



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

10 April 2024

Dear Steve

**RE: Bushfire Management Plan Addendum
Pebble Creek Development – STAGE 12 and 14**



Figure 1. The effect of recent clearing on construction requirements for Stage 12

I note the recent clearing which has occurred to the east of Stage 12 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 all of Stage 12 beyond the 100m Potential Impact Buffer of retained bushfire hazard to the northeast.

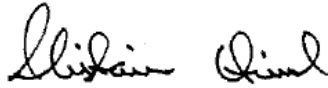


Figure 2. The effect of recent clearing on construction requirements for Stage 14

Clearing to the east of Stage 14 means that 30m of separation exists between the closest Lot (Lot 1405) and designated hazard to the north east. Lots 1401 – 1405 require construction to BAL 12.5 under AS3959-2018.

With Stage 12 and 14 lots coming onto the market it is important that lot buyers are made aware how few of the new lots are affected under AS3959 – 2018 *Construction of buildings in bushfire prone areas*. Only five lots (Lots 1401 – 1405) fall within the reach of BAL 12.5 under this Standard. All lots in Stage 12 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
Website: www.bushfire.biz

