

BUSH FIRE THREAT REPORT

Lot 8, Section 69 in DP 10869 and

68-70 Cabbage Street
Pindimar



**PREPARED BY
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PTY LTD
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December 2023**

DEVELOPMENT CONSULTANTS IN ENGINEERING, SURVEYING, PLANNING & ENVIRONMENTAL



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Executive Summary

This Bush Fire Threat Assessment has been prepared for a development at 68-70 Cambage Street, Pindimar in the MidCoast Local Government Area – the lot being identified as Lot 8, Section 69 in DP 10869.

The proposal is considered permissible with no bush fire related construction requirements.

1.0 INTRODUCTION

Tattersall Lander Pty Ltd has been commissioned to undertake a Bush Fire Threat Assessment for a proposed development at 68-70 Cambage Street, Pindimar in the MidCoast Local Government Area (LGA). The property is identified as Lot 8, Section 69 in DP 10869.

This Bush Fire Threat 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*).

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 an existing residential lot (RU5 – Village) with an area of 3727 square metres. It is noted whilst this development is located within Lot 8, Lot 7 also forms part of the site and Lot 7 has an area of 2301.67 square metres meaning the overall area encompassed within the site is 6028.6 square metres. There is an existing dwelling on the site and this dwelling is located approximately 55 metres from the proposal such that it is considered to be of no relevance.

The topography of the site is flat and the site is bordered on the south by the Port Stephens waterway which is saline.

Aerial photographs of the site and surrounds are included below (refer figures 3 and 4). Photographs of the site and surrounds are also included below and the approximate location and direction of these aerial photographs is included on Figure 4.

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 as relevant to this report is for a single shed. This shed is to be non-habitable and is to be constructed entirely from non-combustible materials. This shed is to be located 30 metres from the front boundary, 2 metres from the eastern side boundary, and 30 metre from the western side boundary or 13 metres if the western boundary is taken as that of lot 8 only.

Council is the determining authority under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The proposal is not integrated development or Special Fire Protection Purpose development and therefore there is no requirement for the proposal and this report to be assessed by the RFS. As an FPAA accredited bushfire consultant (BPAD 31379) I am qualified to undertake an assessment and determination relating to bushfire threat for the proposed development.

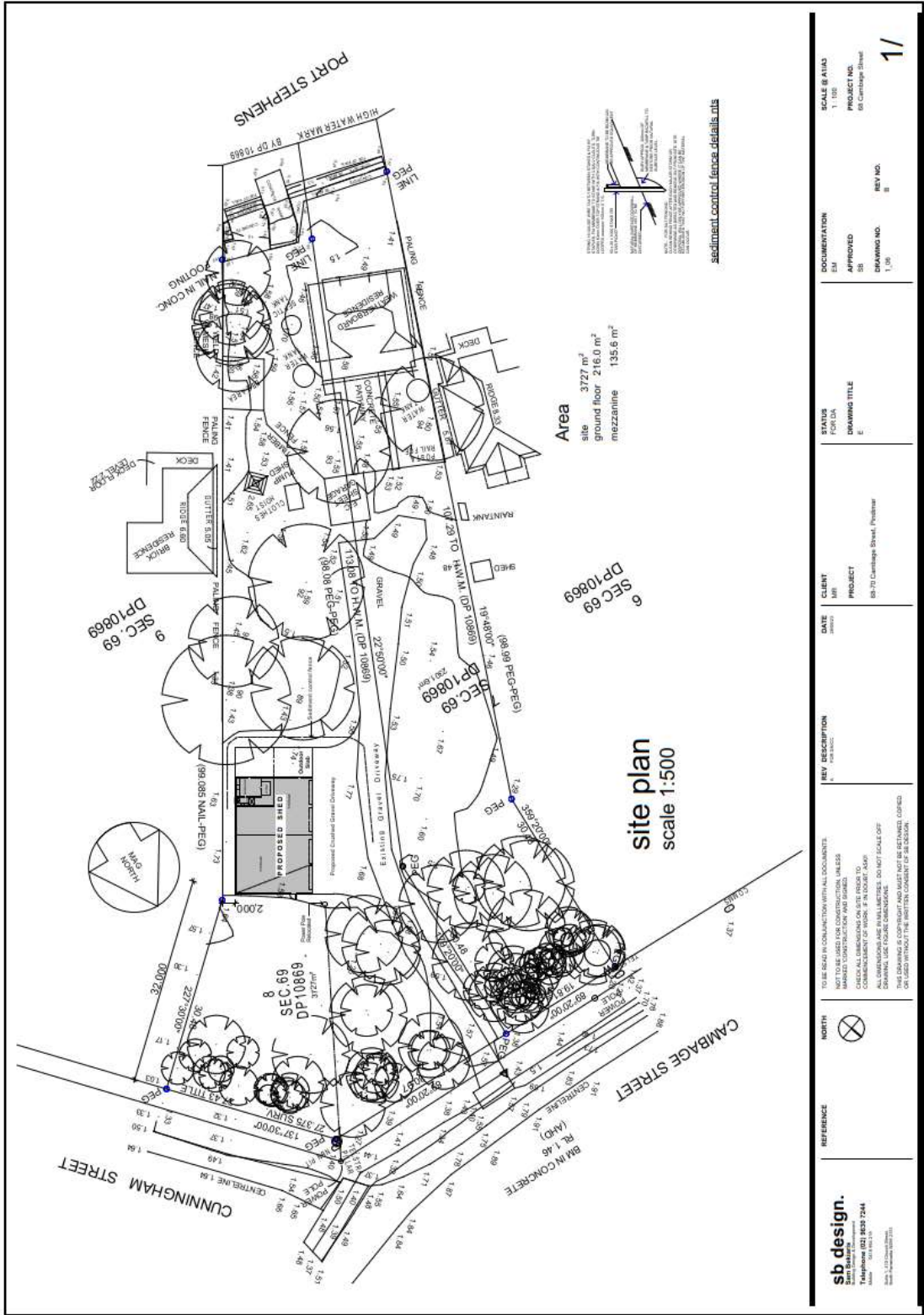


Figure 2 – Site Plan



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



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



Photograph 1



Photograph 2



Photograph 3



Photograph 4

5.0 SITE ANALYSIS

5.1 Northern Aspect

The northern aspect presents 30 metres within the subject site and this area contains trees but is considered well managed. Further to the north is Cambage Street with a width of approximately 23 metres to vegetation and this vegetation is categorised as forest and has a slope in the upslope/flat category.

5.2 Southern Aspect

The southern aspect presents approximately 90 metres within the subject site and this is well managed. Further to the south is Port Stephens waterway. There is no vegetation of any significance for more than 140 metres to the south and therefore there is no requirement for any asset protection zone or slope assessment.

5.3 Eastern Aspect

The eastern aspect presents 2 metres within the subject site and this area is managed. Further to the east there are managed residential properties for more than 140 metres and therefore, as there is no vegetation of significance from a bushfire perspective in this area, there is no requirement for any asset protection zone or slope assessment to the east.

5.4 Western Aspect

The western aspect presents approximately 30 metres within the subject. There are managed residential properties for more than 140 metres to the west and therefore there is no requirement for any asset protection zone or slope assessment to the west.

6.0 SITE ANALYSIS

Table 1 – Asset Protection Zones and Construction Level Requirements as per *Planning for Bushfire Protection 2019* and *AS3959-2018*

Aspect	Vegetation Classification	Slope (degrees) Under Vegetation	Asset Protection Zone (metres)	Required BAL construction
North	Forest	Upslope/flat	53	BAL-12.5
South	N/A	N/A	>140	BAL-Low
East	N/A	N/A	>140	BAL-Low
West	N/A	N/A	>140	BAL-Low

7.0 Services

7.1 Water

The site is not connected to the reticulated town water supply. A rainwater tank is to be installed with a capacity of 10,000 litres and this tank is to be compliant with the requirements of *PBP* including being non-combustible and being fitted with a 65mm Storz valve.

7.2 Electrical

Electrical supply to the shed shall be either underground or overhead. If underground, compliance is automatic. If overhead the supply shall be located sufficiently distant from any vegetation so that it is not a potential bushfire ignition threat.

7.3 Gas

Reticulated gas is not available to the site and no bottled gas supply is proposed.

8.0 ACCESS

8.1 Road Capacity

The site is accessed via Cambage Road which is a bitumen sealed road capable of carrying fully laden fire fighting vehicles.

8.2 Road Linkages to Fire Trails

There are no fire trails on the site and the size and nature of the site is such that no fire trails are required.

8.3 Emergency Access/Egress

In the event of a bush fire emergency, access and egress will be via Cambage Road and the surrounding road network. As the proposal does not include the creation of any new lots or the construction of any new dwellings, this is considered acceptable. It is to be noted that the access to the shed within the site is less than 200 metres which is the stipulated maximum length of travel under *PBP*.

9.0 DISCUSSION and RECOMMENDATIONS

The proposal is for a non-habitable structure, being a shed. The proposal does not require construction to any BAL; the calculations resulting in a BAL-12.5 requirement have only been undertaken to demonstrate that the development as proposed is not located in flame zone and as such, with the provision of the 10,000 litre water tank, the development complies with the aim and objectives of *PBP 2019*.

The Consent shall be conditioned to ensure the installation of a 10,000 litre (minimum) rainwater tank in accordance with the requirements of *PBP 2019*.

10.0 CONCLUSION

This assessment was undertaken for a proposed development at 68-70 Cambage Road Pindimar, in the MidCoast LGA, with the property being identified as Lot 8, Section 69 in DP 10869. It is considered the proposal is fully compliant with *Planning for Bushfire Protection 2019* with no construction requirements.

The proposal is considered compliant with the aim and objectives of *Planning for Bushfire Protection 2019*.

11.0 CERTIFICATION

This assessment has been undertaken in accordance with the requirements of *Planning for Bushfire Protection 2019* and I hereby certify that the proposal is compliant with the aim and objectives of *PBP 2019* with no bush fire related construction requirements.

12.0 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.