

# S & K Johnson

## CONSTRUCTIONS Pty Ltd



PO Box 2111 Port Macquarie NSW 2444  
0402318073 Fax 02 65824069  
ABN: 73 096 872 945  
24<sup>th</sup> April 2024

### Washpool Stroud Pty Limited

C/- Tony Fish

### Midcoast Town Planning

(formerly PDA Planning)

PO Box 468

Taree NSW 2430

Site 1165 Booral-Washpool Road  
Booral NSW 2425

## Desktop Assessment

### Scope of works:

- Desktop assessment to provide a summary of the requirements to assist in finalising the plans for DA submission for subdivision of the site

### Findings:

- Lot - 31//1281651
- Zoning - RU2 Rural Landscape
- Bushfire Prone Land Mapping – Category 1 and Category 3 hazards present over the site
- Vegetation – Grasslands with Dry Sclerophyll Forest and patches of Rainforest in the gulleys
- APZs – will be required around any proposed building. Slopes within the APZ cannot be any greater than 18°. The size of the APZ will be determined by the slope under the impacting vegetation. The building envelopes noted on the plan appear reasonable and an APZ achievable for a dwelling to be rated not more than BAL 29 (which is the requirement) given what is being shown on the aerial mapping. There is plenty of room within the envelopes to site a building to achieve this anyway and that is all we need to prove
- Access – this is going to have the most impact. As the site is already land-locked so are the proposed lots. Access will need to meet the following criteria and be noted on the subdivision plan
  - Table 5.3b *Planning for Bushfire Protection 2019*
  - 2 wheel drive, all weather roads
  - 4 metre carriageway width
  - 4 metre vertical clearance
  - Curves to have a minimum inner radius of 6m
  - Passing bays every 200 metres (20m x 2m)
  - Road surface sufficient to carry fully loaded fire fighting vehicles (up to 23 tonnes). Bridges and causeways have show load rating
  - Gradient and crossfall is to not be more than 10°

- Each lot has to have alternate access/egress between the building envelope and the public road network. There will be some leeway provided here given the site is land locked but the RFS will be seeking options for the home-owner and fire fighters to enter and leave. The roads can utilize existing access roads of the surrounding lots.
- There is also a requirement to provide more than one access/egress to the public road network. For example there could be access to Booral-Washpool Road for the northern lots and Farrells Road or Black Camp Road for the southern lots or just a different part of Booral-Washpool Road. The RFS want to avoid everyone trying to enter/leave via the same access point.
- The access roads will need to be noted on the plan along with whatever legal rights are being set up to use the neighbouring lots.
- There will be turning circle requirements for dwellings in the future but this will be addressed when DAs are submitted for them.
- Water – there will be static water supply requirements for dwellings in the future but this will be addressed when DAs are submitted for them
- Electricity – is to be supplied under ground
- Gas – is another item to be dealt with at DA stage for any dwellings

Regards

*Krisann Johnson*

**Krisann Johnson**

*Graduate Diploma in Design for Bushfire Prone Areas*

*Member FPAA*

*BPAD-D Certified Practitioner BPD-PD-18578*

