

5 July 2024

Land and Environment Consultants Pty Ltd  
Suite 5, 66 Bay Terrace Wynnum QLD 4178  
P: 07 2112 5692  
E: [info@landiconsultants.com.au](mailto:info@landiconsultants.com.au)  
ABN: 16 629 295 361

Barrams Land Partners Pty Ltd  
C/- Samuel Truong  
Assistant Development Manager  
APD Projects  
[samuel.truong@apdprojects.com.au](mailto:samuel.truong@apdprojects.com.au)

**Subject: Bushfire attack level assessment for stages 4a and 4b of Montview Estate – 254 Barrams Road, White Rock, Queensland**

## 1 Introduction

Land and Environment Consultants Pty Ltd (**LEC**) was engaged to undertake a bushfire attack level (**BAL**) assessment for the residential allotments within stage 4a and 4b (**stage 4a and 4b**) of Montview Estate at 254 Barrams Road, White Rock (**the site**), properly described as lot 108/M3174. The approved subdivision plan for Montview Estate is provided in Appendix 1.

The site is identified as a bushfire hazard area by the Queensland State Planning Policy *Bushfire Prone area map* and is a 'designated bushfire prone area' under Section 7 of the Queensland *Building Regulation 2021*. As a result, provisions of the *Building Code of Australia* (ABCB 2019) (**BCA**) and the *Queensland Development Code* (QG 2021) (**QDC**) that apply to a designated bushfire prone area apply to any building assessment work within stage 4a and 4b.

Residential dwellings (**dwellings**) that will be constructed within stage 4a and 4b are BCA class 1 buildings. Compliance with the BCA and QDC requires BCA class 1 buildings which are in a designated bushfire prone area to be designed and constructed in accordance with the BAL construction requirements of the *Australian Standard (AS 3959-2018) Construction of buildings in bushfire prone areas* to reduce the risk of ignition from bushfire.

This report provides a BAL assessment for the construction of dwellings within stage 4a and 4b and identifies sections of AS 3959-2018 which are relevant to their design and construction.

## 2 Classified vegetation

LEC prepared a bushfire management plan (LEC 2021) (**Montview Estate BMP**) for the site as part of the development permit application for Montview Estate – Ipswich City Council (**Council**) reference 6226/2018/PDA.

LEC also prepare a bushfire management plan (LEC 2023) (**Providence East Stage 1 BMP**) for the land adjacent to the southern boundary of the site as part of the development permit application for stage 1 of Providence East – Council reference 9/2022/PDA.

The Montview Estate BMP and Providence Estate Stage 1 BMP identify that land within 100 m of stage 4a and 4b will be developed in the future and will consist of residential allotments and narrow stormwater management corridors.

The stormwater management corridors were assessed as a non-bushfire hazard class based on the small patch and narrow corridor assessment rules in Section 4.2.6 of *Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience - Bushfire'* (QFES 2019). Therefore, for the purpose of this BAL assessment, there is no classified vegetation within 100 m of stage 4a and 4b.

### 3 Bushfire attack level assessment

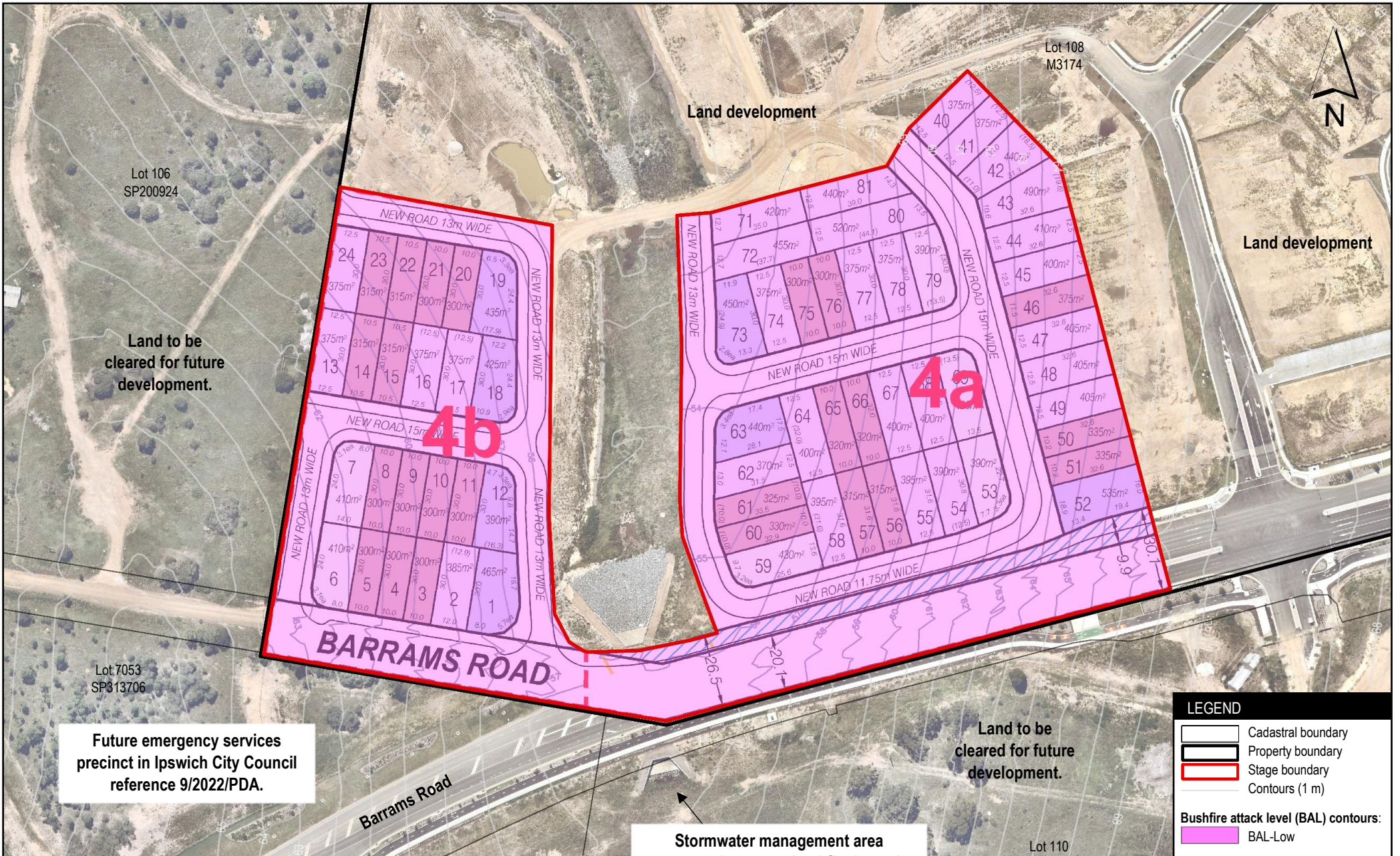
AS 3959-2018 sets out requirements for the construction of buildings in bushfire prone areas to improve their safety when they are subjected to burning debris, radiant heat or flame contact generated from a bushfire.

BALs are a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts/square metre ( $m^2$ ), and are the basis for establishing the requirements for construction to improve the protection of building elements to attack by bushfire.

As future development progresses there will be no classified vegetation within 100 m of stage 4a and 4b. Therefore, dwellings within stage 4a and 4b will have a BAL rating of **BAL-LOW** as shown in Figure 1.

### 4 BAL construction requirements

AS 3959-2018 does not provide construction requirements for BAL-LOW. The rating of BAL-LOW is based on insufficient risk to warrant specific bushfire construction requirements.



Lot 108  
M3174

Lot 106  
SP200924

Land to be  
cleared for future  
development.

Land development

Land development



**4b**

**4a**

**BARRAMS ROAD**

Lot 7053  
SP313706

Future emergency services  
precinct in Ipswich City Council  
reference 9/2022/PDA.

Land to be  
cleared for future  
development.

Stormwater management area  
assessed as a non-bushfire hazard  
class for Ipswich City Council  
reference 9/2022/PDA.

Lot 110  
SP317774

**LEGEND**

- Cadastral boundary
- Property boundary
- Stage boundary
- Contours (1 m)

**Bushfire attack level (BAL) contours:**  
 BAL-Low

Aerial image: Nearmaps (March 2024)  
Scale 1: 1,800



<p><b>LEC</b> Land and environment consultants</p>	Client	<b>BAL contour plan: Stages 4a &amp; 4b</b> 254 Barrams Road White Rock	
	Design: Land and Environment Consultants Date: 01.07.2024	Title	Figure
	Drawn: LW	BAL contour plan:	1
	Scale: 1:1,800	Stages 4a and 4b	
	File: J21084_254_Barrams_Rd_Stage4_Figure_1_1Jul24		

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## 5 Closing

This report provides a BAL assessment for the construction of dwellings within stage 4a and 4b. The BAL assessment determined dwellings within stage 4a and 4b will have a BAL rating of BAL-LOW.

Please contact the undersigned if there are any questions or queries in relation to this report.

Yours sincerely,



Robert Janssen  
Managing principal  
Land and Environment Consultants  
07 2112 5692  
[rjanssen@landiconsultants.com.au](mailto:rjanssen@landiconsultants.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 there can be no guarantee, because of the variable nature of bushfires, that any 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 authority may recommend additional 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

Australian Building Codes Board (ABCB) 2022, *National Construction Code Series, Building Code of Australia Class 1 and Class 10 Buildings, Volume 2*, Australian Government and States and Territories of Australia, adopted from 1 May 2023

Land and Environment Consultants Pty Ltd (LEC) 2021, *Bushfire management plan – 254 Barrams Road, White Rock, Queensland*, prepared for Barrams Land Partners Pty Ltd, Final, 15 November 2021

Land and Environment Consultants Pty Ltd (LEC) 2023, *Bushfire management plan – Providence East – Stage 1, South Ripley, Queensland*, prepared for Stockland Development Pty Ltd, Final V1, 28 April 2023

Queensland Fire and Emergency Service (QFES) 2019, *Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience – Bushfire'*, October 2019

Queensland Government (QG) 2021, *Queensland Development Code*, accessed online at <https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code>, last updated March 2021

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

## **Appendix 1 Approved subdivision plan**

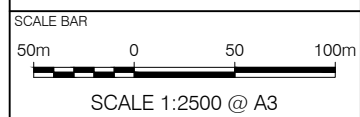


**CLIENT**  
**RP PROPERTY VENTURES PTY. LTD.**

**PROJECT**  
**PROPOSED RECONFIGURATION**  
**LOT 108 ON M3174**  
 (200-218 & 254 Barrams Road, South Ripley)

**LOCAL AUTHORITY**  
 ECONOMIC DEVELOPMENT QUEENSLAND

**NOTES**  
 (i) This plan was prepared for the purpose and exclusive use of RP PROPERTY VENTURES PTY. LTD. to accompany an application to ECONOMIC DEVELOPMENT QUEENSLAND for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.  
 LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.  
 (ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.  
 (iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.  
 (iv) This plan may not be copied unless these notes are included.



**Brisbane Office**  
 Level 1  
 18 Little Cribb Street,  
 Milton Qld 4064  
 P.O. Box 1399  
 Milton Qld 4064

p: (07) 3842 1000  
 f: (07) 3842 1001  
 e: info@landpartners.com.au  
 w: www.landpartners.com.au

AREA	STATISTICS						TOTAL
	STAGE 1	STAGE 1a	STAGE 2	STAGE 3	STAGE 4a	STAGE 4b	
AREA	10.843ha	2.538ha	2.888ha	5.12ha	2.888ha	1.557ha	26.243ha
Villa Lots	1	3	-	-	11	13	28
Courtyard Lots (1)	20	17	8	13	23	5	86
Courtyard Lots (2)	10	6	11	27	4	2	60
Traditional Lots	10	6	9	13	3	4	45
Future Development	-	-	-	-	-	1	1
<b>TOTAL</b>	<b>41</b>	<b>32</b>	<b>28</b>	<b>53</b>	<b>41</b>	<b>24</b>	<b>220</b>
ROAD 17m	-	165m	-	45m	-	-	210m
ROAD 15m	470m	210m	400m	415m	310m	-	1805m
ROAD 13m	-	-	-	150m	535m	-	685m
Laneway	65m	-	90m	125m	-	-	280m
BARRAMS ROAD	285m	195m	-	-	330m	-	810m
Barrams Road Widening	0.218ha	0.194ha	-	-	0.138ha	-	0.55ha
SW Bio-Basin	0.172ha	-	0.419ha	0.064ha	-	-	0.655ha
Local Park	-	-	-	0.9ha	-	-	0.9ha
Linear Park	6.24ha	-	0.613ha	1.369ha	-	-	8.222ha
Environmental Protection	1.178ha	-	-	-	-	-	1.178ha

LEGEND	
	SUBJECT SITE
	STAGE BOUNDARY
	5000 FLOODLINE
	PROPOSED ROAD WIDENING
	25m BUFFER TOP OF BANK
	ARRIARRI BUFFER

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY.