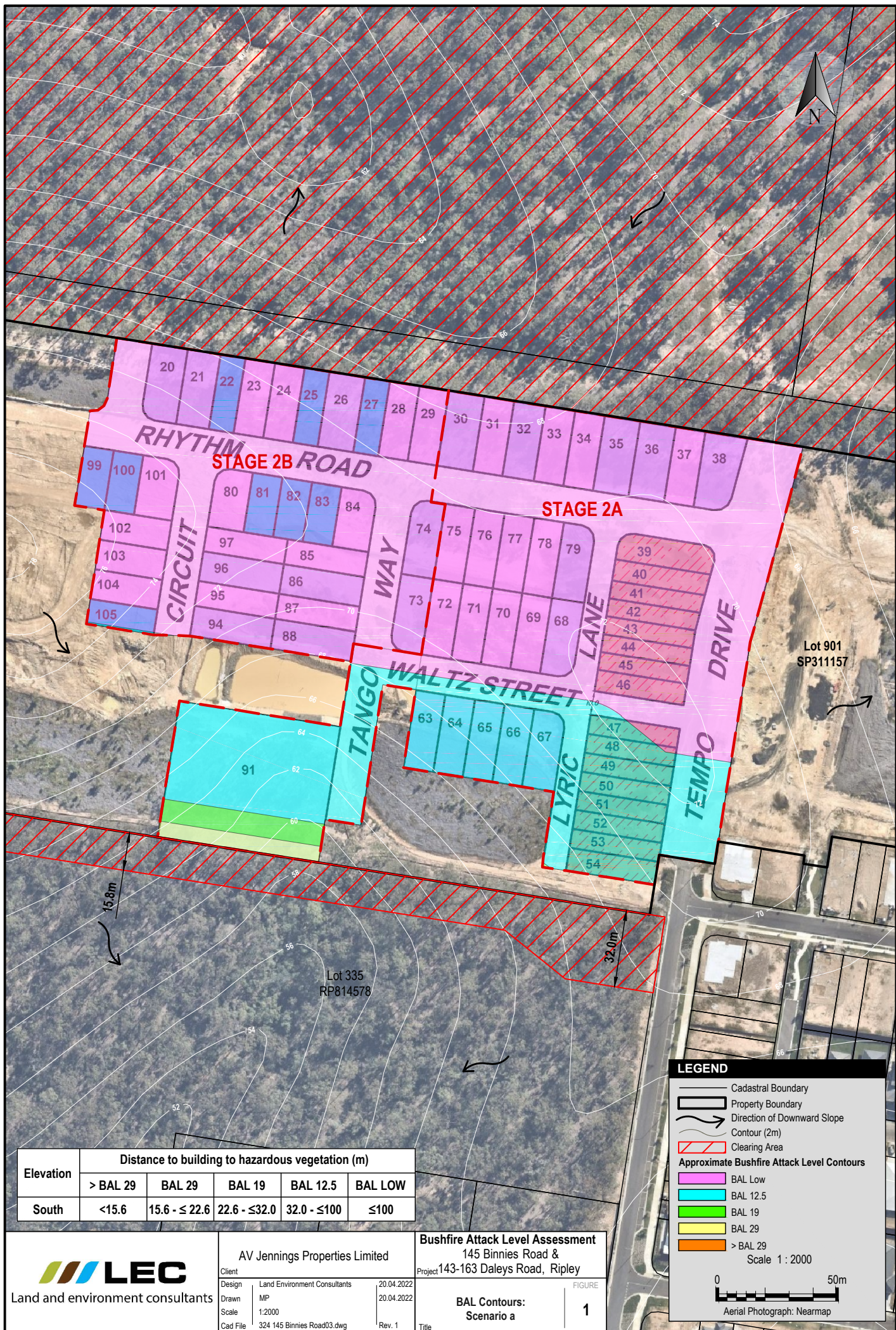
Subject: Addendum to the bushfire attack level assessment for Cadence Estate, stages 2a and 2b – 145 Binnies Road and 143-163 Daleys Road, Ripley, Queensland

1 Introduction

Land and Environment Consultants Pty Ltd (LEC) prepared a 'method 2' bushfire attack level (BAL) assessment for future residential dwellings at Cadence Estate, stages 2a and 2b (**stages 2a and 2b**) - 145 Binnies Road and 143-163 Daleys Road, Ripley, properly described as lots 349 and 336/S3173.

Since the BAL assessment for stages 2a and 2b was prepared in November 2021, vegetation has been cleared from land within 100 m of the northern boundary of stages 2a and 2b. This report documents the revised BAL assessment for lots within stages 2a and 2b based on the recently cleared vegetation along the northern boundary of the stages 2a and 2b and two scenarios of vegetation retention/management adjoining the southern boundary of stages 2a and 2b. The two scenarios are as follows:

- a) a corridor of vegetation is cleared from the southern boundary of stages 2a and 2b as shown in Figure 1 (**Scenario a**); and
- b) vegetation is not cleared from the southern boundary of stages 2a and 2b as shown in Figure 2 (**Scenario b**).



Elevation	Distance to building to hazardous vegetation (m)				
	> BAL 29	BAL 29	BAL 19	BAL 12.5	BAL LOW
South	<15.6	15.6 - ≤ 22.6	22.6 - ≤32.0	32.0 - ≤100	≤100

LEC
Land and environment consultants

Client: AV Jennings Properties Limited
 Design: Land Environment Consultants 20.04.2022
 Drawn: MP 20.04.2022
 Scale: 1:2000
 Cad File: 324 145 Binnies Road03.dwg Rev. 1

Bushfire Attack Level Assessment
 145 Binnies Road &
 Project 143-163 Daleys Road, Ripley

BAL Contours:
 Scenario a

FIGURE
1

LEGEND

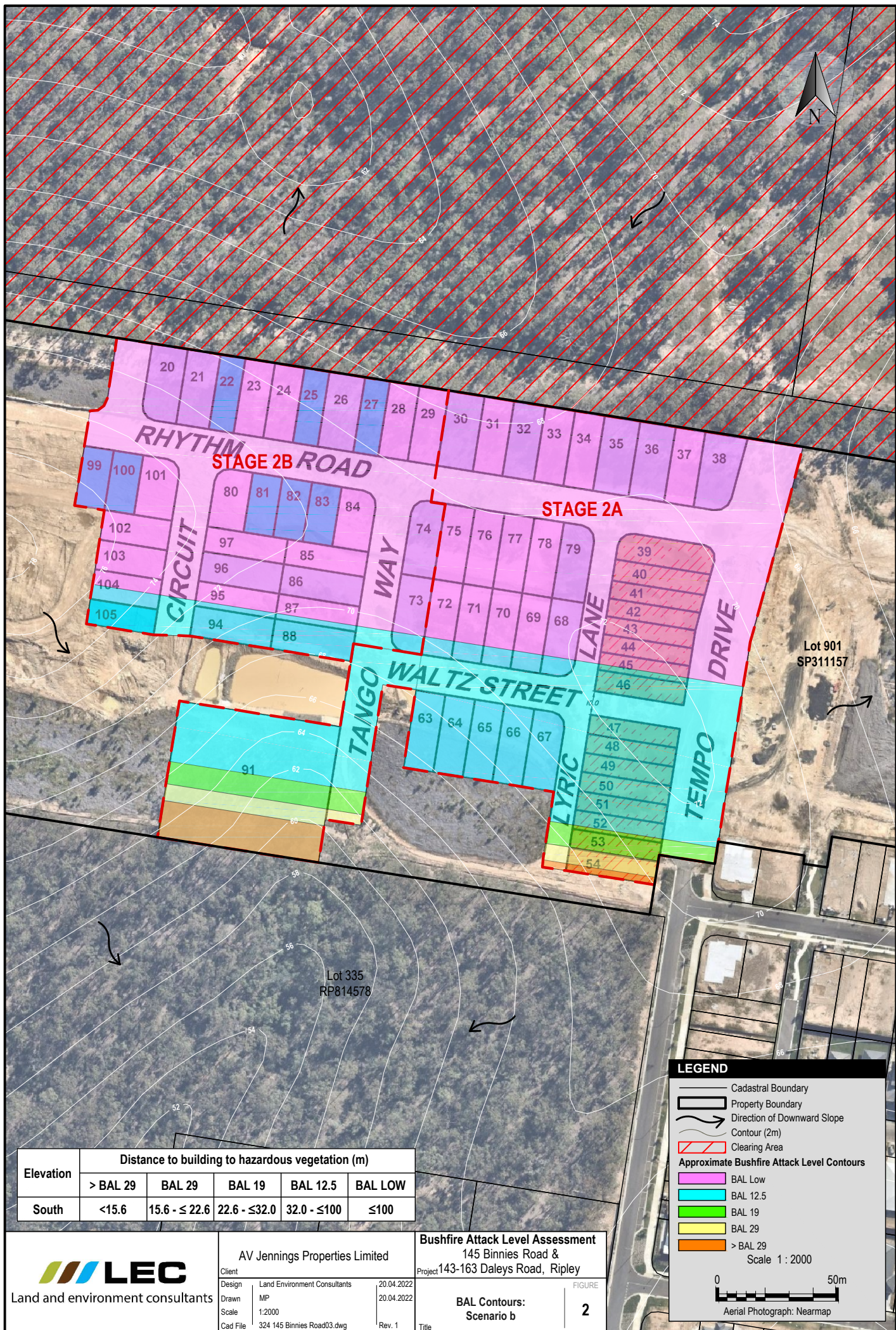
- Cadastral Boundary
- Property Boundary
- Direction of Downward Slope
- Contour (2m)
- Clearing Area
- Approximate Bushfire Attack Level Contours
 - BAL Low
 - BAL 12.5
 - BAL 19
 - BAL 29
 - > BAL 29

Scale 1 : 2000

0 50m

Aerial Photograph: Nearmap

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Elevation	Distance to building to hazardous vegetation (m)				
	> BAL 29	BAL 29	BAL 19	BAL 12.5	BAL LOW
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Bushfire Attack Level Assessment
 145 Binnies Road &
 Project 143-163 Daleys Road, Ripley

BAL Contours:
 Scenario b

FIGURE
2

LEGEND

- Cadastral Boundary
- Property Boundary
- Direction of Downward Slope
- Contour (2m)
- Clearing Area
- Approximate Bushfire Attack Level Contours
 - BAL Low
 - BAL 12.5
 - BAL 19
 - BAL 29
 - > BAL 29

Scale 1 : 2000

0 50m

Aerial Photograph: Nearmap

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2 Bushfire attack levels

Under clause 2.2.3.2 (a) of the *Australian Standard (AS 3959-2018) Construction of buildings in bushfire prone areas*, vegetation of any type that is more than 100 m from stages 2a and 2b shall be excluded from the BAL assessment. Therefore, bushfire attack on the northern boundary of stages 2a and 2b is no longer considered relevant to the BAL assessment of lots within stages 2a and 2b.

The revised BAL contours over stages 2a and 2b which considers vegetation cleared along the northern boundary of stages 2a and 2b and Scenario a and Scenario b of vegetation retention/management adjoining the southern boundary of stages 2a and 2b are shown in Figures 1-2. The revised BAL ratings of lots within stages 2a and 2b are summarised in Table 1. Lot 91 is a drainage reserve and a BAL rating is not relevant to this lot. Therefore, it is not listed in Table 1.

Table 1 BAL ratings of lots in stages 2a and 2b

BAL-LOW	BAL-12.5	BAL-19	BAL-29	> BAL-29 (No building envelope)
Scenario a – refer to Figure 1				
20-46, 68-88, 94-97 and 99-105	47-54 and 63- 67	-	-	-
Scenario b – refer to Figure 2				
20-44,74-86, 96-97, 99-103	45-51, 63-73, 87-88, 94-95 and 104-105	52-53	-	54

3 Closing

This addendum provides a revised BAL assessment for lots within stages 2a and 2b. It considers vegetation cleared along the northern boundary of stages 2a and 2b and Scenario a and Scenario b of vegetation retention/management adjoining the southern boundary of stages 2a and 2b.

Yours sincerely,



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Disclaimer

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

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

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

References

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