

BUSH FIRE THREAT ASSESSMENT REPORT

RIVERSIDE ESTATE

Lots 10 and 40 in DP 270100
and Lot 9 in DP 270561

TEA GARDENS



**PREPARED BY
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Executive Summary

This Bush Fire Risk Assessment has been prepared for the Riverside Estate which is to be located at Tea Gardens in the MidCoast Local Government Area (Lots 10 and 40 in DP 270100 and Lot 9 in DP 270561).

The proposed subdivision is considered acceptable from a bush fire hazard perspective and no dwellings will be created with a requirement exceeding BAL-29. The proposal will not increase any bush fire risk in the Tea Gardens locale.

1.0 INTRODUCTION

Tattersall Lander Pty Ltd has been commissioned to undertake a Bush Fire threat Assessment for the proposed Riverside Estate subdivision at Tea Gardens. The development site is identified as Lots 10 and 40 in DP 270100 and Lot 9 in DP 270561.

This Bush Fire Risk Assessment is based upon the guidelines as defined in the document, *Planning for Bush Fire Protection Guidelines 2006*, which has been written by the *NSW Rural Fire Service*. This assessment outlines the risk posed from bush fire, and hence identifies the constraints with regard to bush fire, thereby providing direction to the proposed development, and ultimately assessing the acceptability or otherwise of the development.

This report has been prepared by myself (Ben Folbigg); I have a Diploma in Planning for Bush Fire Protection and am BPAD accredited (Level 2) with the FPA Australia.

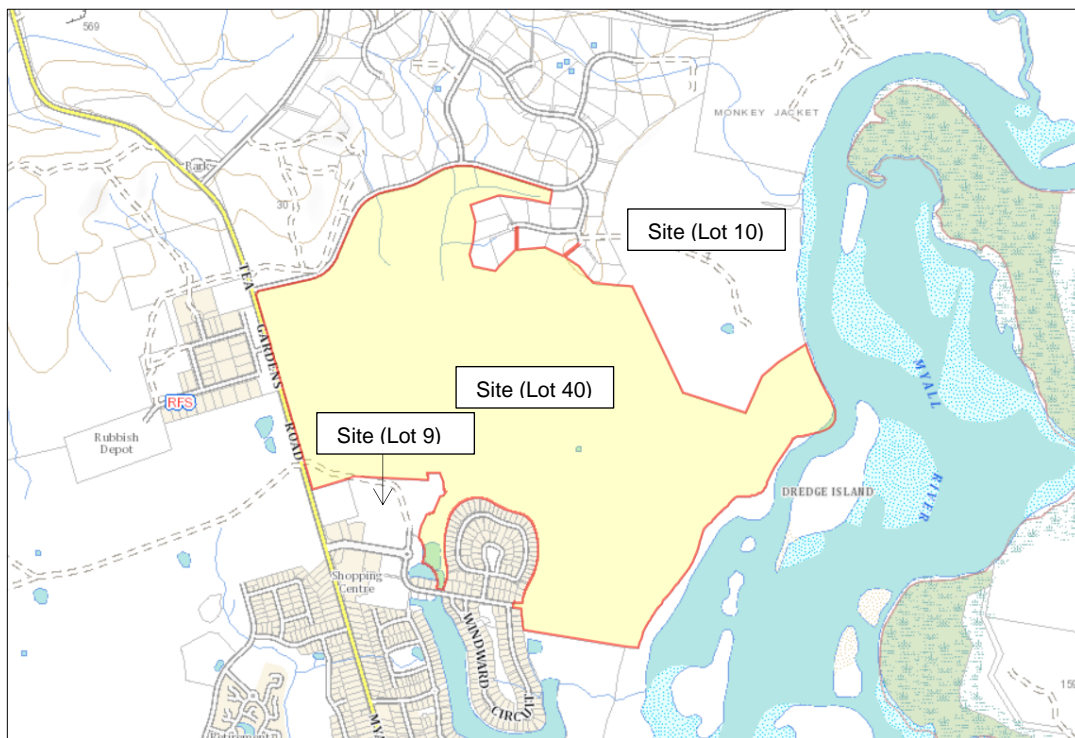


Figure 1 – Site Location

2.0 METHODOLOGY

This assessment is conducted entirely in accordance with the guidelines, as outlined in *Planning for Bush Fire Protection* (NSW Rural Fire Service) 2006 (PBP).

This assessment:

- identifies the slope and aspect of the property;
- identifies all vegetation categories within 140 metres of the site;
- determines the bush fire attack category which applies to the site;
- identifies Asset Protection Zones/Setbacks;
- identifies the bush fire Construction level required in relation to the above for the proposed development (AS 3959-2009)

3.0 SITE DESCRIPTION

The subject site is comprised of three large lots with an area exceeding two square kilometres. The topography of the site is predominantly flat. Vegetation on the site is comprised of forest, grassland, and saline wetland.

Aerial photographs of the site and surrounds are provided in Appendix A.

The site is located in the MidCoast Local Government Area (LGA) and hence is afforded a Fire Danger Index (FDI) rating of 80.

4.0 THE PROPOSAL

The proposal is for multi staged subdivision which it is anticipated will result in 725 residential lots. The proposal also includes a bush fire maintenance plan (BMP) and this plan is included in the appendices. The BMP identifies bush fire threat reduction measures and also provides a detailed layout of the proposed subdivision, including asset protection zones.

As the proposal is for subdivision, the NSW RFS is the authority responsible for the issue of the BSA under *S100B* of the *Rural Fires Act 1997*.

5.0 SITE ANALYSIS

The slope over the entire site is flat or upslope, excepting for some very minor slopes in the >0-5 degree category and these are within the saline wetland area. The vegetation within the site has been discussed previously and comprises forest and grassland – as saline wetland is classed as a non-hazard, it is not relevant from a bush fire threat perspective.

A vegetation plan is included in Appendix A.

6.0 SITE APZ REQUIREMENTS

Table 1 –Asset Protection Zones Relevant to Vegetation and BAL Rating Determination

Vegetation Classification	Slope (degrees) Under Vegetation	Asset Protection Zone (metres)	Required BAL construction
Forest	Upslope/flat	21-<31	BAL-29
		31-<42	BAL-19
		42-<100	BAL-12.5
		100 or greater	BAL-Low
Grassland	Upslope/flat	8-<12	BAL-29
		12-<17	BAL-19
		17-<50	BAL-12.5
		50 or greater	BAL-Low

7.0 Services

7.1 Water

The site is connected to the reticulated town water supply. This water supply shall be extended to service all of the proposed lots and fire hydrants shall be placed so that all potential dwelling locations are within at least 60 metres of a fire hydrant. This shall ensure compliance with *PBP*.

7.2 Electrical

Electrical supply to the site is below ground and this electrical supply shall be extended, all below ground, to service all of the proposed lots. This is compliant with *PBP*.

7.3 Gas

Reticulated gas is not available to the site. Any bottled gas installed on the site shall be undertaken so that it is compliant with *PBP*, and this includes:

- Installation and maintenance is to be in accordance with *AS1596* as well as the requirements of any other relevant authority.
- Any and all fixed gas cylinders are to be kept clear of all flammable materials by a minimum distance of 10 metres and shielded on the hazard side of the installation.
- If gas cylinders are required to be kept close to the building, release valves are to be directed away from the building and a minimum of 2 metres from any combustible material.
- All connections to and from gas cylinders are to be metal.
- Polymer sheathed flexible gas supply lines to gas metres are not to be used.

8.0 ACCESS

8.1 Road Capacity

All of the proposed road network to be constructed as part of the development shall be constructed to the relevant standards so that it is capable of carrying fully laden fire fighting vehicles. It is specifically noted that there are no cul-de-sacs proposed for this development. The road network as proposed is compliant with all of the requirements of *PBP*.

8.2 Emergency Access/Egress

In the event of a bush fire emergency, access and egress will be via Myall Street and Toonang Drive. Myall Street is a two way, bitumen sealed through road. Toonang Drive has a break within it where it is not bitumen sealed and crosses a second order stream, however, in reality, this acts as a through road except in times of significant rainfall. These access/egress arrangements are considered acceptable.

9.0 DISCUSSION and RECOMMENDATIONS

The proposal is multi stages subdivision. All facets of the proposal shall be compliant with the requirements as stipulated in *PBP 2006*, including the road network, water and electricity supply, and that no lot shall be constructed which requires a dwelling with a BAL exceeding 29.

It is also noted that the proposal in its current format will not, and cannot, result in any increase in bush fire threat to any existing dwellings adjoining the proposal or in the overall Tea Gardens area.

10.0 CONCLUSION

This assessment was undertaken for two into four lot subdivision and the construction of four dwellings located at 119 and 121 Myall Street, Tea Gardens in the MidCoast LGA; the property is identified as Lots 103 and 104 in DP 1238846

The proposal is considered acceptable with regard to bush fire protection on the proviso that all of the proposed dwellings are constructed to BAL-12.5 AS3959-2009.

11.0 DISCLAIMER

All effort has been made to ensure the accuracy of this report, however, it is noted that bush fires can be unpredictable and this report in no way implies that any part of the proposed development is totally safe from fire.

Additionally it is noted that despite the site details at the time of writing this report, the situation may change; factors resulting in change to bush fire hazard include (but are not limited to) vegetation regrowth and improper maintenance of asset protection Zones.

No responsibility is accepted or implied for damage to, or loss of, life and/or property at any time resulting from bush fire or bush fire related issues (or any other factors) on this site.

Appendix A:

Vegetation Plan

Appendix B:

Site Plan with Final APZ Layout

Appendix C:

Bush Fire Management Plan