

The General Manager  
MidCoast Council  
PO Box 482  
Taree NSW 2430

Dear Sir,

**SUBJECT: BUSHFIRE ASSESSMENT**  
**PROJECT: 5 LOT, LARGE RESIDENTIAL SUBDIVISION (STAGED) LOT 1 DP 1219123**  
**24 MANOR ROAD HARRINGTON, NSW**

## 1. Introduction

This Bushfire Report has been prepared to accompany a Development Application for a five (5) lot rural residential subdivision at 24 Manor Road (Lot 1 DP 1219123). The site of the proposed development is shown in **Figure 1**.

### Figure 1 – Site Location

Source: MidCoast Council Online Mapping  
North ^



The subject site is mapped by MidCoast Council as bushfire buffer as shown below in **Figure 2**.

The proposed subdivision is therefore integrated development and requires referral to the NSW Rural Fire Service to seek a Bushfire Safety Authority under s110b of the Rural Fire Act.

### Figure 2 – Bushfire Mapping

Source: MidCoast Council Online Mapping, 20 January 2024



As per the Rural Fire Service's Fast Fact of 01/10 all development on bushfire prone land in NSW should comply with the requirements of Addendum Appendix 3 and other bushfire protection measures identified within NSW Rural Fire Services, **Planning for Bushfire Protection**, 2019.

A bushfire assessment is provided below.

## **Bushfire Assessment**

An existing dwelling is located on proposed Lot 102 and has sealed road access and tank water supply and electricity. The relevant slopes for 140m from the dwelling is flat to the forest vegetation to the west.

It is submitted that the status quo should remain for this dwelling given the size of the APZ that can be achieved around the dwelling and its proximity to a sealed road for access by emergency vehicles.

Stage 2 involves the creation of three new lots that will have sealed road access, reticulated water supply and electricity. The relevant slopes for 140m from the lots is flat to the forest vegetation located to the west of the proposed lots.

In considering the required setbacks of Table A1.12.3 of PBP 2019 a minimum Asset Protection Zone of 20 metres is required for the new lots when taking into account the slope and adjacent forest vegetation.

When applying the requirements of Table A1.12.6 of PBP 2019 an Asset Protection Zone (APZ) of at least 20 metres is required to achieve 29 BAL rating for the proposed Lots 201, 202 and 204.

Access to the subdivision will be via a 4-metre-wide concrete driveway to the start of the allotments. It is then proposed to provide a 4-metre-wide all-weather grave access between the building envelopes to the rear of the allotment where a Type B turning head will be provided.

The provision of water for each new lot will comply with the following requirements of PBP 2019:

- a. a 20,000 litre static water supply must be provided on-site (at each refuge building, dwelling);
- b. an outlet for firefighting purposes is located within the IPA or non-hazard side and away from the structure, (5-20 metres);
- c. 65mm Storz fitting with a ball valve is fitted to the outlet;
- d. the ball valve, pipes and tank penetration are adequate for the full 50mm inner diameter water flow through the Storz fitting and are constructed of a metal material;
- e. underground tanks have an access hole of 200mm to allow tankers to refill, direct from the tank;
- f. a hardened ground surface for truck access is supplied within 4m of the water outlet or access hole;
- g. above-ground tanks are manufactured from concrete or metal;



h. raised tanks have their stands constructed from non combustible material or bushfire-resisting timber. The bush fire-resisting timbers are Silvertop Ash, Blackbutt, Red or River Gum, Spotted Gum, Red Ironbark, Kwila (Merbau) or Turpentine;

i. unobstructed access can be provided at all times;

j. underground tanks are clearly marked;

k. tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;

l. all exposed water pipes external to the building are metal, including any fittings;

m. A Static Water Supply (SWS) sign shall be obtained from the local NSW Rural Fire Service (RFS) and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:

i. Markers must be fixed in a suitable location so as to be highly visible; and

ii. Markers should be positioned adjacent to the most appropriate access for the water supply.

Should any further information be required please do not hesitate to contact the undersigned.

Yours faithfully

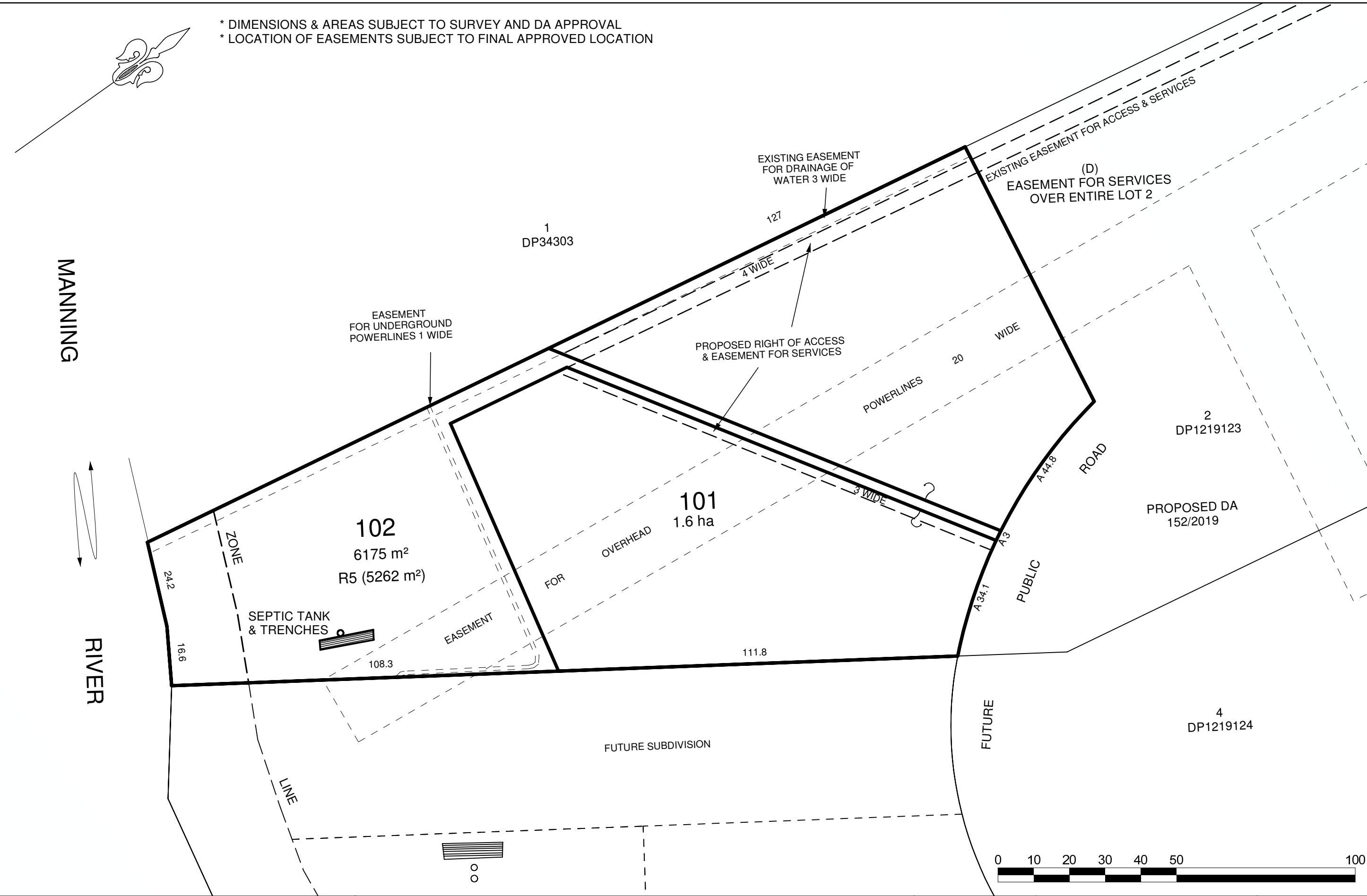
**Midcoast Town Planning**

*A signed copy can be provided upon request.*

**TONY FISH**

Town Planner

\* DIMENSIONS & AREAS SUBJECT TO SURVEY AND DA APPROVAL  
\* LOCATION OF EASEMENTS SUBJECT TO FINAL APPROVED LOCATION



PLAN	PROPOSED SUBDIVISION OF LOT 1 DP 1219123 MANOR ROAD - HARRINGTON STAGE 1		<b>McGLASHAN &amp; CRISP Pty Ltd</b> CONSULTING SURVEYORS  Email admin@mcglashancrisp.com.au 117 VICTORIA STREET, TAREE 2430. Ph:02 65521566.	SCALE: 1:1000 @ A3		CLIENT CLIFTON		REFERENCE F784/1417
				DRAWN: JU		LGA MID-COAST	PARISH HARRINGTON	COMPUTER FILE 1417_sub..plan stage 1_CLIFTON.mjo
				DATE: 04/04/2019				

