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Assessment Manager

Bushfire Emergency Evacuation Plan

48 Schulls Road, Devon Park

CLIENT: COOPERS COMMERCIAL PTY LTD

PROJECT NO. J002605
STATUS FINAL
DATE 8/10/2025
VERSION 2

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This plan shall be reviewed annually and after evacuation exercises or actual emergencies. When such reviews are undertaken, reference to any established performance outcomes e.g. evacuation time, will be beneficial.

Document Control

Version	Purpose	Lead Author	Reviewer	Approved by	Date
1.	Draft Report	SLM	WG	LMT	2/10/2025
2.	Final Report	SLM	WG	LMT	8/10/2025

Executive Summary

Range Environmental was engaged by Coopers Commercial Pty Ltd to prepare a Bushfire Emergency Evacuation Plan in response to Toowoomba Regional Council (TRC) information request received 6 August 2025. The development is located at 48 Schulls Road, Devon Park, QLD 4401 which is formally described as Lot 1 & 2 RP55546, Lot 24 RP36473 and Lots 23 & 24 RP36474 (hereafter 'the site').

The development proposes to operate a feedlot on the site. The site contains existing infrastructure for agriculture, two residential houses and the vegetation is a mix of cultivated paddocks, livestock grazing and remnant vegetation.

The site occurs on approximately 358ha of land currently zoned as rural under the Toowoomba Planning Scheme (TRCPS)(2022 v.28).

The site is identified by the State Planning Policy as containing areas of Very High and High Potential Bushfire Intensity and Potential Impact Buffer. The Toowoomba Regional Council (TRC) Planning Scheme identifies the site as containing areas of medium fire risk.

Purpose and Objectives

This Bushfire Emergency Evacuation Plan (BEEP) aims to increase the preparedness of staff, residents, contractors and visitors to ensure the timely, orderly and safe evacuation from areas of potential fire hazard. This plan is to provide a set of procedures to manage people leaving the premise and have them relocate to another, safer, location.

This plan ensures that staff understand their roles and responsibilities and that they know when to act. It contains clear guidelines for communication and keeping staff and visitors informed of evacuation arrangements. It will be distributed to key personnel so that they may provide guidance in the event of a bushfire. This document shall be stored in accordance with the facility's document control procedures.

The outcome of this process is to identify what action people are required to undertake, and when to initiate an evacuation, the relocation of people and the return of those people to the premises once the situation is safe.

Prepare Act Survive

It is important that occupants are well prepared during times of high fire danger and have well made plans that can be readily enacted in a time of bushfire emergency. This includes having plans in place to guide actions on days of extreme and catastrophic, identifying safe refuge areas and planning to either 'stay' or 'go'. If the decision is made to go, then occupants need to be prepared to evacuate early. The key message being Prepare, Act and Survive.

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1 Introduction

Range Environmental was engaged by Coopers Commercial Pty Ltd to prepare a Bushfire Emergency Evacuation Plan in response to Toowoomba Regional Council (TRC) information request received 6 August 2025. The development is located at 48 Schulls Road, Devon Park, QLD 4401 which is formally described as Lot 1 & 2 RP55546, Lot 24 RP36473 and Lots 23 & 24 RP36474 (hereafter 'the site').

The development proposes to operate a feedlot on the site. The site contains existing infrastructure for agriculture, two residential houses and the vegetation is a mix of cultivated paddocks, livestock grazing and remnant vegetation.

This plan is for Coopers Commercial Pty Ltd and has been designed to assist site management to protect life and property in the event of a bushfire.

1.1 Site Context and Proposed Development

The site occurs on 358ha of land currently zoned as rural under the TRCPS (2022, v.28). Access to the site is via Schulls Road to the west. Rural areas are located in all directions surrounding the site which contain both agricultural use and remnant vegetation. A summary of development details are provided in Table 1.

Water storage tanks are located on the property with a minimum of 10,000L for fight fighting purposes (Figure 2). Other sources include various farm dams and one waterway the starts to the west and runs east along the southern part of the property.

Table 1 Development details summary

Razorback Road, Nature Based Tourism	
Address	48 Schulls Road, Devon Park, QLD, 4401
Council	Toowoomba Regional Council (TRC)
Type of facility	Animal Feedlot
Description of facilities	Keeping between 1,000 – 10,000 Standard Cattle Units (SCU)
Total number of Residence and offices	2 Residences, 1 office
Water tanks	2x 33,500 gallons water tanks 15,000 gallon tank 45,000 gallon tank

1.2 Fire Brigade

The development site is contained within the Queensland Fire and Emergency Services (QFES) Gowrie Little Plain Rural Fire Brigade district. The closest fire brigade equipped to fight structural fires is the Oakey Fire and Rescue Station (auxiliary) located at 5 Desmond Street, Oakey approximately 10 kilometres by road to the southeast of the site. The closest permanent fire station is the Charlton Fire Station located at 17 Steger Road Charlton 4350, approximately 26 kilometres by road southeast of the site.

2 Emergency Evacuation Plan

2.1 Roles and Responsibilities

The site manager and owner (Matthew Edwards) has a responsibility to ensure that the BEEP is implemented.

Once the facility is operational, the site managers Emergency Preparedness Committee (EPC) will be responsible for the documentation, implementation and maintenance of this BEEP and related training. Further responsibilities of the EPC shall be in accordance with Section 2 of AS 3745-2010 Planning for emergencies in facilities. The EPC shall appoint an Emergency Control Organisation (ECO) to direct and control the implementation of the facility's emergency response procedures. The ECO may include, but not be limited to a designated fire warden and secondary fire warden. Table 2 outlines who has the responsibility of implementing the emergency procedures in the event of a bushfire.

Table 2 Roles and Responsibilities

Role	Responsibility
Designated Fire Warden	Ensure evacuation of all staff and visitors in event of emergency, contact emergency services, move all people to evacuation assembly point, ensure all persons are accounted for.
Secondary Fire Warden	Assist Designated Fire Warden with their tasks.

2.2 Contacting Emergency Services

The designated and secondary Fire Wardens should have a mobile phone on their person and be contactable at all times in the event of an emergency. A portable ultra-high frequency (UHF) radio should be kept on the premises and be maintained in fully functioning order in the event that mobile phones are rendered unusable (e.g., loss of reception or device itself). Channels 5 and 35 are the designated emergency channels in Australia.

The local fire brigade or nearest auxiliary fire station may be consulted for fire situation and updates and should be kept informed of the situation at the facility, such as the evacuation status or of QFES-issued warnings. The QFES website (<https://www.qfes.qld.gov.au/Current-Incidents>) can also be used to keep up to date on local warnings and incidents.

Table 3 outlines who to contact in the event of an emergency and provides contact details.

Table 3 Emergency Contacts

Name or Organisation	Office/Contact	Contact Details
Fire, Police, Ambulance	Bushfire or emergency	000
Oakey Fire and Rescue Station	Nearest Auxiliary Fire Station	07 4692 5201
Charlton Fire Station	Nearest Permanent Fire Station	07 4592 5399
State Emergency Services	Non-life threatening emergency (Appendix A)	132 500

2.3 Alerting and Evacuating Staff and Visitors

Staff and visitors of the development are to be alerted of possible bushfire threat when the Australian Fire Danger Rating System (AFDRS) for the area is High or greater (BOM 2023), when Queensland Fire and Emergency Services

(QFES) issues an Advice warning (QFES 2023), or under the direction of the local Fire Brigade or nearest auxiliary fire station (whichever occurs first).

Staff and visitors of the development are to be evacuated under the direction of QFES.

QFES is responsible for bushfire warnings. Bushfire warnings provide point-in-time information about a bushfire that is, or is expected to, impact a community. The information describes the impact and expected consequences and includes advice on what action should be taken by community members. These warnings are developed in accordance with the Public Information and Warnings Handbook (AIDR 2021). The QFES Bushfire Warning System comprises three levels of warnings (Appendix B):

- Advice: There's no immediate danger but you need to stay informed in case the situation changes;
- Watch and act: There's a heightened level of threat and conditions are changing, act now to protect yourself and your family; and
- Emergency warning: You're in danger and need to take life-saving action immediately.

Daily Queensland AFDRSs are issued by the Bureau of Meteorology. AFDRSs comprise four levels as shown in Figure 1. Further details of QLD fire danger ratings are given in Appendix C.

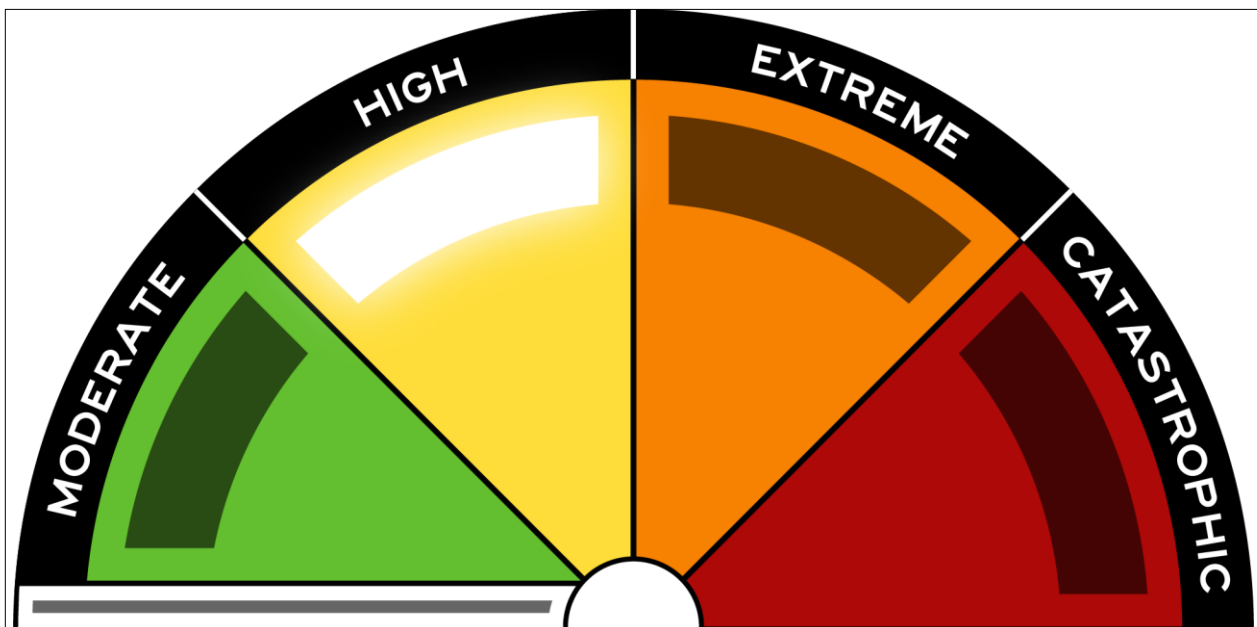


Figure 1 Australian Fire Danger Rating System

Staff and visitors should actively observe the AFDRSs issued by BOM on a daily basis throughout the fire season. This provides sufficient opportunity for decision-making and action planning to occur well ahead of days of elevated fire danger. The BOM outlook is to be used to guide decision-making with regard to evacuation triggers.

2.3.1 Bushfire Emergency Event

Evaluation of the safety of staff and visitors has determined that it would be safer for ALL persons to evacuate to and assemble at the designated assembly point. The primary action in the event of a bushfire emergency event is to evacuate staff and visitors in a safe and orderly manner.

2.3.2 Evacuation Order

The primary action in the event of QFES or the local fire brigade or nearest auxiliary fire station issuing an evacuation order is to evacuate staff and visitors in a safe and orderly manner.

2.3.2.1 Assembly Point

The open mowed lawn to the north of the office has been identified as the assembly point for the site in the event of an emergency evacuation during a bushfire (Figure 2). In case of this location being compromised an external assembly point may be used and is located on the corner of Schulls Road and Devon Park Road (Figure 2).

Livestock will be contained in feedlot pens as this location contains water sources and is bare of vegetation (Figure 2). This area is the safest location for the animals and in the event of a bushfire people will not be put in harms way moving livestock during a bushfire emergency.

2.3.2.2 Evacuation

As a bushfire is most likely to approach from the north/northeast, the primary safe evacuation route is south along Schulls Road and Devon Park Road to the Warrego Highway (Figure 2). In the event of a bushfire, QFES may also nominate an alternative safe route or place to evacuate to.

General procedures for evacuation in the event of an evacuation order were adapted from the New South Wales Rural Fire Service (NSRFS) 2014 and are summarised in Figure 3, with full details provided in Table 4.

A formalized training schedule shall be developed to ensure that relevant training is provided to at least one member of the EPC and to ECO members and facility occupants. The training program shall be based on the emergency response procedures and be in accordance with Section 6 of AS 3745-2010 Planning for emergencies in facilities.

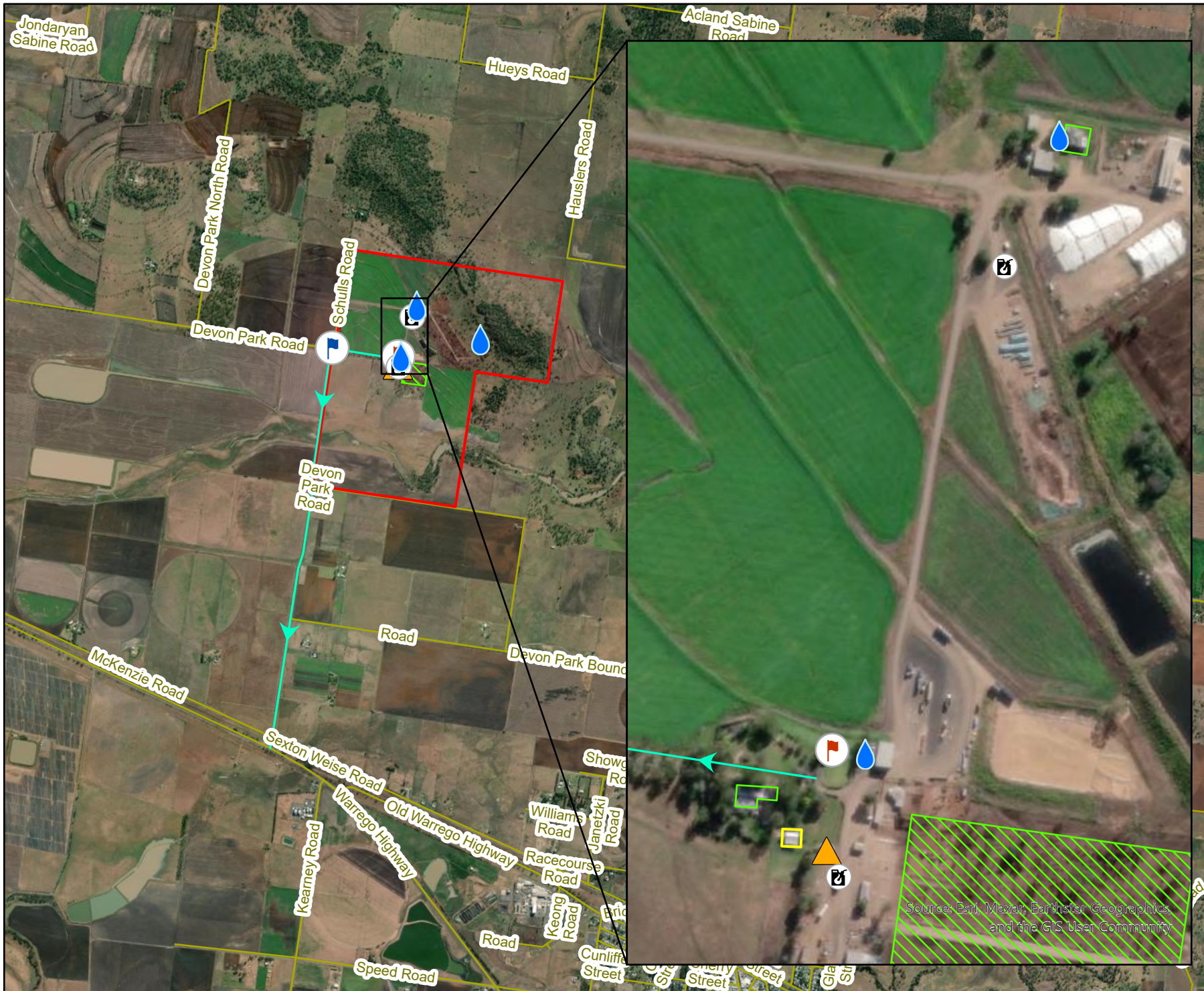


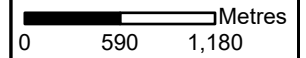
Figure 2 Evacuation Diagram

Project: BEEP, 48
Schulls Road, Devon
Park

Client: Cooper
Commercial Pty Ltd.

Project No.: J002605

Compiled by: ShannonMinnis Date: 2/10/2025
Approved by: Will Gibson Date: 2/10/2025



Legend

- Roads
- Site Boundary
- Dwellings
- Office
- Livestock Feedlot Pens
- Assembly Point (internal)
- Assembly Point (external)
- Chemical Storage
- Fuel Storage
- Water tanks
- Evacuation Route

The content of this document includes third party data. Range Environmental Consultants does not guarantee the accuracy of such data.

Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2025).



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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

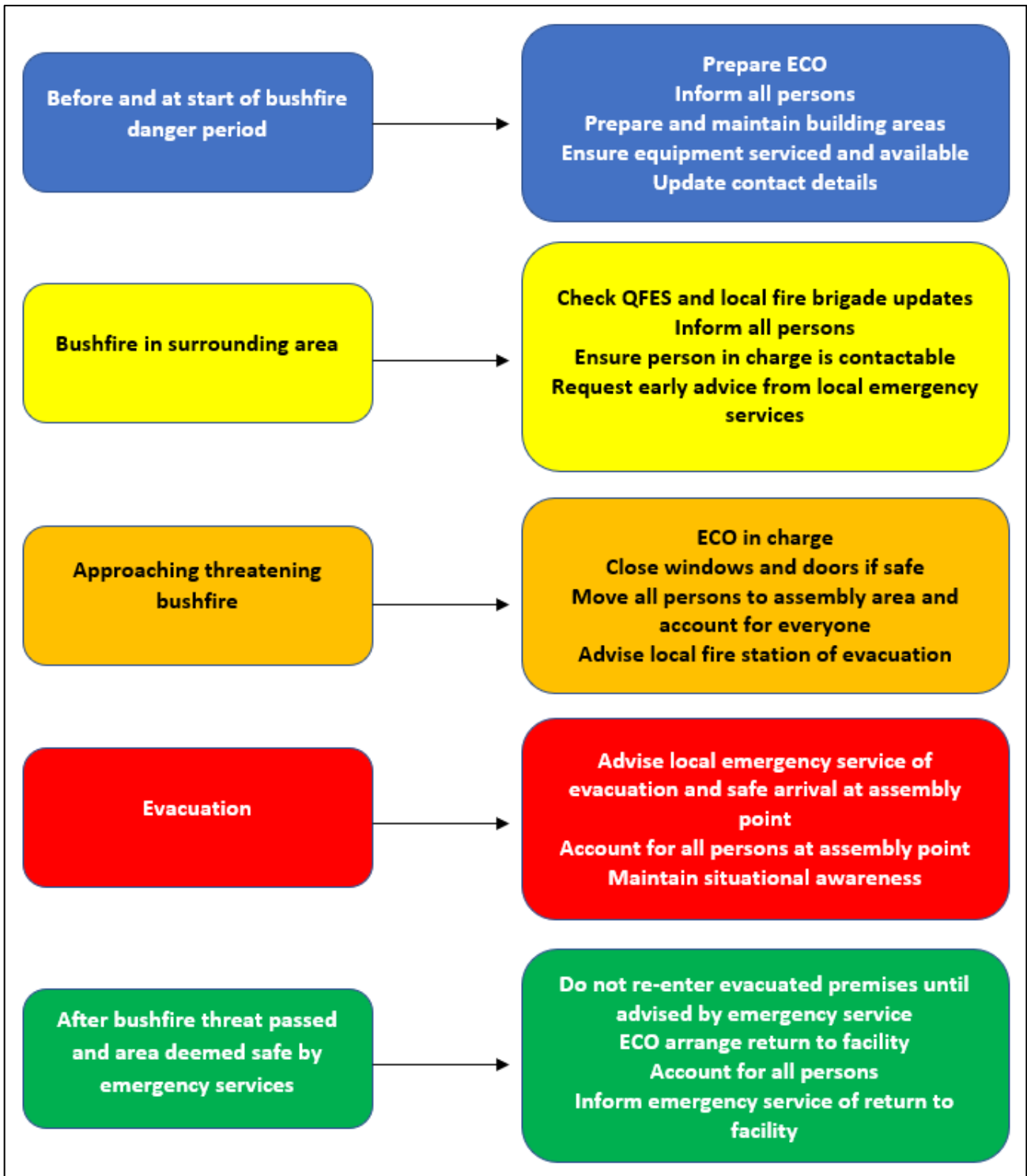


Figure 3 Generic evacuation procedures in the event of a QFES evacuation order (adapted from NSWRFES 2014)

Table 4 Generic procedures for evacuation in the event of an evacuation order (adapted from NSWRFSS 2014)

Trigger	Action
<p>Before and at the commencement of the Bushfire Danger Period</p>	<ul style="list-style-type: none"> • Ensure that the site manager knows the requirements of, and is prepared in accordance with, the Bushfire Emergency Evacuation Plan (BEEP). • Ensure that each office and residence have a copy of the evacuation procedure and assembly/evacuation map. • Ensure that all persons are informed of the evacuation procedures. • Ensure building and areas around buildings are prepared and maintained. • Ensure any firefighting equipment (hoses, fire extinguishers etc.) is serviceable and available. • Update contact details of the site manager. • Contact and update emergency services with the premises' contact details.
<p>In the event of a bushfire in the surrounding area</p>	<ul style="list-style-type: none"> • Consult the QFES website and local fire brigade or nearest auxiliary fire station for fire situation and updates. • Inform staff and visitors of the fire situation. • Ensure that the person in charge, i.e., designated Fire Warden, has a mobile phone and is contactable. • Advise the local emergency services that the facility is operating, and that it will need to be advised early in the event of an evacuation being necessary.
<p>In the event of an approaching bushfire threatening the premises, the primary action to assemble and prepare to evacuate.</p>	<ul style="list-style-type: none"> • Designated Fire Warden will take control of the situation and give the evacuation order. • Remain calm and explain to the staff and visitors what is happening. • Move all persons to the designated assembly area. • Ensure all persons are accounted for. • The designated Fire Warden (or person responsible) is to advise the Oakey Fire and Rescue Station (Auxiliary) (07 4692 5201) that the facility is evacuating (include how many people). • Maintain situational awareness through radio, QFES website and Oakey Fire and Rescue Station (Auxiliary) (07 4692 5201). Tune to ABC local radio AM 747 for up to date warnings and advice.
<p>Evacuation</p>	<ul style="list-style-type: none"> • The Designated Fire Warden (or person responsible) is to advise the local emergency service that the facility is being evacuated (include how many people and where they are going). • Ensure all site buildings have all doors and windows closed prior to leaving site if safe to do so. • At assembly point ensure all persons are accounted for and safe. • The designated Fire Warden (or person responsible) to advise the local emergency service that all persons have been

	<p>evacuated and are accounted for and safe at the designated assembly area.</p> <ul style="list-style-type: none"> • Maintain situational awareness through radio, QFES website and Oakey Fire and Rescue Station (Auxiliary)(07 4692 5201).
<p>When the bushfire threat has passed, and the area is deemed safe by emergency services:</p>	<ul style="list-style-type: none"> • No person should re-enter any evacuated building until advised by the emergency service. • The designated Fire Warden (or person responsible) to arrange the movement of staff and visitors back to the facility. • All staff and visitors are to be accounted for on their return. • Inform the police/emergency service of the return of persons to the premises • Livestock may be removed from the Livestock Relocation Area and resume normal operations.

3 References and Further Resources

AFAC National Council for Fire and Emergency Services (2023) Australian Fire Danger Rating System.

<https://www.afac.com.au/initiative/afdrs/afdrs-faqs>

AS 3745-2010 Australian Standard Planning for emergencies in facilities

AS 4083-2010 Australian Standard Planning for emergencies - Health care facilities

Australian Institute for Disaster Resilience (AIDR) (2021). Public Information and Warnings Handbook.

<https://knowledge.aidr.org.au/resources/public-information-and-warnings-handbook/>

Bureau of Meteorology (BOM) (2022). Queensland Warnings Summary.

<http://www.bom.gov.au/qld/warnings/index.shtml>

Bureau of Meteorology (BOM) (2023). Queensland Fire Danger Ratings.

<http://www.bom.gov.au/qld/forecasts/fire-danger-ratings.shtml>

Emergency Alert (2022). <https://www.emergencyalert.gov.au/>

New South Wales Rural Fire Service (NSWRFS) (2014). A guide to developing a Bushfire Emergency Management

and Evacuation Plan. https://www.rfs.nsw.gov.au/_data/assets/pdf_file/0003/29271/DPP1079-Emergency-management-and-evacuation-plan-FORM.pdf

Queensland Disaster Management Committee (QDMC) (2018). Queensland State Disaster Management Plan.

<https://www.disaster.qld.gov.au/cdmp/Documents/Queensland-State-Disaster-Management-Plan.pdf>

Queensland Fire and Emergency Services (QFES) (2020). Queensland Bushfire Plan.

<https://www.disaster.qld.gov.au/cdmp/Documents/QLD-Bushfire-Plan.pdf>

Queensland Fire and Emergency Services (QFES) (2022). Neighbourhood Safer Places.

<https://www.qfes.qld.gov.au/prepare/bushfire/neighbourhood-safer-places>

Queensland Fire and Emergency Services (QFES) (2023). Tune in to Warnings.

<https://www.qfes.qld.gov.au/prepare/bushfire/tune-in-to-warnings>

Toowoomba Planning Scheme (2024). <https://eplan.TRC.qld.gov.au/eplan/rules/0/112/0/0/0/69>

Toowoomba Planning Scheme (2024) Interactive mapping system.

<https://eplan.TRC.qld.gov.au/eplan/property/17005300/16886818/-3167702.5/-3249972.5/0/69>

Victoria State Government – Better Health Channel (2022). Using air conditioners when it's smoky outside.

<https://www.betterhealth.vic.gov.au/using-air-conditioners-when-its-smoky-outside>

Appendices

Appendix A When to Call SES

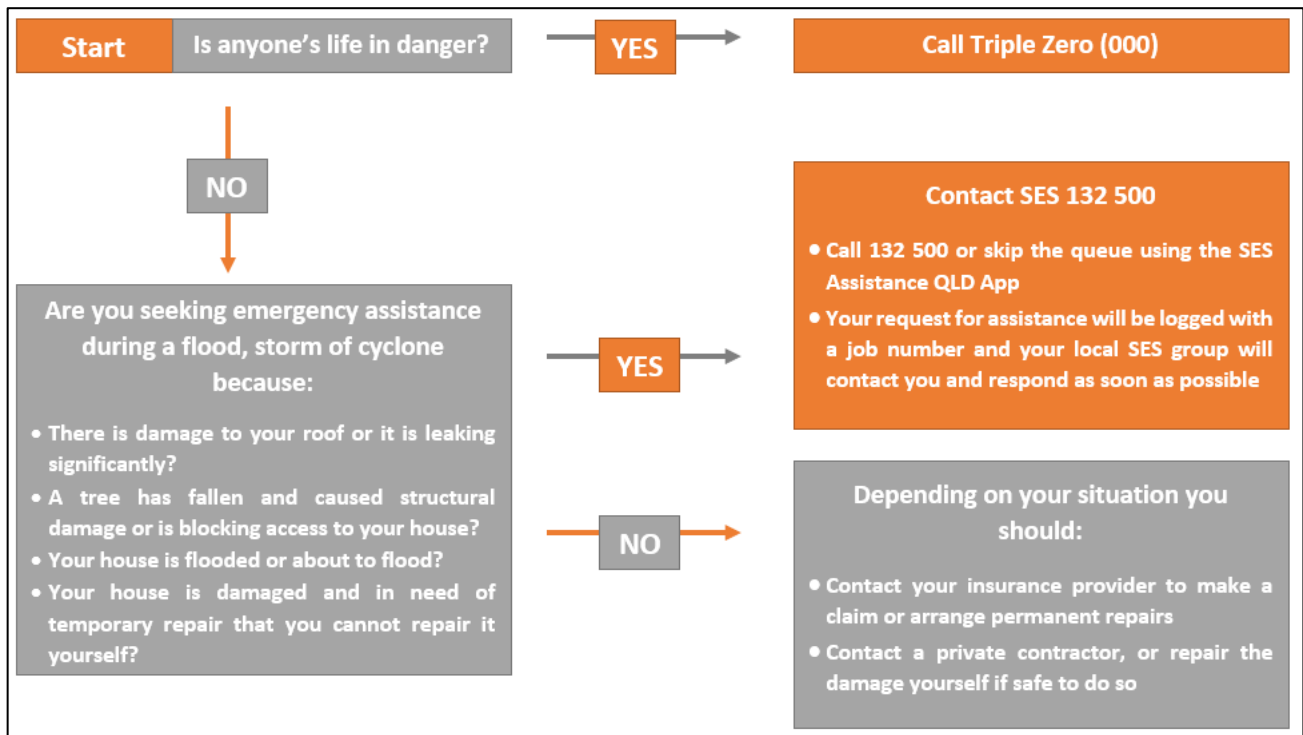


Figure 4 When to call 132 500 (adapted from QFES 2023)

Appendix B QFES Bushfire Warning System




<p>Advice: There's no immediate danger but you need to stay informed in case the situation changes</p> 	<p>What to do:</p> <ul style="list-style-type: none"> • Stay informed by following QFES on social media, listening to local radio and checking the QFES current bushfires map. • If there's significant smoke, follow health guidance and monitor air quality. • Stay indoors, close windows and doors, and keep medications close by. • Refer to your bushfire survival plan. • Avoid driving through smoke and be aware of firefighters working in the area. • Decide what you will do if the situation changes. • Call Triple Zero (000) if your life or property is under threat.
<p>Watch and Act: There's a heightened level of threat and conditions are changing, act now to protect yourself and your family.</p> 	<p>What to do: You'll be instructed to 'prepare to leave', or where people in the area have previously been evacuated and it's safe to return, you will be asked to 'monitor conditions', as the situation could change.</p> <ul style="list-style-type: none"> • Decide where you and other members of your home (including pets) will go if you need to leave. Plan how you will get there and advise family and friends of your plans. • Pack essential items such as important documents, food and water, medications, and protective clothing. · Stay hydrated. • Move flammable items away from your house. • Fill containers with water for drinking and firefighting. • Help others prepare for the fire. • Stay informed by following QFES on social media, listening to local radio and checking the QFES current bushfires map. • Refer to your bushfire survival plan. • Avoid smoke – stay indoors, close windows and doors, and avoid driving through smoke. · Be aware of firefighters working in the area. • Call Triple Zero (000) if your life or property is under threat.
<p>Emergency Warning: You're in danger and need to take life-saving action immediately.</p> 	<p>What to do: The direction will be to 'leave immediately' OR 'seek shelter immediately', depending on the situation.</p> <ul style="list-style-type: none"> • If you're leaving immediately, consider staying with friends or family. Follow your bushfire survival plan. • Wear protective clothing and stay hydrated. • Take vital medications with you. • Check for road closures on 13 90 40 and let others know of your intended travel route. • Stay informed by following QFES on social media, listening to local radio and checking the QFES current bushfires map. • Do not expect a firefighter at your door. • If you can't leave safely: <ul style="list-style-type: none"> ○ Identify a place to shelter, preferably inside a brick building. ○ Close windows and doors. ○ Move flammable items away from your house. ○ Fill containers with water for drinking and firefighting. ○ Bring pets inside. • Call Triple Zero (000) if your life or property is under threat.

Figure 5 QFES Bushfire Warning System (adapted from QFES 2023)

Appendix C Australian Fire Danger Rating System

The Australian Fire Danger Rating System (AFDRS) is an early indicator of potential danger and should act as your first trigger for action. The higher the rating, the greater the need for you to act.

The AFDRS is an assessment of the potential fire behaviour, the difficulty of suppressing a fire and the potential impact on the community should a bushfire occur on a given day.

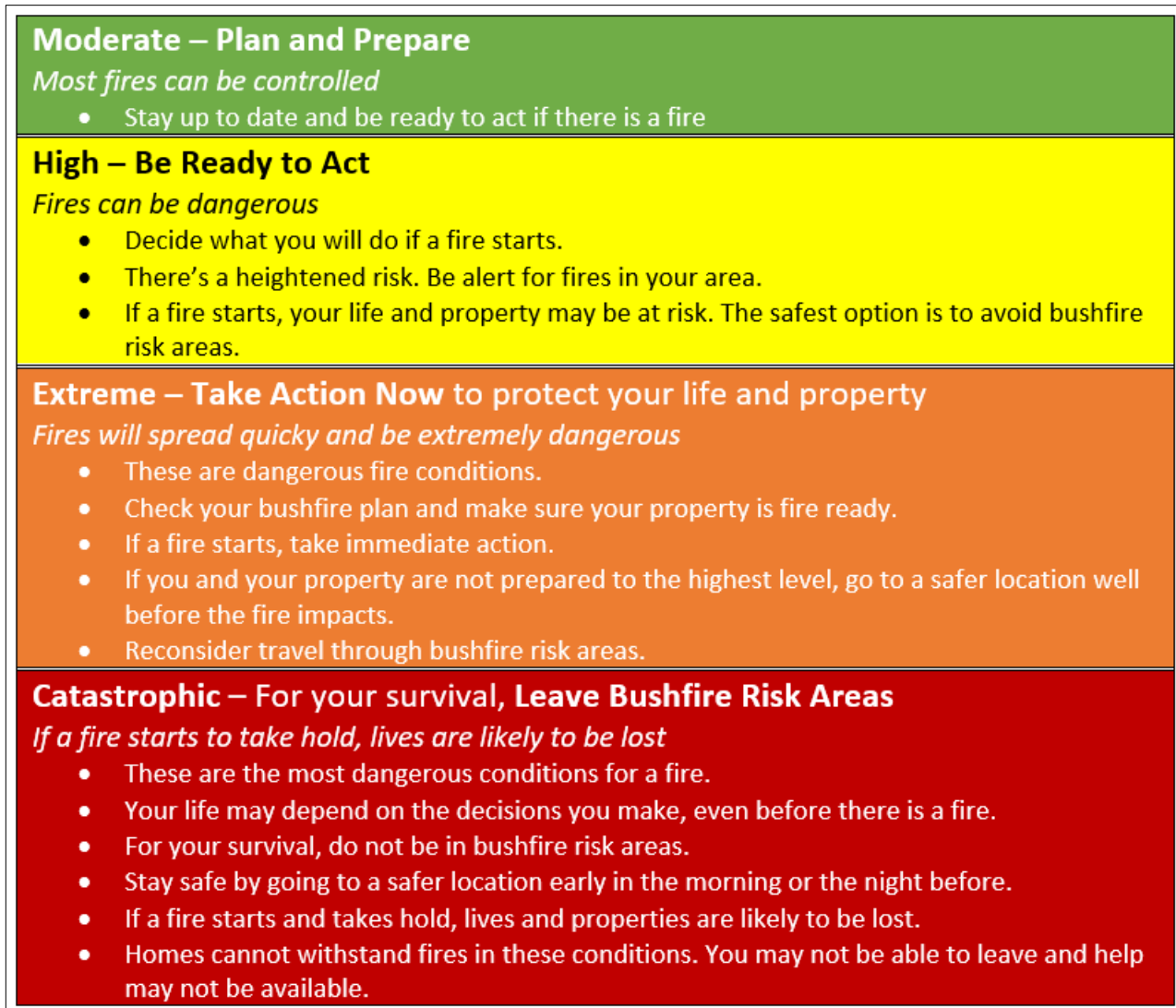


Figure 6 Australian Fire Danger Rating System Explanation (adapted from QFES 2023)

The AFDRS is based on the Fire Behaviour Index (FBI), a numerical scale from 0 to 100 that is now used consistently across Australia. The FBI is split into step-up categories to support decision making for fire operations. Each step represents a transition in fire behaviour, such as a significant change in potential fire spread, suppression difficulty or the expected scale of impact to life and property (Figure 7).

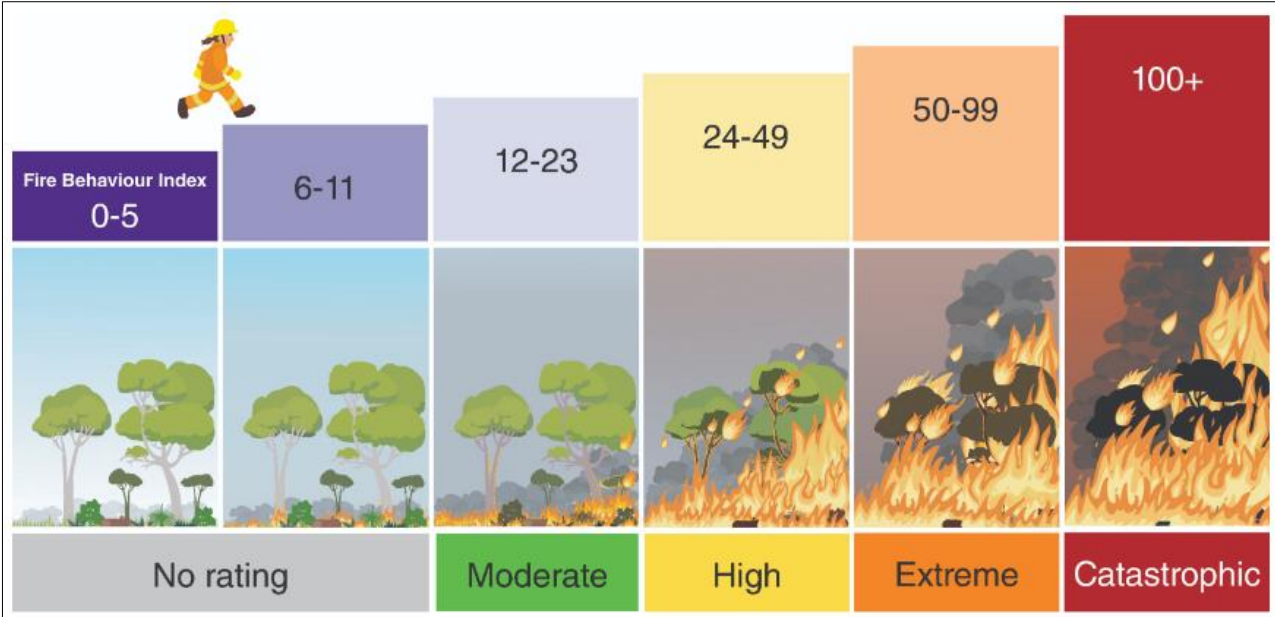


Figure 7 Fire Behaviour Index Levels and AFDRS (AFAC 2023)



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