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Bushfire Assessment

Proposed eco-tourist facility

Lot 43 DP 263785
851 Wang Wauk Road, Wang Wauk

April 2024
Final

Prepared for
Ms B McClymont & Mr A Eckersley

Project No: 24040

BPAD Bushfire Planning & Design Accredited Practitioner Level 3

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Report History

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1. INTRODUCTION

This Bushfire Assessment has been prepared in relation to a proposed eco-tourist facility on land at Lot 43 DP 263785, 851 Wang Wauk Road, Wang Wauk.

The land within the site and surrounds is mapped as bushfire prone land for the purposes of Section 10.3 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). As the proposal includes tourist accommodation on bushfire prone land, the proposal is development for a Special Fire Protection Purpose (SFPP) and requires the issue of a bushfire safety authority (BFSA) by the Commissioner of the NSW Rural Fire Service (RFS) pursuant to Section 100B of the *Rural Fires Act 1997*.

The purpose of this report is to carry out a bushfire assessment having regard to the provisions of the NSW Rural Fire Service guideline entitled *Planning for Bush Fire Protection 2019* (PBP) and the information requirements for obtaining a bushfire safety authority under Clause 44 of the *Rural Fires Regulation 2013*.

2. PROPOSED DEVELOPMENT

The proposed development is for an eco-tourist facility, involving the ongoing use of twenty (20) portable cabins for short term tourist and visitor accommodation, together with communal facilities including a shed for undercover entertainment, communal bathrooms and laundry facilities. The proposed facility is set near the riparian corridor to Bulby Creek, which runs through the south-western part of the land.

The proposed development is shown on drawings prepared by Neil Ryan (Job no. 2023-023), *Proposed Eco-tourist Facility for Brooke McClymont & Adam Eckersley, 851 Wang Wauk Road, Wang Wauk* (Issue A-4, sheets 1-7, dated April 2024). An extract of the site plan is at Figure 2.1. An extract of the drawing showing the layout of the proposed Eco-tourist facility is at Figure 2.2.

The clients have advised that they intend to provide live music events up to a maximum of 20 times per year, with guest accommodation provided for only a single night at a time (Saturdays only). Their intention is that the facility would be closed for at least one (1) month either side of the statutory bushfire season.

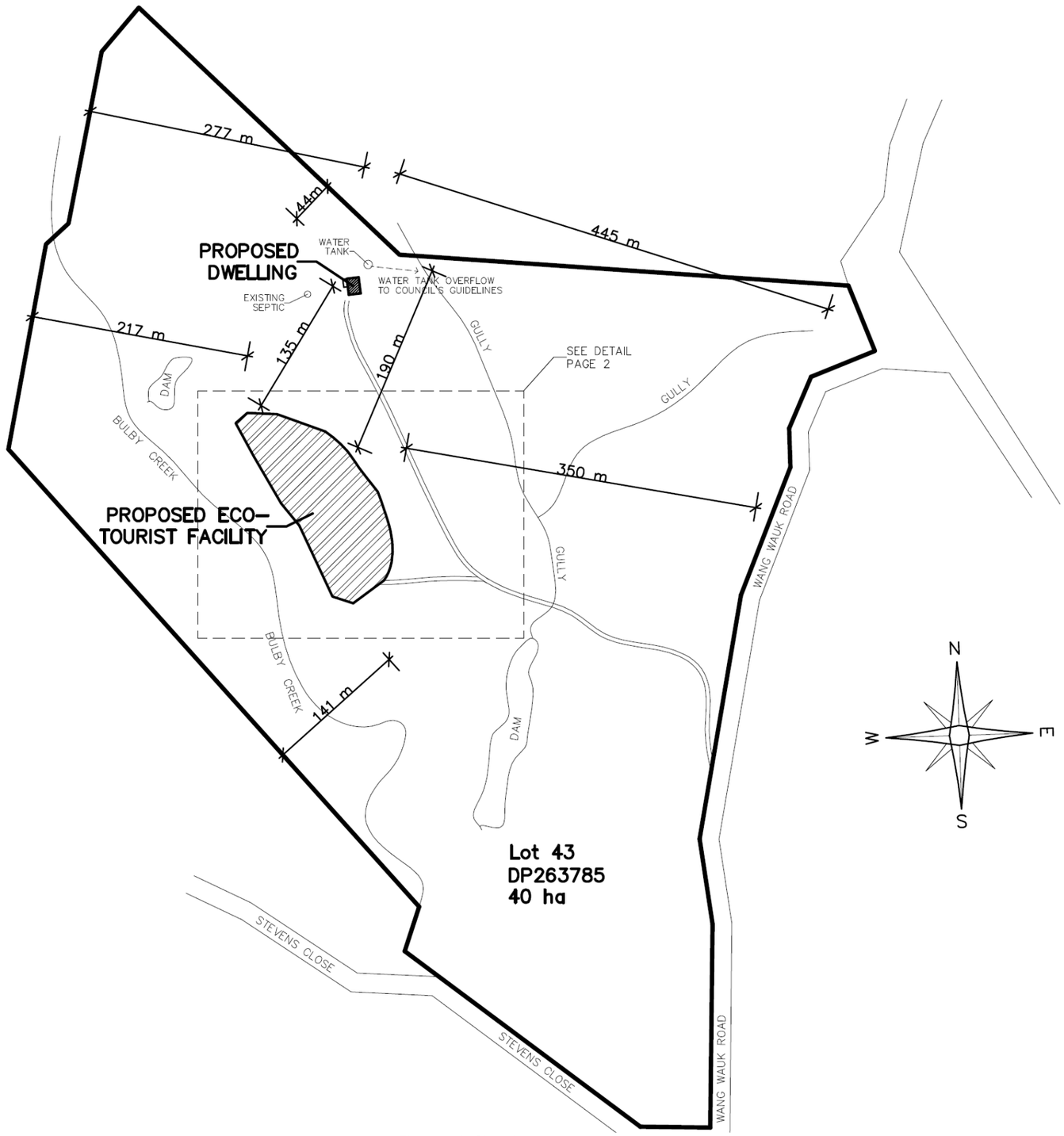

Figure 2.1: Site plan extract
(Source: Neil Ryan). Not to scale.

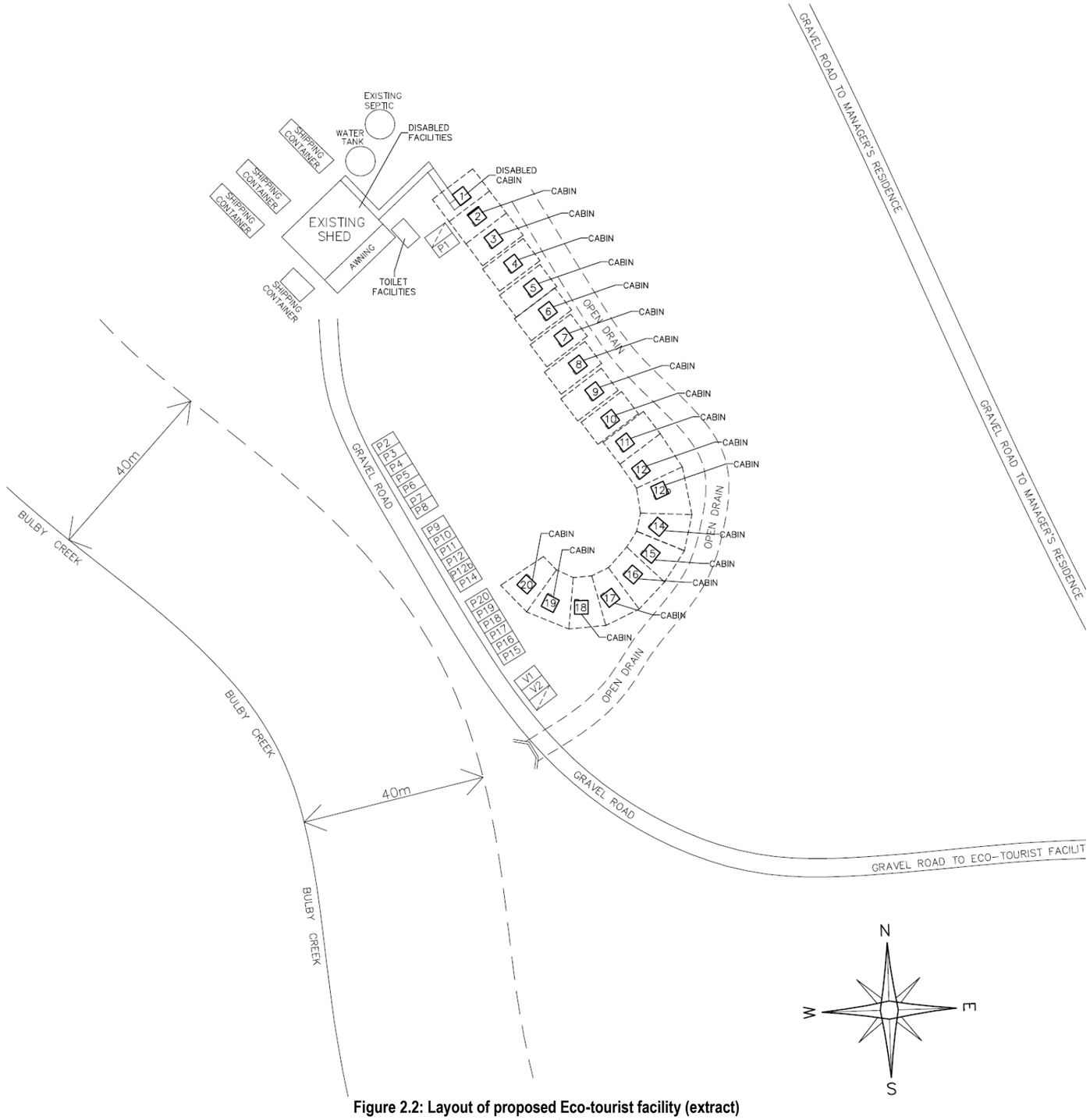

Figure 2.2: Layout of proposed Eco-tourist facility (extract)
(source: Neil Ryan). Not to scale.

The proposed eco-tourist facility (the structures are already in place) is in a relatively flat area in the central part of the land, more than 40 metres north of Bulby Creek and more than 40 metres from any other watercourse or drainage line.

The eco-tourist facility is accessed via an existing property access road from Wang Wauk Road. There are areas allocated for parking (not formed) as shown in Figure 2.2.

The existing shed – the structure used for the provision of live music and other communal activities for guests – is intended to be used as a refuge building should the need arise. This is the building nearest to the cabins and is of wholly non-combustible construction.

3. SITE DESCRIPTION

The subject site comprises land described as Lot 43 DP 263785, 851 Wang Wauk Road, Wang Wauk.

The site is located within the Mid-Coast Local Government Area and is zoned *RU1 Primary Production* for the purposes of *Greater Taree Local Environmental Plan 2010* (LEP).

Existing cabins and communal shed/facilities are in the central/western part of the site, about 380 metres west of Wang Wauk Road and north/north-east of Bulby Creek. An existing dwelling is in the central northern part of the site (not considered further in this assessment).

The site appears to have been previously used for intensive cattle grazing and is mostly cleared of any woody vegetation, except for riparian vegetation which follows the course of Bulby Creek (through the south-western part of the site), and remnant vegetation associated with some other small watercourses/drainage lines through other parts of the site.

Otherwise, vegetation over most of the site comprises managed grassland.

The surrounding land comprises rural allotments and rural lifestyle allotments.

The nearest areas of any forest vegetation occur on land within the allotments on the opposite (eastern) side of Wang Wauk Road, generally more than 500 metres from any part of the proposed eco-tourist facility.

Figure 3.1 shows the site locality, with bushfire prone land map overlay. The structures comprising the proposed eco-tourist facility are visible in Figure 3.1 to the north-east of the riparian vegetation.

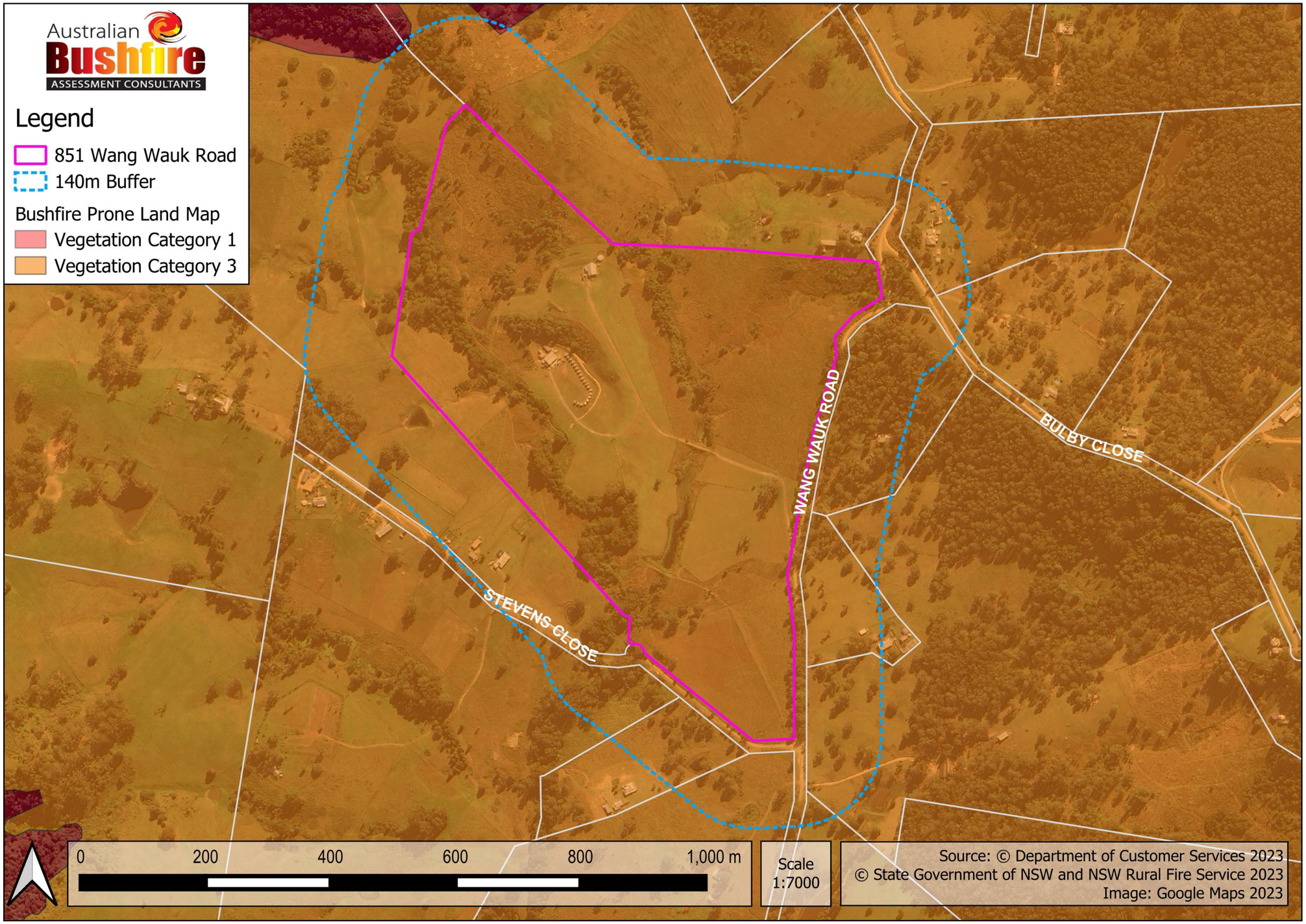

Figure 3.1: Site Locality and Bushfire Prone Land Map

Elevations within the site range from around 90m AHD in the north-western part of the site and 80m AHD in the north-eastern part, falling to around 50m AHD at the southern boundary before rising again to about 60m AHD in the south-eastern corner.

The site is not serviced by reticulated water or sewer.

Access to the site is via an existing property access road from Wang Wauk Road.

The following photos show the condition of land on and around the area of the site proposed for the eco-tourist facility.

Photo 3.1: Looking south-east through the site showing existing cabins and the condition of land between the cabins and the riparian vegetation in the corridor to Bulby Creek.

Photo 3.2: Looking south-west from the area adjacent to the shed/refuge building showing the riparian vegetation in the corridor to Bulby Creek.

Photo 3.3: Looking generally west from the area adjacent to the shed/refuge building.

Photo 3.4: Looking generally north/north-east through the area to the west/north-west of the shed/refuge building. This area is to be maintained as an APZ around the shed/refuge building for at least 38 metres from that building.

Photo 3.5: Looking generally south-east through the area to the north/north-west of the shed/refuge building. This area is to be maintained as an APZ around the shed/refuge building for at least 38 metres from that building.

Photo 3.6: Northern part of the shed/refuge building and existing water tank.

Photo 3.7: Looking generally south-east through the area to the north/north-west of the shed/refuge building showing the existing cabins and condition of the land.

Photo 3.8: Looking generally north-west toward the shed/refuge building and some of the existing cabins.

3.1 Environmental Features

The proposal is not expected to impact any areas of native vegetation. Some vegetation – predominantly weeds and/or exotics – on a sloping bank to the north/north-west of the proposed eco-tourist facility is likely to be removed for Asset Protection Zone (APZ) purposes. No other areas of vegetation are likely to be affected.

There has been no biodiversity, or similar, assessments provided for the purposes of this assessment.

While this is the case, it is acknowledged that remnant vegetation may have habitat values for fauna, including threatened species. Also, the riparian corridor to Bulby Creek (south-west of the proposed eco-tourist facility) may provide habitat for various species (but will not be impacted via the proposal).

The client has advised that the proposed eco-tourist facility has been positioned within the site to enable guests to enjoy the riparian area to Bulby Creek and an important philosophy for the proposal is that riparian vegetation along Bulby Creek is not impacted.

3.2 Any Aboriginal Relics

An AHIMS basic search (ID 839368) was conducted in relation to the site. The results of the search indicate that there are no known or apparent items/relics of Aboriginal cultural heritage significance known to exist on the site. The land appears to have been historically used for grazing and disturbed via land clearing.

3.3 Vegetation Classification

The land within the site is mostly clear of native (sclerophyllous) vegetation and is predominantly grassland.

Aside from grassland within the site, the nearest areas of vegetation to the proposed eco-tourist facility are within the riparian corridor to Bulby Creek (south-west of the proposed eco-tourist facility) and an area of weeds and/or exotics – on a sloping bank to the north/north-west of the proposed facility.

The vegetation to the:

- South-west (along Bulby Creek) is a corridor of riparian vegetation following the watercourse. The vegetation has limited width within land predominantly existing as grassland.
- North-west (on a sloping bank) is predominantly weeds and/or exotics, considered as remnant vegetation to ensure a conservative assessment.

Vegetation in all other directions is *grassland*.

Section A1.11 of PBP provides recognised pathways for assessing riparian and/or remnant vegetation. For the purposes of applying the simplified approach in Section A1.11.1 of PBP, riparian and/or remnant vegetation is described in PBP as vegetation with a shape that provides a potential fire run that could threaten buildings of typically less than 50 metres. Riparian and/or remnant vegetation is considered low hazard and construction standards for these are considered the same as for rainforest.

Vegetation within and along the riparian corridor to Bulby Creek exists as a narrow strip following the watercourse. In relation to the proposed development, the vegetation within the riparian corridor has limited potential to support a fully developed bushfire due to the shape and limited width of that vegetation/corridor and significant separation from any significant areas of forest vegetation.

Given the above, the nearest areass of vegetation have been considered as *rainforest* for the purposes of determining Asset Protection Zones (APZs) and Bushfire Attack Levels (BALs) in accordance with Appendix 1 of PBP.

The nearest areas of potential bushfire hazard vegetation are at least 95 metres from the existing dwelling/proposed refuge building. Existing cleared areas of the site, between the proposed refuge building/existing dwelling and any riparian vegetation, have been classified as *grassland* and can continue to be maintained to the standard of an APZ.

3.4 Slope Assessment

The assessment of slope has been undertaken in accordance with the methodology in Section A1.5 of PBP.

The assessment of slope was undertaken via analysis of 1 metre resolution Digital Elevation Model (DEM) and through field analysis using a hand-held inclinometer and range finder.

For the purposes of this assessment, the slope of land most likely to influence bushfire behaviour has been assessed as:

- North, north-east and north-west: upslope;
- South and south-west: >0-5° downslope; and
- Other directions: relatively flat and/or across slope.

4. BUSHFIRE ASSESSMENT

4.1 Submission Requirements for a BFSA

The following provides a summary of the submission requirements for a BFSA in relation to SFPP development, as detailed in sections A2.1 of PBP.

4.1.1 The extent to which the development is to provide for setbacks, including Asset Protection Zones

Section 6.3.1 of PBP provides specific objectives for eco-tourism development. The specific objectives are based on an acknowledgement of the competing objectives for provision of APZs for bushfire mitigation and objectives to reduce environmental footprints. Rather than providing APZs to individual accommodation structures, the specific objectives include that:

> *"At least one building must be provided on site that can be used as a refuge for the maximum number of occupants on site. The building must have a minimum 10kW/m² APZ, be constructed to BAL-12.5 and have vehicular access".*

The existing shed – the structure used for the provision of live music and other communal activities for guests – is intended to be used as a refuge building should the need arise. This is the building nearest the cabins and is of wholly non-combustible construction.

It is noted that PBP applies no construction requirements to the cabins, provided that all cabins are within 100 metres walking distance of the refuge building. The furthest cabins from the shed/refuge building are about 85 metres walking distance and the land between the cabins and the shed/refuge building is mown grass. As per PBP, the emphasis of BMPs for eco-tourism is placed on emergency management, leaving early, and non-operation on days of extreme or catastrophic fire weather.

As above, Section 6.3.1 of PBP provides that the shed (for use as a refuge building) is to have *a minimum 10kW/m² APZ*.

The minimum APZ distances (10kW/m^2) for SFPP development are shown in Table A1.12.1 of PBP. As per Table A1.12.1 of PBP, the APZs to be provided to the shed/refuge building are:

Direction	Vegetation classification	Effective Slope	APZ (metres)
N/NE/NW	Remnant (assessed as rainforest)	Upslope	38
S/SW	Riparian (assessed as rainforest)	>0-5° downslope	47
Other	Grassland	relatively flat and/or across slope	36

The minimum APZs can be provided around the shed/refuge building as per A1.12.1 of PBP.

4.1.2 *The siting and adequacy of water supplies for fire fighting*

The siting and adequacy of water supplies is considered in relation to the performance criteria of PBP in Table 4.3 to this assessment.

4.1.3 *The capacity of nearby public roads to handle increased volumes of traffic when a bushfire emergency occurs*

The capacity of public roads is considered in relation to the performance criteria of PBP in Table 4.2 to this assessment.

4.1.4 *Whether or not nearby public roads that link with the fire trail network have two-way access*

There is no existing fire trail network adjacent to, or serving, the site.

4.1.5 The adequacy of arrangements for access to and egress from the development site for the purposes of an emergency response

The adequacy of arrangements for access to and egress from the development are considered in Table 4.2 to this assessment.

The shed/refuge building is in a cleared part of the site and is readily accessible by emergency vehicles. The length of the property access road from Wang Wauk Road is through predominantly cleared land, with relatively short grasses to either side.

Recommendations are made in relation to upgrading of the internal property access road and signage to facilitate safe access and egress within the site.

If the facility was to be subject to threat from bushfire/grassfire, emergency access or evacuation is available via the public road network of Wang Wauk Road and/or the Pacific Highway. Evacuation routes generally traverse a landscape characterised by pasture and rural/agricultural holdings. While vegetated landscapes exist in the broader area, it is unlikely that Wang Wauk Road would be completely blocked/closed in the event of a fire. If this occurs, the vegetation within the site is predominantly grassland. The area of the site proposed for the eco-tourist facility is not directly adjacent to any significant areas of potential bushfire hazard vegetation. In this regard, the main modes of potential bushfire attack are likely to be via ember attack and smoke.

4.1.6 The adequacy of bushfire maintenance plans and fire emergency procedures for the development site

No Bushfire Maintenance Plans (BMPs) are proposed.

In lieu of preparation of any Bush Fire Emergency Management and Evacuation Plan (BEMEP), the clients have confirmed that they are prepared to accept a condition of consent restricting operation of the proposed eco-tourist facility to parts of the year at least one month either side of the statutory bushfire season.

While this is the case, it is noted that a BEMEP may still be required to be prepared for the facility.

4.1.7 The construction standards to be used for building elements in the development

The existing shed – the structure used for the provision of live music and other communal activities for guests – is intended to be used as a refuge building should the need arise. This is the building nearest the cabins and is of wholly non-combustible construction. Any openings within the building should be upgraded to be consistent with the requirements for construction to BAL-12.5 as per AS3959.

4.1.8 *The adequacy of sprinkler systems and other fire protection measures to be incorporated into the development*

No sprinkler systems or other fire protection measures are proposed to be incorporated in the development. In the context of the development, the applicable bushfire protection measures include the management of APZs around the shed/refuge building, water supplies and access.

4.1.10 *Registered fire trails on the property*

No registered fire trails exist on the property.

4.1.9 *An assessment of the extent to which the proposed development conforms with or deviates from Planning or Bush Fire Protection*

Section 4.2 of this assessment provides an analysis of the development in relation to the performance criteria and acceptable solutions in Chapter 6 (Special Fire Protection Purpose Developments) of PBP.

4.2 Bushfire Protection Measures & Performance Criteria

The proposal is subject to the specific considerations in Chapter 6 (Special Fire Protection Purpose Developments) of PBP. The relevant performance criteria are considered in Table 4.1 to Table 4.4.

Table 4.1: APZs and building construction (Re: Table 6.8a PBP)

PERFORMANCE CRITERIA		RELATIONSHIP OF PROPOSAL TO PERFORMANCE CRITERIA
The intent may be achieved where:		
ASSET PROTECTION ZONES	VARIATIONS	
	Ecotourism: *radiant heat levels of greater than 10kW/m² (1200K) are not experienced by emergency service personnel and occupants during firefighting and emergency management around a building on site that can be used as a refuge.*	The existing shed – the structure used for the provision of live music and other communal activities for guests – is intended to be used as a refuge building should the need arise. This is the building nearest the cabins and is of wholly non-combustible construction. As discussed in Section 4.1.1, the minimum APZs can be provided around the shed/refuge building as per A1.12.1 of PBP (which identifies the minimum APZ/separation distances from any hazards to achieve radiant heat levels not less than 10kW/m²).
LANDSCAPING	*Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.*	Land within the site around the cabins and shed/refuge building is predominantly maintained as managed grassland. An area of vegetation – characterised by weeds and/or exotics – is on a sloping bank to the north/north-west of the proposed shed/refuge building. Land around the shed/refuge building is to be established and maintained as an APZ as identified in Section 4.1.1 of this assessment. This will not impact any vegetation to the riparian corridor to Bulby Creek to the south/south-west of the shed/refuge building.
CONSTRUCTION STANDARDS	VARIATIONS	
	Ecotourism: *The proposed refuge building can withstand bushfire attack in the form of wind, embers, radiant heat and flame contact.*	The existing shed – the structure used for the provision of live music and other communal activities for guests – is intended to be used as a refuge building should the need arise. This is the building nearest the cabins and is of wholly non-combustible construction. Any openings within the building should be upgraded to be consistent with the requirements for construction to BAL-12.5 as per AS3959.
	Occupants of the ecotourism facility are provided with appropriate shelter in the event of a bushfire.	The existing shed – the structure used for the provision of live music and other communal activities for guests – is intended to be used as a refuge building should the need arise. The shed/refuge building appears to be large enough to safely accommodate the maximum potential number of guests in the event of a bushfire.

Table 4.2: Access (Re: Table 6.8b PBP)

PERFORMANCE CRITERIA		RELATIONSHIP OF PROPOSAL TO PERFORMANCE CRITERIA
The intent may be achieved where:		
ACCESS	VARIATIONS	
	Ecotourism: *Firefighting vehicles are provided with safe, all-weather access to the proposed refuge building.*	Access to/from the site to the public road (Wang Wauk Road) is to be via the existing internal property access road. Recommendations are made for the construction/upgrading of the access road. Internal roads traverse areas of the site that are only occupied by maintained grasses.
	The capacity of access roads is adequate for firefighting vehicles.	The existing property access road is to be upgraded (where necessary) to provide an all-weather two-wheel drive standard throughout and ensure adequate capacity to carry fire fighting vehicles.
	There is appropriate access to water supply.	Provision is to be made for firefighting vehicles to access the static water supply from the part of the property access road adjacent to the shed/refuge building. Reticulated water is not available to the site.
PERIMETER ROADS	*Perimeter access roads are designed to allow safe access and egress for firefighting vehicles while occupants are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.*	N/A
NON-PERIMETER ROADS	*Non-perimeter access roads are designed to allow safe access and egress for firefighting vehicles while occupants are evacuating.*	N/A

Table 4.3: Services (Re: 6.8c PBP)

PERFORMANCE CRITERIA		RELATIONSHIP OF PROPOSAL TO PERFORMANCE CRITERIA
The intent may be achieved where:		
WATER SUPPLIES	*An adequate water supply for firefighting purposes is installed and maintained.*	Reticulated water is not available to the site. It is noted that a large poly tank is located adjacent to the northern corner of the shed/refuge building and not directly accessible from the part of the property access road nearest the shed/refuge building. Consideration should be given to provision of a static water supply of not less than 20,000 litres via installation of a metal water tank in the area immediately to the south of the shed/refuge building to ensure accessibility to the static water supply. The tank containing the static water supply is to be fitted with a 65mm Storz fitting.
	➢ *Water supplies are located at regular intervals; and* ➢ *The water supply is accessible and reliable for firefighting operations.*	N/A. The site is not serviced by reticulated water.
	Flows and pressure are appropriate.	N/A. The site is not serviced by reticulated water.
	The integrity of the water supply is maintained.	Provision of a static water supply via installation of a metal water tank will ensure integrity of the static water supply storage (metal tank instead of poly tank). Recommendations of this assessment include specifications for supply pipes and fittings to the tank to be metal.
	Water supplies are adequate in areas where reticulated water is not available.	A static water supply of not less than 20,000 litres is to be provided. It is noted that PBP only requires provision of a minimum 10,000 litre water supply on site for camping grounds, so the provision of a 20,000 litre static water supply is an improved measure. Obviously, the poly tank to the north of the shed/refuge building will also retain water for fire fighting purposes.
ELECTRICITY	*Location of electricity services limits the possibility of ignition of surrounding bush land or fabric of buildings.*	It is understood that electricity supply for the site is off-grid.
GAS	*Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.*	Existing gas bottles are installed to the north-eastern elevation of the shed/refuge building and will be provided with increased separation from any potential bushfire hazard vegetation by provision of APZs around that building.

Table 4.4: Emergency management planning (Re: Table 6.8d PBP)

PERFORMANCE CRITERIA		RELATIONSHIP OF PROPOSAL TO PERFORMANCE CRITERIA
The intent may be achieved where:		
EMERGENCY MANAGEMENT	VARIATIONS	
	Ecotourism: *A Bush Fire Emergency Management Plan is prepared.*	**Note:** In lieu of preparation of any Bush Fire Emergency Management and Evacuation Plan (BEMEP), the clients have confirmed that they are prepared to accept a condition of consent restricting operation of the proposed eco-tourist facility to parts of the year at least one month outside the commencement and conclusion of the statutory bushfire season. If this is not acceptable in this instance, then it is acknowledged that the provisions of PBP envisage that a BEMEP be prepared consistent with the RFS' *Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*.
	Appropriate and adequate management arrangements are established for consultation and implementation of the Bush Fire Emergency Management and Evacuation Plan.	The proposal is for a small-scale facility. This is a matter for consideration if a BEMEP is eventually required for the facility as above.

5. RECOMMENDATIONS

In relation to the proposed eco-tourist facility on land at Lot 43 DP 263785, 851 Wang Wauk Road, Wang Wauk, the following is recommended:

A. The following land within the site around the shed/refuge building is to be maintained as an Asset Protection Zone (APZ):

Direction	APZ (metres) radius
N/NE/NW	38
S/SW	47
Other	36

B. APZs are to be maintained in accordance with the requirements of an Inner Protection Area (IPA) as described in Appendix 4, Section A4.1.1 of *Planning for Bush Fire Protection 2019* (PBP) with a clear area of low-cut lawn or pavement to be maintained immediately around the proposed refuge building.

C. Openings to the (existing) shed – to be used as a refuge building – are to be upgraded where necessary to comply with the requirements for BAL-12.5 as per AS 3959-2018 (Construction of buildings in bushfire-prone areas) and the additional requirements in Section 7.5 of PBP.

D. The existing property access road from Wang Wauk Road to the shed/refuge building is to be upgraded to achieve the performance criteria of Table 7.4a and Section A3.9.3 of *Planning for Bush Fire Protection 2019.* The following specific measures are relevant:

i. Upgrade/widen any parts of the existing property access road/route which have a trafficable width less than 4 metres (except for constrictions <30 metres long where the width can reduce to 3.5 metres);

ii. Ensure that road surfaces along the property access road/route are capable of carrying a fully loaded fire fighting tanker; and

iii. (Where suitable areas are not available for vehicles to pull over to let other vehicles pass in the opposite direction) passing bays at 200 metre interval(s), with the passing bay(s) to be 20 metres long by 2 metres wide, making a minimum trafficable width of 6 metres at the passing bay(s).

E. An unobstructed turning area (in accordance with Appendix 3 of PBP) is to be provided within 20 metres of the shed/refuge building to enable emergency vehicles to manoeuvre and exit the site in a forward direction.

F. A static water supply of not less than 20,000 litres is to be provided at the southern end of the shed/refuge building and be available at all times for firefighting purposes. Access to the static water supply should be clearly identified with an SWS marker supplied by or approved by the RFS.

G. For the purposes of (F):

i. Tank(s) to be of metal construction; and

ii. A 65mm Storz fitting/outlet with a ball valve is to be fitted to the tank for access to the water supply for firefighting purposes; and

iii. The ball valve, pipes and all tank penetrations are to be adequate for a full 50mm inner diameter water flow through the Storz fitting and constructed of metal; and

iv. All above-ground pipes are to be metal; and

v. Any pump(s) provided for firefighting purposes are to be a minimum 5hp petrol or diesel-powered pump, shielded against bushfire attack. Any hose for firefighting connected to the pump should be a minimum 19mm internal diameter.

vi. A hardened ground surface for Category 1 firefighting truck access is to be constructed to within 4 metres of the tank(s) and Storz fitting.

Note: Where the Storz fitting is more than 4 metres from the property access road, a hardened ground surface is to be constructed/extended from the property access road to within 4 metres of the Storz fitting. To avoid the need for vehicles to reverse, a turning area may need to be provided to enable vehicles to access the connection, and leave, in a forward direction.

H. Clear directional signage should be installed within the site and access roads to and from the site to aid in the evacuation of people in an emergency.

I. Clear signage should be installed identifying the name and address of the property to assist emergency services.

J. Any new electricity supply lines, if proposed, are to be underground.

Note: In lieu of preparation of any Bush Fire Emergency Management and Evacuation Plan (BEMEP), the clients have confirmed that they are prepared to accept a condition of consent restricting operation of the proposed eco-tourist facility to parts of the year at least one month prior to the commencement and at least one month following the conclusion of the statutory bushfire season.

NOTE & DISCLAIMER:

1. *This assessment relates only to the development described in Section 2 of this assessment.*
2. *This assessment has been based on bushfire protection guidelines as outlined in the document entitled Planning for Bush Fire Protection 2019 (PBP).*
3. *Notwithstanding the precautions recommended, it should always be remembered that bushfires burn under a range of conditions and an element of risk, no matter how small, always remains.*
4. *This assessment does not imply or infer any approval for the removal and/or thinning of vegetation for Asset Protection or other purposes. It is the responsibility of the client/landowner to obtain all necessary approvals in this regard.*

REFERENCES

NSW Rural Fire Service (2019)

Planning for Bush Fire Protection 2019

Standards Australia (2018)

AS 3959-2018 Construction of buildings in bushfire-prone areas