

# BUSH FIRE THREAT REPORT

Lots 4 and 1542, DP 813533 and DP 749456

544 and 456 Martins Creek Road  
Paterson



**PREPARED BY**  
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**PTY LTD**  
**DEVELOPMENT CONSULTANTS**  
January 2022

Site Inspection Date: 13 January 2022

## *Executive Summary*

This Bush Fire Risk Assessment has been prepared for a boundary adjustment at 544 and 456 Martins Creek Road Paterson, in the Dungog Local Government Area – the site being identified as Lot 4 in DP 813533 and Lot 1542 in DP 749456.

The proposal is considered permissible based on ensuring compliance of the static water supply with *PBP 2019*. Also, the consent is to be conditioned to ensure continued maintenance of the APZ between the existing dwellings and the new boundary – this will not require the removal of any native vegetation.

## 1.0 INTRODUCTION

Tattersall Lander Pty Ltd has been commissioned to undertake a Bush Fire Risk Assessment for a proposed development at 544 and 456 Martins Creek Road, Paterson, in the Dungog Local Government Area (LGA). The property is identified as Lot 4 in DP 813533 and Lot 1542 in DP 749456

This Bush Fire Risk Assessment is based upon the guidelines as defined in the document, *Planning for Bush Fire Protection Guidelines 2019*, 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) 2019 (PBP). A site investigation was undertaken on Thursday 13 January 2022.

This assessment:

- identifies the slope under vegetation;

- 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 3959-2018)

### **3.0 SITE DESCRIPTION**

The subject site is comprised of two lots with a total area of 4.835 hectares – Lot 4 has an area of 1.8381 hectares and Lot 1542 has an area of 2.9969 hectares. Both lots have an existing dwelling and sheds. Both lots are gently to moderately sloping in a southerly and westerly direction.

Vegetation on the sites consists of scattered remnant trees, grasslands, and managed grasslands.

Aerial photographs of the site and surrounds are included below (refer figures 2 and 3) and photographs of the site have been included; the approximate location and direction of these photographs has been included on the aerial photograph (figure 3).

The site is located in the Dungog Local Government Area (LGA) and hence is afforded a Fire Danger Index (FDI) rating of 100.

### **4.0 THE PROPOSAL**

The proposal is for a boundary adjustment between the two existing lots; the result of this proposed boundary adjustment will be a net decrease in lot area for Lot 4 (proposed Lot 2) to 1.035 hectares and a net increase in the area of Lot 1542 (proposed Lot 1) to 3.8 hectares – the area change being 8031 square metres.

The proposal is classified as subdivision and as such, the NSW Rural Fire Service is responsible for the issue of the BSA under Section 100B of the *NSW Rural Fires Act 1997*.



Figure 2: Site (Lot 4) and surrounds (source: <https://maps.six.nsw.gov.au/>)





Figure 3: Site (Lot 1542) and surrounds (source: <https://maps.six.nsw.gov.au/>)

## **5.0 SITE ANALYSIS**

### **5.1 Northern Aspect (Lot 4)**

The northern aspect presents approximately 45 metres within the subject site until the northern boundary. This area does contain remnant trees, however, the extent of these trees and the management of the understorey is such that this area is considered appropriately managed. Further north is Lot 1542 (the other lot which is involved in this proposal) and this lot has an approximate width of 63 metres (at the narrowest point) and this area is well managed. Further north there is a similarly sized lot with unmanaged vegetation which is identified as forest and the slope under this vegetation is in the upslope/flat category.

### **5.2 Southern Aspect (Lot 4)**

The southern aspect presents approximately 28 metres within the subject site and this area is well managed. Further south there are similar properties, all with predominantly managed vegetation for more than 140 metres. There is no requirement for a slope assessment or asset protection zone to the south.

### **5.3 Eastern Aspect (Lot 4)**

The eastern aspect presents approximately 124 metres within the subject site and this is effectively managed. There is no vegetation of significance for more than 140 metres to the east and as such there is no requirement for any slope assessment or asset protection zone.

### **5.4 Western Aspect (Lot 4)**

The western aspect presents approximately 75 metres of managed grassland followed by vegetation consisting of remnant trees and unmanaged grassy understorey. This vegetation is able to be classified as remnant as it has an area of significantly less than 1 hectare at approximately 4900 square metres. The effective slope under this vegetation is in the >5-10 degree category. There is no other vegetation of significance for more than 140 metres to the west.

### **5.5 Northern Aspect (Lot 1542)**

The northern aspect presents approximately 21 metres within the subject site and this area is well managed. Further north there is a rural property with unmanaged vegetation (forest) and the slope under this vegetation is initially upslope, but then runs into a downslope with a worst case of approximately 12 degrees.

#### **5.6 Southern Aspect (Lot 1542)**

The southern aspect presents approximately 20 metres within the subject site and this area is well managed. Further south is Lot 4 (the other Lot which is part of this proposal) and the width of this lot (at the narrowest point) is approximately 58 metres. Lot 4 is well managed as are the other lots to the south. There is no notable vegetation to the south for more than 140 metres and therefore there is no requirement for any slope assessment of asset protection zone.

#### **5.7 Eastern Aspect (Lot 1542)**

The eastern aspect presents approximately 78 metres within the subject site and this is effectively managed. Further east there is unmanaged vegetation (forest) and the effective slope under this vegetation is in the upslope/flat category.

#### **5.8 Western Aspect (Lot 1542)**

The western aspect presents approximately 55 metres of managed grassland followed by vegetation consisting of remnant trees and unmanaged grassy understorey. This vegetation is able to be classified as remnant as it has an area of significantly less than 1 hectare at approximately 4900 square metres. The effective slope under this vegetation is in the >5-10 degree category. There is no other vegetation of significance for more than 140 metres to the west.





**Photograph 1**



**Photograph 2**





**Photograph 3**



**Photograph 4**





**Photograph 5**



**Photograph 6**



**Photograph 7**

## **6.0 Services**

### **6.1 Water**

The site is not connected to the reticulated town water supply, instead, both properties are serviced by water tanks and both properties have a static water supply with a minimum capacity of 10,000 litres; this static water supply is a combination of rainwater tanks and a swimming pool.

The consent should be conditioned to ensure all rainwater tanks are compliant with *PBP 2019*, including having a 65mm Storz fitting.

### **6.2 Electrical**

Electrical supply to both lots is overhead and the supply is sufficiently distant from vegetation such that it is not a bushfire ignition threat. A condition of consent should be included to ensure that vegetation is managed in perpetuity so that there will not be any potential ignition threat from the overhead power supply.

### **6.3 Gas**

Reticulated gas is not available to the site and no bottled gas is proposed. In the event that bottled gas is installed, this shall be undertaken in accordance with *PBP* as well as any other regulatory authorities.



## **7.0 ACCESS**

### **7.1 Road Capacity**

Both lots (existing and proposed) are accessed via Martins Creek Road and this road is capable of carrying fully laden fire fighting vehicles, including tankers.

### **7.2 Road Linkages to Fire Trails**

There are no fire trails on the site and no fire trails are required.

### **7.3 Emergency Access/Egress**

In the event of a bush fire emergency, access and egress will be via Martins Creek Road. Whilst it is acknowledged that the access from the dwelling on current Lot 4 exceeds 200 metres, this situation is not going to alter (and has no potential to be altered) as a result of the proposed boundary adjustment and is therefore to be considered acceptable. All other aspects of the access within the lots are compliant with *PBP 2019*.

## **8.0 DISCUSSION and RECOMMENDATIONS**

The proposal is for a simple boundary adjustment between two existing lots. The proposal will not result in the creation of any additional lots nor will it result in any existing dwellings being located closer to any vegetation that they currently are.

Currently the situation is that there is a setback of approximately 45 metres for the dwelling on current Lot 4 (proposed Lot 2) from the northern boundary. As a result of the proposal, this setback will be reduced to approximately 15 metres. Conversely, the proposal will result in the dwelling on current Lot 1542 (proposed Lot 1) having a setback increase by approximately 30 metres from the southern boundary that the current situation, so that the setback will increase from approximately 20 metres to approximately 50 metres.

The area in between the two dwellings does contain some remnant trees, however, this area is considered managed, and as such, it is considered that the proposal will neither result in an increase in bush fire threat, nor a decrease in bush fire threat for any of the relevant dwellings or the properties as a whole.

Apart from ensuring that the static water supply is made compliant for both dwellings, the only other recommendation deemed appropriate, is that the area between the dwellings and the southern boundary from proposed Lot 1 are to be managed as an inner protection zone in perpetuity, and the area between the

dwelling and the northern boundary of proposed Lot 2 is also to be managed as an inner protection zone in perpetuity; this management this will consist solely of ensuring lawns are mown and the removal of a small area of weeds (African Olive).

All other aspects are a mute point as the dwellings are existing and there is no proposal to alter any of the other existing boundaries.

## **9.0 CONCLUSION**

This assessment was undertaken for a proposed development at 544 and 546 Martins Creek Road Paterson, in the Dungog LGA, with the properties being identified as Lots 4 and 1542 in DP 813533 AND DP 749456.

Subject to the proposal complying with the recommendations of this report, it is considered acceptable and compliant with *Planning for Bushfire Protection* 2019.

## **10.0 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.

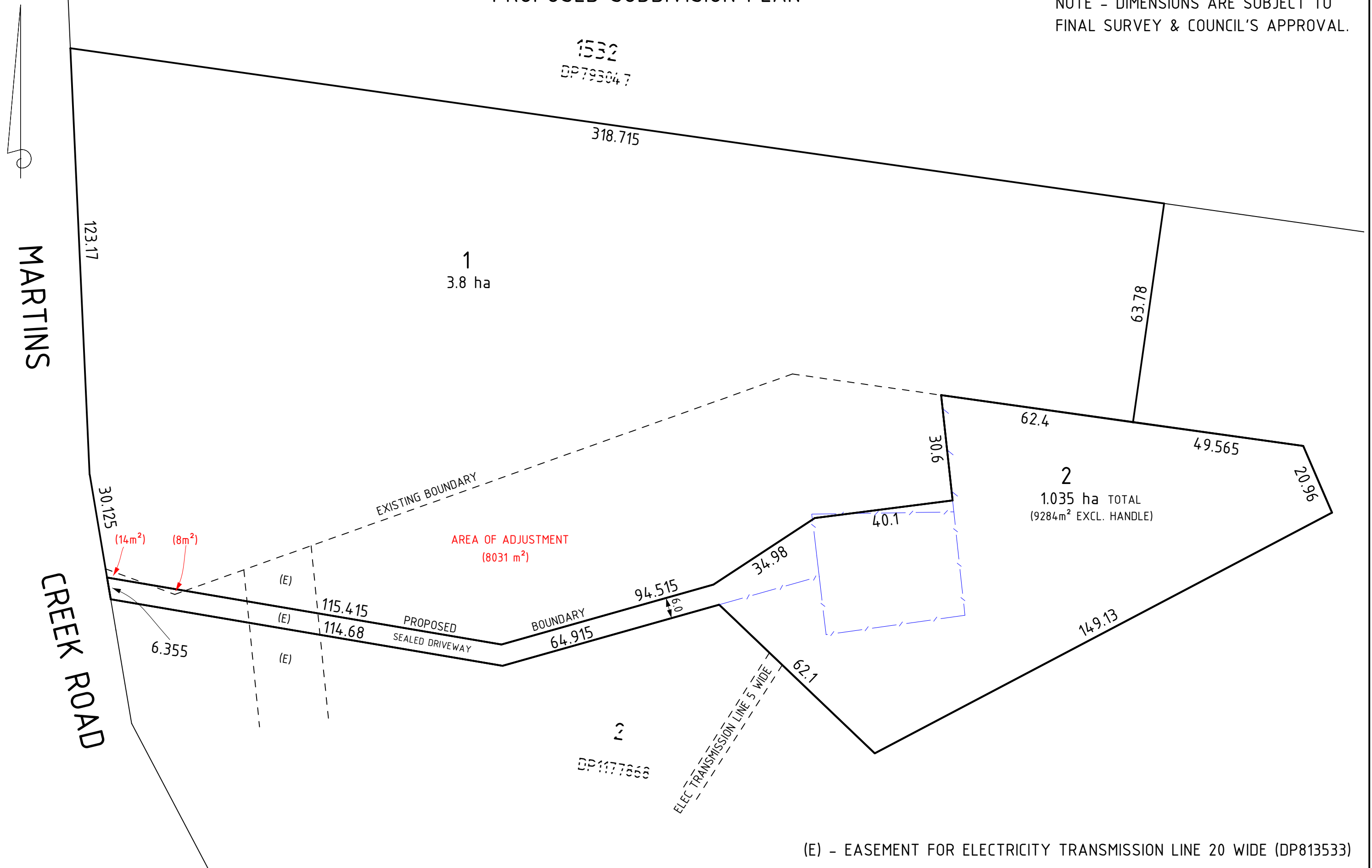
No responsibility is accepted or implied for damage to, or loss of, life and/or property at any time resulting from bush fire or bush fire related issues (or any other factors) on this site.

## Appendix A:

### Plan of Subdivision

# PROPOSED SUBDIVISION PLAN

NOTE - DIMENSIONS ARE SUBJECT TO  
FINAL SURVEY & COUNCIL'S APPROVAL.



(E) - EASEMENT FOR ELECTRICITY TRANSMISSION LINE 20 WIDE (DP813533)