



Our Reference: YEP2025049
Council Reference:
Enquiries: Nathan Mead on 1300 053 103

99 Neil Street TOOWOOMBA
PO Box 163
CROWS NEST QLD 4350
Phone: 1300 053 103

25 June 2026

Stewart Somers
Nexus Urban
216 Geddes Street
SOUTH TOOWOOMBA QLD 4350



Dear Stewart,

ECOLOGICAL TECHNICAL MEMORANDUM – PROPOSED 19 RESIDENTIAL LOT SUBDIVISION AT 49 RIELLY STREET, TORRINGTON

This technical memorandum has been prepared in support of the proposed 19 residential lot subdivision at 49 Rielly Street, Torrington, by Tunney Investments P/L on land formally described as Lot 1 on SP349893. The purpose of this memorandum is to demonstrate that the subdivision proposal will not have a significant impact on the prevailing ecological values of the site and surrounds and in doing so conforms to the requirements of the Environmental Significance Overlay Code of the *Toowoomba Regional Council Planning Scheme 2012*.

As shown in Attachment A, an extract from the Environmental Significance Overlay mapping indicates a large portion of the subject land, including the development footprint is mapped as containing an 'Area of Ecological Significance' and associated buffer. Using GIS software as part of an aerial imagery analysis, this mapped area was calculated to be approximately three (3) hectares and was found to be largely devoid of vegetation cover.

Field investigations undertaken by Environmental Scientist Nathan Mead on Tuesday 9 June 2026, confirmed these preliminary findings. The majority of the development footprint is devoid of vegetation, with no middle storey and little groundcover observed. Attachment B presents a tracklog of the meander survey undertaken during field investigations, as well as the location of numerous site photos taken to illustrate the current status of the site. Attachment C presents these photographs. Table 1 & Table 2 below list both the native and non-native flora species identified during field investigations.

Table 1: Identified native flora species

BOTANICAL NAME	COMMON NAME
<i>Acacia implexa</i>	Lightwood
<i>Eucalyptus albens</i>	White Gum
<i>Eucalyptus crebra</i>	Narrow Leaved Ironbark
<i>Eucalyptus teriticornis</i>	Blue Gum
<i>Geijera parviflora</i>	Wilga
<i>Wahlenbergia stricta</i>	Native Bluebell

Table 2: Dominant invasive flora species recorded onsite

BOTANICAL NAME	COMMON NAME
<i>Biden pilosa</i>	Cobbler's Peg
<i>Cirsium vulgare</i>	Spear Thistle
<i>Gomphocarpus fruticosus</i>	Cotton Bush
<i>Lanтана camara</i>	Lantana
<i>Ligustrum lucidum</i>	Broad Leaved Privet
<i>Opuntia tomentosa</i>	Velvety Tree Pear
<i>Ricinus communis</i>	Castor Oil Plant
<i>Senecio madagascariensis</i>	Fireweed
<i>Tagetes minuta</i>	Stinking Roger
<i>Tetragonia tetragonoides</i>	Warrigal Greens
<i>Verbena bonariensis</i>	Purple Top
<i>Zinnia peruviana</i>	Peruvian Zinnia

Field investigations also included a tree survey whereby thirteen (13) trees were identified and surveyed, situated primarily along the southern boundary of the site. Attachment E presents the Tree Survey Plan prepared illustrating the results of this survey.

In this instance, there is a significant discrepancy between the vegetation mapped on the overlay and the vegetation currently observed on site, indicating that the mapping is outdated and that subsequent clearing has occurred since its preparation

Further to this, as identified in Table 2 and the accompanying Tree Survey Plan, species richness across the site is low, with a higher abundance and dominance of invasive species contributing to an overall reduced ecological value.

Under the Toowoomba Regional Council Planning Scheme 2012, the site is zoned Emerging Community and is located approximately 6 km from the Toowoomba CBD. The surrounding locality has undergone substantial development to support growing infrastructure demands. Aerial imagery provided in Attachment A illustrates both residential and industrial expansion in the immediate



vicinity. This development has resulted in fragmentation of the surrounding landscape, creating isolated biodiversity patches as reflected in the mapped areas on the Environmental Significance Overlay.

Given the low biodiversity value of the vegetation present on the subject land, together with the extended period since initial clearing occurred, it is considered that the site functions only as transitional habitat for local fauna and does not provide core habitat values.

It is therefore considered that the proposal satisfies the relevant performance outcomes and assessment benchmarks of the Environmental Significance Code. A detailed code response is provided in Attachment D.

In summary, given the low ecological values present on the site, the proposed development is not expected to result in any significant adverse impacts on these prevailing ecological values nor those surrounding the site.

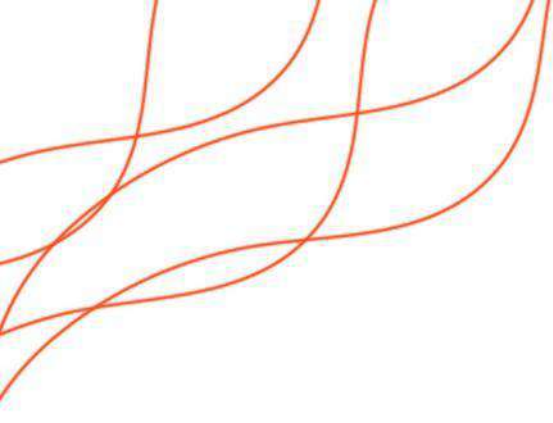
I trust the advice provided above and accompanying attachments are sufficient for your needs. Should you have any questions or queries please do not hesitate to contact me on telephone 1300 053 103 or by email at nathan@yarramine.com.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'N. Mead'.

Nathan Mead
Environmental Scientist
Yarramine Environmental

Attachments A - Environmental Significance Overlay Map
Attachment B - Field Survey Tacks Map
Attachment C - Site Photos
Attachment D - Environmental Significance Overlay Code Response
Attachment E - Tree Survey Plan



Attachments A

ENVIRONMENTAL SIGNIFICANCE
OVERLAY MAP



Attachment A
Environmental Significance
Overlay

Legend

- Proposed Lot Layout
▲ Subject Site
▲ Areas of Ecological Significance Buffer
▲ Areas of Ecological Significance
▲ Cadastre

Layer Sources: Qld GIS Layers (Qld Gov Information Service 2026)
Aerial - Google Earth 2026

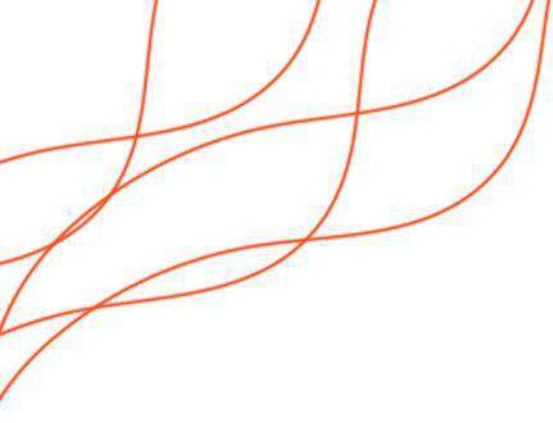
Client:	Tunney Investments Pty Ltd		
Project No:	YEP2026049		
Drawn:	NM	Approved:	NPK
Revision:	A	Date:	17/06/26



1: 10,000 (A4)
GDA2020 MGA Z56

This map has been prepared for the exclusive use of the client. While all reasonable care has been taken to ensure that the information displayed is correct and current, Yarramine Environmental does not guarantee that it is free of error or omission and cannot accept responsibility for any use of or reliance upon the contents of this map by any third party.





Attachment B

FIELD SURVEY TRACKS MAP

A large, bold, white capital letter 'B' is positioned in the bottom right corner. It is set against a dark blue background that occupies the bottom half of the page, separated from the white top half by a curved orange line.

Attachment B
Field Survey Tracks

Legend

- Photo Points
- Survey Tracks
- ▭ Proposed Lot Layout
- ▲ Subject Site
- △ Cadastre

Layer Sources: Qld GIS Layers (Qld Gov Information Service 2026)
Aerial - Google Earth 2026

Client:	Tunney Investments Pty Ltd		
Project No:	YEP2026049		
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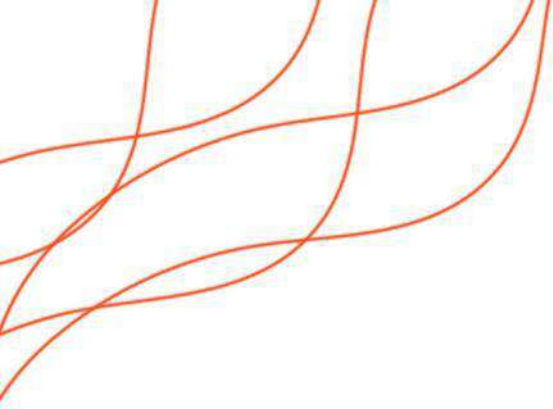


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GDA2020 MGA Z56

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Attachment C

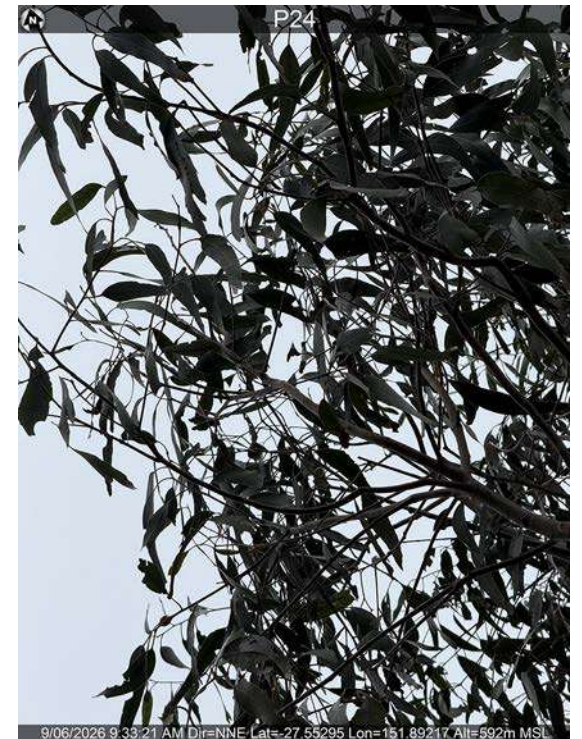
SITE PHOTOS















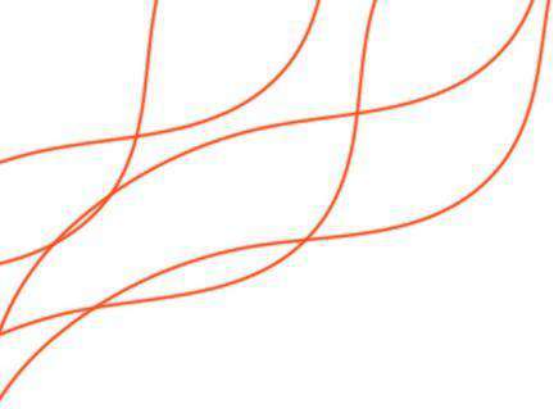












Attachment D

ENVIRONMENTAL SIGNIFICANCE OVERLAY CODE RESPONSE

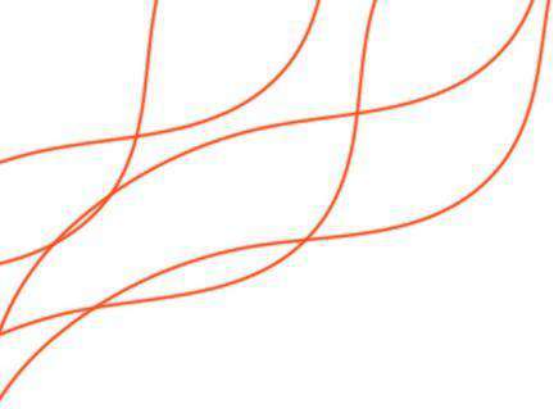


Environmental Significance Overlay Code Response

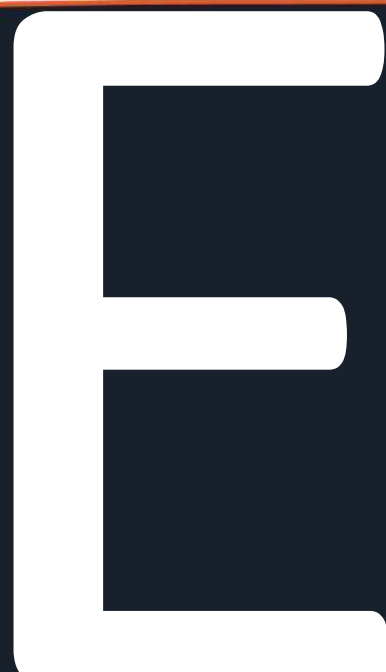
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
AREAS OF ECOLOGICAL SIGNIFICANCE		
PO ₁ Vegetation disturbance or other impacts on areas of ecological significance shown on the Environmental Significance Overlay maps, is avoided or where disturbance cannot be avoided the loss or decrease of values is minimised.	AO_{1.1} Impacts are avoided by locating development wholly outside mapped areas of ecological significance and areas of ecological significance buffer identified on the Environmental Significance Overlay maps. OR Where impacts on areas of ecological significance shown on the Environmental Significance Overlay Maps cannot be avoided, they are minimised by: (a) minimising the total footprint within which activities, buildings, structures, driveways and other works or activities are contained; (b) avoiding further fragmentation of areas of ecological significance and strengthening linkages where possible; (c) utilising areas of lesser importance in terms of biodiversity values so that areas of higher value are conserved to the greatest extent practicable; and (d) maintaining areas of ecological significance in patches of greatest possible size and with the smallest possible edge to area ratio.	PERFORMANCE SOLUTION Despite the development footprint being largely mapped on the Overlay, field investigations confirm there is a significant discrepancy between the vegetation mapped on the overlay and the vegetation currently observed on site, indicating that the mapping is outdated and that subsequent clearing has occurred since its preparation. Furthermore, given the low biodiversity value of the vegetation present on the subject land, together with the extended period since initial clearing occurred, it is considered that the site functions only as transitional habitat for local fauna and does not provide core habitat values. As such the proposed subdivision is not expected to result in any significant adverse impacts on these prevailing ecological values nor those surrounding the site.
PO ₂ Optimise biodiversity outcomes by prioritising the location of environmental offsets within identified biodiversity corridors.	AO _{2.1} Biodiversity offsets designed to counterbalance development impacts on areas of ecological significance are delivered consistent with the Queensland Government Environmental Offsets Policy 2008 and other applicable biodiversity/environmental offset policies.	NOT APPLICABLE The site is not located within a mapped biodiversity corridor under the Environmental Significance Overlay. Furthermore, as Toowoomba Regional Council has not identified any Matters of Local Environmental Significance (MLES), it is not possible to provide or impose an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> as a condition of approval.
PO ₃ Landscaping complements biodiversity values through incorporating the following elements into the landscaping design:	No acceptable outcome is nominated.	NOT APPLICABLE No landscaping is proposed.

PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
(a) native plants of local origin; or (b) known food and habitat trees and shrubs; or (c) replication of adjacent healthy remnant habitats, including understorey vegetation; and (d) no declared noxious plants, weeds, or invasive plants likely to displace native flora species or degrade fauna habitat.		
PO₄ Movement of fauna is facilitated within and through the site, particularly along identified biodiversity corridors by: (a) ensuring that development and associated activities do not create barriers to the movement of fauna along and within biodiversity corridors; (b) directing fauna to locations where wildlife infrastructure has been created, to enable wildlife to safely negotiate a development area; and (c) separating fauna from potential hazards	No acceptable outcome is nominated.	NOT APPLICABLE The site is not within a mapped biodiversity corridor, and the proposed development's scale and design will not significantly fragment existing minor wildlife movement pathways.
PO₅ Identified biodiversity corridors on the Environmental Significance Overlay maps and their role to potentially connect areas of ecological significance (through rehabilitation or enhancement) are not compromised by development.	No acceptable outcome is nominated.	NOT APPLICABLE The site is not located in a mapped biodiversity corridor on the Overlay.
WATERWAYS & WETLANDS		
PO₆ Development is not carried out within a mapped waterway or wetland identified on the Environmental Significance Overlay maps.	AO_{6.1} Development is located outside the mapped boundary of a waterway or wetland identified on the Environmental Significance Overlay maps	NOT APPLICABLE The development does not contain mapped waterways or wetlands identified on the Environmental Significance Overlay.

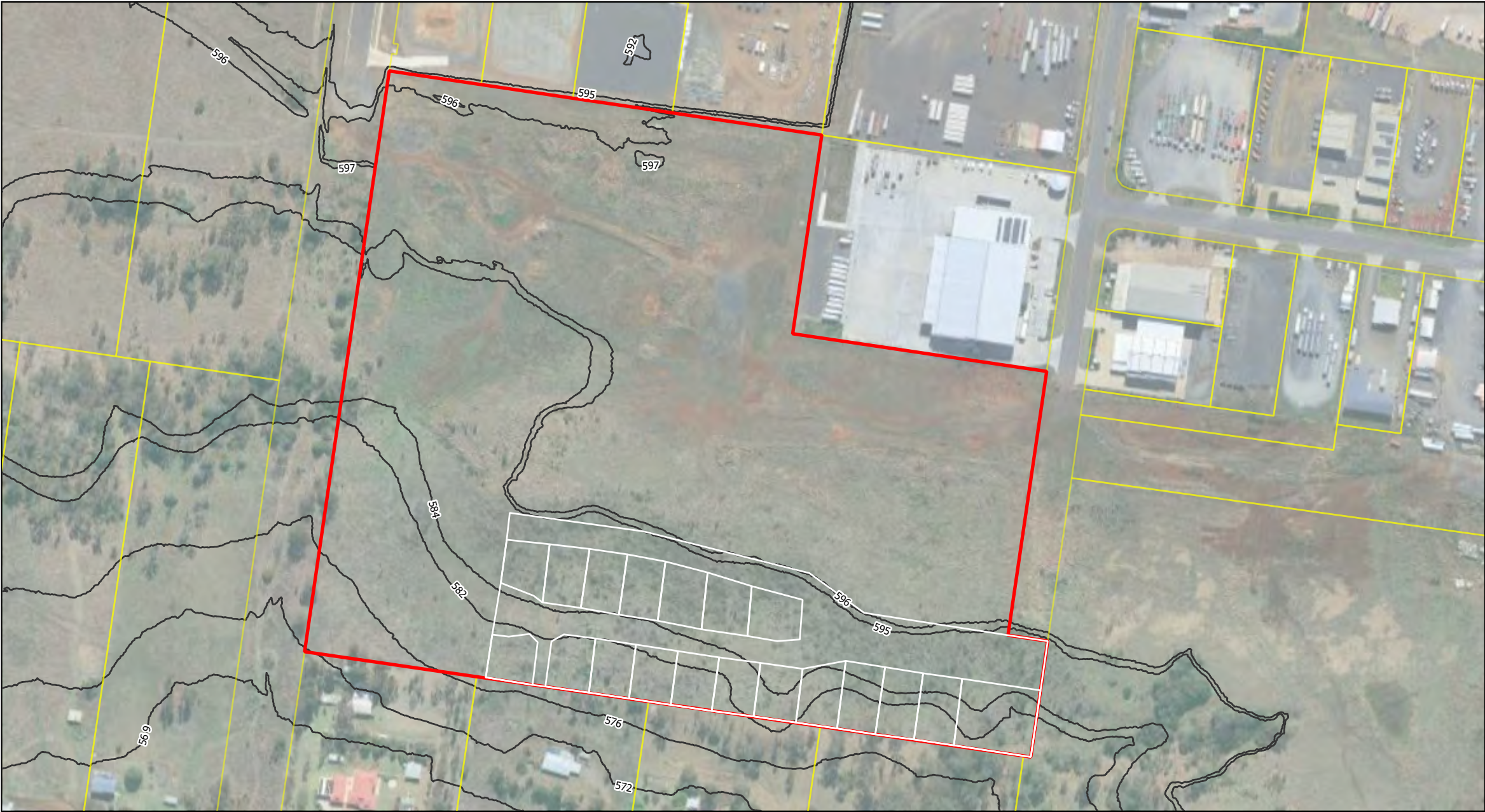
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
PO ₇ Development provides a buffer which protects the ecological, hydrological and water quality values of the wetland or the waterway.	AO _{7.1} Development provides a buffer area which is vegetated with native plants endemic to the area. AO _{7.2} Buildings, structures and works are not carried out within the buffer area identified on the Environmental Significance Overlay maps.	NOT APPLICABLE The development does not contain mapped waterways or wetlands identified on the Environmental Significance Overlay.
PO ₈ Development retains the existing hydrological regime or re-establishes the previous naturally occurring regime.	AO _{8.1} Existing flows of surface and groundwater are not altered through construction of channelled flows or the redirection or interruption of flows.	NOT APPLICABLE The development does not contain mapped waterways or wetlands identified on the Environmental Significance Overlay.



Attachment E
TREE SURVEY PLAN



Tree Survey Plan - Cover Page - 49 Rielly Street, TORRINGTON



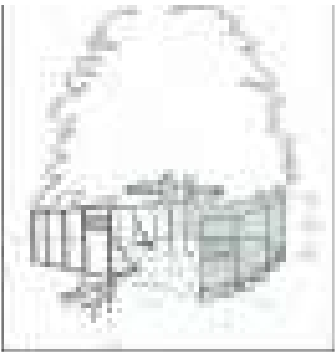
DRAWING SCHEDULE

DWG NO	DRAWING TITLE	DATE	ISSUE
2026049 A 01	Tree Survey Plan Cover Page	19/06/2026	B
2026049 A 02	Tree Survey Plan	19/06/2026	B
2026049 A 03	Tree Survey Plan Schedule 1	19/06/2026	B

LEGEND

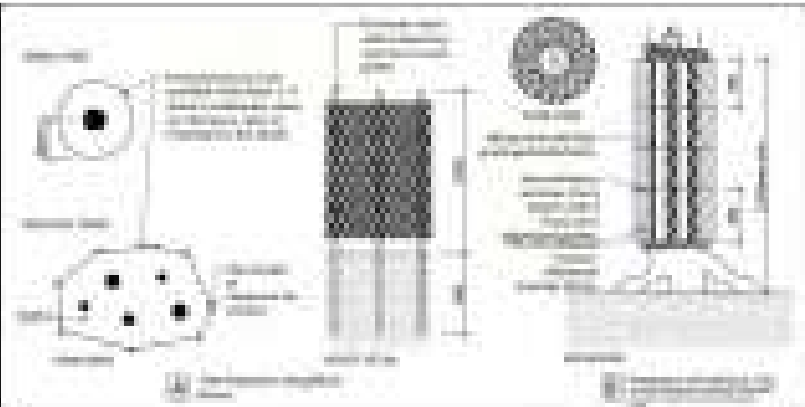
- Proposed Lot Layout
▲ Subject Site
△ Cadastre
— Contours 1 metre

TREE PROTECTION DETAILS - TPF1



- LEGEND
1 - Chain wire mesh panels with shade cloth (is required) attached, held in place with concrete feet.
2 - Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials for soil entering the TPZ.
3 - Mulch installation across surface of TPZ (at the discretion of an arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ unless otherwise approved by Council.
4 - Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

TREE PROTECTION DETAILS - TPF2



TREE & VEGETATION PROTECTION

Tree Protection Fencing (TPF) should be installed at the perimeter of any identified Tree Protection Zone (TPZ).
Changes or repositioning to TPF must be authorised by the Project Arborist.
Fencing must remain in place until all site work has been completed.
Signs identifying the TPZ should be secured to the TPF and be visible from within the development site. The lettering on the sign should comply with AS1319.

TREE PROTECTION ZONES

Excavation including trenching, soil level changes, stockpiling or dumping of materials and waste, placement of sheds, parking of vehicles or any other activity that may physically damage the tree must avoid the Tree Protection Zone (TPZ).
All works within the Tree Protection Zone (TPZ) of any tree to be retained (including trees located on adjoining property), must be carried out under the supervision and direction of the 'Project Arborist'.
Works must comply with the Australian Standard - Protection of Trees on Development Sites (AS.4970-2025).

TREE REMOVAL & PRUNING WORKS

Any pruning work must be carried out as directed by the Project Arborist.
All tree work must comply with Australian Standard, Pruning of Amenity Trees (AS 4373-2007).
All trees to be removed are to be identified by clearly visible tape tied around the trunk prior to commencement of works.

FAUNA MANAGEMENT

The nature of the clearing operation will be such that any fauna will have the opportunity to retreat into any protected or uncleared areas of the site or adjacent the site.
Clearing is to be staged in a way that directs fauna to adjacent habitat areas beyond the clearing works.
Clearing shall begin at the furthest point from the desired habitat vegetation and be cleared towards it.
A fauna spotter shall be present during clearing operations where fauna is present in trees or in the vicinity.



FOR DA APPROVAL

AMENDMENTS

ISSUE	DATE	DESCRIPTION	CHECKED
A	18/06/2026	Internal Review	NPK
B	19/06/2026	Issued for Lodgement	NPK

CLIENT

Tunney Investments P/L

Tree Survey Plan
Cover Page

DATE: Jun 2026	DRAWN: NPM
JOB NO: YEP2026049	CHECKED: NPK
DRAWING NO:	DWG2026049 A 01 B

Tree Survey Plan - Cover Page - 49 Rielly Street, TORRINGTON



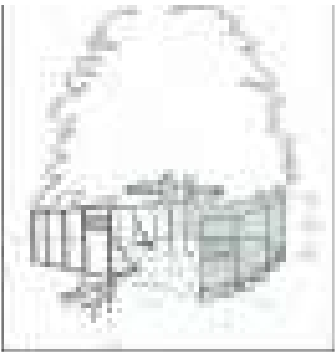
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2026049 A 02	Tree Survey Plan	19/06/2026	B
2026049 A 03	Tree Survey Plan Schedule 1	19/06/2026	B

LEGEND

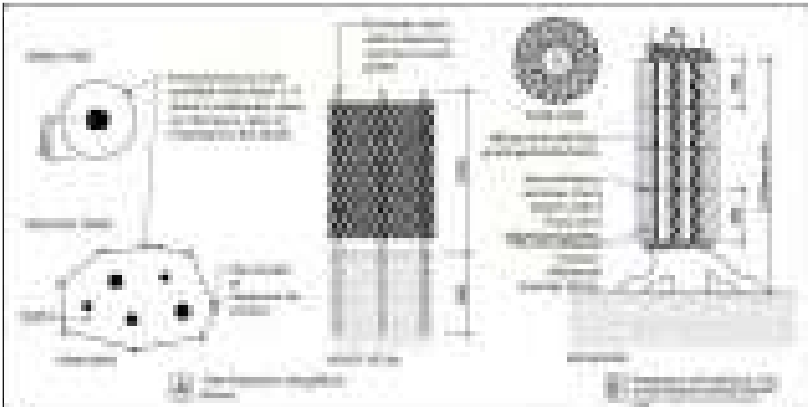
- Tree Survey : Retention Status
- Discretionary
 - Remove
- Proposed Lot Layout
- Subject Site
- Cadastre

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TREE PROTECTION DETAILS - TPF2



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FOR DA APPROVAL

AMENDMENTS

ISSUE	DATE	DESCRIPTION	CHECKED
A	18/06/2026	Internal Review	NPK
B	19/06/2026	Issued for Lodgement	NPK

CLIENT

Tunney Investments P/L

Tree Survey Plan
Cover Page

DATE: Jun 2026	DRAWN: NPM
JOB NO: YEP2026049	CHECKED: NPK
DRAWING NO:	DWG2026049 A 01 B

Tree Survey Plan - 49 Rielly Street TORRINGTON



Tree Survey : Retention Status

Discretionary

Remove

Proposed Lot Layout

Subject Site

Cadastre

Tree Survey Plan - Schedule 1 - 49 Rielly Street TORRINGTON

Tree ID	Common Name	Scientific Name	Endemism	Age	Canopy Width (m)	Height (m)	Root Span	DBH (cm)	Circumference (cm)	Tree Health	Health Comment	Rating	Mapping	Keyhole	Retention Status
1	Narrow-Leaved Ironbark	<i>Eucalyptus crebra</i>	Native	Old	8	12		12	38	Fair	Typical	200004	6001708	582	Discretionary
2	White Gum	<i>Eucalyptus affinis</i>	Native	Old	4	7.5		8	18	Fair	Typical	200003	6001638	582	Remove
3	White Gum	<i>Eucalyptus affinis</i>	Native	Old	4	8.2	4	28	81	Fair	Typical	200007	6001629	577	Discretionary
4	Shag	Unknown	Native	Old	8	18		18	62	Fair	Shag Tree	200006	6001675	582	Discretionary
5	Shag	Unknown	Native	Old	8	17		18	56	Fair	Shag Tree	200040	6001678	580	Discretionary
6	White Gum	<i>Eucalyptus affinis</i>	Native	Old	4	8		2	18	Fair	Typical	200008	6001685	586	Remove
7	White Gum	<i>Eucalyptus affinis</i>	Native	Old	7	13		18	62	Fair	Typical	200009	6001648	576	Discretionary
8	White Gum	<i>Eucalyptus affinis</i>	Native	Old	7	12		11	50	Fair	Typical	200409	6001645	575	Discretionary
9	Black Gum	<i>Eucalyptus tereticornis</i>	Native	Old	10	19		19	48	Fair	Typical	200414	6001608	578	Discretionary
10	Narrow-Leaved Ironbark	<i>Eucalyptus crebra</i>	Native	Old	3	7		4	24	Fair	Typical	200457	6001632	579	Discretionary
11	Narrow-Leaved Ironbark	<i>Eucalyptus crebra</i>	Native	Old	6	16		16	47	Fair	Typical	200710	6001788	581	Discretionary
12	Narrow-Leaved Ironbark	<i>Eucalyptus crebra</i>	Native	Old	16	17		16	58	Fair	Typical	200788	6001792	584	Discretionary
13	Shag	Unknown	Native	Old	8	12		14	46	Poor	Shag Tree	200801	6001781	582	Discretionary



Our Reference: YEP2026049
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99 Neil Street
PO Box 163
TOOWOOMBA QLD 4350
Phone: 1300 053 103

25 June 2026

Stewart Somers
Nexus Urban
216 Geddes Street
SOUTH TOOWOOMBA 4350

Dear Stewart,

BUSHFIRE TECHNICAL MEMORANDUM – PROPOSED 19 RESIDENTIAL LOT SUBDIVISION AT 49 RIELLY STREET, TORRINGTON

This technical memorandum has been prepared in support of the proposed 19 residential lot subdivision at 49 Rielly Street, Torrington, by Tunney Investments P/L on land formally described as Lot 1 on SP349893. The purpose of this memorandum is to demonstrate that the subdivision proposal conforms with the requirements of the Bushfire Hazard Overlay Code of the *Toowoomba Regional Council Planning Scheme 2012*.

As shown in Attachment A, an extract from Bushfire Hazard Areas Overlay mapping indicates that a large portion of the subject land, located along the southern boundary, is mapped as 'medium' bushfire risk. Using GIS software as part of an aerial imagery analysis, this mapped area was calculated to be approximately 58,072m² and was found to be largely devoid of vegetation cover.

Field investigations undertaken by Environmental Scientist Nathan Mead on Tuesday 9 June 2026, confirmed these preliminary findings. The majority of the development footprint is devoid of vegetation, with no middle storey and little groundcover observed.

Attachment B provides a collation of site photographs taken during the field inspection on 9 June 2026. These images clearly demonstrate the existing condition of the site and support the conclusion that it is not subject to a significant bushfire hazard risk. Furthermore, the broader locality contains only minimal vegetation corridors, limiting the potential for bushfire to spread to the subject land.



In summary, as no significant bushfire hazards have been identified on or in the immediate vicinity of the subject land, it is considered that the proposal satisfies the requirements of the Bushfire Hazard Overlay Code. A response to the Overlay Code is provided in Attachment C.

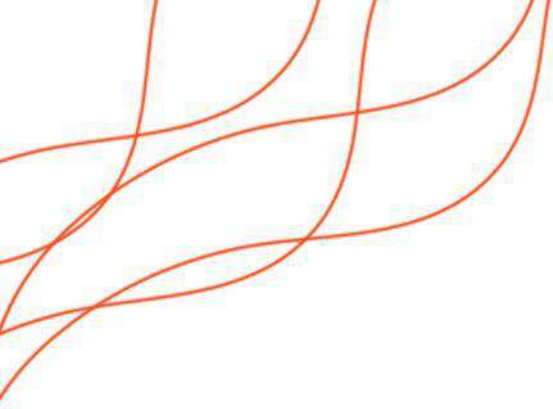
I trust the advice provided above and accompanying attachments are sufficient for your needs. Should you have any questions or queries please do not hesitate to contact me on telephone 1300 053 103 or by email at nathan@yarramine.com.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'N. Mead'.

Nathan Mead
Environmental Scientist
Yarramine Environmental

Attachment A – Extract of Bushfire Hazard Overlay Mapping
Attachment B – Site Photos
Attachment C – Bushfire Hazard Overlay Code Response



Attachment A

BUSHFIRE HAZARD OVERLAY MAP



Attachment A Bushfire Hazard Overlay

Legend

Proposed Lot Layout

▲ Subject Site

Bushfire Hazard Overlay : Risk

▲ High Risk

▲ Medium Risk

△ Cadastre

Layer Sources: Qld GIS Layers (Qld Gov Information Service 2026)
Aerial - Google Earth 2026

Client:	Tunney Investments Pty Ltd		
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yarramine

environmental

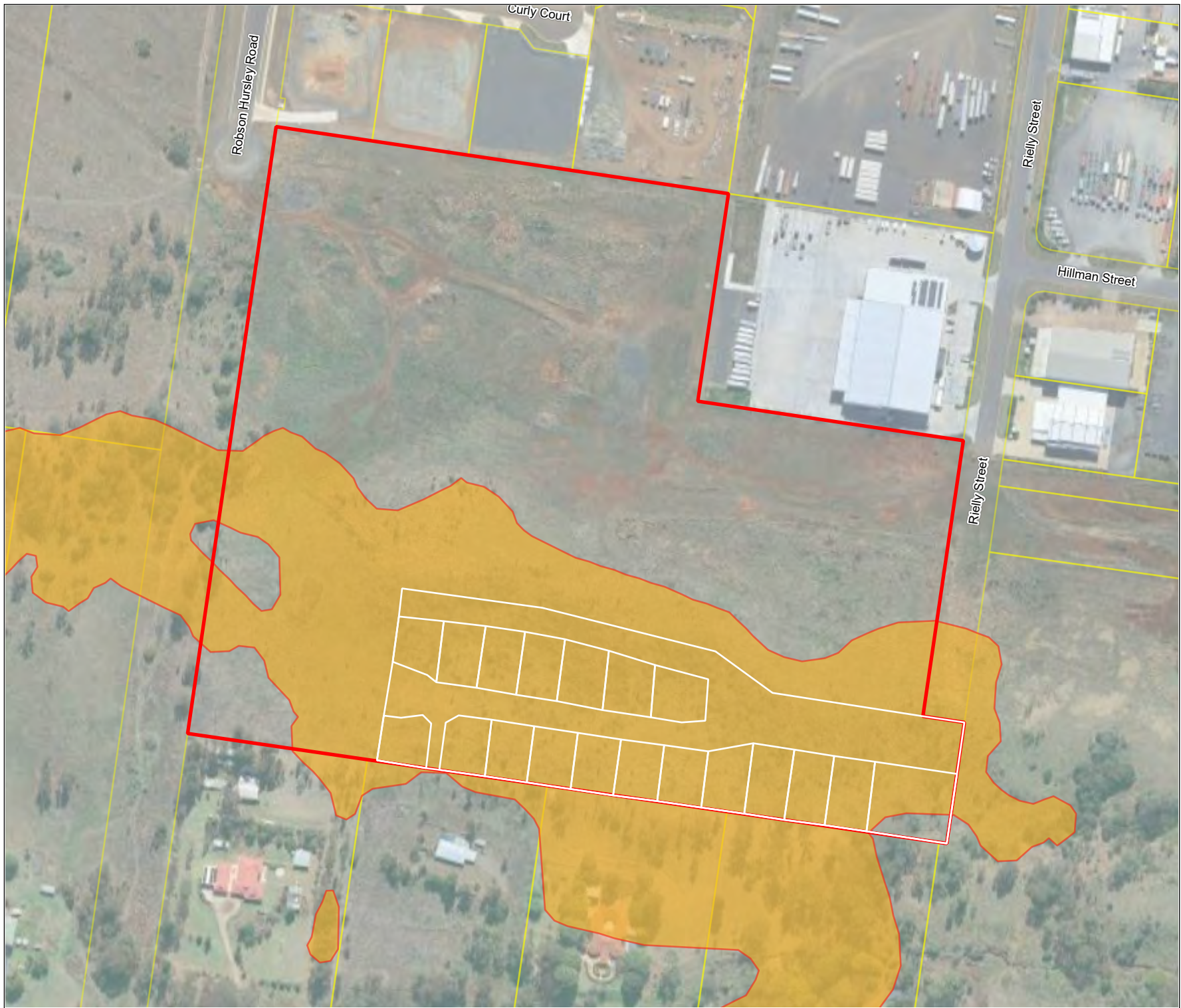
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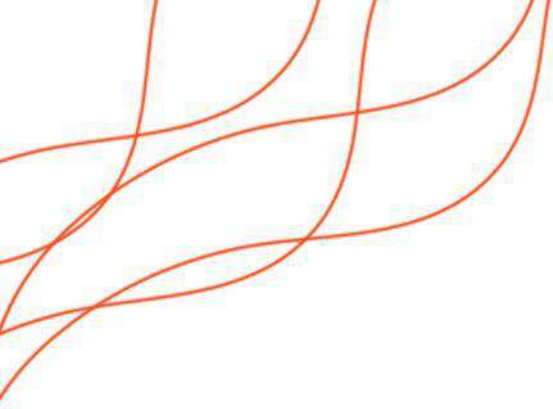
CELEBRATING YEARS



1: 3,000 (A4)
GDA2020 MGA Z56

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Attachment B

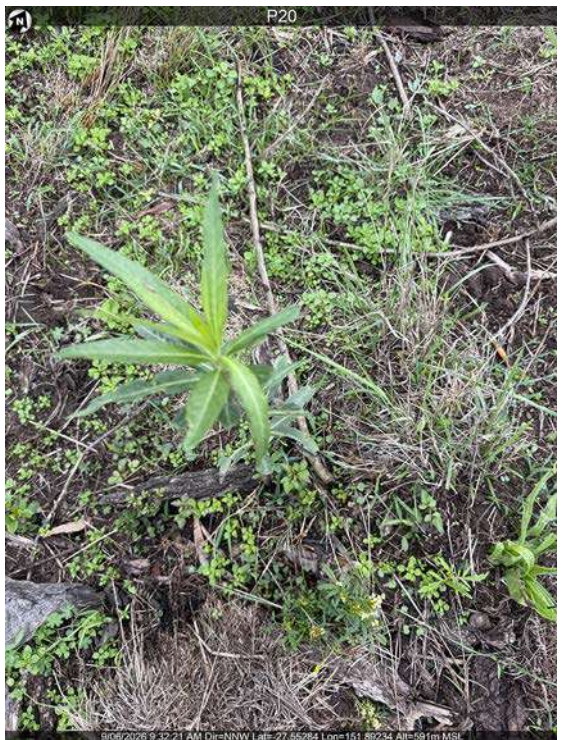
SITE PHOTOS

A large, bold, white capital letter 'B' is positioned in the bottom right corner. It is set against a dark blue background that occupies the bottom half of the page, separated from the white top half by a wavy orange line.













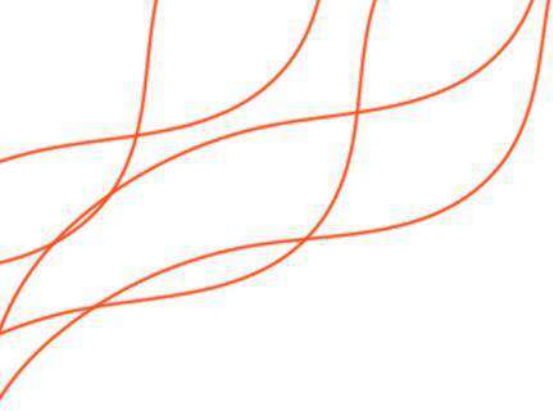












Attachment C

BUSHFIRE HAZARD OVERLAY CODE RESPONSE



Bushfire Hazard Overlay Code Response

PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
FOR ACCEPTED DEVELOPMENT AND ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT		
PO ₁ Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.	AO_{1.1} Development within a water supply area involving the creation of a new lot/s or involving proposed and existing buildings with a combined gross floor area greater than 50m², is connected to Council's reticulated water supply system It will be readily available at all time for firefighting vehicles and a water supply outlet located within the road reserve is within 40m of the following: (a) all of the land; or (b) a building envelope designated on each lot; or (c) the centre of each lot, excluding access handles (where no building envelope is designated); and (d) all existing and proposed buildings AND Fire hydrants are designed and installed in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines, unless otherwise specified by the relevant water entity. AO_{1.2} Development outside a water supply area involving proposed or existing buildings with a combined gross floor area greater than 50m², are provided with a dedicated on site water storage system that permanently holds a minimum of 10,000 litres (e.g., dam, swimming pool or water tank) for firefighting purposes. AO_{1.3} A water tank is provided within 10m of each building (other than a class 10 building) which: (a) is either below ground level or of non-flammable construction; (b) has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: (i) 10,000 litres for residential buildings; (ii) For industrial, commercial; and other buildings, a volume specified in AS2304- 2011. (c) includes shielding of tanks and pumps in accordance with AS2304-2011;	COMPLIES The site is currently situated in a water supply area, and all lots will be compliantly connected to this water supply, including for firefighting purposes as the building location envelopes on each lot are within 40m of the proposed road reserve. Fire hydrants will be designed and installed in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines, unless otherwise specified by the relevant water entity.

PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
	(d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with rural fire brigade tank fittings if serviced by a rural fire brigade (i.e., 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines); and (f) is clearly identified by directional signage at the street frontage.	
PO ₂ Development provides for the safety of people and property by avoiding areas of High or Medium bushfire risk.	AO_{2.1} Development is not located on land that is subject to High or Medium bushfire risk. OR AO_{2.2} Where development is located in a High or Medium bushfire risk area (except for single dwellings on existing lots), it complies with a Bushfire Management Plan for the premises.	PERFORMANCE SOLUTION Although the subdivision is located on land mapped as medium bushfire risk, field inspections as determined there is no significant bushfire risk present on site given historical vegetation clearing undertaken between the time the overlay mapping was prepared and the date of the inspection.
PO ₃ Development provides for safety of people and property by mitigating the risk through the siting of buildings.	AO_{3.1} Buildings and structures: (a) are sited in locations of lowest hazard within the lot; and (b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greater; and (c) are 10 metres from any retained vegetation strips or small areas of vegetation; and (d) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.	COMPLIES Future buildings and infrastructure locations will not be at significant risk of bushfire warranting any specific design and/or construction related protection measures.
ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT		
FOR ALL DEVELOPMENT		
PO ₁ Community infrastructure is only located in a bushfire medium and high-risk area where the function and role of the infrastructure necessitates its location in the area and there are no suitable alternative sites in a low bushfire hazard area.	No acceptable outcome is nominated.	NOT APPLICABLE The subdivision is residential in nature and does not involve the establishment or future establishment of community infrastructure.

PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
PO ₂ Community infrastructure is able to function effectively during and immediately after bushfire events.	AO_{2.1} The community infrastructure is located on land that is not subject to High or Medium bushfire hazard; or <i>Note for AO2.1: A site-specific bushfire hazard assessment is necessary to demonstrate that although the proposed development site is within bushfire hazard area, the bushfire hazard is low on that site.</i> AO_{2.2} The community infrastructure will not involve any new building work other than a minor extension (<20 m² gross floor area) to an existing building; or AO_{2.3} The community infrastructure development is located within a bushfire hazard area (as identified in the Bushfire Hazard Overlay Maps) but is designed to function effectively during and immediately after bushfire events. <i>Note for AO2.3: The development application must include and comply with a comprehensive Bushfire Management Plan.</i>	NOT APPLICABLE The subdivision is residential in nature and does not involve the establishment or future establishment of community infrastructure.
WATER SUPPLY		
PO ₃ Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.	AO_{3.1} Development within a water supply area involving the creation of a new lot/s or involving proposed and existing buildings with a combined gross floor area greater than 50m², is connected to Council's reticulated water supply system It will be readily available at all time for firefighting vehicles and a water supply outlet located within the road reserve is within 40m of the following: (a) all of the land; or (b) a building envelope designated on each lot; or (c) the centre of each lot, excluding access handles (where no building envelope is designated); and (d) all existing and proposed buildings AND Fire hydrants are designed and installed in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines, unless otherwise specified by the relevant water entity. AO_{3.2} Development outside a water supply area involving proposed or existing buildings with a combined gross floor area greater than 50m², are provided with a dedicated on site water storage system	COMPLIES The site is currently situated in a water supply area, and all lots will be compliantly connected to this water supply, including for firefighting purposes as the building location envelopes on each lot are within 40m of the road reserve. Fire hydrants will be designed and installed in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines, unless otherwise specified by the relevant water entity.

PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
	that permanently holds a minimum of 10,000 litres (e.g., dam, swimming pool or water tank) for firefighting purposes. AO_{3.3} A water tank is provided within 10m of each building (other than a class 10 building) which: (a) is either below ground level or of non-flammable construction; (b) has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: (i) 10,00 litres for residential buildings; (ii) For industrial, commercial; and other buildings, a volume specified in AS2304- 2011. (c) includes shielding of tanks and pumps in accordance with AS2304-2011; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with rural fire brigade tank fittings if serviced by a rural fire brigade (i.e., 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines); and (f) is clearly identified by directional signage at the street frontage.	
HAZARDOUS MATERIALS		
PO ₄ Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on the manufacture or storage of hazardous materials in bulk.	AO_{4.1} Development complies with a Bushfire Management Plan for the premises. <i>Note: 'Hazardous materials in bulk' is defined in Section 9, Glossary of the SPP Guideline. Where the assessment manager has not previously approved a Bushfire Management Plan (see Note 1.7 above), the development proponent will be expected to prepare such a plan to the satisfaction of the assessment manager. See Appendix 8 for more information on bushfire management plans.</i>	NOT APPLICABLE The subdivision is residential in nature. The manufacture or storage of hazardous materials in bulk is not proposed as a component of this development.
RECONFIGURING A LOT AND MATERIAL CHANGE OF USE		
PO ₅ Lot design and the siting of buildings provide safe sites for habitable and non-habitable buildings.	AO_{5.1} All development enables buildings and structures to achieve setbacks from hazardous vegetation that are: (a) sited within the area of lowest hazard within the lot; and (b) provide for adequate setbacks from hazardous vegetation; and	COMPLIES Although the subdivision is located on land mapped as medium bushfire risk, field inspections as determined there is no significant bushfire risk present on site given historical vegetation

PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
	(c) 1.5 times the predominant mature canopy tree height or 10m, whichever is the greater; and (d) 10m from any retained vegetation strips or small areas of vegetation; and (e) sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.	clearing undertaken between the time the overlay mapping was prepared and the date of the inspection.
PO₆ For development that will result in multiple buildings or lots, roads and access are designed to mitigate against bushfire hazard by ensuring adequate access for: (a) firefighting and other emergency vehicles; and (b) the evacuation of people in the event of an emergency	AO_{6.1} The road design is capable of providing access for firefighting and other emergency vehicles, in accordance with the standards identified in <i>SC4.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>. AO_{6.2} The lot layout ensures that all roads are through roads. AO_{6.3} The lot layout does not include long narrow lots, long access ways or rear lots. AO_{6.4} The road has a maximum gradient of 1 in 8 (12.5%).	COMPLIES An extension of the existing road Rielly Street is to be brought further down to the southern boundary as per the proposed plan of subdivision drawings. This road extension will be designed and built in accordance with standards identified in <i>SC4.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.
PO₇ For development that will result in multiple buildings or lots, fire breaks are provided to: (a) adequately and effectively separate the development site from surrounding vegetation to mitigate against bushfire hazard; (b) have sufficient width to enable continuous access for firefighting and other emergency vehicles, residents, and equipment; and (c) are in secure tenure and are maintained.	AO_{7.1} The development incorporates a fire break provided by a perimeter road that: (a) separates the boundary of the lots and the adjacent bushland; (b) has a minimum cleared width of 20m; (c) has a formed road width of 6m; and (d) is constructed to an all-weather standard. AO_{7.2} The development includes fire breaks which are located as close as possible to the boundaries of the lot(s) and the adjoining bushfire hazard, and the fire breaks have: (a) a minimum cleared width of 6m; (b) a minimum formed width of 4m; (c) a maximum gradient of 1 in 8 (12.5%); (d) are constructed and maintained to prevent erosion, provide adequate drainage, and provide continuous access for firefighting vehicles; (e) provide passing bays and turning areas for fire-fighting appliances; and (f) are either located on public land, or within an access easement that is granted in favour of the Toowoomba Regional Council and the Queensland Fire and Rescue Service.	NOT APPLICABLE Although the subdivision is located on land mapped as medium bushfire risk, field inspections as determined there is no significant bushfire risk present on site given historical vegetation clearing undertaken between the time the overlay mapping was prepared and the date of the inspection.

PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
	AO_{7.3} Vehicular access is provided along and at each end of the firebreak to existing fire maintenance trails or roads. AO_{7.4} The development includes sufficient cleared breaks of 6m minimum width in retained bushland within the development (e.g. creek corridors and retained vegetation) to allow burning of sections and access for bushfire response.	