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Subject: Addendum 2 to the bushfire attack level assessment for Cadence Estate, stages 3a, 3b, 3c and 3d– 145 Binnies Road and 143-163 Daleys Road, Ripley, Queensland

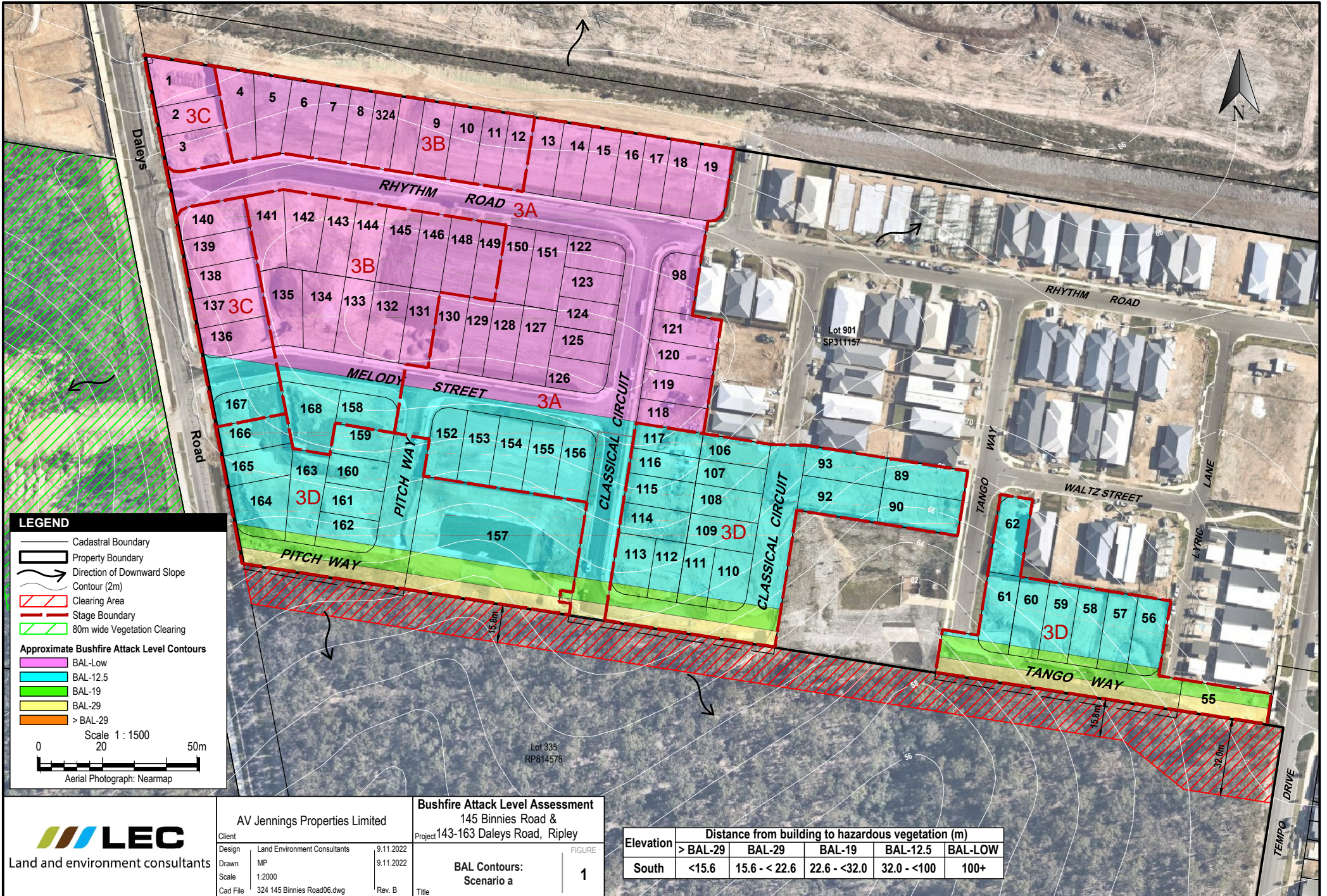
1 Introduction

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 metres (m) of the northern boundary of stages 3a, 3b and 3c. Addendum 1 documented the revised BAL assessment for lots within stages 3a, 3b and 3c based on the 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.

This addendum, ie addendum 2, includes stage 3d and considers an 80 m wide vegetation clearing on the western side of Daleys Road which adjoins the western boundary of stages 3a, 3b, 3c and 3d. It considers two scenarios of vegetation retention/management adjoining the southern boundary of stages 3a, 3b, 3c and 3d as follows:

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



LEGEND

- Cadastral Boundary
- Property Boundary
- Direction of Downward Slope
- Contour (2m)
- Clearing Area
- Stage Boundary
- 80m wide Vegetation Clearing

Approximate Bushfire Attack Level Contours

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

Scale 1 : 1500
0 20 50m
Aerial Photograph: Nearmap

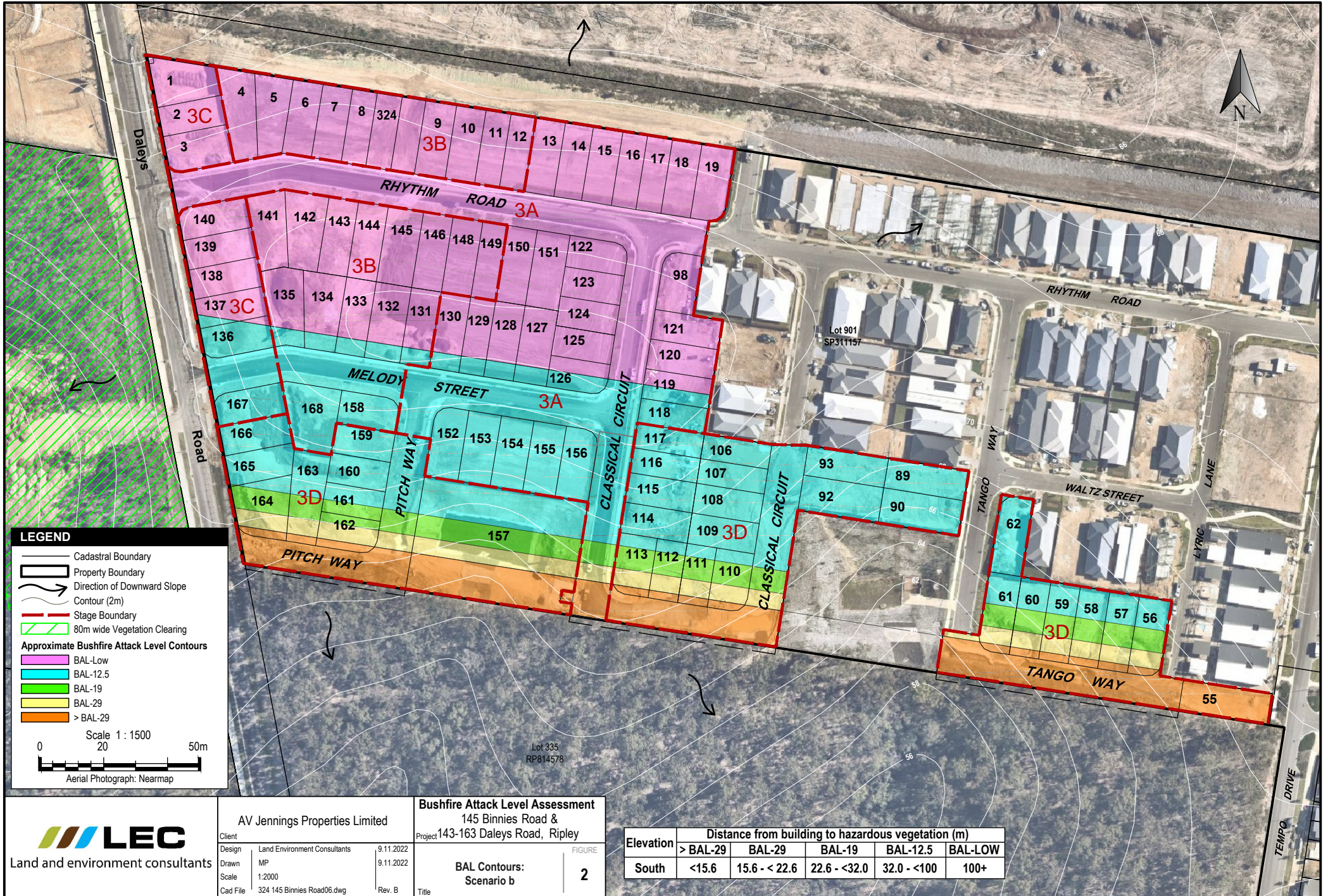
Bushfire Attack Level Assessment
145 Binnies Road &
143-163 Daleys Road, Ripley

Client AV Jennings Properties Limited
 Design Land Environment Consultants 9.11.2022
 Drawn MP 9.11.2022
 Scale 1:2000
 Cad File 324 145 Binnies Road06.dwg Rev. B

FIGURE
BAL Contours:
 Scenario a
 1

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+

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LEGEND

- Cadastral Boundary
- ▭ Property Boundary
- ↘ Direction of Downward Slope
- Contour (2m)
- Stage Boundary
- ▨ 80m wide Vegetation Clearing

Approximate Bushfire Attack Level Contours

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

Scale 1 : 1500
0 20 50m
Aerial Photograph: Nearmap

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

BAL Contours:
 Scenario b

FIGURE
2

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+

LEC
 Land and environment consultants

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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, 3c and 3d shall be excluded from the BAL assessment. Therefore, bushfire attack from land adjacent the northern and western boundaries of stages 3a, 3b, 3c and 3d is no longer considered relevant to the BAL assessment for lots within stages 3a, 3b, 3c and 3d.

The BAL contours over stages 3a, 3b, 3c and 3d which considers vegetation clearing adjacent the northern and western boundaries of stages 3a, 3b, 3c and 3d and Scenario a and Scenario b of vegetation retention/management adjoining the southern boundary of stages 3a, 3b, 3c and 3d are shown in Figures 1-2. The BAL ratings of lots within stages 3a, 3b, 3c and 3d 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, 3c and 3d

BAL-LOW	BAL-12.5	BAL-19	BAL-29	> BAL-29 (No building envelope)
Scenario a – refer to Figure 1				
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 98, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 148, 149, 150, 151 and 324	62, 89, 90, 92, 93, 106, 107, 108, 109, 114, 115, 116, 117, 152, 153, 154, 155, 156, 158, 159, 160, 161, 165, 166, 167 and 168	56 ¹ , 57 ¹ , 58 ¹ , 59 ¹ , 60 ¹ , 61 ¹ , 110 ¹ , 111 ¹ , 112 ¹ , 113 ¹ , 162 ¹ , 163 ¹ and 164 ¹	55	-
Scenario b – refer to Figure 2				
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 98, 120, 121, 122, 123, 124, 125, 138, 139, 140, 141, 142, 143, 144, 145, 146, 148, 149, 150, 151 and 324	62, 89, 90, 92, 93, 106, 107, 108, 109, 114, 115, 116, 117, 118, 119, 126, 127 ¹ , 128 ¹ , 129 ¹ , 130 ¹ , 131 ¹ , 132 ¹ , 133 ¹ , 134 ¹ , 135 ¹ , 136, 137, 152, 153, 154, 155, 156, 158, 159, 160, 165, 166, 167 and 168	161	56 ¹ , 57 ¹ , 58 ¹ , 59 ¹ , 60 ¹ , 61 ¹ , 110 ¹ , 111 ¹ , 112 ¹ , 113 ¹ , 162 ¹ , 163 ¹ and 164 ¹	55

Note 1 Micro-siting of a residential dwelling within the lots may reduce the BAL rating to the next lowest BAL rating.

3 Closing

Addendum 2 provides a BAL assessment for lots within stages 3a, 3b, 3c and 3d which considers vegetation clearing adjacent the northern and western boundaries of stages 3a, 3b, 3c and 3d and Scenario a and Scenario b of vegetation retention/management adjoining the southern boundary of stages 3a, 3b, 3c and 3d.

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