



Orchard Property Group  
Attn. Mr Steve Korn  
C/- Saunders Havill Group  
9 Thompson Street  
Bowen Hills  
QLD 4006

26 March 2024

Dear Steve

**RE: Bushfire Management Plan Addendum  
Pebble Creek Development – STAGE 13**



**Figure 1. The effect of recent clearing on construction requirements for Stage 13**

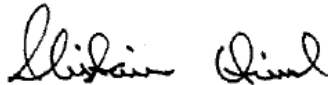
I note the recent clearing which has occurred to the east of Stage 13 of this development.

The approved Bushfire Management Plan (BMP) for this development was dated 23/04/2018, well before work commenced on the adjacent “Flourish” development to the east.

This recent clearing, evidenced in Figure 1, places most of Stage 13 beyond the 100m Potential Impact Buffer of retained bushfire hazard to the northeast and east.

With Stage 13 lots coming onto the market it is important that lot buyers are made aware how few of the Stage 13 lots are affected under AS3959 – 2018 *Construction of buildings in bushfire prone areas*. Only four lots (Lots 1301 – 1304) fall within the reach of BAL 12.5 under this Standard. All other lots in Stage 13 are rated as BAL LOW under this Standard.

Yours sincerely



**Alistair Hill**

Director - Bushfire Risk Reducers  
Grad Dip Bushfire Planning and Design  
FPAA BPAD-Level 3 Certified Practitioner  
Certification Number: BPD-PA-19034  
P O Box 4645 Toowoomba East 4350  
T] 0746 366367 M] 0438 994465  
Email: [ahill@bushfire.biz](mailto:ahill@bushfire.biz)  
Website: [www.bushfire.biz](http://www.bushfire.biz)

