

Park Rise Woodford – Bushfire Management

The proposed development has been designed with perimeter roads, both separating lots from potential sources of bushfire hazard, and providing clear access and egress routes for site evacuation, and access for emergency services vehicles in the event of a bushfire emergency.

Access to dwellings at Park Rise Estate is provided via Forest Drive along the southern boundary of the estate and into internal roads. These roads shall provide safe and effective access and egress for emergency vehicles and occupants in the event of a bushfire. Current routes are constructed in accord with the QLD Fire & Emergency Services (QFES) Fire Hydrant and Vehicle Access Guidelines, and consequently are considered appropriate to accommodate a turning area for fire-fighting appliances.

From Forest Drive egress can be to the east along Windsor Street or to the South along Cemetery Road past the Woodford Golf Course.

The proposed development has access to mains electrical supply. Where practicable electrical transmission lines are being installed underground. This substantially increases safety of access and egress in a fire scenario.

The proposed development is on a reticulated water supply, and it is subsequently understood this supply meets the minimum flow and pressure characteristics (i.e. 10L/sec at 200kPa) for fire-fighting purposes at all times.

The development design provides for safe and efficient access and egress via Forest Drive, Windsor Street and Cemetery Road and internal estate roads, which by design allow for efficient access by fire-fighting and other emergency vehicles and safe and efficient egress for evacuation away from the most likely direction of bushfire attack.

The proposed development complies with State planning Policy 2017 and the Moreton Bay Regional Council Planning Scheme 2016 (version 4 – Amendment 1 2020) bushfire hazard overlay map within the Township Zone Code.