



**BUSHFIRE MITIGATION REPORT
FM 4945
for
STROUD HOMES
at
89 MERTON CLOSE
KOORALBYN**

**PREPARED BY
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27/01/2021**



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DISCLAIMER

Experienced fire fighters with extensive knowledge of building have prepared this Report. Their practical knowledge of fire fighting has been backed up by academic study.

However, fire is an element of nature. Small natural occurrences can disastrously affect the outcome of the best planning. Human actions similarly can have disastrous results.

Whilst every care has been taken in the formulation of this management report, there can be no guarantee that even the strictest adherence to its recommendations can guarantee safety of life and property.

The authors of this report accept no responsibility for any damage to life or property caused by fire or any other cause to persons using land or structures, which could in any way be construed to be the subject of this report.

The report has been commissioned as the land falls within an area deemed a fire risk by the local authority.

As such, it must be recognized that structures upon this land and those using the structures could be deemed at risk.

Logo by LogoInstant

Very Important Note:

This report is valid for the following periods;

- a) A maximum time of 5 years from date of preparation.
- b) The currency of the legislation referred to in Section 1 Report Brief
- c) Changes to any legislation generally that may impact on the report outcomes.
- d) Changes to vegetation, both on and off site, which may impact on the results of this report
- e) Any other changes that may impact on the report in any manner.

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ANY SUCH USE WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

THIS REPORT RELIES ON THE AS 3959 FOR THE CALCULATION OF CONSTRUCTION LEVELS.

ANY POSSIBLE ERRORS IN THE STANDARD ARE NOT THE RESPONSIBILITY OF THE AUTHOR.

THIS REPORT IS ONLY TO BE USED AND DISTRIBUTED AS A COMPLETE REPORT CONTAINING AS A MINIMUM SECTIONS 1,2,3,4 AND 5 (SECTIONS 5.1 & 5.2)

THIS REPORT IS NOT TO BE AMENDED IN ANY WAY BY ANY PERSONS OTHER THAN THE ORIGINAL AUTHOR.

INTRODUCTION

This Fire Management Report has been written for the benefit of future occupants of this proposed site and developed in accordance with the requirements of;

- The Scenic Rim Regional Council Town Plan,
- SPP 07/2017.
- Queensland Planning Act 2016
- “Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest” Natural Hazards , Risk and Resilience-Bushfire” published by QFES and Queensland Government,
- The National Construction Code
- Australian Standard AS3959,
- International Fire Safety Engineering Guidelines

The report has been prepared as supporting documentation for a Material Change of Use (Building Application.

- 1.1. **Address:**
89 Merton Close
Kooralbyn
- 1.2. **Local Authority**
Scenic Rim Regional Council
- 1.3. **R.P.D.**
Lot 60 on RP155312
- 1.4. **Site area**
48880m²
- 1.5. **Responsible Fire Authority**
Rural Fire Service Queensland via the rural fire brigade for rural fires and QFES for Structural fires.
- 1.6. **Potential Bushfire Hazard Rating.**
The hazard rating maps prepared for the Council show the ratings on this property ranging from Low to very high and being in a bushfire hazard buffer area.
- 1.7. **Land tenure**
Freehold
- 1.8. **Adjoining owners are:**
Freehold
- 1.9. **Current Land Use:**
Rural
- 1.10. **Fire danger Index**
FDI 40 (nominated by AS 3959)
- 1.11. **Topography**
Mountains and Gorges
- 1.12. **Predominant Wind Direction**
The predominate wind direction is from the South East. In times of severe fire weather the wind direction will be from the North West. The Topography will create microclimates, which will cause swirling, which will modify the apparent wind direction according to primary direction and velocity
- 1.13. **Slope**
15-20⁰
- 1.14. **Aspect**
North to North West
East to South

- 1.15. Fuel Type**
Open Woodlands
Grazed Grass
- 1.16. Threat Vegetation Location**
Subject and adjoining and opposing sites.
- 1.17. Fire History**
There is no evidence of a recent fire event
- 1.18. Location of Access Tracks**
The site is served by a sealed road system
- 1.19. Location of Fire Breaks**
There are formal firebreaks in the form of managed vegetation and a sealed road system in excess of 25m wide in all directions
- 1.20. Location of existing firefighting Infrastructure**
The site is served by reticulated water
- 1.21. Historical and Cultural Sites**
There is no evidence of Historical and Cultural sites on the property.

2. SITE AND HAZARD ASSESSMENT

2.1. Discussion with Responsible Fire Authority

The fire management report has not been discussed with the First Officer of the Rural Fire Brigade.

2.2. Vegetation Types

The vegetation type predominate to this site is as scheduled below. Note that under SPP 2017, differing vegetation types are used. This report does not refer to these but does take into account draft mapping prepared under different methodology and published by the State Government.

VEGETATION TYPE	AS 3959 CATEGORY	COMMENTS
Native Grasslands (ungrazed), open woodlands, canefields	G	Note that where canopy cover is less than 30% AS 3959 uses the surface fuel load. State variation (Qld) to Section 3.7.4.0 of Volume 2 Building Code of Australia states that <i>"The requirements of (a) do not apply when the classified vegetation is Group F rainforest (excluding wet sclerophyll forest types), mangrove communities and grasslands under 300mm high."</i> This is interpreted as stating that where these communities exist within a Designated Bushfire Prone Area construction in accordance with AS 3959 is not required in relation to this vegetation.
Desert lands (sparse fuels) Or Mowed grasslands	Low threat Or G	Note that where grassland is maintained below 100m it is regarded as Low Threat by AS 3959 State variation (Qld) to Section 3.7.4.0 of Volume 2 Building Code of Australia states that <i>"The requirements of (a) do not apply when the classified vegetation is Group F rainforest (excluding wet sclerophyll forest types), mangrove communities and grasslands under 300mm high."</i> This is interpreted as stating that where these communities exist within a Designated Bushfire Prone Area construction in accordance with AS 3959 is not required in relation to this vegetation. Where the SPP 01/03 (amended) index is, or is less than, 2 the hazard is automatically regarded as LOW and no further assessment is required.

2.3. Potential Bushfire Hazard Rating.

Site inspection and assessment against the State Planning Policy Mapping Methodology generally confirms the intent of both Local Government and State Mapping in that the area is in a Potential Bushfire Hazard Area, and the relevant aspects required for Town Planning and Building are to be addressed.

2.4. Building Construction

All buildings situated within the site are in a Designated Risk Area. There is a requirement that certain Buildings within this area be constructed in accordance with the Building Code of Australia, which refers to either the Australian Standard for Construction in Bushfire Prone Areas or NASH Standard-Steel Framed Construction in Bushfire Areas.

The levels determined effect the types and usage of materials in relation to the type of Bushfire Attack, which may occur as assessed under the Standard. The Level of Bushfire Attack is assessed taking the vegetation types, slope, and distance from vegetation into account. The most common elements affected are Windows and flyscreening, with some restrictions on cladding and timber types. A comprehensive breakdown is available in either the National Construction Code or the Australian Standard for Construction in Bushfire Prone Areas. Extracts of these documents are not provided due to copyright reasons. Full details can be obtained from your building designer or certifier.

Note that the Building Code of Australia only requires Classes 1,2 and 3 buildings and Class 10a building associated with those buildings to comply with the requirements of AS 3959.

Building Class requirements AS 3959

2.4.1.	FDI	40
2.4.2.	Vegetation Classification	G
2.4.3.	Land slope	Downslope >15 to 20 degree

Distance of building from Predominate vegetation class (Vegetation Management Zone)	Bushfire Attack Level
22-<50	BAL-12.5

Note:

The levels shown above are based on Method 1 of the AS 3959.

The Vegetation management zone is described as all areas managed to a Low Threat condition encompassed by the distance between the building and threat vegetation from which construction levels are taken.

The distances shown above are horizontal distances, not measured along the slope.

ALL ELEVATIONS ARE TO BE THE SAME CONSTRUCTION LEVEL .

2.5. Ecological Requirements

There are no specific ecological requirements in relation to bushfire management.

Note;

The Category of Bushfire Attack referred to in the Australian Standard is different to the Hazard/Risk area referred to above.

Extensive modification of the existing vegetation types including that on adjoining sites could result in a change of Category of Bushfire Attack and therefore variation in the Level of construction required.

It is the responsibility of the owner of each individual site to ensure that plantings subsequent to their occupation of the site do not reduce the safety of their buildings in a manner, which could require a higher level of Construction than that originally utilised

3. RISK MANAGEMENT PLAN

3.1. Agencies / Persons Responsible

The responsible Fire Authority is the Rural Fire Service Queensland through the Rural Fire Brigade being responsible for Bush Fires and the Queensland Fire and Emergency Service being responsible for Structural Fires

It is the responsibility of the Owners of the properties to ensure that the relevant measures required by this Management Report are in place prior to inspection by the Council and the Building Certifier and to ensure that those measures are in place prior to the occupation of any buildings, which are the subject of this report. It is the responsibility of Council and Building Certifiers to ensure that relevant measures within their responsibility are in place prior to the issuance of any certification.

3.2. Bushfire Safety Objective

The objective of this report is to minimise potential risk to life and property by protecting the buildings from the effects of bushfire.

3.3. Aims

The aims to achieve this objective are to mitigate the effect of the bushfire attack mechanisms of: -

- 3.3.1. Radiant Heat
- 3.3.2. Direct Flame Contact
- 3.3.3. Wind
- 3.3.4. Ember Attack
- 3.3.5. Smoke

3.4. Functional Requirements

The functional requirements to achieve this objective are: -

- 3.4.1. The provision of safe conditions for fire fighters
- 3.4.2. The provision of safe conditions for residents
- 3.4.3. Ensure adequate and safe access to and from the property
- 3.4.4. Ensure adequate and safe water supply to the property and the establishment of firefighting water reserves
- 3.4.5. Provide a system of fire breaks and trails to protect the building component
- 3.4.6. Remove vegetation that is considered dangerous and a hazard in Fire Conditions
- 3.4.7. To ascertain the required standard of construction of the buildings in accordance with the requirements of the National Construction Code and the Australian Standard for Construction in Bushfire Prone Areas or the provision of a satisfactory alternative solution
- 3.4.8. Facilitate the return to "normalcy "

3.5. Proposed Fire Fighting Infrastructure

- 3.5.1. The proposed building is served by a reliable reticulated water supply.

3.6. Construct a Fire Trail/Emergency Access track

- 3.6.1. A new pedestrian fire trail is to be established around the building envelopes. This trail is to comply fully with the standards as set out in this Report
- 3.6.2. All Building Envelopes are to have a 6m wide defensible space, generally complying with the requirements (except for width) of the vehicular fire trail requirements to the whole perimeter. This space is not to be obstructed by structures or landscaping.

3.7. Minimum Pedestrian Fire Trail Standards

The Fire/Maintenance trail has: -

- 3.7.1. A minimum width of 4m cleared of midstorey vegetation.
- 3.7.2. A minimum formed width of 1.5m
- 3.7.3. A maximum gradient of 25% (or stairs complying with BCA exits stair requirements) with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance

3.8. Vegetation management

- 3.8.1. All grass within the Vegetation Management Zone shall be kept to a maximum of 100mm at all times .
- 3.8.2. All other grass in unforested areas to be kept to a maximum of 300 mm at all times by slashing and/or grazing to 100m from the building or the boundary, whichever is the minimum.
- 3.8.3. All dead and damaged timber to be removed from the building envelope and the surrounding areas indicated to be fuel reduced and removed from site.
- 3.8.4. Requirements noted above may be subject to State and Local Authority approval. Those approvals must be obtained prior to implementation of any of these measures.
- 3.8.5. Refer to Sections 14 and 19 of the Planning Act 2016 in relation to Local Authority Approval.
- 3.8.6. The management referred to above is regarded as "Essential Management "(necessary to remove or reduce the imminent risk that the vegetation poses of serious personal injury or damage to infrastructure" under the Sustainable Planning Regulation Schedule 24. It is recommended that the owner register any clearing work with www.dnrm.qld.gov.au, "Vegetation management notification form for self-assessable codes".

- 3.8.7. This legislation is currently under review. It is the owner's responsibility to make any necessary enquiries to ensure compliance with the current legislation with important amendments made in December 2019., as noted below:

Under changes to **Planning Regulation 2017 effective December 13 2019**, permitted operational work includes the following:

Schedule 6, Part 3, Section 20A - Operational work for necessary firebreaks or fire management lines

Operational work that is clearing native vegetation if—

(a) the clearing is necessary for—

(i) establishing or maintaining a necessary firebreak to protect infrastructure, other than a fence, road or vehicular track, and the maximum width of the firebreak is equal to 1.5 times the height of the tallest vegetation next to the infrastructure, or 20m, whichever is the wider; or

(ii) establishing a necessary fire management line, and the maximum width of the clearing for the fire management line is 10m; and

(b) the clearing—

(i) is on freehold land; or

(ii) is on indigenous land; or

(iii) is on land leased under the Land Act 1994 for agriculture or grazing purposes; or

(iv) is on land leased under the Land Act 1994, other than for agriculture or grazing purposes, and is consistent with the purpose of the lease; or

(v) is on trust land under the Land Act 1994, other than indigenous land, is carried out, or allowed to be carried out, by the trustee and is consistent with achieving the purpose of the trust; or

(vi) is on unallocated State land and is carried out, or allowed to be carried out, by the chief executive of the department in which the Land Act 1994 is administered; or

(vii) is on land that is subject to a licence or permit under the Land Act 1994 and is carried out by the licensee or permittee.

As an example, with a height of the tallest vegetation being between 30 – 35m, the width of clearing would be calculated as between 45 – 52.5m.

Under Planning (Spit Master Plan and Other Matters) Amendment Regulation 2019 (Subordinate Legislation 2019 No.243) amends Schedule 6 Part 3 stating that "Development local categorising instrument is prohibited from stating if the above operational work is assessable development".

Under Schedule 7 Part 3 this is placed in context, stating that *the above operational work is accepted development.*

The management is a component of the Construction Level. Therefore, the Building Certifier must ensure that the management has occurred in accordance with this report before issuing final certification

The management also forms part of the Alternative Solution to the management of buffer areas as set out in the State Planning Policy SPP01/03, and the Planning Act 2016.

Recent research (Project Vesta) indicates that tree canopy without mid storey and surface fuels forms an important filter for control of ember attack, which is responsible for in excess of 90% all bushfire related house fires.

3.9. Fencing

Any boundary fencing located adjoining bushland, or a fire access trail is to be

3.9.1. A maximum of 1000mm high

3.9.2. At least 75 % transparency

3.9.3. Contain at least 1 personal gate to each adjoining lot

3.10. Effluent Disposal Areas

Where possible, effluent disposal shall be located on the downhill side of the building envelope and be maintained in a band with a minimum 6m width. Grass in this area should be kept to a maximum of 50mm and any landscaping should be of Less Flammable Vegetation

3.11. Fire Trail and Fire Break Maintenance

3.11.1. The existing Driveway and any proposed driveways are to be kept in a condition suitable for 2wd Heavy Vehicles at all times.

3.11.2. The fire trails are to be kept mowed to a maximum of 50mm at all times and to be kept in a manner suitable for 4wd Fire Vehicles and to the satisfaction of the Fire Brigade.

3.12. Building Construction

All construction is to be in accordance with Australian Standard AS 3959 2018 Construction of Buildings in Bush Fire-Prone Areas and the Level of construction assessed under “ Site and Hazard Assessment .”

The plans lodged for Building Certification are to be assessed on this basis by the Building Certifier. A final stage completion certificate (Form 21) issued by the Building Certifier is to be received prior to occupation of the building.

Buildings are not to be occupied until certification is received

Buildings are to be maintained in a manner that protects the integrity of the construction and building elements as outlined in this report

3.13. Street Numbering

Numbering is to be installed in accordance with the current Street Numbering System at time of completion of building.

3.14. Less Flammable Landscaping

Any new landscaping within the vegetation management zone is to be Less Flammable, in accordance with the list enclosed as an Appendix at the rear of this Report, rainforest species, or cultivated gardens, and comply with the requirements of “ Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest” Natural Hazards , Risk and Resilience-Bushfire” published by QFES and Queensland Government, and “Natural hazards, risk and resilience-Bushfire-Assessment Benchmark 5” which cite a maximum Fuel Load of 8t/ha for revegetation or rehabilitation within bushfire prone areas.

3.15. Insurance

Failure to comply with this management report may have a detrimental effect upon the Insurance of the subject Buildings.

3.16. Emergency Response Procedures

In the event of Fire Emergency, assistance is to be obtained by dialling 000

- 3.16.1. The owner should read thoroughly the brochures contained and those recommended at the rear of this report. They contain valuable information that could assist in the saving of lives and property in a fire event!

3.17. Community Awareness Strategies

- 3.17.1. Each subsequent owner is to be provided with a copy of this Fire Management report with an alert placed on either Title or Council Rate searches that the Report is in existence and is to be made available to ensuing owners.

3.18. Administering Staff

It is the responsibility of the owners to ensure compliance with this Report and the Town Plan, and to ensure that each of the new owners is provided with a copy of this report.

It is the responsibility of the Council and the Building Certifier to ensure that the relevant measures required by this management report are in place prior to the final completion stage inspection of any buildings on any sites which are the subject of this report as noted in Clause 3.1 of this report.

It is the responsibility of the ensuing owners of the properties to maintain the properties in the conditions outlined in this report.

4. FIRE MANAGEMENT ACTION SUMMARY AND SCHEDULE

DEVELOPMENT REQUIREMENTS	BUILDING REQUIREMENTS	MAINTENANCE
Provision of fire access trails All dead and damaged timber to be removed from the areas indicated to be mowed and removed from site	Buildings to comply with the Australian Standard for Construction with in Bush Fire Prone Areas. No occupation until compliance with Standard and Management Report Pedestrian access around Building Site	Regular mowing and maintenance of the vegetation areas as set out in this report. Drive and fire trail access to be kept clear and accessible to satisfaction of the Fire Brigade. Building materials are to be maintained in "as new "condition to preserve the integrity of the relevant materials.

5. APPENDICES

- 5.1. Form 15
- 5.2. Site Plans
- 5.3. Supporting Information:

Note. These items below are referenced for information purposes only and are not to be construed as being part of the management report

This information is generic and not provided for approval purposes.

It is only provided for end user knowledge

- 5.3.1. Planning Regulation Fact Sheet December 2019
- 5.3.2. Prepare. Act. Survive
- 5.3.3. Rural property Fire Management Guide 2010
- 5.3.4. Notes for Landholders
- 5.3.5. Bushfire Action Guide
- 5.3.6. Bushfire Safety in Urban Fringe Areas
- 5.3.7. Water + Power -Vital for Fire fighting
- 5.3.8. Less Flammable Vegetation
- 5.3.9. Fire Retardant Native Plants
- 5.3.10. Tree selection for Fire-Prone Areas
- 5.3.11. First Draft (specifying timber in bush fire zones)
- 5.3.12. External water spray system
- 5.3.13. Fire Retardant Coating Solutions
- 5.3.14. Archicentre Bushfire Design Guide
- 5.3.15. Section 3.8 Sign Types - Fire Trail Signage of the GCCC Natural Areas Management Unit (Page 16) Signage Guidelines
- 5.3.16. Trail Number and Key Point signage
- 5.3.17. Bushfire Hydrant detail
- 5.3.18. Tank detail
- 5.3.19. Recycled Water for Firefighting
- 5.3.20. Sample Easement Document
- 5.3.21. Bushfire Windows and Shutters
- 5.3.22. A guide to retrofit your home for better protection from a bushfire.
- 5.3.23. FireFly BAL-FZ System
- 5.3.24. Bushfire Planning and Design Certification Scheme Update
- 5.3.25. Eaves Water System
- 5.3.26. Aussi Ember Guard
- 5.3.27. The Australian "False Alarm: the great rainforest fire that wasn't"
- 5.3.28. Hijacking Australian 2019 Bushfire Tragedies to Fearmonger Climate Change
- 5.3.29. Bushfires have been in Australia for over 60 million years

We also recommend that the landholder obtains and reads the following;

5.3.30. Bushfire Hazard Planning in Queensland

5.3.31. Protecting your home against Bushfire

Both available from the Dept. of Local Government and Planning, and

5.3.32. Building in Bushfire Prone Areas

Available from Standards Australia

5.3.33. Fire in Bushland Conservation

Available from the National Heritage Trust

Signed



Eldon Bottcher

Grad. Dip. DBPA (UWS) Dip. Arch. (QIT), Cert. R.F.M. (USQ), F.R.A.I.A., M.A.I.E.S. AIFireE

Architect

BPAD-L3 Practitioner



**APPENDIX 5.1
FORM 15**



**Queensland
Government**

Department of Housing and Public Works
**Form 15—Compliance certificate for
building design or specification**

Version 4 — July 2017

NOTE: This is to be used for the purposes of section 10 of the *Building Act 1975* and/or section 46 of the *Building Regulation 2006*.

RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the Queensland Development Code (QDC). A building certifier (Class B) cannot give a certificate regarding QDC boundary clearance and site cover provisions.

1. Property description

This section need only be completed if details of street address and property description are applicable.

E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

The description must identify all land the subject of the application.

The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb/locality and postcode)

89 Merton Close Kooralbyn

Postcode

Lot and plan details (attach list if necessary)

Lot 60 on RP155312

In which local government area is the land situated?

Scenic Rim Regional Council

2. Description of component/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

Work as required for bushfire mitigation purposes as set out in the Bushfire Management Report prepared by Eldon Bottcher Architect Pty Ltd including assessment of Construction Levels assessed under AS 3959.

3. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

Compliance with the Bushfire Management Report prepared by Eldon Bottcher Architect Pty Ltd

No certification of components covered by The Building Act 1975, The building Code of Australia or AS 3959.

Scenic Rim Regional Council Town Plan Bushfire Management Constraint code.

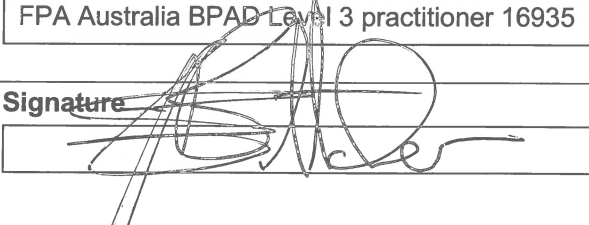
4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

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LOCAL GOVERNMENT USE ONLY

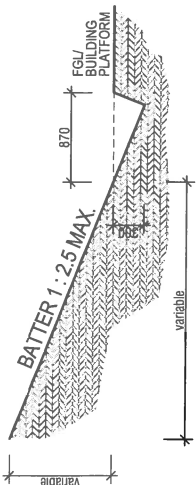
Date received		Reference Number/s	
----------------------	--	---------------------------	--

5. Building certifier reference number	Building certifier reference number 		
6. Competent person details A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect. If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help. If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.	Name (in full) Eldon John Bottcher Company name (if applicable) Eldon Bottcher Architect Pty Ltd Contact person Eldon Bottcher Phone no. (business hours) Mobile no. Fax no. 07 55920082 0412434134 Email address bushfires@eb-a.com.au Postal address P.O.Box 3606 Robina Town Centre Postcode 4230 Licence or registration number (if applicable) Reg Architect Qld 1325 FPA Australia BPAD Level 3 practitioner 16935		
7. Signature of competent person This certificate must be signed by the individual assessed by the building certifier as competent.	Signature  Date 27 January 21		

The *Building Act 1975* is administered by the Department of Housing and Public Works

**APPENDIX 5.2
SITE PLANS**

SPOON DRAIN



870

BATTER 1:2.5 MAX

FGI/
BUILDING
PLATFORM

variable

variable

No Mk
Searched

299°23'05"

264.01

218°20'15"

10.77

213°14'40"

25.77

208°08'05"

25.77

205°36'15"

192.444

115°36'15"

123.28

No Mk
Searched

TBM Nail in Bitumen
AND RL / m 192.589

Edge of Bitumen

Merton Close

Scale 1:1500

SET OUT PLAN

Scale 1:1500



BUSH LAND



BUSH LAND



Existing House
Well Away

SURVEY LOCATION

The field sketch shown on this Plan represents an approximate location of the proposed building. It is not to be used as a basis for any legal claim or as a basis for any other purpose. The location of the building is to be determined by a surveyor.

SEE NOTE

NOTES TO BE READ BEFORE USING THIS PLAN

1. This Plan has limitations regarding its use for any purpose other than that for which it was prepared. It is not to be used as a basis for any legal claim or as a basis for any other purpose. The location of the building is to be determined by a surveyor.

2. The location of the building is to be determined by a surveyor.

3. The location of the building is to be determined by a surveyor.

4. The location of the building is to be determined by a surveyor.

5. The location of the building is to be determined by a surveyor.

6. The location of the building is to be determined by a surveyor.

7. The location of the building is to be determined by a surveyor.

8. The location of the building is to be determined by a surveyor.

9. The location of the building is to be determined by a surveyor.

10. The location of the building is to be determined by a surveyor.

11. The location of the building is to be determined by a surveyor.

12. The location of the building is to be determined by a surveyor.

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47. The location of the building is to be determined by a surveyor.

STROUD HOMES

Feels like home

Stroud Homes Pty Ltd

ABN: 49 107 897 736 QBSA Lic No: 1083367

Telephone: 07 5540 3949

PO Box 192 New Beth

Queensland 4124

NOTES

1. DO NOT SCALE - Use Figure Dimensions Only.
2. Builder to verify all dimensions and levels prior to commencement of construction.
3. All internal dimensions shall be frame size - excluding (in)cl.
4. This building has been designed in accordance with AS 1884 - 2010 (Residential Timber framed construction).
5. All internal dimensions shall be frame size - excluding (in)cl.
6. All internal dimensions shall be frame size - excluding (in)cl.
7. Articulation joints to comply with 3.1.8 BCA Vol 2.
8. Mechanical Ventilation to comply with 3.8.5 BCA Vol 2.
9. Smoke alarms to comply with 3.7.2 BCA Vol 2 (Wired-in)

PLAN LEGEND

- all = above floor level
- bl = below floor level
- hd = head at 2100 all
- fl = floor slab
- dw = dishwasher prov.
- ply = pantry
- wm = washing machine prov.
- gww = gas hot water unit
- lr = lower rail
- hrc = hot rail holder
- pc = garden tap
- mb = metal box
- obs = obscure glazing
- oc = overhang
- cap = cupboard
- MH = manhole

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERSEDE ALL OTHER PREVIOUS PLANS OF ANY TYPE.

CLIENT:

Patricie Hampl & Jodi Gerhardt
Lot 60, 89-117 Merton Close
Kooralbyn

MODEL: Special Design

JOB No. 20L060ME

ISSUE DATE: PRELIM ISSUE 2: 18-Dec-20

SHEET No. 1 of 7

1. Written dimensions take precedence over scale.
2. Builder to verify all boundary clearances and site set-out dimensions prior to commencement of construction.

1. Written dimensions take precedence over scale.
2. Builder to verify all boundary clearances and site set-out dimensions prior to commencement of construction.
3. Levels & contours are based on assumed datum. Prior to construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.
4. This site plan is based on a disclosure plan. Therefore the floor level is subject to change. Additional site survey must be taken to confirm the required bench level.
5. Retaining walls greater than 1m high (cut or fill) are required to be engineer designed & certified prior to building approval. Retaining walls are closer than 1500mm from boundary require a building relaxation, fill side only).
6. Batteries to comply with appropriate soil classification described in table 3.1.1.1. BCA Vol 1
7. Engineer to provide design to address footings if built in close proximity to sewer, stormwater or easements.
8. Vehicular cross-over to be constructed as per local council requirements and/or approval.

1. Services have been plotted from records of relevant authorities where available. Prior to any excavation or construction on site, the relevant authority should be contacted for possible location of further underground services.

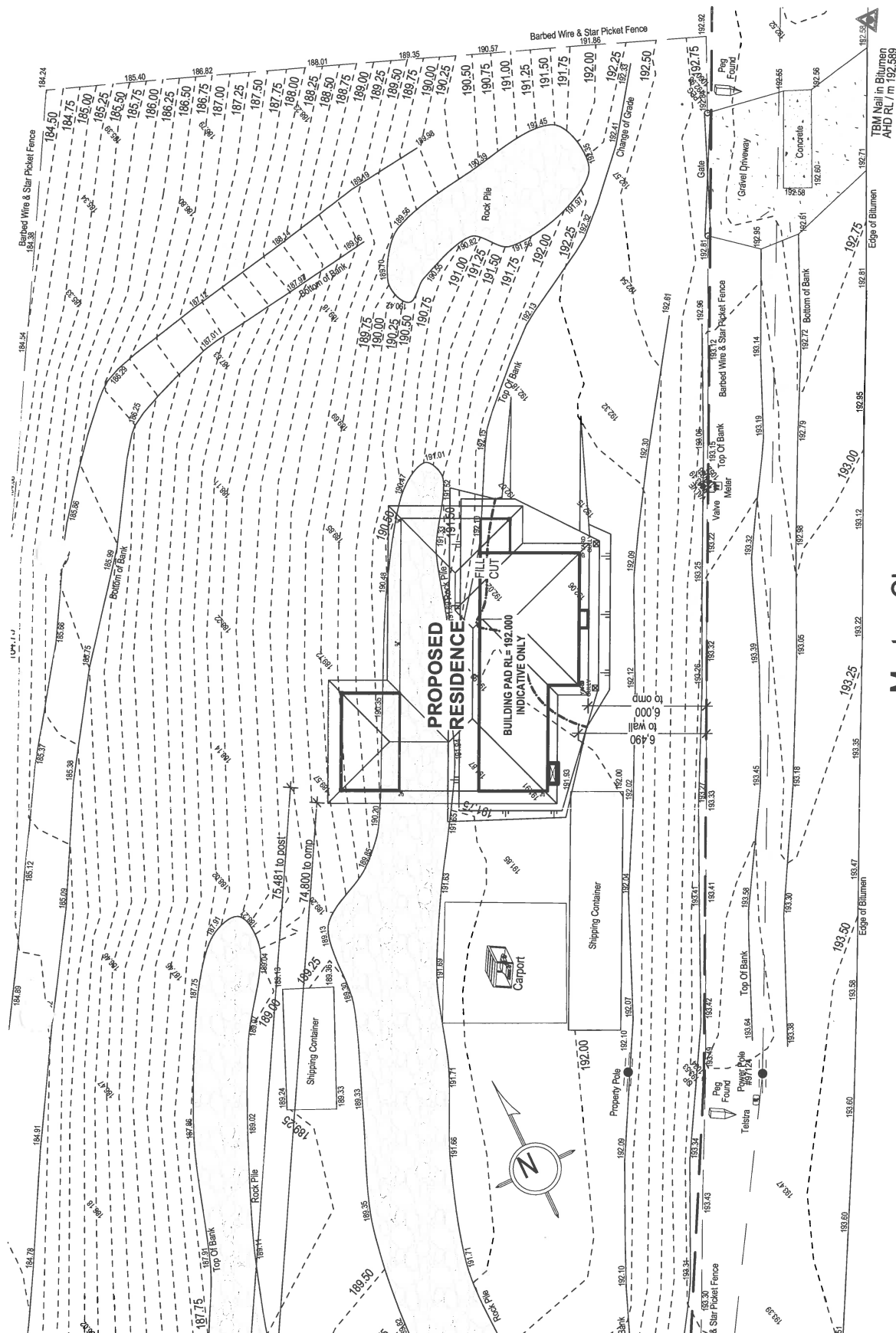
1. Services have been plotted from records of relevant authorities where available. Prior to any excavation or construction on site, the relevant authority should be contacted for possible location of further underground services.
2. All household sewerage and waste to be discharged to sewer system.
3. Stormwater & roof water to be connected to legal point of discharge in accordance with Pt 3 BCA Vol 2 and local authorities requirements. Approval to be obtained from local authority prior to work commencing.
4. Grade soil away from perimeter of building to prevent ponding, 1:20 minimum fall. Surface water to be channelled to legal point of discharge, i.e. yard gully grate or similar.
5. Provide 1:20 ground surface fall towards gully. Final location of pits subject to change to suit site conditions. Contractor to check with site supervisor before commencing work.

1. Scrape away vegetation & cut & fill to provide a level building platform.
2. Floor slab to be in accordance with engineers drawings & details.
3. Termité protection is a visual barrier system with approved calls at penetrations in accordance with AS 3660 - 2014.
4. This site plan is transcription of the original contour survey & the builder is to verify all information contained hereon prior to site start.
5. The driveway & path shown on the plan is the suggested layout - areas shown on plan.

SITE DESCRIPTION/DATA	
LOT :	60 on RP. 155312
PARISH :	NA
COUNTY :	NA
AUTHORITY :	Scenic Rlm Regional Council
AREA =	4.888 ha
SITE COVERAGE	NA

Scale 1:200

AHD RL / m 192.589



1. DO NOT SCALE - Use Figure Dimensions Only.
2. Builder to verify all dimensions and levels prior to commencement of construction.
3. All Internal dimensions shall be frame size - excluding linings.
4. This building has been designed in accordance with AS 1684 - 2010 (Residential Timber framed construction).
5. Supplier may substitute timbers for those of equal strength to span ratio.
6. All structural sizes to be read in-conjunction with structural engineers drawings & details.
7. Articulation joints to comply with 3.3.16 BCA Vol 2.
8. Mechanical Ventilation to comply with 3.6.5 Bsa Vol 2.
9. Smoke alarms to comply with 3.7.2 BCA Vol 2 (wind-in).



Stroud Homes Pty Ltd
ABN: 49 107 897 736 QBSA Lic No: 1083367

PO Box 192	128 Melrose Pl	Telephone:
Jimboomba	New Beith	07 5540 3949
Queensland	Queensland	Fax:
4280	4124	07 5540 3090

10. Protection against submergence limits shall be in accordance with AS 3690-2014. Provided treatment, Valid Barrier System in perimeter with approved collaborative with slab penetrations. 11. HWS unit contain flow by its own energy efficiency rating to comply with AS/NZS 4820:2002 12. Rewarmer tank, lighting and plumbing fixtures & fittings comply with QDC PART 2A 2.5, Sustainable Buildings' QDC of PT 2A Standards 300.1,2003 AS/NZS 4820:2002 13. Lift off hinges to comply with Australian Standards 14. All door frames to comply with P1.3.3.5 and balustrades to comply with pt 3.9.3 RCA V2 15. DOP & fire ratings to comply with P1.3.3.3 RCA V2	all = above floor level nw = refrigerant prov. mw = microwave prov. hw = heater at 2100 att. nr = floor rests s = smoke detector m = mechanical ob = obstruct mb = metal box dbs = double glazing db = double box o = overtop ch = chair rail holder hc = garden tap mt = maintainable
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THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

MODEL: Special Design

ISSUE / DATE:

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2 of 7

APPENDIX 5.3
SUPPORTING INFORMATION

(NOTE: SOME OF THIS INFORMATION IS GENERIC AND NOT PROVIDED FOR APPROVAL PURPOSES. IT IS ONLY PROVIDED FOR END USER KNOWLEDGE)

6.PROFILES**ELDON BOTTCHE****EDUCATION AND QUALIFICATIONS****Graduate Diploma in Design in Bushfire Prone Areas**

University of Western Sydney

Diploma in Architecture

Queensland Institute of Technology

Certificate of Rural Fire Management

University of Southern Queensland

Registered Architect

Queensland

A+ Architect

Australian Institute of Architects

FPA Australia Certified Practitioner (BPAD-Level 3-16935)Bushfire Planning and Design (BPAD-LEVEL 3),
Alternate Solutions & DTS**PROFESSIONAL MEMBERSHIPS****Fellow**

Australian Institute of Architects

Member

Australian Institute of Emergency Services

Member

Australian Institute of Engineers Society of Fire Safety

Member

Queensland Environmental Law Association.

Member Board of Experts

Bushfire Building Council of Australia

Associate Member

Institution of Fire Engineers

Corporate Member

Fire Protection Association of Australia

PROFESSIONAL EXPERIENCE**Director**

Eldon Bottcher Architect Pty Ltd since 1978

Bushfire Assessment and Planning Consultant since
1998**Group Officer**

Albert Rural Fire Brigades Group

Queensland Fire and Rescue Service

Group Officer

Gold Coast Rural Fire Brigades Group

Queensland Fire and Rescue Service

Group Officer

South East Regional Support Group

Queensland Fire and Rescue Service

Planning Officer

Gold Coast Rural Fire Brigades Group

Queensland Fire and Rescue Service

Member Practice Committee AIA Qld Chapter**BBCA representation to Australian Standards
Committee FP20 (AS 3959 & AS 5414)****Life Member**

Guanaba Rural Fire Brigade

Member

Clagiraba Rural Fire Brigade

OTHER BUSHFIRE RELATED COURSES AND TRAININGI.C.S./AIIIMS (40 hr. course) in Incident Command
Systems

Certificate 4 (Workplace Training and Assessment)

RFSQ Level 1

RFSQ Level 2 (Officer)

RFSQ Fire Management 1

RFSQ Crew Leader

Certificate II in Public Safety (Firefighting Operations)

Fire Weather 1

QELA Expert Witness Workshop 2020

BUSHFIRE RELATED AWARDS**National Planning Award****State Planning Award****Planning Institute of Australia**

Gold Coast Bushfire Management Strategy

(Co-Initiator and Member of Preparation Committee)

Australian Government**National Medal**

Long and Distinguished Service to Fire fighting

Queensland Fire and Rescue Service**Diligent and Ethical Service Medal + Clasp**

Service to Fire fighting

Queensland Government**Australia Day Medallion**

Services to Rural Fire Fighting

Queensland Government**Year of the Volunteer Medallion**

Services to Fire fighting

UDIA

Best Consultancy Team Award in 2007.

SERVICES OFFERED**Bushfire management Reports****Bushfire Safety Engineering****Bushfire Planning and Design****Bushfire Hazard Assessment****Alternative Solutions****Expert Witnessing**(See Planning and Environment Court of Queensland
Determination

File No. BD 624 of 2005 sections 28 to 35)

Continuing Professional Development Lectures**Tertiary Education Lectures and Tutorials****Town Planning Bushfire Codes for Local Authorities****Bushfire Burn Planning****General consultancy relating to all aspects of
Bushfire**