

26 April 2022

Land and Environment Consultants Pty Ltd
Suite 5, 66 Bay Terrace, Wynnum Qld 4178
P: 07 2112 5692
E: info@landconsultants.com.au
ABN: 16 629 295 361

Russel Dunster
Development Manager
AV Jennings Properties Limited
rdunster@avjennings.com.au

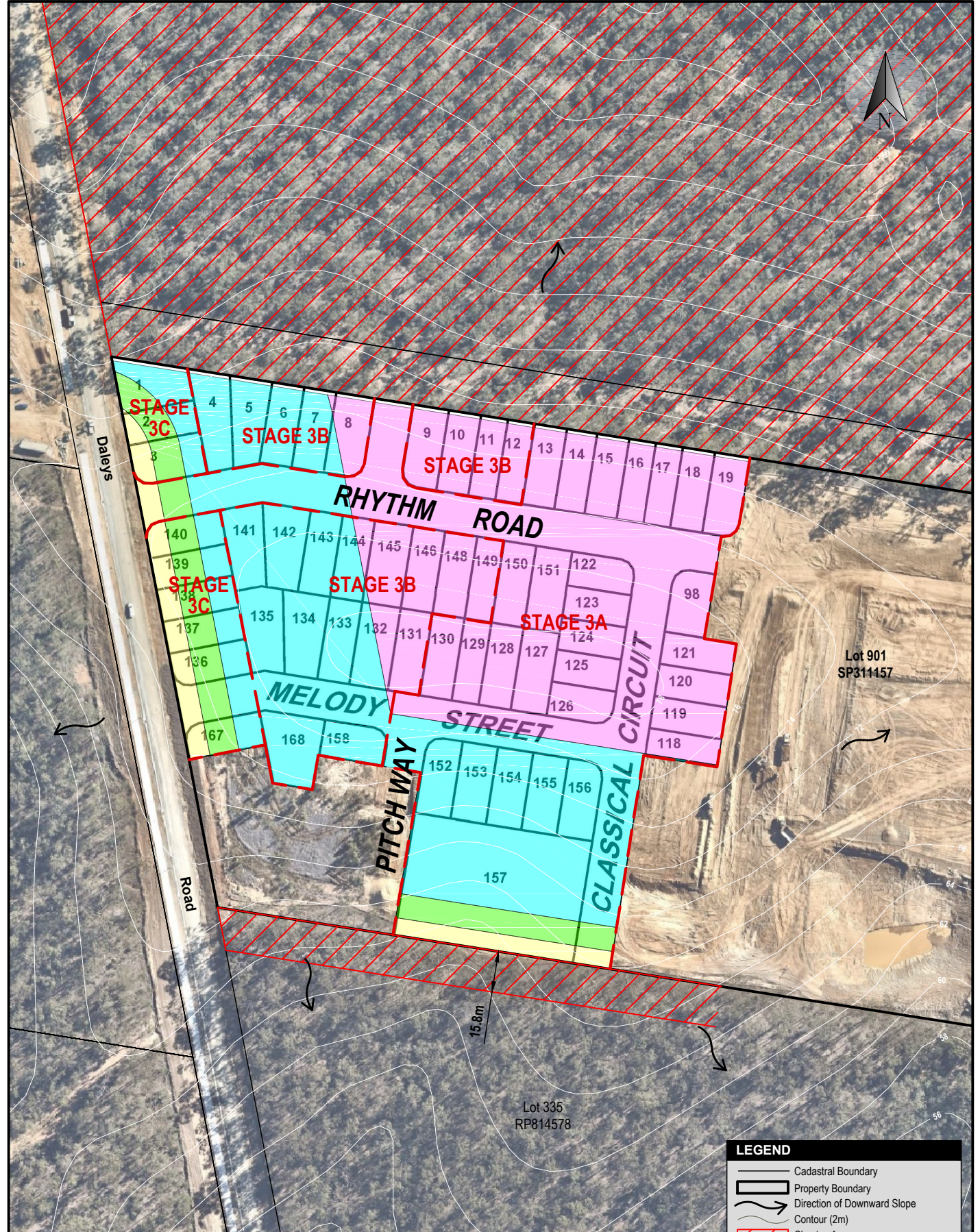
Subject: Addendum to the bushfire attack level assessment for Cadence Estate, stages 3a, 3b and 3c – 145 Binnies Road and 143-163 Daleys Road, Ripley, Queensland

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 3a, 3b and 3c (**stages 3a, 3b and 3c**) - 145 Binnies Road and 143-163 Daleys Road, Ripley, properly described as lots 349 and 336/S3173.

Since the BAL assessment for stages 3a, 3b and 3c was prepared in October 2021, vegetation has been cleared from land within 100 m of the northern boundary of stages 3a, 3b and 3c. This report documents the revised BAL assessment for lots within stages 3a, 3b and 3c based on the recently cleared vegetation along the northern boundary of stages 3a, 3b and 3c and two scenarios of vegetation retention/management adjoining the southern boundary of stages 3a, 3b and 3c. The two scenarios are as follows:

- a) a corridor of vegetation is cleared from the southern boundary of stages 3a, 3b and 3c as shown in Figure 1 (**Scenario a**); and
- b) vegetation is not cleared from the southern boundary of stages 3a, 3b and 3c as shown in Figure 2 (**Scenario b**).



Elevation	Distance from 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+
West	<19.9	19.9 - ≤ 28.6	28.6 - ≤ 39.8	39.8 - ≤ 100	100+



AV Jennings Properties Limited
 Client
 Design Land Environment Consultants 20.04.2022
 Drawn MP 20.04.2022
 Scale 1:2000
 Cad File 324 145 Binnies Road04.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

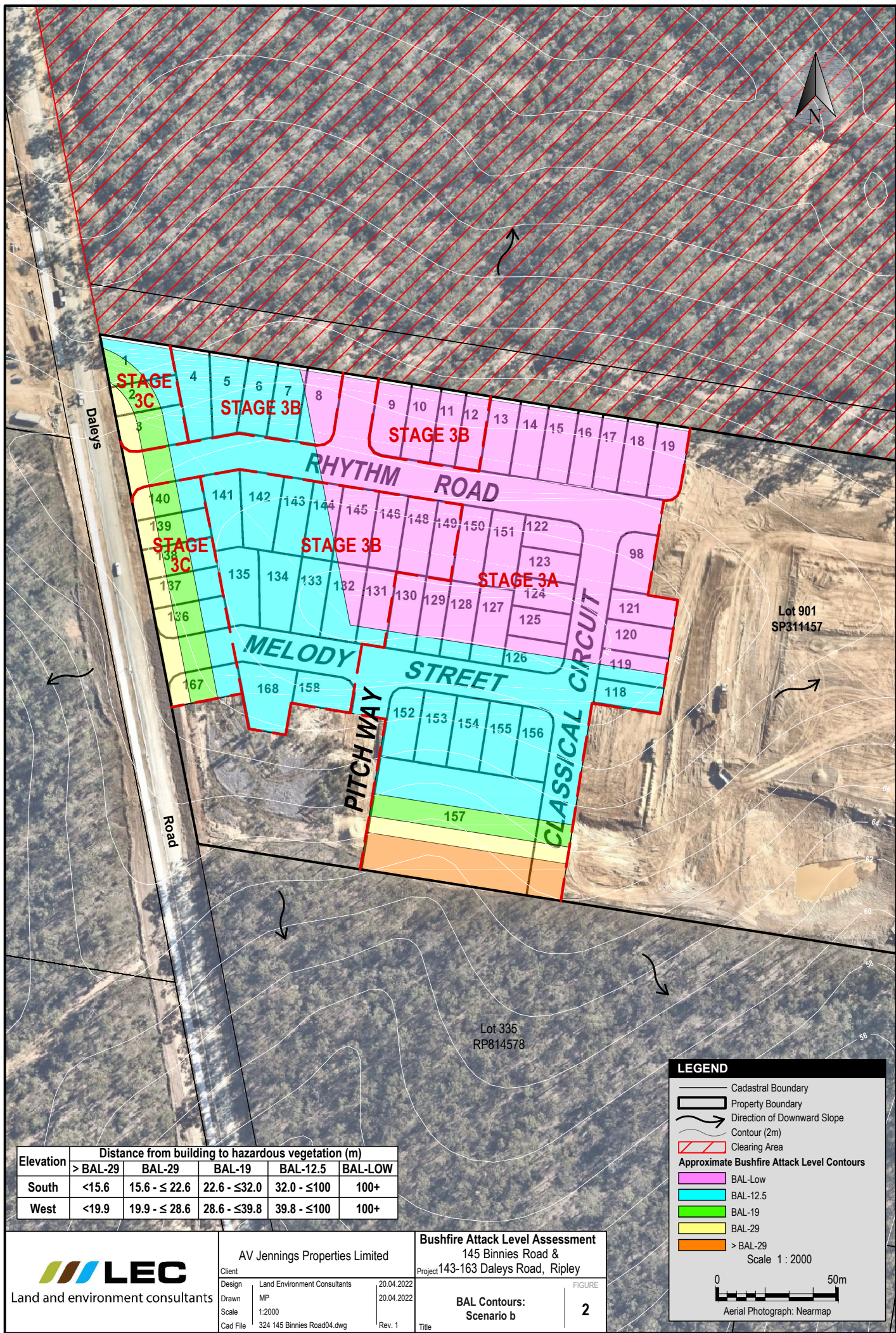
- BAL-Low
- BAL-12.5
- BAL-19
- BAL-29
- > BAL-29

Scale 1 : 2000

0 50m

Aerial Photograph: Nearmap

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South	<15.6	15.6 - ≤ 22.6	22.6 - ≤ 32.0	32.0 - ≤ 100	100+
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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 3a, 3b and 3c shall be excluded from the BAL assessment. Therefore, bushfire attack on the northern boundary of stages 3a, 3b and 3c is no longer considered relevant to the BAL assessment for lots within stages 3a, 3b and 3c.

The revised BAL contours over stages 3a, 3b and 3c which considers vegetation cleared along the northern boundary of stages 3a, 3b and 3c and Scenario a and Scenario b of vegetation retention/management adjoining the southern boundary of stages 3a, 3b and 3c are shown in Figures 1-2. The revised BAL ratings of lots within stages 3a, 3b and 3c are summarised in Table 1. Lot 157 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 3a, 3b and 3c

BAL-LOW	BAL-12.5	BAL-19	BAL-29	> BAL-29 (No building envelope)
Scenario a – refer to Figure 1				
9-19, 98, 118-131, 145-146 and 148-151	4-8, 132-135, 141-144, 152-156, 158 and 168	1	2-3, 136-140 and 167	-
Scenario b – refer to Figure 2				
9-19, 98, 120-125, 145-146 and 148-151	4-8, 118-119, 126-135, 141-144, 152-156, 158 and 168	1	2-3, 136-140 and 167	-

3 Closing

This addendum provides a revised BAL assessment for lots within stages 3a, 3b and 3c. It considers vegetation cleared along the northern boundary of stages 3a, 3b and 3c and Scenario a and Scenario b of vegetation retention/management adjoining the southern boundary of stages 3a, 3b and 3c.

Yours sincerely,



Robert Janssen
Managing principal
Land and Environment Consultants
07 2112 5692
rjanssen@landeconsultants.com.au

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