



Reference: PR26160
Date: 24/07/2026

Tom Levai
Levai Group Pty Ltd
122-136 Bobermien Road
Logan Village QLD 4207

Dear Tom,

RE: BUSHFIRE HAZARD ASSESSMENT AND MANAGEMENT PLAN FOR 175 ALBERT STREET, LOGAN VILLAGE

This letter has been prepared to provide a Bushfire Hazard Assessment and Management Plan for the site at 175 Albert Street, Logan Village (described as Lot 1 on RP135229) (the 'site'). The site is subject to a development application for a Reconfiguring a Lot (RaL) – 1 into 2 lot subdivision.

The information provided in this letter reflects the results of a desktop review of local and State mapping and legislation relevant to the site/development, and a site assessment to ground-truth the existing mapping. This letter provides an assessment against the relevant bushfire provisions of the Logan Planning Scheme 2015 (Version 9.2) and provides recommendations on how to achieve compliance with the Logan City Council Bushfire Hazard Overlay Code.

1 Site Description

Relevant property details of the site are provided in **Table 1** and **Figure 1** shows the location of the site. The site is bounded by Anzac Avenue to the north, Albert Street to the east, a low-density residential development to the south and west.

Table 1: Property Information

Address	175 Albert Street, Logan Village
Lot / Plan)	Lot 1 RP135229
Area (m²)	1,618 m ²
Tenure	Freehold
Local Government Area (LGA)	Logan City Council
Local Planning Scheme (LPS) Zoning	Community Facilities - Infrastructure
Local Plan	Not applicable

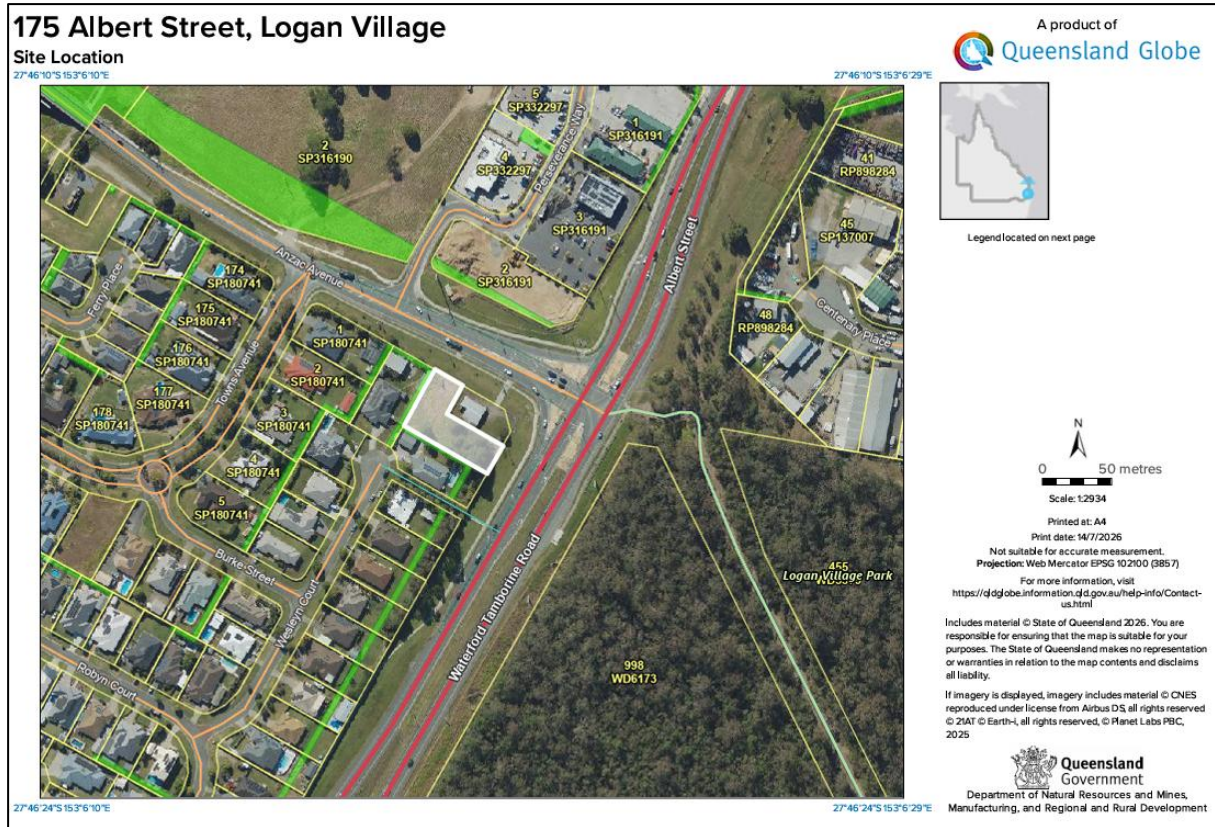


Figure 1: Site Location (Source: Queensland Globe)

2 Proposed Development

This letter has been prepared to form part of a development application for a Reconfiguring a Lot (RaL) – 1 into 2 lot subdivision. Access to the proposed new residential lots will be provided via an access easement from Anzac Road on the northern boundary. The proposed development layout is provided in **Appendix 1**.

3 Desktop Assessment

Table 2 provides results of the desktop assessment relevant to the site.



Table 2: Desktop Assessment of Bushfire and Vegetation Mapping Overlays

Legislation	Matter/s	Database/Mapping Searches	Summary of Desktop Assessment Results relevant to the Site
State Legislation			
Vegetation Management framework - <i>Vegetation Management Act 1999</i> (VM Act), <i>Vegetation Management Regulation 2023</i> , <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>	Regulated vegetation	DNRMMRRD Vegetation Management Report - Regulated Vegetation Management (RVM) Map	The site is mapped entirely as supporting Category X (non-remnant vegetation).
QLD State Planning Policy 2017	Bushfire Prone Area mapping	BPA mapping published on the DAMS Interactive Mapping System	The site is mapped within the bushfire Potential impact buffer only.
Local Legislation			
<i>Logan Planning Scheme 2015 (Version 9.2)</i>	OM-03 Bushfire Hazard Overlay	Logan City Council PD Hub – Interactive Mapping – LCC Planning Scheme Layers 2015 V9.2 with TLPI 1/2024	The site is mapped as subject to the following sub-categories under the overlay (see Appendix 3): • OM-03.01 Bushfire hazard –potential impact buffer only.

4 Bushfire Hazard Assessment

4.1 Hazard Assessment

A preliminary bushfire hazard assessment was undertaken in accordance with the methodology set out by the State in the following documents:

- The SPP state interest guidance material - Natural hazards, risk and resilience - Bushfire ('SPP guidance') (DSDMIP, 2019), which provides further context to the SPP and explains how the SPP policies can be applied, in particular for local government when making or amending local planning instruments. The SPP guidance is also intended to assist assessment managers and practitioners in applying the SPP assessment benchmarks when state interests have not been integrated into the local planning scheme (where applicable).
- The 'Bushfire Resilient Communities – Technical Reference Guide for the State Planning Policy State Interest - Natural Hazards, Risk and Resilience – Bushfire ('BRC Technical Guide') (QFES, 2019), which provides technical guidance and policy positions of the Queensland Fire and Emergency Services (QFES). It includes procedures for undertaking a bushfire hazard assessment (BHA), calculating asset protection zones and preparing a Bushfire Management Plan.

A site-specific bushfire hazard assessment (BHA) for the site has been undertaken in accordance with the methodology outlined in the 'Bushfire Resilient Communities' (BRC) technical reference document (QFES, 2018).

Where the precision and/or accuracy of BPA mapping or map input datasets are insufficient (e.g. where there has been changes in land use and vegetation cover within the assessment area), the process enables applicants to create a local-scale BPA map based on the results of the site investigation and to apply modified input variables that reflect changes that have occurred over time. The BHA process adapts the method used to generate the state-wide BPA mapping, described in Leonard *et. al.* (2014) with further refinement to allow for the downgrade and/or filtering of small patches and narrow corridors where needed in accordance with contemporary mapping rules outlined in the BRC technical reference guide and Leonard and Opie (2017).

The assessment has been based on vegetation existing within, adjacent and nearby to the site including any areas subject to revegetation or regrowth, which have been assessed as if these areas have reached their mature state.

The following steps have been undertaken to assess spatial factors that contribute to potential bushfire intensity for the site and surrounding land:

- **Step 1: Identification of Fire weather severity**

Identification of all Forest Fire Danger Index (FFDI) values estimated at a 1:20 year (5%) Annual Exceedance Probability (AEP) using the Bushfire Hazard Area – Bushfire Prone Area – Inputs dataset from the Queensland Government data portal.

- **Step 2: Identification of Vegetation Hazard Classes**



Assessment of vegetation communities to identify the relevant vegetation hazard classes (VHCs) using a combination of remnant and pre-clearing regional ecosystem maps, high-resolution aerial imagery and a ground-truthed assessment of vegetation present within the site and within the required 150 m assessment area.

- **Step 3: Slope assessment**

Identification of site slope and effective slope, and determination of whether proposed buildings are upslope or downslope of hazardous vegetation using Bushfire Hazard Area – Bushfire Prone Area – Inputs dataset from the Queensland Government data portal and 1 m LiDAR-derived contour data.

- **Step 4: Remodeling of bushfire hazard and calculation of potential fireline intensity** - Where a change to the distribution, extent and/or classification of VHCs within the assessment area is proposed, remodeling of bushfire hazard is undertaken to determine how the changes to VHCs and associated fuel loads affect potential fireline intensity. Potential fireline intensity is to be calculated in accordance with the method outlined in Leonard *et. al.* (2014).

VHCs and associated potential fuel loads are in accordance with Leonard *et al.* (2017), as provided in the BRC Technical Guide and SPP Bushfire APZ width calculator published by the Queensland Fire and Emergency Services (QFES). Relevant spatial datasets published by QFES were accessed via the Queensland Spatial Catalogue (QSpatial) and the BRC Map Viewer (Queensland Fire Department, 2026).

4.1.1 Step 1 – Fire Weather Severity

The Forest Fire Danger Index (FFDI) provides an annual accumulated index of fire weather severity (i.e. the potential danger of a bushfire) based on a combination of vegetation dryness, air temperature, wind speed and humidity. The relevant FFDI for the site was derived from the Fire Weather Severity (Forest Fire Danger Index) raster provided as part of the Bushfire Hazard Area – Bushfire Prone Area – Inputs dataset. The FFDI for the site and surrounding land is 54.

4.1.2 Step 2 - Vegetation Hazard Classes and Potential Fuel Loads

The vegetation within the site is classified as Category X Regional Ecosystems under the *Vegetation Management Act 1999* (VM Act). Vegetation surrounding the site (within 150m) is mapped as a mixture of Category B, Category C and Category X Regional Ecosystems. The mapped REs on site and in the immediate vicinity are as follows:

- RE 12.3.11 - *Eucalyptus tereticornis* +/- *Eucalyptus siderophloia*, *Corymbia intermedia* open forest on alluvial plains usually near coast

Vegetation Hazard Classes (VHCs) provided within the Bushfire Prone Area – Vegetation hazard class – South east Queensland spatial dataset were reviewed for the site and surrounding land. The following VHCs are mapped within the required 150 m assessment area:

- VHC 9.2 – Moist to dry Eucalypt woodlands on coastal lowlands and ranges;
- VHC 16.1 – Eucalyptus dominated forest on drainage lines and alluvial plains;
- VHC 39.2 - Low to moderate tree cover in built-up areas;

- VHC 40.4 – Continuous low grass or tree cover;
- VHC 41.4 - Discontinuous low grass or tree cover; and
- VHC 42.6 – Nil to very low vegetation cover.

The site assessment determined the ground-truthed VHCs of the vegetation within the 150 m assessment area and it consists of a mosaic of native vegetation, landscape vegetation (including streetscape vegetation) and areas of maintained grassland/lawn (**Figure 2**). Vegetation within the site consists of one site-verified vegetation community

- **Vegetation community 1 – Landscape vegetation**

This vegetation community is located within the site and is dominated by slash pine (*Pinus elliotti*), with no other canopy species present. Understorey species was dominated by weed species including, African bristlegrass (*Setaria sphacelate*), Rhodes grass (*Chloris gayana*), lantana (*Lantana camara*) and Guinea grass (*Megathyrsus maximus*). Monkey rope vine (*Parsonsia straminea*) was also present over a few trees within the site. This ground-truthed vegetation assessment is consistent with the mapped Category X (non-remnant). This community corresponds to VHC 39.2 - Low to moderate tree cover in built-up areas



Plate 1: Vegetation community 1 - West



Plate 2: Vegetation community 1 – North east



Plate 3: Vegetation community 1, South-west



Plate 4: Eucalyptus Woodland

- **Vegetation community 2 – Eucalypt woodland**

This vegetation community is located to the east of the site, across Albert St, within the Logan Village Park. The T1 canopy layer of this community is dominated by Qld Blue Gum (*Eucalyptus tereticornis*) and Pink Bloodwood (*Corymbia intermedia*). The T2 sub-canopy layer is dominated by swamp box (*Lophostemon suaveolens*), with some scattered individuals of snow in summer (*Melaleuca linariifolia*). The understorey was dominated by native species, including *Lomandra* sp., *Dianella* sp, and *Gahnia* sp.

The vegetation community is consistent with the mapped RE, being RE 12.3.11 - *Eucalyptus tereticornis* +/- *Eucalyptus siderophloia*, *Corymbia intermedia* open forest on alluvial plains usually near coast. This community corresponds to VHC 16.1 - Eucalyptus dominated forest on drainage lines and alluvial plains.



Plate 5: Vegetation community 2, Eucalyptus Woodland



Plate 6: Vegetation community 2, Eucalyptus Woodland

Non-vegetated areas (roads, footpaths and buildings) and low-threat vegetation (including grassland maintained in a minimal fuel condition, maintained lawns, within the 150 m assessment area have been classified as **VHC 42.6** – Nil to very low vegetation cover. These areas have been excluded from the BAL assessment as they meet the criteria for exclusion as low threat vegetation. **Figure 2** depicts the location of ground-truthed VHCs within the 150 m assessment area.



Figure 2: Ground-Truthed Vegetation Hazard Classes

- ▭ Site Area
- ▭ 150m assessment area

Vegetation Hazard Classes

- ▭ VHC 16.1 - Eucalyptus dominated forest on drainage lines and alluvial plains
- ▭ VHC 39.2 - Low to moderate tree cover in built-up areas
- ▭ VHC 41.4 - Discontinuous low grass or tree cover
- ▭ VHC 42.6 - Nil to very low vegetation cover

Scale @ A4: 1:1,878



CRS: GDA2020 / MGA zone 56

Notes: Survey layers by Green Tape Solutions; development layout provided by the Client; Basemap © Google and their data suppliers





Given that site-specific assessment determined that VHCs provided within the BPA – VHC – South east Queensland spatial dataset do not entirely reflect the ground-truthed VHCs, remodelling of bushfire hazard has been undertaken to determine how the changes to VHCs and associated fuel loads affect potential fireline intensity. Potential fireline intensity has been calculated in accordance with the method outlined in Leonard *et. al.* (2014).

Potential fireline intensity (PFI) is a standard measure of the rate at which an advancing fire would consume fuel energy per unit time per unit length of the fire front. This metric combines potential fuel load (PFL), maximum landscape slope (slope) and fire weather severity (FFDI) to provide a potential fireline intensity metric. Section 4.2.6 of the QFES BRC technical guide provides a series of mapping rules ('patch and corridor filtering') for modifying the potential fireline intensity of bushfire-prone areas to reflect the likelihood of lower potential fireline intensities in smaller vegetation patches and narrow vegetated corridors. These rules are applied as follows:

1. Remove patches of continuous fuel < 1 ha in area that are surrounded by either no fuel or non-continuous fuel and are further than 100 m from any other continuous fuel greater than 2 ha;
2. Downgrade the effective fuel load of small patches of continuous fuel measuring a. 1 – 2 ha – downgrade by 66% and b. 2 – 3 ha – downgrade by 50 % if the patch is surrounded by either non-continuous fuel or a low-hazard vegetation or land-use type and if the patch is further than 100m from any other continuous -fuel vegetation patch greater than 2 ha;
3. Remove narrow corridors and area of continuous fuel that are less than 50 m in width; and
4. Remove patches of hazardous vegetation less than 0.5 Ha in area.

None of the above rules apply to the site or its surrounds. In accordance with Section 7.6 of the BRC Technical Guide, fireline intensity, radiant heat flux and BAL is not required to be calculated for non-bushfire prone (i.e., VHCs with a prone type of 2) or low hazard VHCs (i.e., VHCs with a prone-type of 3), therefore only VHC 16.1 has been included for assessment of potential fireline intensity. Remodelled potential fireline intensity for bushfire-prone vegetation to the east of the site is provided in **Table 3**.

Table 3: Potential Fireline Intensity for Classified VHCs within 150 m Assessment Area

Location of classified vegetation in relative to development area	VHC	Status	Maximum landscape slope beneath hazardous vegetation (degrees)	Fire weather severity (FFDI)	Mapped Potential bushfire hazard class	Potential fireline intensity (PFI)	Remodelled bushfire hazard class
East	16.1	Remnant	2	54	Medium	9,717 kW/m	Medium

The results of the potential fireline intensity calculation for bushfire-prone vegetation within the assessment area show that vegetation to the east of the proposed development (VHC 16.1) has a potential bushfire hazard class of 'Medium'. All other vegetation within 150 m of the development site is not classified as bushfire-prone and therefore, calculation of radiant heat flux/ BAL is not applicable.



Section 5 outlines the requirements for management and mitigation of bushfire hazard for the bushfire - prone vegetation within the site.

4.2 Radiant Heat Exposure and Bushfire Attack Levels

BALs are used to quantify the levels of attack (radiant heat exposures /flux) that built structures may experience during a fire event. The BAL is defined as '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 per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire' (Standards Australia, 2018).

AS3959:2018 adopts six BAL categories, which are based on the level of radiant heat flux to which buildings may be exposed to during a bushfire event. This level of heat flux generally relates to the type of vegetation, effective slope and how far a building is from hazardous vegetation. BALs apply to buildings and any attached or adjacent structure within 6 m of the building.

The BRC Technical Guide requires that radiant heat exposure/ BALs are calculated using either the SPP Bushfire APZ calculator (QFES, 2019b), which is the preferred method or Method 2 of AS 3959:2018. Where Method 2 is used, the following inputs are to be used:

- site-specific values for FFDI (Step 1)
- ground-truthed VHCs (Step 2) and their associated fuel loads (provided in Figure 14 of the BRC Technical Guide); and
- site and effective slopes (Step 3).

The Flamesol Method 2 Minimum Distance Calculator has been used to calculate the minimum separation distance required between the development and bushfire-prone vegetation for each BAL. These results are provided in **Appendix 2** and **Figure 3** and summarised in **Table 4**.



Table 4: Determination of BAL minimum separation distances for bushfire-prone vegetation.

Bushfire attack level (BAL) →	BAL-Flame zone (FZ)	BAL-40	BAL-29	BAL-19	BAL-12.5
East VHC 9.2	0 - <10.4m	10.4- <14 m	14 - < 20.7 m	20.7 - <29.5 m	29.5 - < 100m

AO3 of the Logan Planning Scheme Bushfire Hazard Overlay Code specifies that new lots are suitable for people, property and buildings by having a bushfire attack level less than or equal to BAL-29. The proposed development falls within the BAL 12.5 zone and therefore APZs are not required.



Figure 3: Bushfire Attack Levels

Site Area

Bushfire Attack Levels

Flame zone

BAL 40

BAL 29

BAL 19

BAL 12.5

Scale @ A4: 1:800

0

10

20

30 m

CRS: GDA2020 / MGA zone 56

Notes: BALs by Green Tape Solutions; development layout provided by the Client; Basemap © Google and their data suppliers





5 Bushfire Management Plan

The SPP requires that where it is not possible to avoid a bushfire prone area, development mitigates bushfire risk to people and property to an acceptable or tolerable level. This can be achieved through development design and siting, hazard reduction practices and emergency mitigation measures for any buildings bordering potentially bushfire-susceptible vegetation. These practices and measures include fuel reduction and management, road infrastructure to provide safe access and egress, appropriate building design and construction standards, procedures for fighting bushfires and fire intensity reduction management measures.

The development does not seek to mitigate bushfire hazard through additional vegetation clearing beyond the site and shall contain all bushfire management and mitigation measures within the site.

5.1 Agencies / Persons Responsible

The responsible fire authority is the QFD. It is the responsibility of the proponent to ensure that the relevant measures required by this plan are in place prior to inspection by the Council and the building certifier, and to ensure that the measures are in place prior to enacting the approval. Furthermore, it is the responsibility of the proponent to ensure that a copy of this report is always on hand at the site.

5.2 Owner / Occupier Responsibilities

It is the responsibility of the relevant lot owner to maintain the lot in accordance with the conditions outlined in this report. The owner / occupier responsibilities include:

- No burning is to be undertaken within the project area without a Permit to Burn as issued by the local Fire Warden (and approval if required, in writing, from Council);
- The storage or handling of hazardous chemicals on the premises must not result in an unacceptable risk to people, property and the environment. Hazardous chemicals should not present a risk to or impose upon emergency services when responding to an emergency or evacuation; and
- All access routes are to remain clear of obstacles to enable effective emergency vehicle access and egress.

5.3 Reporting and Auditing

This bushfire report is a controlled working document that is to be updated and revised to reflect adaptive management and constructive feedback. Some sections of the plan may be modified, new procedures may be implemented, and responsibilities altered, depending on feedback and application.

This bushfire report will only ever be modified with the agreement of Logan City Council. This agreement allows for changes to the plan scope, as determined through consultation and the acceptance of the proponent. That is, where further actions are deemed necessary or where actions can be reduced in scope.



5.4 Siting of Buildings

In accordance with the SPP 2017 (and associated guidance material) and the Logan Planning Scheme 2015 (Version 9.2), the proposed design has considered the key principles when siting development. The relevant clauses that have been considered are:

- Utilising land that is predominantly cleared to minimise ecological impacts to native vegetation; and
- Maximising building frontage setbacks from any hazardous vegetation.

5.5 Access

The proposal allows for direct access to the site for emergency vehicles from Anzac Road. Emergency vehicles and future residents can egress directly onto Anzac Road, which provides safe and effective egress for occupants to either the north, west or south, which is away from the likely direction of an approaching fire from the east. Accordingly, future residents of the site will not be located in an entrapment situation.

5.6 Electricity Supply

The proposed development will have access to mains electricity supply. Where practicable, electrical transmission lines will be installed underground.

5.7 Water Supply

The proposed new dwelling will have access to the reticulated water supply.

5.8 Climate Change and Fire Weather – Projections for 2050

Climate change can act in two ways to affect fire behaviour. First, it is likely to exacerbate the fire-weather risk on any given day, leading to increased frequency or intensity of extreme and very extreme fire-weather days particularly within the fire season. Secondly, an increase in the accumulated fire risk over a year might represent a longer fire season and a reduction in the number of days suitable for prescribed burning.

It is recommended to review this document and associated bushfire procedures at the site over the coming decades in response to any potential increases of bushfire risk from climate change.

5.9 Emergency Response Procedures

An onsite fire management and evacuation strategy should be developed and available to implement in the event of an emergency. In the event of a pending fire emergency, assistance is to be obtained by contacting dialling 000.



6 Assessment Against the Bushfire Hazard Overlay Code

The site is mapped with the Logan Planning Scheme 2015 (Version 9.2) Bushfire Hazard Overlay, which triggers a response to the Bushfire Hazard Overlay Code. An assessment against this code is provided in **Table 5**.



Table 5: Assessment Against the Logan City Plan 2015 (version 9.2) Bushfire Hazard Overlay Code

Performance Outcomes		Acceptable Outcomes		Compliance Assessment
For assessable development (subject to requirements) and assessable development				
Location, Design and siting of development				
PO1	Development is designed to: a. minimise risk of bushfire hazard; b. provide safe premises; c. create efficient emergency access for firefighting and other emergency vehicles. <i>Note - Planning scheme policy 6 - Management of bushfire hazard provides guidelines on how to achieve this outcome.</i>	AO1.1	AO1 Development: a. does not increase the number of persons living in, or lots in, the Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or b. is on a site that a bushfire hazard assessment prepared in accordance with the methodology in Planning scheme policy 6 - Management of bushfire hazard determines is of low bushfire hazard.	Complies PO1 The location of the site minimises the bushfire risk to future residents because it is substantially set back from hazardous vegetation. Lot 1 is subject to a BAL LOW rating and lot 2 is subject to a BAL 12.5 rating. Access for emergency vehicles is available directly from Anzac Road for both lots (lot 2 gains access via an access easement over lot 1). Future residents can egress directly onto either Anzac Road, which provides safe and effective egress for occupants to either the north, west or south, which is away from the likely direction of an approaching fire from the east. The site will have access to reticulated water for fire fighting purposes.



Performance Outcomes		Acceptable Outcomes		Compliance Assessment
PO2	Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire. <i>Editor's note - Planning scheme policy 6 - Management of bushfire hazard contains guidance on the preparation of bushfire management plans.</i>	AO2.1	Development is located and constructed: a. where there is no bushfire management plan approved by an existing development approval: i. such that the bushfire attack level is less than or equal to BAL-29; ii. away from the most likely direction of a fire front; iii. so that elements of the development least susceptible to fire are sited closest to the bushfire hazard; iv. such that asset protection zones are sited on land with a slope less than 18 degrees; v. such that asset protection zones are entirely within the boundaries of the private property of the development site; or b. where an approved bushfire management plan directs development to be located. <i>Note - BAL = Bushfire attack level is the radiant heat flux a building will experience during a bushfire and is a measure of heat energy impacting on a surface expressed as kW/m2 .</i> <i>BAL is calculated from the following factors; vegetation type, fuel loads, distance to vegetation, Forest Fire danger Index (FDI), flame length, fire behaviour/intensity and slope. BAL is used to determine the required construction level of a</i>	Complies with PO2 The proposed site minimises the bushfire risk to future residents as it is located approximately 65m from the hazardous vegetation present to the east, allowing Lot 1 to have a BAL LOW rating and Lot 2 to have a BAL 12.5 rating.



Performance Outcomes		Acceptable Outcomes		Compliance Assessment
			<i>building and the size of asset protection zones (inner and outer radiation zones). Further information on calculating the BAL can be obtained from AS3959-2009.</i> <i>Editor's note - Asset protection zones are not located on slopes greater than 18 degrees to ensure maintenance is practical, soil stability is not compromised and the potential for crown/canopy fires is reduced.</i>	
PO3	Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and provide safe sites for people, property and buildings	AO3	Lots: a. are suitable for people, property and buildings by: i. having a bushfire attack level less than or equal to BAL-29; or ii. containing a development envelope area that has a bushfire attack level less than or equal to BAL-29; b. provide asset protection zones that: i. are located on land with a slope less than 18 degrees; ii. are located on the same lot.	Complies with PO3 The proposed site minimises the bushfire risk to future residents as it is located approximately 65m from the hazardous vegetation present to the east, allowing the proposed lots to achieve a BAL 12.5 and BAL LOW rating The proposed lots are sited on land that is flat with a slope of less than 18 degrees.



Performance Outcomes		Acceptable Outcomes		Compliance Assessment
Vehicular access and fire maintenance trails				
PO4	Access for fire management and evacuation is provided by access that: a. separates premises from adjoining vegetation; b. is safely accessible by fire fighting vehicles; c. has regular vehicular access points for bushfire management, response and evacuation; d. has regular vehicle passing and turning areas for bushfire management, response and evacuation; e. allows access at all times for fire fighting vehicles; f. allows for maintenance, burning off and bushfire response; g. has vehicular links to an alternative through road; h. is readily maintained. <i>Editor's note - Planning scheme policy 6 -</i>	AO4	Access for fire management and evacuation is provided by vehicular access in the form of a perimeter road: a. with a minimum reserve width of 20 metres; b. located between the premises and adjoining vegetation; c. with a maximum gradient of 12.5 percent; d. constructed to otherwise comply with section 3.4 - Movement infrastructure standards of Planning scheme policy 5 - Infrastructure; e. that has a layout that does not include a cul-de-sac.	Complies with PO4 The proposal allows for direct access to the site for emergency vehicles from Anzac Road. Emergency vehicles and future residents can egress directly onto Anzac Road, which provides safe and effective egress for occupants to either the north, west or south, which is away from the likely direction of an approaching fire from the east. Accordingly, future residents of the site will not be located in an entrapment situation.



Performance Outcomes		Acceptable Outcomes		Compliance Assessment
	Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation			
Water Supply				
PO5	Development has access to adequate water supply for fire fighting purposes.		Development: a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or b. has an on-site water storage in accordance with Table 8.2.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tank. <i>Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.; -</i>	Complies with PO5 The development will be connected to a reticulated water supply with sufficient water flow and pressure to fight fires.



Performance Outcomes		Acceptable Outcomes		Compliance Assessment
			<i>reflected in AO5 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.</i>	
For Assessable Development				
Community Infrastructure				
PO6	Community infrastructure is not located in a bushfire hazard area or is able to function effectively during and immediately after a bushfire event.	AO6	Community infrastructure is: a. not located in a Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or b. located to ensure that: i. the core services provided by the community infrastructure is able to function effectively during bushfire events; ii. access to the community infrastructure is not compromised by bushfire events; iii. the safe storage of valuable records, public records and items of cultural or historic significance is able to be maintained during a bushfire event	Not Applicable – the development is not for community infrastructure
Hazardous materials				
PO7	Public safety and the environment are not adversely affected by the	AO7	Hazardous materials:	Not Applicable – the development is for a residential subdivision and will not



Performance Outcomes		Acceptable Outcomes		Compliance Assessment
	adverse impacts of bushfire on hazardous materials including fuels, explosives and flammable chemicals manufactured or stored in bulk on premises.		a. storage is in compliance with AS1940 - The storage and handling of flammable and combustible liquids; b. manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map OM-03.00.	include the storing of hazardous materials on site.

7 Conclusion

This report has been prepared to provide a site-specific Bushfire hazard assessment and management plan for a proposed subdivision (1 into 2 lots), for a residential development at 175 Albert Street, Logan Village. The bushfire assessment has been undertaken in accordance with a contemporary methodology i.e., the methodology outlined in the QFES BRC Technical Reference Guide (QFES, 2019) and utilises QFES-published inputs (FFDI and fuel loads) for hazardous vegetation classified in accordance with the QFES vegetation hazard classification system.

The results of the assessment show that that vegetation to the east of the proposed lots (VHC 16.1) has a potential bushfire hazard class of 'Medium'. All other vegetation within 150 m of the development site is not classified as bushfire-prone and therefore, calculation of radiant heat flux/ BAL is not applicable.

AO3 of the Logan Planning Scheme 2015 Bushfire Hazard Overlay Code specifies that new lots are suitable for people, property and buildings by having a bushfire attack level less than or equal to BAL-29. The proposed lots are set back far enough from the hazardous vegetation to the east so that they achieve this outcome. Lot 1 is subject to a BAL LOW rating and lot 2 is subject to a BAL 12.5 rating, therefore complying with AO3 and the performance outcomes outlined within the Logan Planning Scheme Bushfire Hazard Overlay Code. APZs are not required for the new lots.

The proposal allows for direct access to the proposed lots and emergency vehicles from Anzac Road. Emergency vehicles and future residents can egress directly onto Anzac Road, which provides safe and effective egress for occupants to either the north, west or south, which is away from the likely direction of an approaching fire from east.

The proposed development complies with the Logan Planning Scheme 2015 (Version 9.2) Bushfire Hazard Overlay Code.

Yours sincerely,



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Green Tape
SOLUTIONS





8 References

- Department of Infrastructure, Local Government and Planning (DILGP). (July 2017). *State Planning Policy*. Brisbane: Department of Infrastructure, Local Government and Planning (DILGP) Retrieved from <https://dilgpprd.blob.core.windows.net/general/spp-july-2017.pdf>
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Appendix 1

Development Layout



B	Amend Proposed Easement	19/06/26
A	Original Issue	18/06/26

Issue	Description	Date
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Project:
175 Albert Street,
Logan Village.

Client:
Tom Levai

Associated Consultant:

Title:
Proposal Plan
Lot 1 on RP135229
Locality of LOGAN VILLAGE
Local Government of LOGAN CITY

Note:
No of Existing Lots: 1
No of Proposed Lots: 2
Minimum Lot Size: 806m²
Average Area of Lots: 809m²
Total Area: 1618m²

The boundaries shown hereon were not marked at the time of survey and have been derived from SP180741. Easement and adjoining lot information, including boundaries, have been derived from Smartmap. Contours, structures and survey features have been derived from Toohey Survey drawing 261071_D1.

LEGEND	
Sewer (from LCC DBYD)	S
Water (from LCC DBYD)	W
Stormwater (from LCC DBYD)	SW
Electricity - Overhead	EO
Telecommunications (from Telstra DBYD)	T
NBN Cables (from nbn DBYD)	NBN
Fibre Optic Cables (from Optus DBYD)	FO
Roof line work from Survey & Satellite Imagery	
Fence	
Temporary Bench Mark	
Sewer M/N	
Lightpole	
Electricity Pit	
Electricity Pole	
Telecom Pit	
Water Valve	
Fire Hydrant	
Gully	
Tree Note: Tree Trunk Ø(m)	
HT - Height (m)	
Sp - Diameter of Spread (m)	

TOOHEY SURVEY
SURVEYORS & PLANNERS
Toohey Survey Pty Ltd ABN 42 088 495 354
(07) 3800 4331 tooheysurvey.com.au

Surveyed: KAH - 17/06/26 Drawn: KAH - 18/06/26

Level Datum: AHD Derived by GNSS CORS

Scale: 1:200 (A1)

Dwg No. 261071-P1-B Issue: A

LCC Property Flood Report	
Probable Maximum Flood (PMF)	23.5m AHD
2% AEP Flood Level	N/A
5% AEP Flood Level	N/A

Scale 1: 200(A1) - Lengths are in metres



Appendix 2

Flamesol Method 2 BAL Calculator results



Calculated July 14, 2026, 3:34 pm (MDc v.4.9)

175 Albert Street, Logan Village

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	54	Rate of spread	1.02 km/h
Vegetation Classification	Woodland	Flame length	8.59 m
Understorey fuel load	13.8 t/ha	Flame angle	67 °, 73 °, 78 °, 81 °, 82 ° & 86 °
Total fuel load	16 t/ha	Elevation of receiver	3.77 m, 3.86 m, 3.84 m, 3.72 m, 3.64 m & 2.77 m
Vegetation height	n/a	Fire intensity	8,486 kW/m
Effective slope	2 °	Transmissivity	0.874, 0.86, 0.839, 0.816, 0.803 & 0.742
Site slope	1 °	Viewfactor	0.4055, 0.301, 0.2021, 0.1368, 0.111 & 0.0301
Flame width	100 m	Minimum distance to < 40 kW/m ²	10.4 m
Windspeed	n/a	Minimum distance to < 29 kW/m ²	14 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m ²	20.7 m
Flame temperature	1,200 K	Minimum distance to < 12.5 kW/m ²	29.5 m
		Minimum distance to < 10 kW/m ²	35.2 m

Rate of Spread - McArthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005



Appendix 3

Logan City Council Bushfire Hazard Overlay

