

BUSHFIRE EMERGENCY EVACUATION PLAN

Lot 84 Kynoch Rd Palmtree 4352 QLD
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1. Plan Management Details

Document Control

The Owner of the property is responsible for ensuring that this plan is updated to reflect changes, reviewed and approved.

1.1 Plan Amendments Record

Date	Template Revision	Issue	Section	Details	Prepared By

2. Property Details

2.1 Property Overview

Lot 84 is located at the junction of Kynoch Road and National Park Road, 45 minutes northeast of Toowoomba CBD and 12 minutes southeast of Hampton.

There are two access options for emergency services vehicles. Option 1 is off the New England Highway at Perseverance Hall Road then Kynoch Road. Option 2 is off the New England Highway and then via Shearer Road then National Park Road to Kynoch Road (see appendix A location and access).

The site has an area of 54,480m² (5.448ha) and frontage of approximately 338m to Kynoch Road on the northern boundary and 276m of frontage to National Park Road on the eastern boundary.

The site is characterised by a clear, open, grassed area of approximately 50% of the property (ex-grazing land). The remainder is a mix of regrowth vegetation and remnant forest on the eastern side of the site. It has a mostly rectilinear shape, and a topography which slopes towards the western boundary.

There is a small two story, single bedroom dwelling and associated outbuilding including a combined double carport plus lockable storage space with a stand-alone solar battery system installation.

Rainwater is captured and stored in a 60,000L capacity Kingspan Rhino Rural Water Tank with a 10,000L fire emergency buffer supply.

The surrounding properties are a mixture of grazing, horticulture and forest with some short stay accommodation, function venues and nature-based tourism businesses. The property is situated approximately 550m from the southern section of Ravensbourne National Park.

Refer to **Appendix A and B** for the location, access and site plans

3. Overview

This Bushfire Survival Plan is intended to assist with planning and preparation in the event of a bushfire occurring in or around the property vicinity.

It addresses actions to be undertaken where an emergency is occurring or is likely to occur, including when to prepare to leave and when to evacuate the property entirely.

It also contains information on planning for peak fire season and strategies to reduce risk from fire.

3.1 Think, Plan and Go

Australia provides a diverse landscape and climatic conditions, the fire season can vary across Queensland. As demonstrated in **Figure 1**, the peak fire danger season for this location is September to November. The fire season is influenced by fuel loads, long-term climate and short-term weather conditions. The proprietors will monitor fire risk by following the QLD Fire Department website to always determine fire ratings on the property, especially during the peak fire danger season. The ratings are published daily and can be accessed using the following link: [Queensland Fire Danger Ratings](#) to the BOM website.

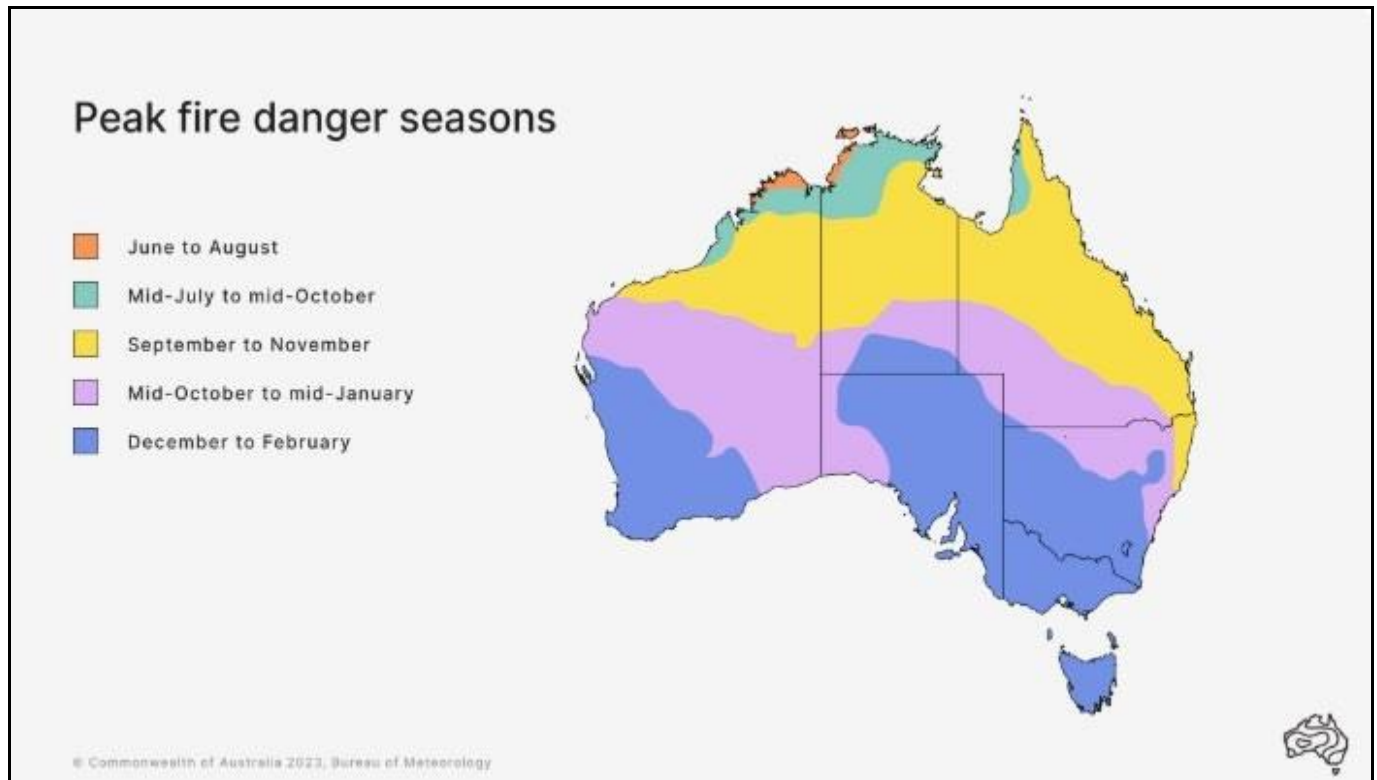


Figure 1 Peak fire danger seasons

Source: <http://www.bom.gov.au/weather-services/fire-weather-centre/fire-weather-season/>

This bushfire survival plan is designed to increase awareness and improve response in a real bushfire emergency.

4. Assessment – Bushfire Risk Affected Areas

Shown below in **Figure 2**, the site is impacted by two classes of Bushfire Hazard overlay under the State Planning Policy Mapping. Specifically, some of the northern portion and the eastern portion of the site are impacted by 'Very High Bushfire Intensity' (approximately 60% of the property), with a subsequent 40% of 'Potential Impact Buffer' beyond that.

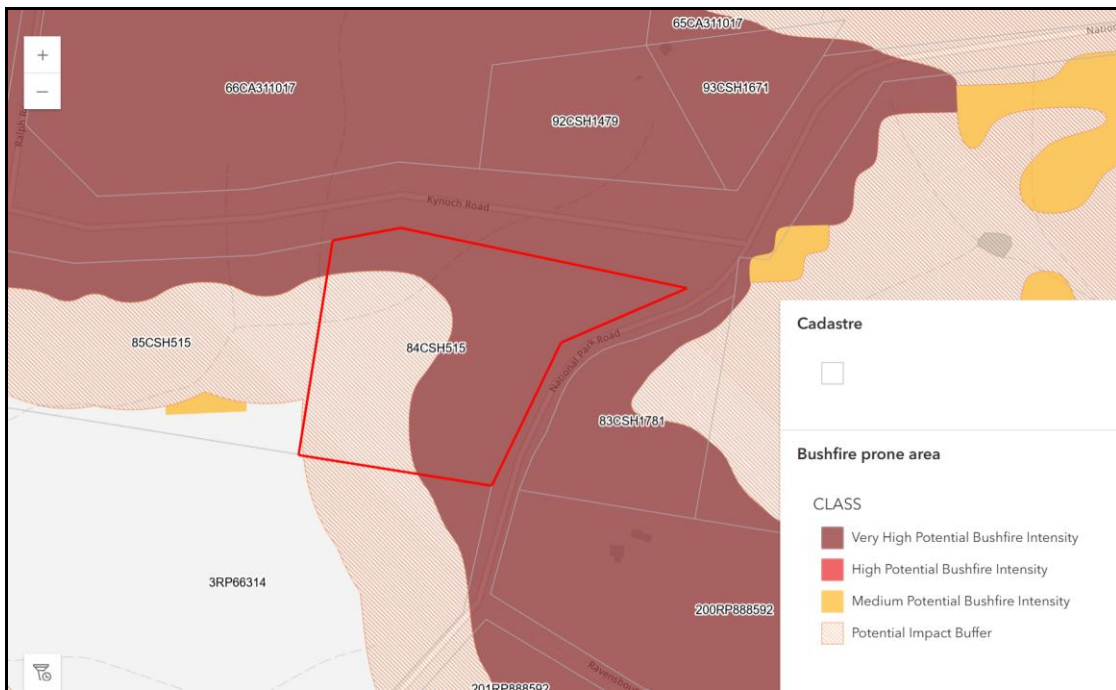


Figure 2 – Bushfire Prone Area
Source – State Planning Policy Mapping

The property buildings and built infrastructure are located within the buffer zone in the cleared grass area (see attached appendix B).

5. Australian Fire Danger System (AFDRS)

Fire Danger Ratings let you know how dangerous a fire would be if one broke out in your area today. Ratings are calculated using a combination of weather forecasting and information about vegetation that could fuel a fire. The Australian Fire Danger Rating system (AFDRS) is nationally consistent, so wherever you go in Australia, you can understand the level of threat and what you need to do to stay safe.

The AFDRS is measured according to the following chart:

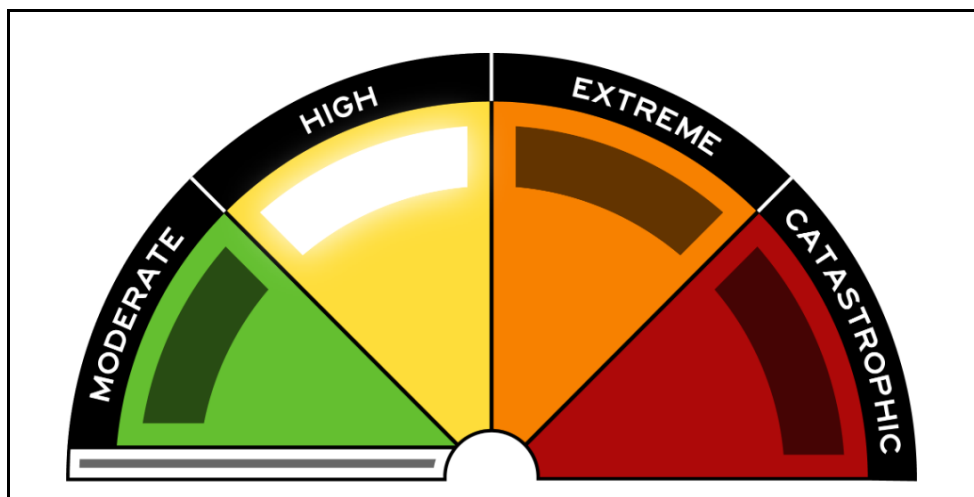


Figure 3 – Fire Danger Rating (FDR)
Source: [Fire Danger Ratings | Queensland Fire Department](#)

AFDRS identifies the potential danger if a bushfire should start. Nearest FDR boards to Lot 84 Kynoch Rd are located on the New England Highway at Cabarlah, and at Hampton on the Esk Hampton Rd. The nearest Rural Fire Brigade is located at 3919 Esk Hampton Rd at Ravensbourne Qld 4352, the Ravensbourne and Perseverance Rural Fire Brigade.

Regular daily updates for any location are available online via the Qld Government Fire Department Bushfire ratings.

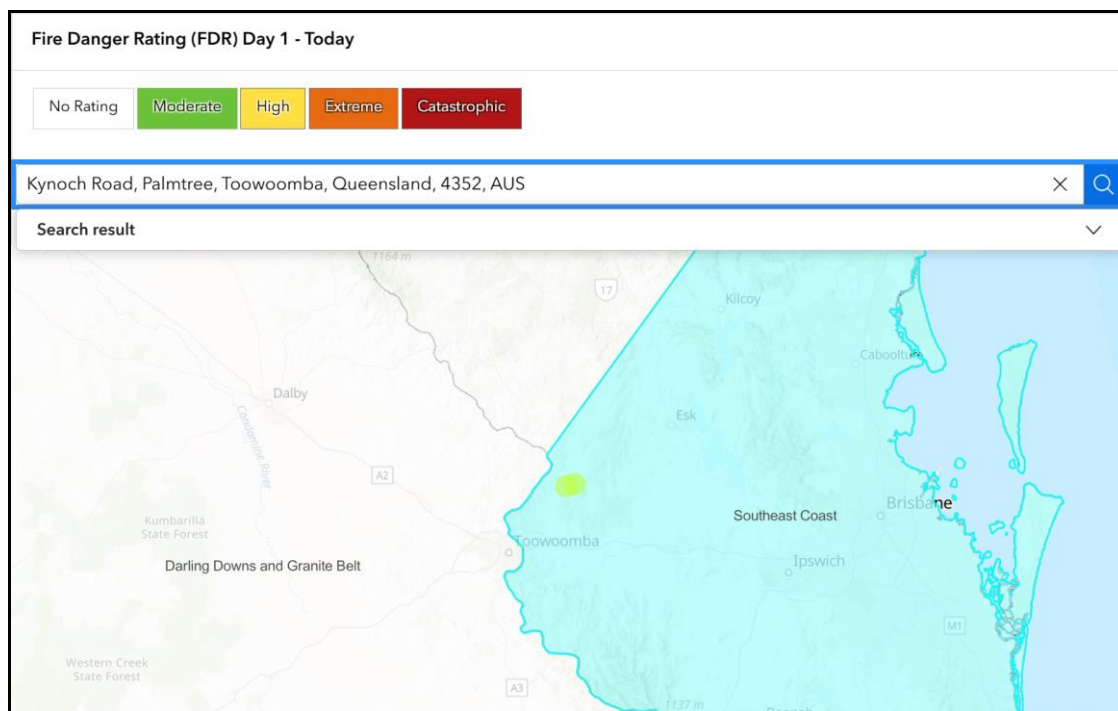


Figure 4 – Fire Danger Rating (FDR)

Source –

<https://www.fire.qld.gov.au/prepare/bushfire/fire-danger-ratings>

5.1 Moderate

On a day of low-moderate AFDRS, the property must continue to monitor the situation for any change.

5.2 High

On a day of high FDR fires can be controlled but damage to property remains a threat. On property, it must be ensured that persons and property are prepared for the threat of fire and monitor the situation for any changes. Regular monitoring of bushfire warnings will be required daily. Prepare to evacuate and select most appropriate route. The lighting of fires would be heavily monitored and contained with the approved locations by the owners. Guests and visitors would not be allowed to light fires on the property.

Leaving property early before a fire occurs is the safest option.

5.3 Extreme

On a day of extreme FDR, fires can be unpredictable and fast-moving. These are dangerous fire conditions. Look at the travel routes and decide on the most suitable route. Prepare for evacuation. Monitor FDR and conditions every morning and afternoon. No fires would be permitted on the property.

Leaving property early before a fire occurs is the safest option.

5.4 Catastrophic

On a day of catastrophic FDR, leaving early is the only option to ensure survival. People on property must relocate to a safer location. This would entail people visiting the property to return

home or to the nearest evacuation center as directed by government authorities. The property owners would ensure the property is vacated after ensuring the property is as prepared as it can be. No fires would be permitted on the property under any circumstances during this period.

6. Pre-season property preparation

- Ensure there is adequate access for fire trucks on site at all times – 4m wide by 4m high with a turn-around area. Keep paths clear of any obstructions.
- Remove excess ground fuels and combustible material (long dry grass, dead leaves and branches)
- Store all chemicals as per SDS
- Conduct maintenance checks on pumps, generators and water systems
- Ensure there is sufficient personal protective clothing and equipment
- Check that the first aid kit is fully stocked
- Know and communicate the location of fire extinguishers
- Ensure adequate means of communication on property

7. Understanding bushfire alerts

Check the Daily Fire Danger Rating <http://www.bom.gov.au/qld/forecasts/fire-danger-ratings.shtml>

Typically, there are three types of bushfire alert messages:

Bushfire Advice Message – a fire has started in the area – general information to keep you up to date

Bushfire Watch and Act Message – represents a heightened level of threat. Conditions are changing, a fire is approaching; lives may come under threat. Take appropriate action.

Bushfire Emergency Warning – represents the highest-level message advising of impending danger. Immediate action needs to be taken.

8. When a bushfire strikes

- Know the FDR for any given day
- Regularly check the FDR - [Fire Danger Ratings | Queensland Fire Department](#)
- Monitor media outlets for warnings on bushfire activity
- Seek out information if you have to, and DO NOT assume that you will receive a warning
- Leave early
- Act decisively
- Do not adopt the 'wait and see' option

9. Neighbouring Safe Places (NSP)

NSPs are a place of last resort for people during a bushfire. The closest location to the property is the Crows Nests sportsgrounds Recreation Terrace and New England Highway, Crows Nest Qld 4355

Regularly check the AFDRS updates and plan to move to a safe location if a fire does occur.

[Toowoomba Regional Council | Queensland Fire Department](#)

10. Visitor Consultation

To ensure that visitors to the property are aware of the conditions of this management plan and the nature of their visitation conditions will outline that they are entering a property that is subject to the threat of bushfires and that the owners of the property will ensure that all information is available to them prior to their travelling to or entering the property.

If such conditions indicate that it is not safe for them to travel to this property or stay then it will be advised to them ahead of time and their stay can be rescheduled or postponed to another time when the threat of bushfire has subsided and they are able to fully enjoy their experience on the property.

11. Bushfire Emergency Evacuation Plan

11.1 Emergency Assembly points

The roles and responsibilities of the property owners, guests and visitors are outlined below.

11.2 Roles and Responsibilities of property owners

The responsibilities of the property owners are:

- Monitors fire danger ratings daily
- initiates alert levels, and
- coordinates evacuation.
- Communicate warnings to guests.
- Maintain communication with guests and visitors during periods of bushfire risk.

11.3 Roles and Responsibilities of visitors and guests

The responsibilities of visitors and guests are:

- Read and understand the provided guest information regarding bushfire procedures
- Follow bushfire procedures when directed by property owners
- Evacuate the property immediately when advised by property owners or emergency personnel

11.4 Conditions Under Which Accommodation Will Not Be Available

The property will not be occupied when the Fire Danger Rating is declared as Extreme or Catastrophic, or when a Bushfire Watch and Act or Emergency Warning is in effect in the region. Additionally, occupancy is prohibited if bushfire smoke is visible within a 5km radius or if directed by the Queensland Rural Fire Brigade or Emergency Services.

11.5 Firefighting Water Supply Points

Due to the site's regional location, the property is not connected to Council's water infrastructure network. As such, the **existing 60,000 L Water tank** is located adjacent to the residential dwelling and serves as water supply source for firefighting.



Figure 5 – Firefighting reserve take-off points

The water tank has a take-off connection at a level that allows for a permanent minimum supply of 10,000L for firefighting purposes (figure 5 above).

11.4 Devices Maintained for Contacting Emergency Services

Personal mobile phones allow direct contact with Emergency Services, the Rural Fire Brigade, and regional authorities. Internet access will provide access to AFRDS.

11.5 When to Contact Emergency Services / Rural Fire Brigade

- Immediately if fire is sighted within 5km of the property.
- If smoke is heavy or wind changes direction toward the property.

Property owners, guests and visitors are all responsible for making the call, based on daily monitoring and consultation with official Queensland Fire and Emergency Services alerts.

11.6 When to Alert guests and visitors

The property owners will contact guests and visitors as soon as a Watch and Act alert is issued or if fire activity is detected within a 5km radius. Alerts will also be issued if the Fire Danger Rating reaches Extreme or Catastrophic, or on direction from Emergency Services. Verbal communication, phone calls and welcome documentation will be used to inform guests and direct them to the most appropriate evacuation route based on the location and direction of the fire.

11.7 When to Move Guests and Visitors to Assembly Area

Guests and visitors will be asked to evacuate once a fire is confirmed within close proximity (approximately 3km), when conditions become unsafe, or when evacuation appears likely. This decision will also be triggered by a formal alert (Watch and Act or Emergency Warning) or on the advice of the Rural Fire Brigade.

11.8 When to Evacuate

Evacuation of the property must occur immediately upon the issuance of a Bushfire Emergency Warning, direct instruction from Emergency Services, or observation of a fire within a 3km radius approaching the site. Evacuation will also be initiated if any access routes are at risk of closure due to fire. Early evacuation is the preferred and safest strategy under all high-risk conditions.

Where fire is sighted is in proximity to the site and access on Kynoch Road it is not safe to leave the site, and all people must instead shelter in the house area.

11.9 Method and Direction of Evacuation to nearest local towns and Neighbouring Safe Places

There are two Evacuation Options via Hampton from the New England Highway to Toowoomba or Crows Nest. A third Option is to Esk via the Esk Hampton Road (see Diagram 1 below).

Option 1 Toowoomba or Crows Nest via Kynoch Rd and Perseverance Hall Rd

From the property entrance turn left onto Kynoch Road, follow this road for **4km** until it joins Perseverance Hall Road follow for **1.7km** to the Perseverance Hall until it meets the Esk Hampton Road, then sharp left onto the Esk Hampton Rd, follow the road for approx. **6.1km** to the Hampton and New England Highway intersection. Turn Left for Toowoomba **32km** or Turn Right for Crows Nest **12km**. Refer to **Diagram 1** below.

Option 2 Toowoomba or Crows Nest via National Park Road and Shearer Rd

From the property entrance turn right onto Kynoch road for **230m** then left onto National Park Rd, follow for **1.4km** to the Shearer Road turnoff on the left. Follow Shearer Road for **700m** to where it joins the Esk Hampton road, then sharp left onto the Esk Hampton Rd, follow the road for approx. **10.9km** to the Hampton intersection. Turn Left for Toowoomba **32km** or Turn Right for Crows Nest **12km**. Refer to **Diagram 1** below.

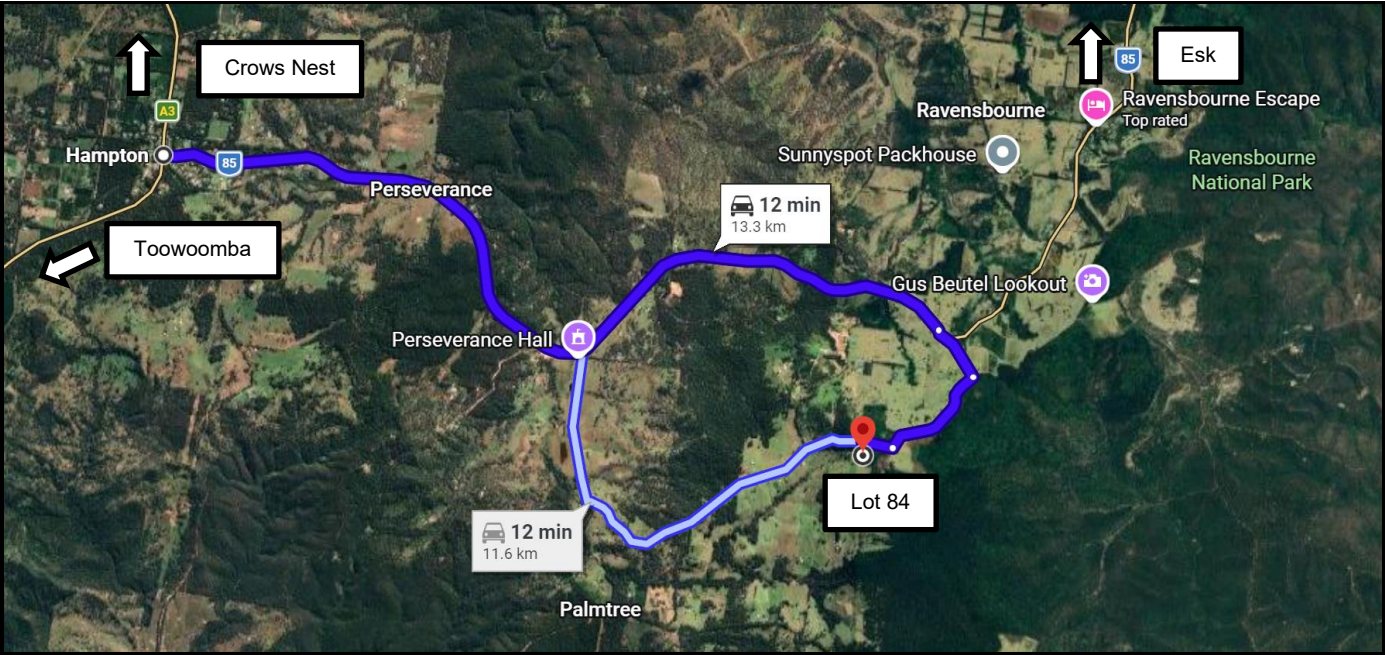
Option 3 Esk via the Esk Hampton Road

From the property entrance turn right onto Kynoch Road for **230m** then left onto National Park Rd,

follow for **1.4km** to the Shearer Road turnoff on the left. Follow Shearer Road for **700m** to where it joins the Esk Hampton road, then sharp right onto the Esk Hampton Rd, this will take you to Esk **34km**.

Diagram 1
Lot 84 Bushfire Evacuation

Evacuation Options via New England Highway to (1) Toowoomba and (2) Crows Nest via Hampton
Option (3) to Esk via Esk Hampton Road

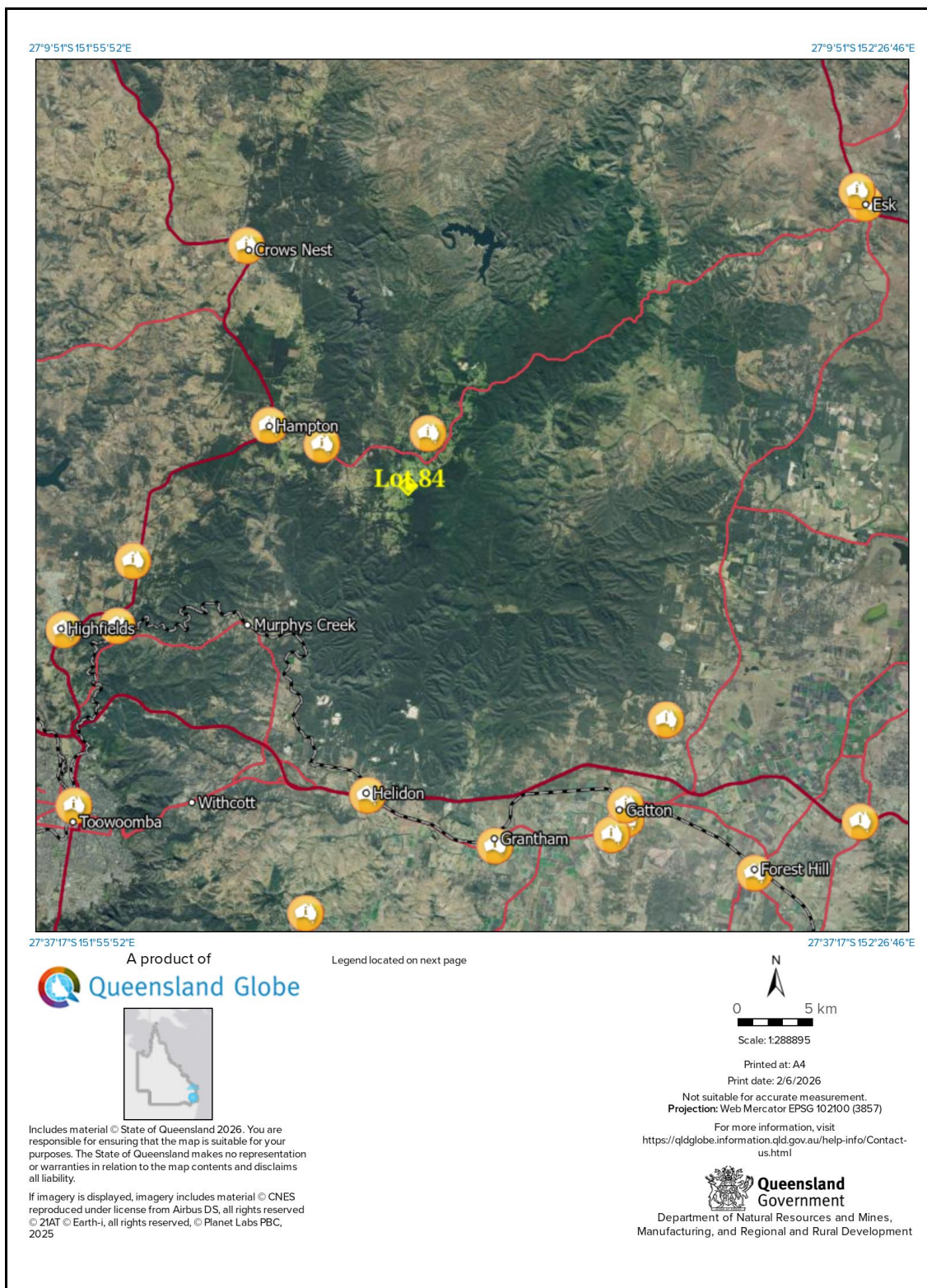


12.0 SUMMARY

The plan above was developed by the owner using information available via the Australian and Queensland Governments and Qld Emergency Services websites.

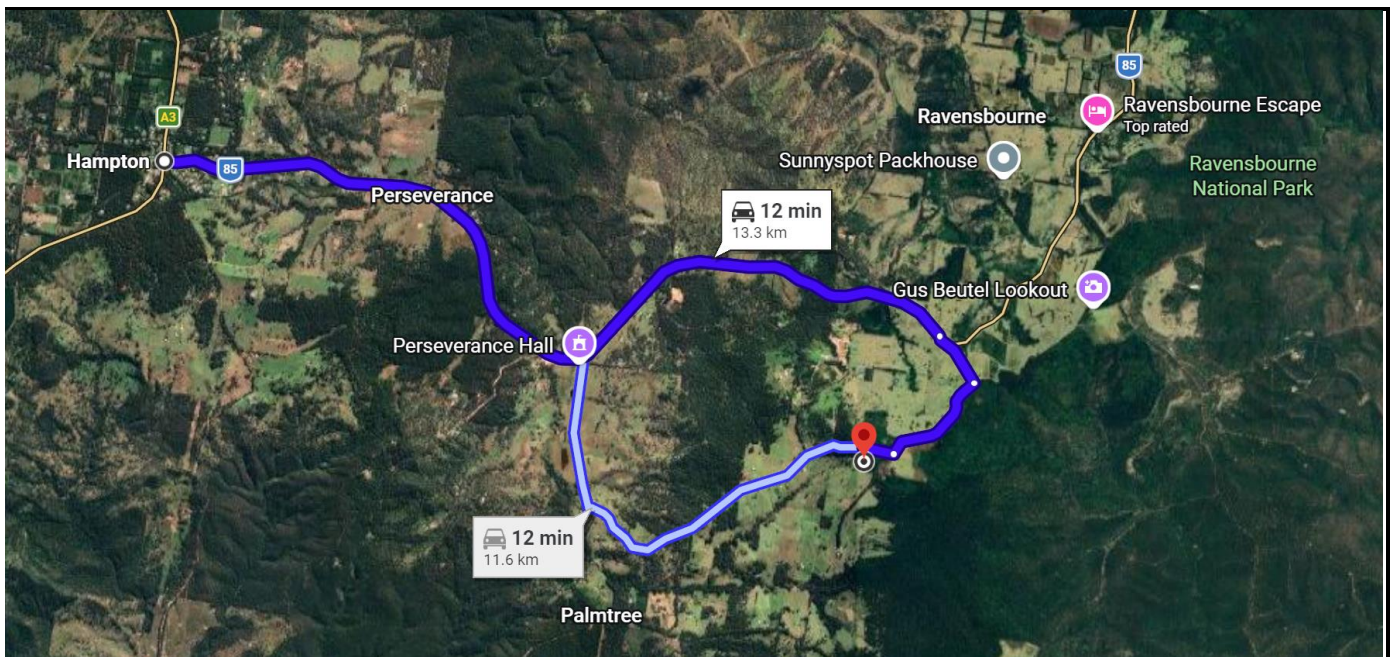
It contains information to assist the TRC regarding a development assessment for Lot 84 Kynoch Rd Palmtree Qld.

APPENDIX A Lot 84 Location



APPENDIX B

Lot 84 Access from Hampton



APPENDIX C

Lot 84 Layout and Infrastructure

