

Rob Friend & Associates Pty Ltd
Environmental Land Management
Consultants



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Your reference: --
Our reference: -- RF16-004
Date: - 28 June 2021

Emma Birkett
Assistant Development Manager
Masterplanned Communities
Mirvac
123 Eagle Street,
Brisbane, Qld 4000

Dear Ms Birkett,

**Re: - Bushfire Attack Level (BAL) Advice – Gainsborough
Greens, Stage 3.1**

Further to your request that we undertake an assessment and provide a determination of the Bushfire Attack Level (BAL) to which a number of Lots within the Gainsborough Greens Stages 3.1 would be exposed to please find our methodology and determination below.

Assessment methodology

1. Review of Cold Coast Planning Scheme – Bushfire Hazard Overlay Map covering the area (see Figure 1)
2. Review of the State Planning Policy, Natural Hazards, Risk and Resilience Bushfire Hazard mapping over the area (see Figure 2),
3. Review the latest Nearmap aerial images (26 May 2021) over the development area and adjacent areas (see Figure 3).

Findings

1. The Gold Coast Planning Scheme does not map any areas of hazardous vegetation within 100 metres of the development footprint for Stage 3.1,
2. The State Planning Policy, Natural Hazards, Risk and Resilience Bushfire Hazard mapping does not map any areas of bushfire hazard within 100 metres of the development footprint,
3. The review of the latest aerial photography, clearly indicates that the historic use of the adjacent areas of a gold course is still present and as such any vegetated area within 100 metres of the development footprint is either:
 - a. A single lines of trees along the edge of the fairways, where the understorey is regularly mowed for the benefit of the golfers,

- b. A patch of vegetation with an understorey, however that patch is surrounded by either developed land or land which includes fairways, greens and sand traps and as such these patches can be considered to be areas of low bushfire hazard due to their lack of size and lack of connectivity to any areas of significant bushfire hazard.

Conclusion

Based on our assessment of the potential bushfire risks associated with the Stage 3.1 of the Gainsborough Greens we conclude that no lot within Stage 3.1 of the Gainsborough Greens development: -

1. Is located greater than 100 metres from any area of mapped and verified bushfire hazard in both the Gold Coast Planning Scheme Bushfire Hazard Overlay Map and the State Planning Policy, Bushfire hazard map;
2. Therefore, no Class 1, 2 and/or 3 or Class 10A structure that could be constructed upon any lot within Stage 3.1 are required to respond to AS3959-2018 as a deemed to comply with the National Construction Code (NCC) 2019. This includes the following lots:

| | | |
|-------------|-------------|-------------|
| ▪ Lot 1415, | ▪ Lot 1481, | ▪ Lot 1500, |
| ▪ Lot 1416, | ▪ Lot 1482, | ▪ Lot 1501, |
| ▪ Lot 1417, | ▪ Lot 1483, | ▪ Lot 1502, |
| ▪ Lot 1418, | ▪ Lot 1484, | ▪ Lot 1503, |
| ▪ Lot 1419, | ▪ Lot 1485, | ▪ Lot 1504, |
| ▪ Lot 1420, | ▪ Lot 1486, | ▪ Lot 1505, |
| ▪ Lot 1421, | ▪ Lot 1487, | ▪ Lot 1506, |
| ▪ Lot 1422, | ▪ Lot 1488, | ▪ Lot 1507, |
| ▪ Lot 1423, | ▪ Lot 1489, | ▪ Lot 1508, |
| ▪ Lot 1446, | ▪ Lot 1490, | ▪ Lot 1509, |
| ▪ Lot 1447, | ▪ Lot 1491, | ▪ Lot 1510, |
| ▪ Lot 1448, | ▪ Lot 1492, | ▪ Lot 1511, |
| ▪ Lot 1449, | ▪ Lot 1493, | ▪ Lot 1512, |
| ▪ Lot 1454, | ▪ Lot 1494, | ▪ Lot 1513, |
| ▪ Lot 1455, | ▪ Lot 1495, | ▪ Lot 1514, |
| ▪ Lot 1456, | ▪ Lot 1496, | ▪ Lot 1515, |
| ▪ Lot 1457, | ▪ Lot 1497, | ▪ Lot 1516, |
| ▪ Lot 1458, | ▪ Lot 1498, | ▪ Lot 1517, |
| ▪ Lot 1459, | ▪ Lot 1499, | ▪ Lot 1516, |

Should you wish to discuss this Advice please feel free to contact me on one of the above numbers at your convenience.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'Rob Friend', written in a cursive style.

Rob Friend
Director
Rob Friend & Associates Pty Ltd

Figures

Figure 1 – Gold Coast Planning Scheme – Bushfire Hazard Overlay Map

City Plan interactive mapping - Version 8

Enter address, street, lotplan or suburb



The map displays an aerial view of a residential and commercial area. A large red-shaded area is prominent on the left side. A central area is outlined in red and labeled 'PIMPAMA'. Other streets visible include Willa-Lane, Remainable Street, Winda-Lane, and various residential streets like Eagle Crescent and Albatross Street. The interface includes a search bar at the top, navigation controls on the left, and a toolbar on the right with options like 'Base map', 'Draw', 'Measure', 'Print', and 'Help'. A scale bar at the bottom right indicates a scale of 1:4514, with markers for 0, 50, and 100 meters.

Figure 2 – State Planning Policy – Natural Hazards, Risk and Resilience – Bushfire Hazard Map

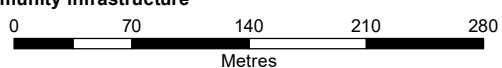


Date: 28/06/2021

State Planning Policy
 Making or amending a local planning instrument
 and designating land for community infrastructure



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Legend


Drawn Polyline Layer


 Override 1


Cadastre (5k)


 Cadastre (5k)

Bushfire prone area

 Very High Potential Bushfire Intensity

 High Potential Bushfire Intensity

 Medium Potential Bushfire Intensity

 Potential Impact Buffer



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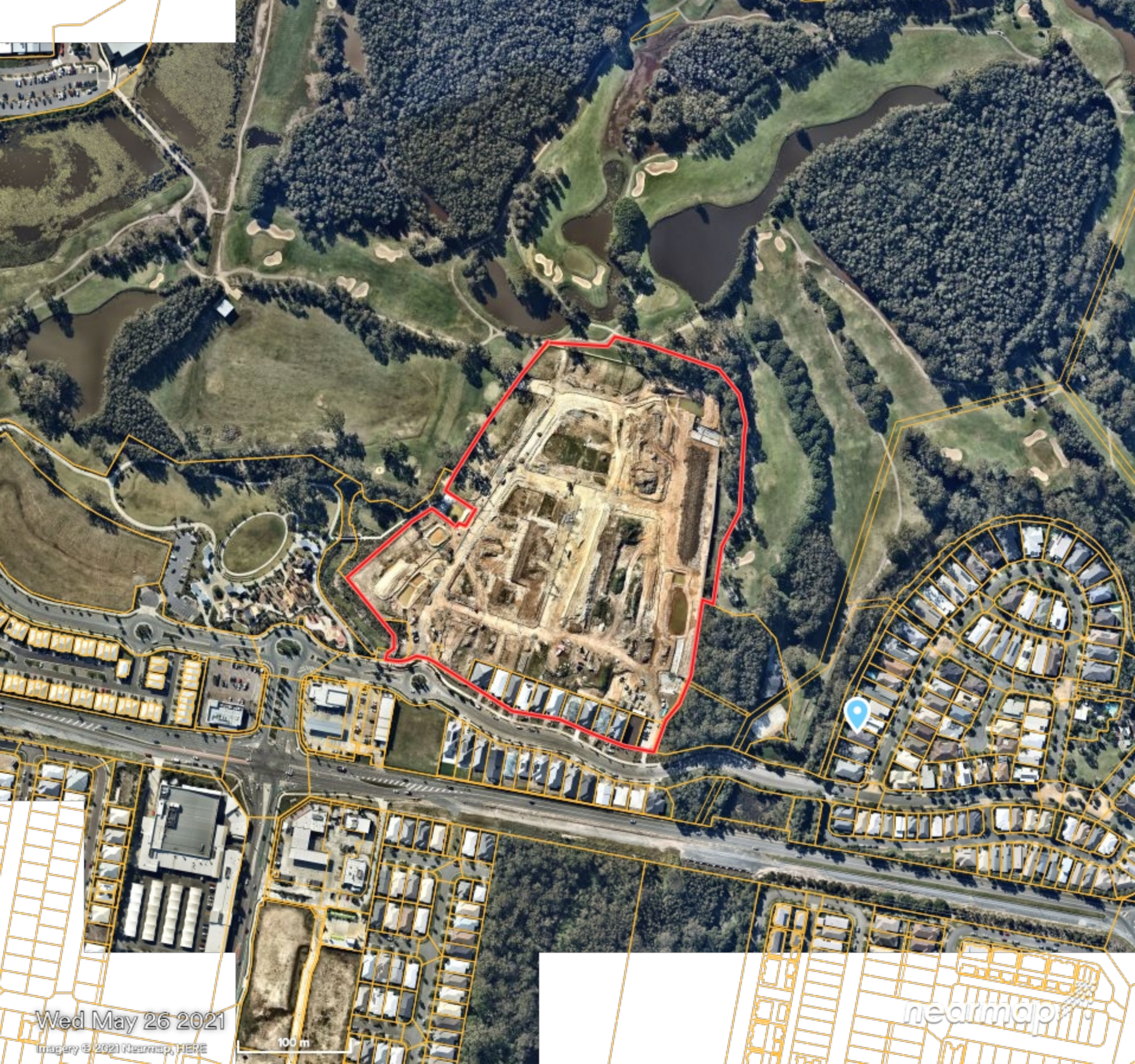
State Planning Policy

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Figure 3 – Nearmap Image



Wed May 26 2021

Imagery © 2021 Nearmap, HERE

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nearmap