

Our Ref: Q22471
Your Ref: DA/5087



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Zone Planning QLD Pty Ltd
ABN 13 660 561 704

30 September 2026

The Chief Executive Officer
Cook Shire Council
PO Box 3
COOKTOWN QLD 4895

via email: mail@cook.qld.gov.au

Dear Sir/Madam,

RESPONSE TO ASSESSMENT MANAGER'S INFORMATION REQUEST
DEVELOPMENT ASSESSMENT RULES 2017 PART 3 S13
DEVELOPMENT APPLICATION FOR A TOURIST PARK
PALMERVILLE ROAD, LAURA
(LOT 52 SP314594)

We act on behalf of our client, S, E & P Ryan, regarding the abovementioned Development Application.

On 20 August 2026 an Information Request was received from the Cook Shire Council (Council). Pursuant to Section 13.2 of the *Development Assessment Rules 2017*, we provide our response to the Information Request below.

The following information is attached in support of this response:

1. Copy of Council's Information Request (**Attachment 1**);
2. Owner's Consent rectified (**Attachment 2**)
3. Bushfire Management Plan prepared by Wollemi (**Attachment 3**).

In accordance with Section 13.2 of the *Development Assessment Rules 2017* this letter and attachments constitute a response to all of the information requested. We submit that the below and attached information together with that provided with the application submission, provides sufficient information for Council to now complete its assessment and favourably determine the application.



PLANNING

Owner's consent – valid expiry date

The application is a material change of use of premises for which the applicant is not the owner. Under section 51(2) of the Planning Act 2016, the application must be accompanied by the written consent of the owner of the premises.

The owner's consent provided with the application is a letter from the State of Queensland, through the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (Department reference 2026/001640), dated 24 July 2026, given for the purpose of section 51(2) of the Planning Act 2016.

The letter states that the consent "will expire on 24 January 2026". That stated expiry date precedes the issue date of the letter (24 July 2026) by approximately six months. On its face, the consent therefore expired before it was issued, and the application is not currently supported by a valid, unexpired owner's consent as required under the Act.

Council recognises that this is most likely an administrative or typographical error in the drafting of the Department's letter. To resolve the matter, Council requires:

- 1. An amended owner's consent letter from the Department, given for the purpose of section 51(2) of the Planning Act 2016, that states a valid expiry date (that is, a date after the date the consent is issued) and otherwise confirms the consent relied upon for this application.*

RESPONSE

Please refer to **Attachement 2** whereby the incorrect date reference has been updated.

Completed Bushfire Hazard Checklist

The material accompanying the application relies on a Low bushfire risk rating derived from the Bushfire Hazard Checklist; however, a copy of the completed checklist does not appear on the application record. Council requires:

- 2. A copy of the completed Bushfire Hazard Checklist (using the SC6.5 form provided at Annexure A to this request), prepared for the premises, demonstrating the Low or Very Low Bushfire Hazard Rating relied upon.*

RESPONSE

Upon review of the checklist, it was determined to conduct a more appropriate Bushfire Management Plan by a suitably qualified person to ensure the ongoing management of the site achieves a tolerable risk level as per the State Planning Policy, in addition to Council's Planning Scheme. Please refer to **Attachement 3** which includes the Bushfire Management Plan.



In accordance with Section 13.2 of the *Development Assessment Rules 2017* this letter constitutes a response to all of the information requested. Therefore, we ask that Council proceed with the assessment of this Development Application.

We trust this information is sufficient for your purposes; however, should you require any further details or clarification, please do not hesitate to contact Shaunte Farrington or the undersigned on 07 4972 3831.

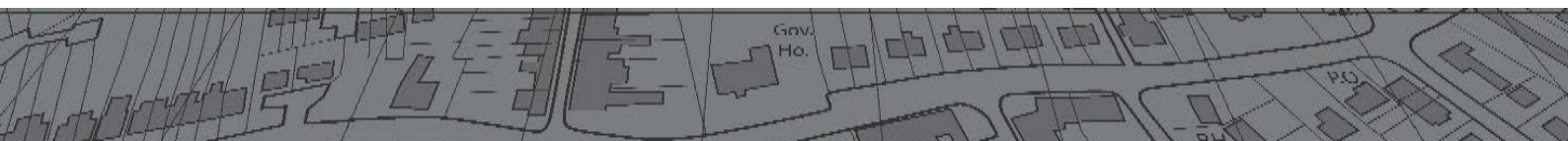
Yours sincerely,

Stephen Enders | Director
ZONE PLANNING QLD



ATTACHMENT 1

Copy of Council's Information Request



Our Ref: LM:Imc: DA/5087:AD2026/0004504

Your Ref: Q22471

20 August 2026

Scott Ryan, Evan Ryan and Paul Ryan
c/ Zone Planning Group
PO Box 5332
GLADSTONE QLD 4680
Email: sfarrington@zoneplanning.com.au

Attention: Shaunte Farrington

Dear Ms Farrington

Information Request

Given under section 12 of the Development Assessment Rules

Cook Shire Council has carried out a further review of your development application for the following premises.

Premises Details

Location - Street Address: Palmerville Road, LAURA 4892

Location - Real Property Description: Lot 52 on SP314594

All or part of above land: All

Local Government Area: Cook Shire

Application Details

Application Number: DA/5087

Approval Sought: Development Permit for a Material Change of Use

Description of Proposal: Tourist Park (18 x Units with ensuites in 6 x buildings)

Category of Development: Assessable Development

Category of Assessment: Impact Assessment

Information Requested

Cook Shire Council has determined that the following additional information is needed to assess the application:

PLANNING

Owner's consent – valid expiry date

The application is a material change of use of premises for which the applicant is not the owner. Under *section 51(2) of the Planning Act 2016*, the application must be accompanied by the written consent of the owner of the premises.

The owner's consent provided with the application is a letter from the State of Queensland, through the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (Department reference 2026/001640), dated 24 July 2026, given for the purpose of *section 51(2) of the Planning Act 2016*.

The letter states that the consent "*will expire on 24 January 2026*". That stated expiry date precedes the issue date of the letter (24 July 2026) by approximately six months. On its face, the consent therefore expired before it was issued, and the application is not currently supported by a valid, unexpired owner's consent as required under the Act.

Council recognises that this is most likely an administrative or typographical error in the drafting of the Department's letter. To resolve the matter, Council requires:

1. An amended owner's consent letter from the Department, given for the purpose of *section 51(2) of the Planning Act 2016*, that states a valid expiry date (that is, a date after the date the consent is issued) and otherwise confirms the consent relied upon for this application.

Completed Bushfire Hazard Checklist

The material accompanying the application relies on a Low bushfire risk rating derived from the Bushfire Hazard Checklist; however, a copy of the completed checklist does not appear on the application record. Council requires:

2. A copy of the completed Bushfire Hazard Checklist (using the SC6.5 form provided at Annexure A to this request), prepared for the premises, demonstrating the Low or Very Low Bushfire Hazard Rating relied upon.

Further details

The due date for providing the requested information is **three (3) months** from the date of this request, therefore you are required to respond no later than **20 November 2026**.

In accordance with section 13.2 of the Development Assessment Rules, you may respond by giving:
(a) all of the information requested; or

- (b) part of the information requested; or
- (c) a notice that none of the information will be provided.

As Cook Shire Council's assessment of your application will be based on the information provided, it is recommended that you provide all the information requested. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and the Cook Shire Council will continue the assessment of your application without the information requested.

Please note that Council may request further advice any time before the application is decided if other matters arise as a result of public notification or further assessment of the application.

For further information, if you have a query, or to seek clarification about any of these details, please contact Council's Planning and Environment Department on (07) 4082 0500 or E-mail: mail@cook.qld.gov.au.

Yours sincerely

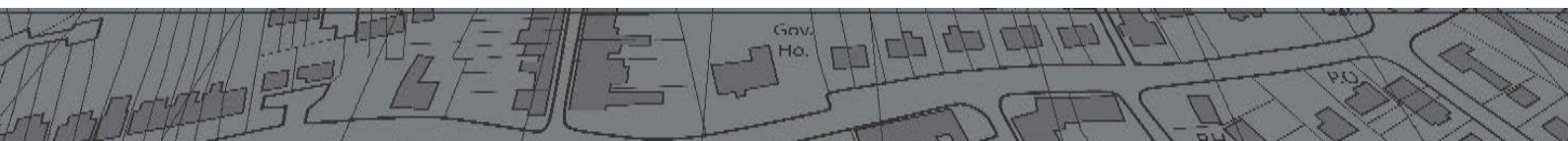


Lisa Miller
Manager Planning and Environment
Cook Shire Council



ATTACHMENT 2

Updated Consent



File / Ref number: 2026/001640

24 July 2026

Shaunte Farrington
Zone Planning Qld Pty Ltd
PO Box 5332
Gladstone Qld 4680

sfarrington@zoneplanning.com.au

Department of
**Natural Resources and Mines,
Manufacturing and Regional
and Rural Development**

Dear Shaunte

APPLICATION FOR OWNERS CONSENT TO ACCOMPANY THE DEVELOPMENT APPLICATION WITHIN PH 14/5268, DESCRIBED AS LOT 52 ON SURVEY PLAN 314594, LOCALITY OF LAURA

Reference is made to the request for owners consent required to accompany the development application for a material change of use for Nature-Based Tourism Facility (including six cabins) located within PH 14/5268, being a Rolling Term Lease for Pastoral – Low Key Tourism purposes described as Lot 52 on Survey Plan 314594, locality of Laura.

The department hereby gives owner's consent as the owner to accompany the development application for the purpose of section 51(2) of the *Planning Act 2016* for a material change of use for Nature-Based Tourism Facility (including six cabins) located within PH 14/5268, being a Rolling Term Lease for Pastoral – Low Key Tourism purposes described as Lot 52 on Survey Plan 314594, locality of Laura.

Although owner's consent for the development application has been provided, your clients are always required to comply with the purpose, terms and conditions of Rolling Term Lease PH 14/5268 for Pastoral – Low Key Tourism purposes described as Lot 52 on Survey Plan 314594 and undertake works only if and when the development application has been approved by the assessment manager or responsible entity, and in accordance with the conditions of that approval.

A copy of this letter is to be attached to your DA Form 1 as the required evidence of owners consent.

Your clients will also need to comply with all other legislative and regulatory requirements which may also include approvals that are not part of the assessment of the development application under the *Planning Act 2016* e.g. a marine park permit if in a marine park.

Further, please note that the above consent will expire on **24 January 2027**. Should the development application not be lodged with the assessment manager or responsible entity prior to this date, your clients will be required again to lodge the DA Form 1 and any attachments with this Department with a further request for owner's consent - any further request will need to be reconsidered by the Department.

It is also advised that any land use activities must comply with the *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Heritage Act 2003*.

Finally, owner's consent is required under the *Planning Act 2016* to enable the application to be considered properly made for lodging with the assessment manager or responsible entity] and is a completely separate process to assessment of the application under the *Planning Act 2016*.

Accordingly, the State may act at a later date as assessment manager or responsible entity or referral agency or affected entity in the assessment of the development application - providing owner's consent will not influence any role the State may have in this development assessment.

If you wish to discuss this matter please contact Dianne Camilleri on (07) 4222 5427.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to LST1enq@nrmmrrd.qld.gov.au. Please quote reference number 2026/001640 in any future correspondence.

Yours sincerely



Janelle Shore

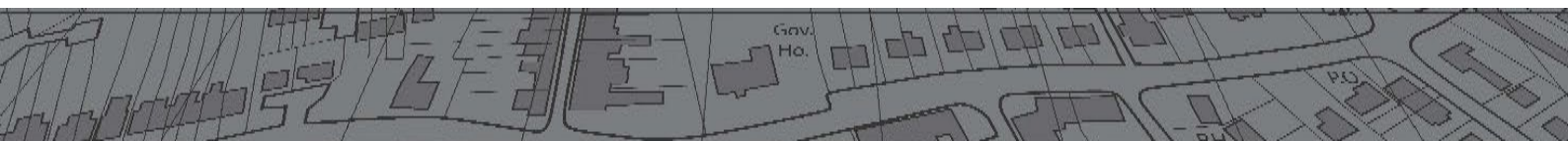
A/Senior Land Officer

A duly authorised delegate of the Minister
under the current Land Act (Ministerial) Delegation



ATTACHMENT 3

Bushfire Management Plan





Bushfire Management Plan

Fairview Station

Lot 52 Palmerville Road Laura

Lot 52 on SP314594

Cook Shire Council, Qld

Prepared by:

Wollemi Eco-Logical Pty Ltd

PO BOX 123

WAMURAN QLD 4512

Project Reference: **26500**

Version / Date: **15 September 2026**

Author: **Scott Edwards**

Prepared for:

EF PB and SE Ryan

C/- Zone Planning



Proviso

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It should be noted that the recommendations within this BMP have been formulated based on site conditions at the time of writing and utilising current best-practise hazard and impact assessment methodologies, and have been developed to reduce the potential severity of impacts on the proposed development in the event of a bushfire emergency rather than prevent impacts altogether. No guarantee is provided or assumed that the area will not be affected by bushfire at some time.



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1.0 INTRODUCTION

Wollemi Eco-Logical has been commissioned to undertake a Site-Specific Bushfire Hazard Assessment and to prepare a Bushfire Management Plan (BMP) for a proposed development on the subject site (**Figure 1**).

This report aims to assess the Bushfire Hazard and risk to the proposed development with regard to: the Queensland State Government Single State Planning Policy - Part E (SPP 2017); & the Bushfire Resilient Communities Technical Reference Guide (QFES, 2019); the *Australian Standard – Construction in Bushfire Prone Areas (AS3959:2018)*; and the Cook Shire Council (CSC) *Planning Scheme 2017 – Bushfire Hazard Overlay Code (Part 8.2.3)*; and. These references, detail State and Council requirements and guidelines, with regard to Bushfire Hazard Assessment and Risk Mitigation, for the purpose of informing suitability of development applications.

The potential Bushfire Hazard acting on the proposed development, is informed by vegetation composition and extent, slope and industry standard fuel load classifications, and assessment methodologies. Bushfire Risk Mitigation Measures are subsequently detailed in order to demonstrate compliance with Councils Planning Scheme Performance Outcomes, and to inform the safety of people and property in the event of a bushfire emergency.

1.1 Suitably Qualified Person

This BMP has been prepared by Scott Edwards, a suitably qualified and experienced Bushfire Consultant with over 25 years of relevant experience in Environmental Management & Bushfire Planning and Design experience specific to South East Queensland. Scott is the Managing Director of Wollemi Eco-Logical Pty Ltd, and has Degree qualifications in Environmental Science supported by diverse experience in Ecological Assessment, Land Management and Environmental Resource Management consistent with the requirements for suitably qualified persons as per the *SPP State Planning Policy (SPP) – Natural Hazards, Risk & Resilience – Bushfire (DSDMIP 2019)* and the supporting document *Bushfire Resilient Communities Technical Reference Guide (QFES, 2019)*.

1.2 Subject Site

Address:	Lot 52 Palmerville Road Laura.
Titles:	Lot 52 on SP314594
Local Government:	Cook Shire Council
Total Area:	734,000ha
Zoning:	Rural
Topography:	The site and surrounding areas are effectively flat.
Current Use:	Established Station and associated infrastructure.



Figure 1: Subject Site

1.3 Proposed Development

It is understood an established use is subject to a retrospective approval for a Material Change of Use for a Tourist Park on the subject site. The proposed development layout is represented in **Figure 2**.

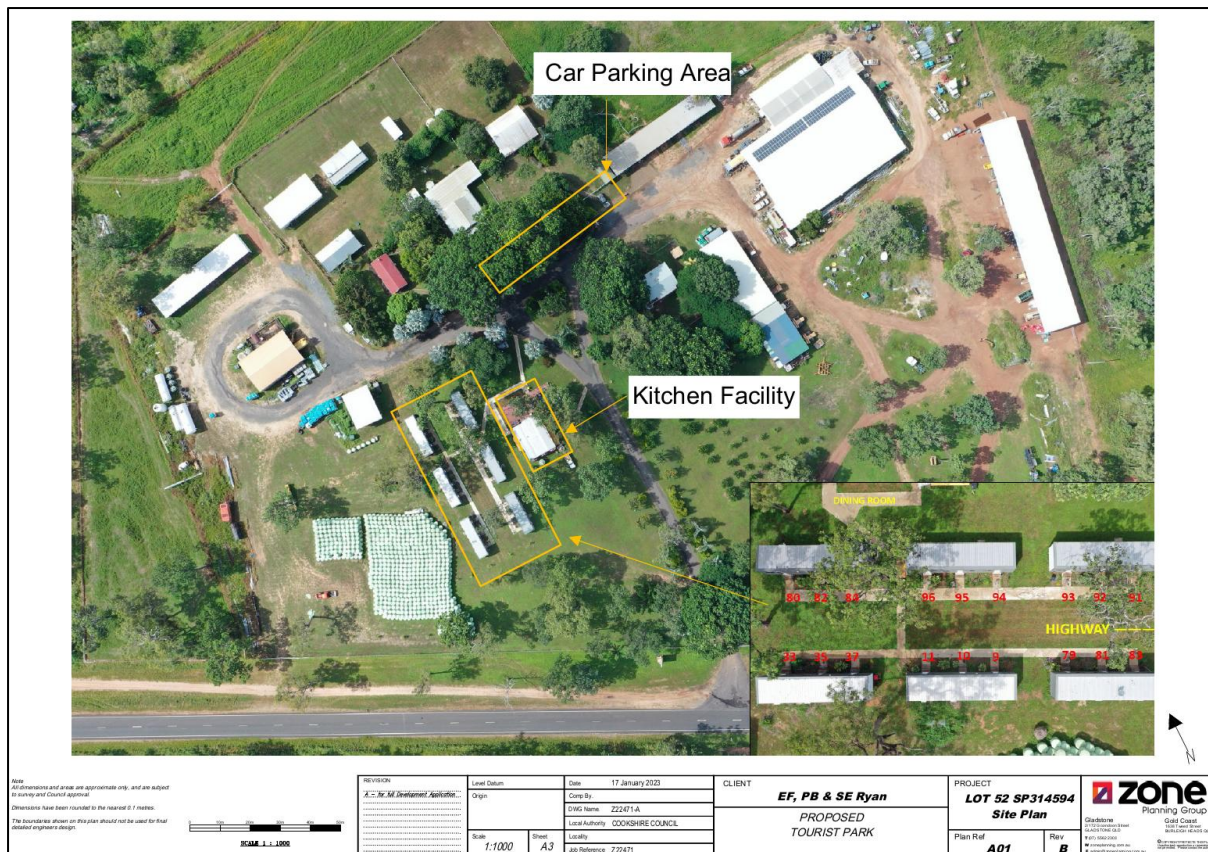


Figure 2: Proposed Development Location

2.0 Bushfire Hazard Assessment

The prevalence of Bushfire in the landscape is dependent on vegetation type and fuel load available to sustain a bushfire. Bushfire intensity and rate of spread are influenced by fuel load, (including type and extent of vegetation), topography and to a lesser extent aspect. Land uses surrounding potentially hazardous vegetation, and consequently the connectivity of vegetation communities, all influence the potential for a bushfire to develop and be sustained.

2.1 Current Bushfire Hazard Mapping

A review of State Bushfire Hazard Overlay Mapping, as maintained by the Department of State Development, Infrastructure Local Government & Planning (DSDILGP), revealed the site is within a potential bushfire hazard area (**Figure 3**).

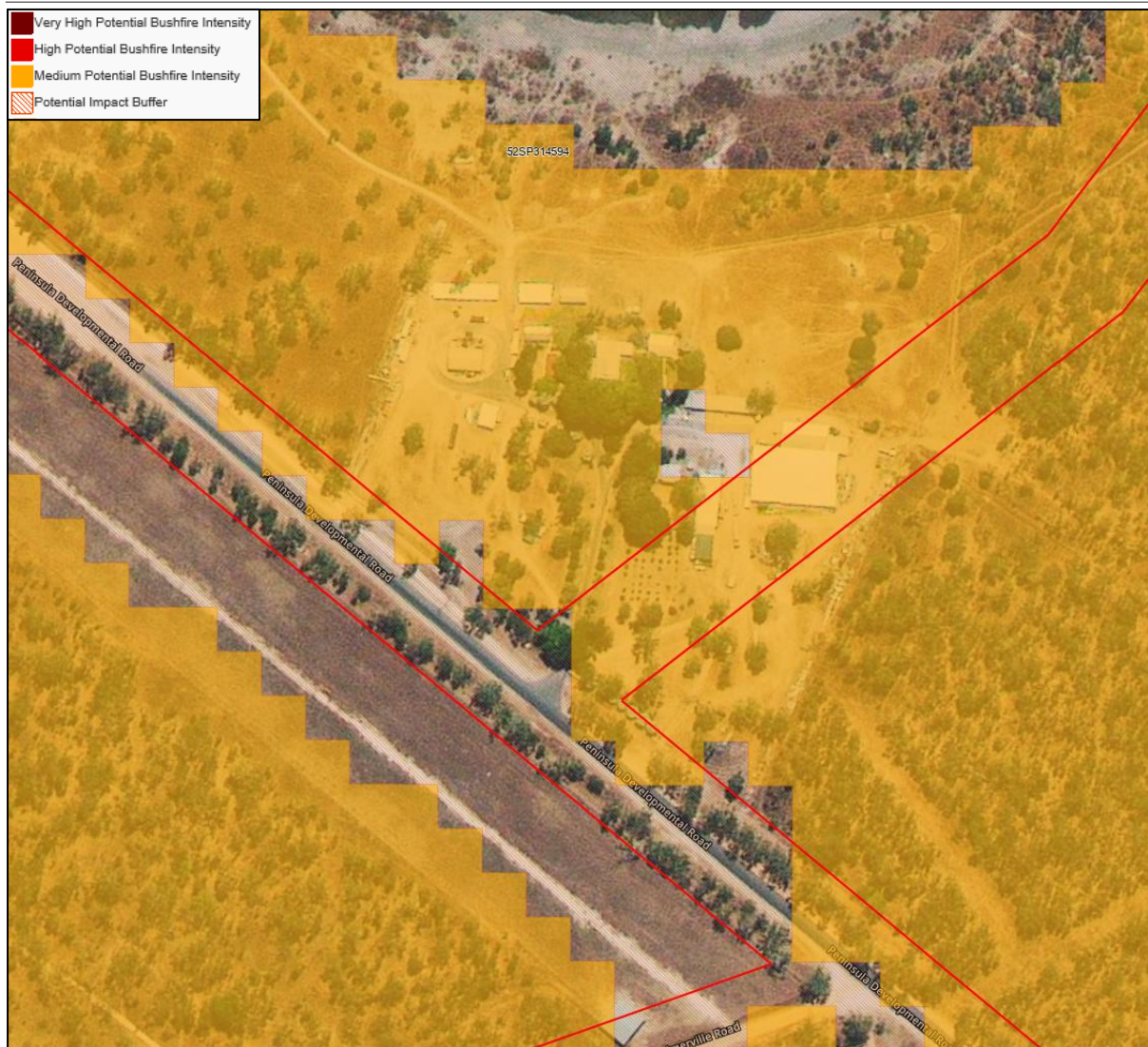


Figure 3: State Bushfire Hazard Overlay Mapping

To verify the Council Bushfire Hazard mapping, a Site-Specific Bushfire Hazard Assessment is triggered, and is addressed below.

2.2 On-Site Hazard Assessment

This site-specific Bushfire Hazard Assessment, Classification, Fire-line intensity and Management Plan, references: *State Planning Policy (SPP) – Natural Hazards, Risk & Resilience – Bushfire* (DSDMIP 2019); *A new methodology for state-wide mapping of bushfire prone areas in Queensland*. CSIRO, Australia. (2014)¹; the Bushfire Resilient Communities Technical Reference Guide (QFES, 2019)²; the Bushfire Attack Level (BAL), Building setback requirements and Construction Standards as per the Australian Standard AS3959:2018 -

¹ This methodology updates the calculations apparent in the Australian Standard AS3959: 2018 based on current fire weather modelling and includes detailed Vegetation Hazard Classes, used to inform State-wide Mapping.

² The Bushfire Resilient Communities Technical Reference Guide (QFES, 2019), supports the SPP 2017 by providing technical guidance for bushfire hazard assessment and bushfire management Planning.



*Construction of buildings in bushfire prone areas*³; and current industry best-practice assessment and Risk Mitigation Measures in compliance with the SPP Assessment Benchmarks where triggered. Additionally, this BMP will address the requirements of the proposed development against Cook Shire Council (CSC) *Planning Scheme 2017 – Bushfire Hazard Overlay Code (Part 8.2.3)*, with regard to the proposed development.

Vegetation composition and extent, slope and industry standard Fuel Load calculations will be used to determine the Potential Bushfire Hazard acting on the proposed development.

Two key features of the landscape strongly contribute towards the behaviour of bushfires:

1. Vegetation community structure/composition

The structure and composition of vegetation communities determine the rate at which dry fuel accumulates. Some vegetation communities protect fuel from drying out in all but extreme bushfire seasons, making the vegetation susceptible to very destructive bushfires, whilst other vegetation communities may expose fuels to drying and therefore be frequently available for burning.

2. Slope

As a general rule, bushfire intensity and the rate of spread of bushfires rises in proportion to slope, with bushfires burning faster uphill and slower downhill. Studies have shown that the speed and intensity of fires moving up slopes generally doubles every 10 degrees of slope. Steeper slopes also increase the difficulty of constructing ring roads and firebreaks and limit the access for emergency crews.

Several investigative tools were utilised to determine the site specific bushfire hazard risk including:

- A review of local aerial photography;
- A review of site and local topography;
- Review of site development plan;
- A review of DoR Regional Ecosystem Mapping; and
- An inspection of the site.

The risk assessment comprised an analysis of the site and the surrounding lands (i.e. within 100m) to determine characteristic bushfire risk based on Vegetation Hazard Classifications for vegetation within 100m of the site.

³ The Australian Standard AS3959: 2018 defines Fire Danger Index as the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long and short term drought effects.

2.2.1 Site Specifics

A summary of the findings of the site assessment is provided:

1. Site access is via the Peninsula Development Road, a formed public, bitumen roadway from the immediate southwest of the site. Internal site access is via an established sealed access driveway, and includes an established internal access network.
2. The subject site contains an established station, homestead and associated infrastructure, and the subject development (including accommodation, kitchen etc).
3. The site is effectively flat.
4. Regulated Vegetation as maintained by Qld Department of Resources (DoR), maps adjacent areas to the southeast and southwest of the proposed development as containing Regional Ecosystem (RE) 3.5.39, and described as '*Eucalyptus tetrodonta* +/- *Corymbia clarksoniana* woodland on sand plains' (Refer **Figure 4**).
5. Adjacent vegetation to the northeast through northwest contains scattered trees and shrubs associated with managed grazing land management.



Figure 4: Regional Ecosystem Mapping



2.2.2 Vegetation Classification

The structure and composition of vegetation communities determine the rate at which dry fuel accumulates. Some vegetation communities protect fuel from drying out in all but extreme bushfire seasons, making the vegetation susceptible to very destructive bushfires, whilst other vegetation communities may expose fuels to drying and therefore be frequently available for burning.

Vegetation communities surrounding the proposed development were referenced against mapped RE's in the general vicinity, and Vegetation Hazard Classifications and Potential Fire-line Intensity calculations as detailed in the *Bushfire Resilient Technical Reference Guide* (QFES 2019). Potential Fuel Load calculations were undertaken on site to validate vegetation classifications and subsequently potential bushfire hazard to the proposed development.

Vegetation ecotones result in varying fuel load availability. Subsequently, vegetation communities have been referenced against predominant vegetation with highest fuel loads with regard to potential sources of Bushfire Hazard posed to the proposed development. Observed vegetation communities are described in **Table 1**.

Patch Filtering

Where applicable, Patch Filtering is been applied as per BRCTRG 2019, which specifies in Section 4.2.6, Step 2 '*downgrade the effective fuel load of continuous vegetation patches measuring (a) 1 to 2 hectares (by 66 %), and (b) 2-3 hectare patches (by 50 %) if the patch is surrounded by either non-continuous fuel or a low-hazard vegetation of land use type, and if the patch is further than 100m from and any other continuous-fuel vegetation patch greater than 2 hectares*'.

Corridor Filtering

Where applicable, Corridor filtering is been applied as per BRCTRG 2019, which specifies in Section 4.2.6, Step 3: To '*remove narrow corridors and areas of continuous fuel <50m in width that are not sufficiently wide to support a fully developed flame front. These areas are less likely to ignite due to their disconnection with fuels that can carry running fire fronts...is likely to result in fireline intensity of <4000 kW/m, and this presents a low hazard to land use planning and development assessment*'.

Table 1 Vegetation Hazard Classifications

Direction of Bushfire Hazard	Vegetation Description (Sub-Unit – if relevant)	DoR Regional Ecosystem	Vegetation Hazard Class (QFES, 2019)	Potential Fuel Load (t/ha)	Potential Fire-line Intensity (kw/m)	Potential Bushfire Hazard
Northeast through northwest	Scattered trees and shrubs associated with grazing land management	NA	Class 40.4 Continuous low grass or tree cover	5t/ha	<4000	Low
Southeast	Managed landscapes transitioning to woodland	RE:3.5.39	Class 14.2 Woodlands dominated by Darwin stringybark, Melville Island bloodwood or scarlet gum	12.6t/ha	4,791	Medium
Southwest through south	Roadside vegetation and grassland	NA	Class 40.4 Continuous low grass or tree cover	5t/ha	<4000	Low

2.2.3 Potentially Hazardous Vegetation

Based on the above assessment, vegetation posing a Medium Potential Bushfire Hazard to the proposed development is limited to that from the southeast. These vegetation communities have the potential to accumulate moderate fuel loads and subsequently present a potential Bushfire Hazard to the proposed development. However, it is noted that this vegetation is located >100m from the proposed development footprint.

Vegetation in all other directions within 100m of the proposed development footprint have been classified as containing low threat vegetation. Consequently, and due to the >100m of low threat vegetation in all directions, the proposed development is considered to be within a low potential bushfire hazard area.

The following section details Bushfire Risk Mitigation measures to be implemented on the site to address the code compliance requirements for the proposed development.



3.0 Bushfire Risk Mitigation Measures

The following section describes Bushfire Risk Mitigation measures, recommended to be utilised at the subject site to reduce the risk of Bushfire impacting on people and property.

The scope of proposed Bushfire Risk Mitigation Measures have been drawn from the following sources:

- the *Queensland State Government Single State Planning Policy - Part E (SPP 2017)*;
- the *Bushfire Resilient Communities Technical Reference Guide (QFES, 2019)*;
- the Cook Shire Council (CSC) Planning Scheme 2017 – Bushfire Hazard Overlay Code (Part 8.2.3); and
- the Australian Standard (AS3959:2018) - *Construction of buildings in bushfire prone areas*.

The intent of the above legislation is to protect people and premises in the event of a bushfire emergency, through achieving acceptable Performance Outcomes for the development given the identified bushfire hazard. Performance Outcomes are generally achieved by appropriate separation of a development from bushfire hazard, appropriate access for fire-fighting vehicles, and appropriate construction standards of buildings. Additional factors are detailed where considered appropriate.

3.1 Asset Protection Zones

Asset protection zones (APZ's) provide a defensive tool to assist in the reduction of potential bushfire impact to people and property situated in bushfire prone areas. APZ's are the most strategically valuable defence against radiant heat and flame, and to a lesser extent, embers.

Whilst APZ's should prevent buildings from being subjected to direct contact from flames, and reduced levels of radiant heat in the event of a bushfire, building construction standards will also be key to ensuring the performance of buildings subjected to ember attack. Applicable Bushfire Attack Levels for the proposed development is determined in **Section 3.2**.

Based on the above Bushfire Hazard Assessment, APZ's may be required adjacent the proposed development. These are detailed in the following section.

3.1.1 Performance Outcomes

APZ and setback distances have not been prescribed in the SPP 2017. The SPP refers to 'provision of appropriate defendable space between dwellings and medium or above Bushfire Hazard'. The *Bushfire Resilient Communities Technical Reference Guide (QFES, 2019)*, refers to determining APZ's based on achieving a maximum 29kW/m² radiant heat flux exposure. This is achieved by using either the *Method 2 Bushfire Attack Level Assessment as per the AS3959:2018 for Construction of Buildings in Bushfire Prone Areas* or *Bushfire Asset Protection*



Zone Width Calculator (QFES, 2019), which uses the calculations underpinned by the AS3959, 2018 calculation.

The *CSC Bushfire Hazard Overlay Code (Part 8.2.3)* does not have specific requirements for APZ's.

Consequently, and as per the *Bushfire Resilient Communities Technical Reference Guide* (QFES, 2019), the required setbacks (APZ's) detailed in the AS3959-2018, with regard the minimum distance required to achieve achieving a maximum 29kW/m² radiant heat flux exposure for the proposed development, are considered appropriate to inform the identified bushfire hazard to the proposed development and consequently meeting the intent of Councils Planning Scheme and State Methodologies.

Subsequently, the following section details the minimum distance required to achieve a maximum 29kW/m² radiant heat flux exposure for the proposed development, to inform APZ's.

3.2 Bushfire Hazard & APZ Modelling

The Building Code of Australia (BCA) requires all Class 1-3 and 10a buildings associated with a dwelling, to be constructed in accordance with the Australian Standard 3959 (2018) - *Construction of buildings in bushfire-prone areas* (AS3959:2018). This Standard provides minimum construction standards for new dwellings in designated Bushfire Prone Areas.

The construction standards are intended to improve the performance of buildings subjected to burning debris, radiant heat or flame contact. The AS3959:2018 methodology prescribes Bushfire Attack Levels (BAL's) to the facades of proposed buildings to which corresponding construction safety standards are applied. AS3959-2018 defines Bushfire Attack Levels as:

'A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, which is the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire.'

3.2.1 Bushfire Modelling

In accordance with the Australian Standard – Construction of Buildings in Bushfire-prone Areas (AS3959:2018), an Assessment of the required APZ's and construction standards for the proposed development has been undertaken based on the potential Bushfire Hazard adjacent the proposed development location as detailed above (**Table 2**).

This assessment has been based on the following assumptions:

- A Fire Danger Index (FDI) of 53 (QFES - 2026);

- Proposed development will be located in the layout as represented in **Figure 2**.
- Fuel load calculations (Method 2 BAL) for potentially hazardous vegetation adjacent the proposed development have been detailed in Table 1.

Additional parameters used to determine the minimum distances for relative BAL ratings are detailed in the following Table/s.

Table 2: APZ Modelling - Potentially Hazardous Vegetation: Southeast

Calculated September 15, 2026, 10:11 am (MDC v4.9)			
Lot 52 Palmerville Road Laura - SE			
Minimum Distance Calculator - AS3959:2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	53	Rate of spread	0.73 km/h
Vegetation Classification	Woodland	Flame length	6.29 m
Understorey fuel load	10.8 t/ha	Flame angle	55 °, 65 °, 74 °, 79 °, 81 ° & 86 °
Total fuel load	12.6 t/ha	Elevation of receiver	2.48 m, 2.72 m, 2.83 m, 2.81 m, 2.76 m & 2.15 m
Vegetation height	n/a	Fire intensity	4,791 kW/m
Effective slope	1 °	Transmissivity	0.889, 0.879, 0.864, 0.845, 0.833 & 0.759
Site slope	1 °	Viewfactor	0.5889, 0.4279, 0.2891, 0.1938, 0.1569 & 0.0431
Flame width	100 m	Minimum distance to < 40 kW/m ²	5.2 m
Windspeed	n/a	Minimum distance to < 29 kW/m ²	7.2 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m ²	10.7 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m ²	15.9 m

As previously detailed, vegetation in all directions within 100m of the proposed development footprint have been classified as containing low threat vegetation. Consequently, no APZ's are applicable to the proposed development .

3.2.2 Bushfire Attack Level Assessment

In accordance with AS3959:2018, the required Bushfire Attack Level for the proposed development on the subject site has been determined. Based on the above assessment of Low Potential Bushfire hazard within 100m, proposed residential structures are considered to be subject to BAL Low Construction standards. The kitchen and associated structures are not considered to be Class 1-3 structures, and consequently do not trigger assessment against the Australian Standard – Construction of Buildings in Bushfire-prone Areas (AS3959:2018).

3.3 Landscaping and Vegetation Management

The landscaping and ongoing management of vegetation in areas susceptible to Bushfire Hazard is an important tool to mitigate bushfire risk. The *CSC Bushfire Hazard Overlay Code (Part 8.2.3)* (PO3) prescribes '*Landscaping does not increase the potential bushfire risk*'.

As previously detailed, vegetation in all directions within 100m of the proposed development footprint have been classified as containing low threat vegetation.

Consequently, Landscaping and vegetation retention within the site should consider the following guidelines:

- Immediately adjacent proposed buildings should either be fully cleared and regularly maintained (i.e. lawn) or retain trees as isolated individuals, small, isolated clumps or islands and provide a tree canopy cover of less than 15% and tree canopies should be located greater than 2 metres from any part of the roofline of a building. Any trees should have lower limbs removed up to a height of 2 metres above the ground.
- Any landscaping performed on site shall maintain the development site effectively free of available fuel. Landscaping plants may be used in this area so long as they are selected for their low combustibility, by virtue of high moisture content, low volatile oil content, high leaf mineral levels, large fleshy leaves, and absence of shedding bark. They should be placed so as to not provide either vertical or horizontal connectedness of plant material, and avoid overhanging rooflines or contact with flammable parts of buildings. Any planted trees should be of species which grow to over 2m, to maintain separation between lower canopy and the ground.
- Turf is to be maintained regularly to reduce the potential for long grass to fuel an advancing fire toward buildings.

3.4 Emergency Access & Egress

New developments in bushfire prone areas should be serviced by safe access/exit points for both residents and emergency services personnel in the event of an emergency. The development is to avoid entrapment potential, provide safe and effective access for emergency services vehicles and safe evacuation routes for occupants.

The *CSC Bushfire Hazard Overlay Code (Part 8.2.3)* (PO2) prescribes ‘*Development maintains the safety of people and property by avoiding Bushfire Hazard areas or mitigating the risk of bushfire hazard through lot design, firebreaks, emergency vehicle access, safe evacuation and adequate water supply*’.

The proposed development is located immediately adjacent the Peninsula Development Road, a formed public, bitumen roadway from the immediate southwest of the site. Internal site access is via an established sealed access driveway, and includes an established internal access network. Given the established nature of the site and use, and the determination that the development is considered to be within a low potential bushfire hazard area, site access and egress is considered appropriately serviced by the existing road network in accordance with the *Qld Fire & Emergency Services (QFES) Fire Hydrant and Vehicle Access Guideline* and the intent of PO2 of the Bushfire Hazard Overlay Code.



3.5 Water Availability for Fire-Fighting Purposes

The *CSC Bushfire Hazard Overlay Code (Part 8.2.3)* (PO5) prescribes *‘The development provides adequate water supply for firefighting purposes, safely located and freely accessible for firefighting purposes at all times’*. The proposed development is serviced by on site water storage, including the following:

- 4 x 5000L water tanks (adjacent the Kitchen building)
- 2 site dams servicing the site:
 - Smaller dam is clean water for tank supply run through filters pumped daily by solar pumps
 - Larger lake behind homestead is for water supply for grounds maintenance this is pumped by electric pump powered by mains supply
- Two 33000lt tanks for potable water supply powered by Mains power
- In addition, it is understood the site is serviced by a dedicated water tanker with fire canon.

Water volume and supply is considered more than sufficient to service the site in the event of a bushfire emergency. It is recommended that water draw off points for residential buildings (cabins) be supported by a hardstand area within 10m of buildings, and provided with fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling.

Subsequently, the proposed development is considered appropriately serviced by water in the event of a bushfire emergency in accordance with the Bushfire Hazard Overlay Code and with the *Qld Fire & Emergency Services (QFES) Fire Hydrant and Vehicle Access Guideline*.

4.0 Emergency Management Procedures

4.1 Fire Danger Ratings

The Fire Danger Rating (FDR) is an early indicator of potential danger and should act as your first trigger for action. The higher the rating, the greater the need for you to act.

The FDR is an assessment of the potential fire behaviour, the difficulty of suppressing a fire and the potential impact on the community should a bushfire occur on a given day. FDR's are currently categorised in 4 categories (Moderate, High, Extreme & Catastrophic (refer **Figure 5**), as detailed on the QFD website <https://www.fire.qld.gov.au/prepare/bushfire/fire-danger-ratings> (current as at September 2026).

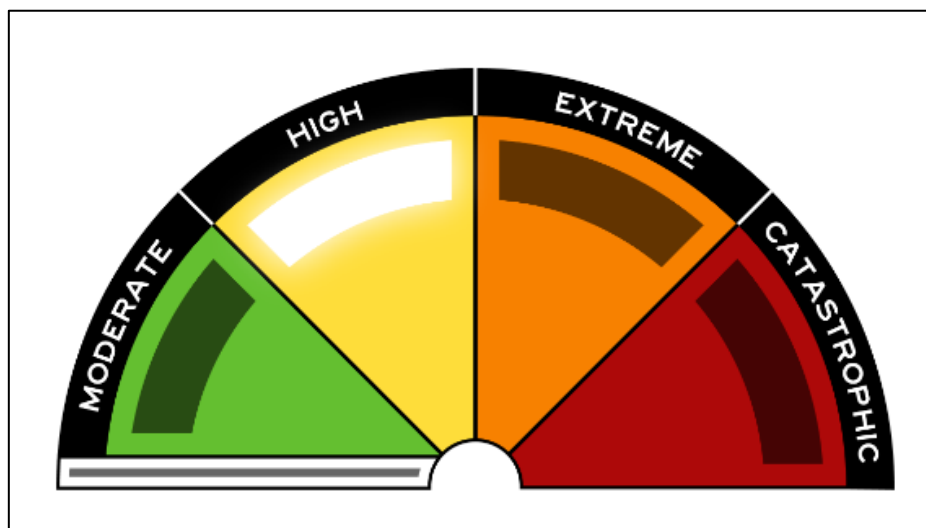


Figure 5: Fire Danger Rating

Given the proposed development use, the low potential bushfire hard posed within 100m of the proposed development footprint, and the relatively isolated nature of the site, no specific recommendation for removal of personnel from site is considered applicable. Sheltering in place is recommended in the event of a bushfire emergency on adjacent areas.

4.2 Bushfire Warnings

All Queenslanders should be familiar with the official Bushfire Warnings system. When there's a bushfire in your area, it's up to you to take notice, seek information, make decisions and act.

4.2.1 Tune into Warnings:

'Don't assume you'll receive a warning as a fire approaches and don't assume a fire crew will be available to assist every home, business, facility. It's up to you to monitor conditions, know



what the Fire Danger Rating is each day and to tune into local media including radio, social media and websites’.

Refer to the ‘Current Bushfire & Warnings’ section of the Queensland Fire Department website, for warnings in your area, and located here (current as at September 2026):

<https://www.fire.qld.gov.au/prepare/bushfire/tune-in-to-warnings>

4.2.2 Bushfire Warning Levels & Actions

There are three formal Bushfire Warning levels, as managed by Queensland Fire Department (refer **Figure 9**):



Figure 9: Bushfire Warning Levels (source QFD)

1. Advice Warning – Monitor Status

Advice warnings are yellow.

Advice warnings mean you are not in danger, but you need to be alert and listen for warnings in case the hazard gets worse or closer to you.

At this level of warning you will be asked to **stay informed**. You should:

- Note there is a fire nearby
- Decide what you will do if the situation changes
- Tune in to local radio or log on to the web or social media to stay informed
- Review your Bushfire Emergency Procedures.



2. Watch & Act Warning – Conditions are Changing

Watch and Act warnings are orange.

If there is a Watch and Act warning issued for your area, you could be in danger because conditions are changing. You need to act now to be safe.

When a Watch and Act warning is issued for your area, there is a heightened level of threat, you need to be aware of your situation and take action to be prepared and protect yourself and all site personnel. Start taking action and follow your Bushfire Emergency Procedures Plan.

At this level of warning, you will be asked either to leave now or be prepared to leave. Be aware that:

- There is a heightened level of threat





- Bushfire conditions in your area are changing
- A fire is approaching you
- Your life may come under threat
- You need to start taking appropriate action now to protect yourself and your family
- You could be impacted and should prepare to enact your Bushfire Emergency Procedures Plan.

3. **Emergency Warning – You are In Danger**

An Emergency Warning is red.

This is the highest level of warning. Emergency Warnings mean you are in danger and you need to act **IMMEDIATELY** to be safe. The warning will list the actions you need to take to survive.



Act on your Bushfire Emergency Procedures Plan now.

When an Emergency Warning is issued for your area, you are in danger. At this level of warning, you will be asked to leave immediately, seek shelter or seek shelter immediately if conditions have become too dangerous to leave. You should:

- Take immediate action recommended by the QFD in its warning message
- Enact your Bushfire Emergency Procedures Plan
- Make sure you are ready for any emergency and prepare for the fire to impact where you are if you are not able to leave.

4.3 Sheltering in Place

Given the proposed development use, the low potential bushfire hard posed within 100m of the proposed development footprint, and the relatively isolated nature of the site, no specific recommendation for removal of personnel from site is considered applicable. Sheltering in place is recommended in the event of a bushfire emergency on adjacent areas.

Assembly is accommodation cabins and/or associated kitchen, is considered appropriate to act as a shelter for site personnel for while the bushfire front passes, **unless otherwise advised/directed by emergency services personnel. Where shelter during a fire front occurs, please ensure Emergency Services are aware of the number and location of personnel on the site.** Where sheltering in vehicles is undertaken, vehicles should be running with AC on recirculation to reduce smoke inhalation.

4.3.1 Personnel Register

In order to appropriately mitigate the exposure of people to the risks associated with bushfire, it is recommended to keep an accurate account of all personnel on site at any given time. In the event of a Bushfire Emergency, it is imperative that all personal on site are accounted for, assembled, and evacuated from site where required.



Consequently, it is recommended that a personnel register be maintained for the site, and to be managed in a manner that is practical for the operation of the facility. In the event of a bushfire emergency, all individuals known to be on site are subsequently able to be accounted for. This is both important for the safety of people on site and for the safety of Emergency Services personnel in locating individuals potentially at risk on site, in the event of a bushfire emergency.

4.3.2 Roles and Responsibilities

It is recommended that nominated Fire Warden/s be identified and have a presence at all times the facility is used for its core function. A Fire Warden's role is to enact the requirements of this Bushfire Management Plan with regard to the notification, assembly and evacuation of site personnel, operation or sprinkler systems, liaison with Emergency Services personnel, and any other related task with ensuring site personnel are appropriately coordinated and advised of hazard and required actions in the event of a bushfire emergency.

To support this role, it is recommended that all staff are inducted into emergency management procedures, and all site personnel are kept informed of these procedures in the event of a bushfire emergency. Additionally, each built structure on site is to be provided with emergency procedures, including site map showing assembly and sheltering locations.



5.0 Recommendations and Conclusions

This report details the assessment of Bushfire Hazard and risk mitigation measures acting on the proposed development, with consideration to the requirements of: the *Queensland State Government Single State Planning Policy - Part E* (SPP 2017); the *Bushfire Resilient Communities Technical Reference Guide (QFES,2019)*; the Australian Standard (AS3959:2018) - *Construction of buildings in bushfire prone areas*; and the *Cook Shire Council (CSC) Planning Scheme 2017 – Bushfire Hazard Overlay Code (Part 8.2.3)*.

Based on the above assessment, vegetation within 100m of the proposed development footprint have been classified as containing low threat vegetation (Refer Section 2.2). Consequently, and due to the >100m of low threat vegetation in all directions, the proposed development is considered to be within a low potential bushfire hazard area.

The following Bushfire Risk Mitigation Measures, as detailed above, are considered appropriate to substantially mitigate the Bushfire Hazard acting on the proposed development:

- Asset Protection Zone (APZ) widths have been determined for areas of the proposed development (refer Section 3.2). As previously detailed, vegetation in all directions within 100m of the proposed development footprint have been classified as containing low threat vegetation. Consequently, no APZ's are applicable to the proposed development .
- BAL determination and Construction Standard requirements have been considered for the proposed development (refer Section 3.2). Based on the above assessment of Low Potential Bushfire hazard within 100m, proposed residential structures are considered to be subject to BAL Low Construction standards. The kitchen and associated structures are not considered to be Class 1-3 structures, and consequently do not trigger assessment against the Australian Standard – Construction of Buildings in Bushfire-prone Areas (AS3959:2018).
- Vegetation management within the site has been detailed to ensure low fuel availability and reduced connectivity to buildings (refer Section 3.3).
- Vehicular Access and Egress of the proposed development has been considered (refer Section 3.4). Given the established nature of the site and use, and the determination that the development is considered to be within a low potential bushfire hazard area, site access and egress is considered appropriately serviced by the existing road network in accordance with the *Qld Fire & Emergency Services (QFES) Fire Hydrant and Vehicle Access Guideline* and the intent of PO2 of the Bushfire Hazard Overlay Code.
- Water Availability for Fire-fighting Purposes as per Councils Planning Scheme has been detailed and recommendations to achieve compliance have been made (refer Section 3.5). The proposed development is serviced by on site water storage Water volume and supply is considered more than sufficient to service the site in the event of a



bushfire emergency. It is recommended that water draw off points for residential buildings (cabins) be supported by a hardstand area within 10m of buildings, and provided with fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling. Subsequently, the proposed development is considered appropriately serviced by water in the event of a bushfire emergency in accordance with the Bushfire Hazard Overlay Code and with the *Qld Fire & Emergency Services (QFES) Fire Hydrant and Vehicle Access Guideline*.

- Emergency Procedures have been provided to inform the proposed development in the unlikely event of a bushfire emergency (refer Section 4).

This assessment has been undertaken based on vegetative condition and bushfire hazards identified on and adjacent the subject site in September 2026.

It should be noted that the recommendations within this BMP have been formulated based on site conditions at the time of writing and utilising current best-practise hazard and impact assessment methodologies, and have been developed to reduce the potential severity of impacts on the proposed development in the event of a bushfire emergency rather than prevent impacts altogether. No guarantee is provided or assumed that the area will not be affected by bushfire at some time.

Site occupants should seek advice from the local fire authority every 5 years (as a minimum) to ensure the subject recommendations remain appropriate as site conditions and hazard assessment methodologies may change over time.

Bushfires are an intrinsic part of Australia's environment, are often unpredictable, and have potentially extremely serious consequences. All Queenslanders should be familiar with the official Bushfire Warnings system and have a completed Bushfire Survival Plan. Print ready guides for preparing a Bushfire Survival Plan and to assist in the interpretation of the official Bushfire Warnings system are available for download from the Rural Fire Service Queensland website:

Current Bushfires: <https://www.fire.qld.gov.au/Current-Incidents>

Bushfire Warnings: <https://www.fire.qld.gov.au/prepare/bushfire/tune-in-to-warnings>

Bushfire Survival Planning: <https://www.fire.qld.gov.au/prepare/bushfires>

Fire Danger Ratings: <https://www.fire.qld.gov.au/prepare/bushfire/fire-danger-ratings>

There are three formal Bushfire Warning levels:



Advice

Monitor conditions and review your bushfire survival plan.



Watch and act

Conditions are changing. Start taking action and follow your bushfire survival plan.



Emergency Warnings

You are in danger. Act on your bushfire survival plan now.