BUSHFIRE THREAT ASSESSMENT FOR

a proposed 1 into 2 Lot Torrens Title Subdivision of 869 Gloucester Tops Road, Berrico NSW 2422 (Lot 4 DP1302194)

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EXECUTIVE SUMMARY

Tailored Town Planning Services (Tailored TPS) has been engaged by the client, John and Sally Higgins, to prepare a Statement of Environmental Effects (SoEE) for a proposed 1 into 2 Lot Torrens Title Subdivision at 869 Gloucester Tops Road, Berrico NSW.

The proposed development is located within the MidCoast Local Government Area (LGA).

This report has been undertaken to assess the proposed development against the bushfire protection measures required by the NSW Rural Fire Service's 'Planning for Bushfire Protection 2019' (PBP) and relevant legislation.

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1 INTRODUCTION

1.1 INTENT OF STATEMENT

This Bushfire Threat Assessment has been prepared by Tailored TPS and is to accompany a Development Application (DA) to MidCoast Council for a proposed 1 into 2 Lot Torrens Title Subdivision at 869 Gloucester Tops Road, Berrico NSW.

This Assessment has been undertaken to demonstrate that the proposed development can comply with the Bushfire Protection Measures required by the NSW Rural Fire Services 'Planning for Bushfire Protection 2019' (PBP).

A bush fire safety authority (BFSA) is required from the NSW RFS for residential and rural residential subdivision and SFPP developments on BFPL. As such, this rural residential subdivision development requires referral to the NSW RFS for a BFSA under S100B of the Rural Fires Act 1997. The development is therefore considered to be integrated development under the Environmental Planning and Assessment Act, 1979.

1.2 SITE LOCATION DETAILS

The subject site of this DA can be legally identified as Lot 4 DP1302194. Gloucester Tops Road transects the property, with the vast portion of land situated to the south of Gloucester Tops Road. The property is approximately 1008ha in size.

The property consists of both cleared and densely vegetated land, as demonstrated in Figure 1 below.

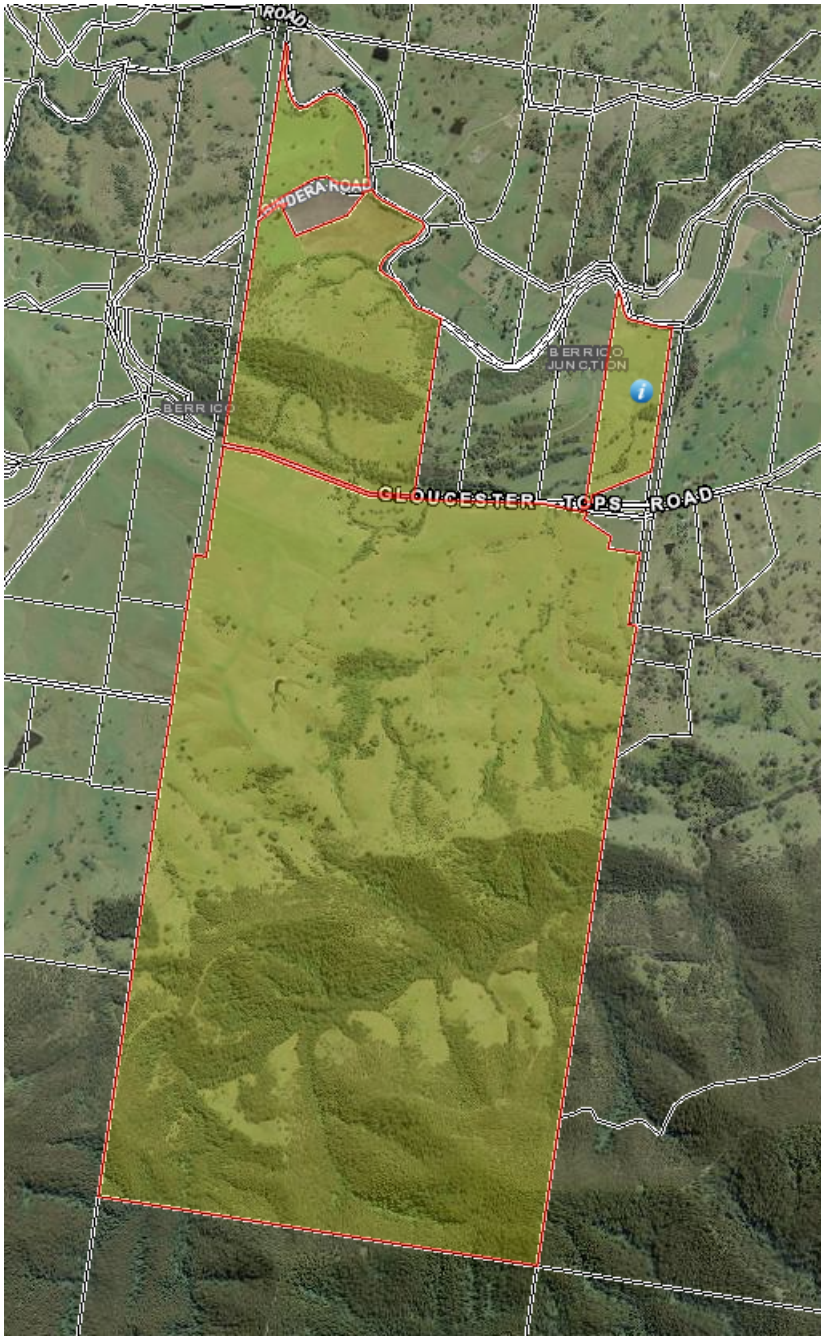

Figure 1 - Aerial of the subject site (SixMaps)

The land is mapped as bushfire prone as per the NSW Planning Portal.

Figure 2 - Bushfire Map (NSW Planning Portal)

2 PROPOSED DEVELOPMENT

2.1 OBJECTIVES AND OVERVIEW OF PROPOSED DEVELOPMENT

It is proposed that a One into Two Lot Torrens Title Subdivision be achieved. The overall layout of this proposal has been designed to respect the existing topography and vegetation, in order to minimise environmental impact. The layout also provides one lot of versatile primarily cleared agricultural land, whilst the other provides a bush retreat containing majority of the vegetation and biodiversity values.

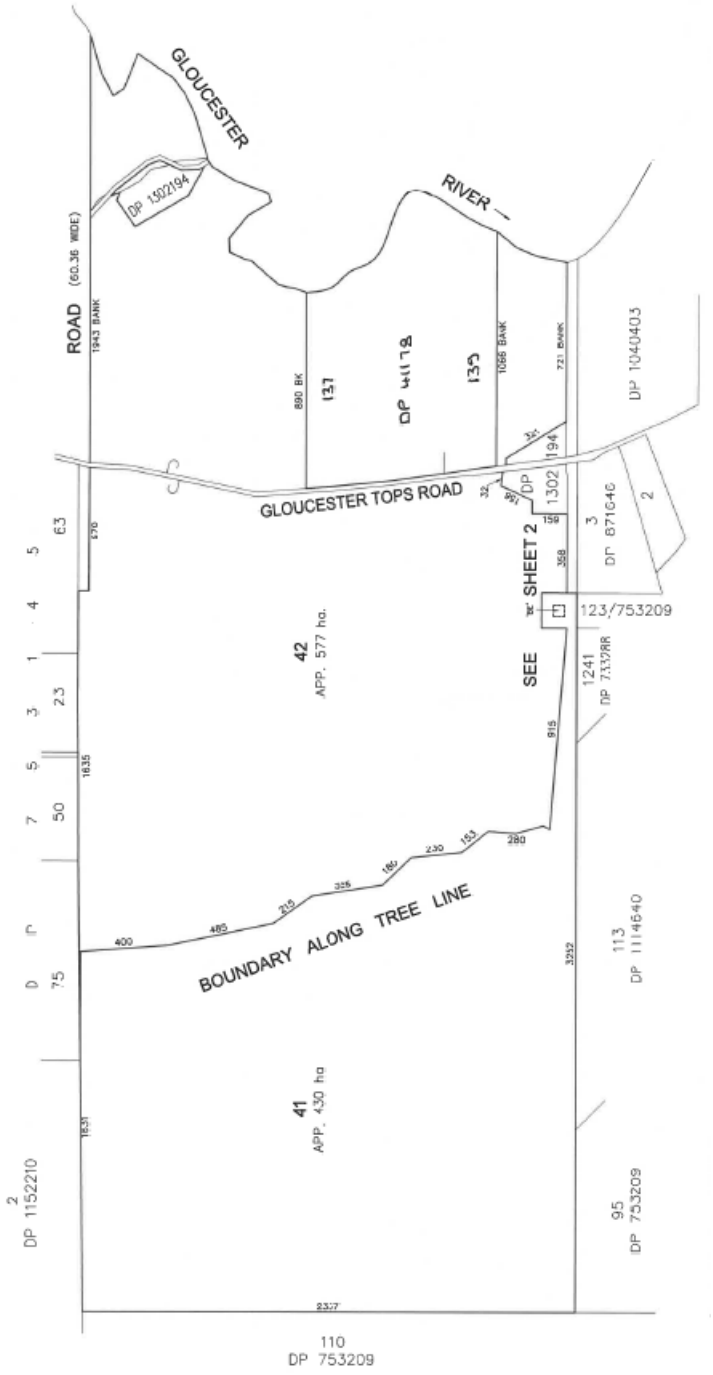

Figure 3 - Proposed subdivision plan

The subdivision is proposing Lot 41 and Lot 42, with Lot 41 being approximately 430ha in size and consisting primarily of vegetated land. Access to proposed Lot 41 is via a Crown owned Travelling Stock Route (TSR) which consent has been granted for (pending). This TSR can be identified as Lot 7007 DP1026832.

Proposed Lot 42 is 577ha and consists of primarily cleared land with Gloucester Tops Road transecting the property.

Given the desire to minimise fragmentation of the agriculturally usable land, the proposed subdivision consists of a battle-axe shape for proposed Lot 41. This Lot incorporates majority of the vegetated land with a battle-axe handle and associated area for a dwelling while utilising the existing TSR for access. The building envelope has been shown on proposed Lot 41 which is an area of 160m by 160m, providing ample space for a dwelling.

3 SITE CHARACTERISTICS

3.1 SLOPE

Proposed Lot 41 can be described as undulating within the demonstrated building envelope, and steep towards the rear of the property.

Figure 4 – Proposed Lot 41 building envelope area (Six Maps)

Proposed Lot 42 has copious amounts cleared and generally level land that could support future development. This would be subject to its own assessment.

3.2 VEGETATION

Vegetation classification for proposed Lot 41

As demonstrated within Figure 5 below, the designated building envelope area for proposed Lot 41, which is 160m x 160m and provides copious room for a dwelling, is generally cleared of vegetation and could easily be managed land.

Figure 5 - Sixmaps aerial of identified building envelope within proposed Lot 41

Vegetation classification for proposed Lot 42

As demonstrated within the aerial below showing the residual lot (proposed Lot 42), there is considerable area for a dwelling to be erected within an area 140m or greater with vegetation classification of grassland. Future development will be subject to its own bushfire assessment, however it is considered that the predominant vegetation threat within a logical building envelope would be grassland.

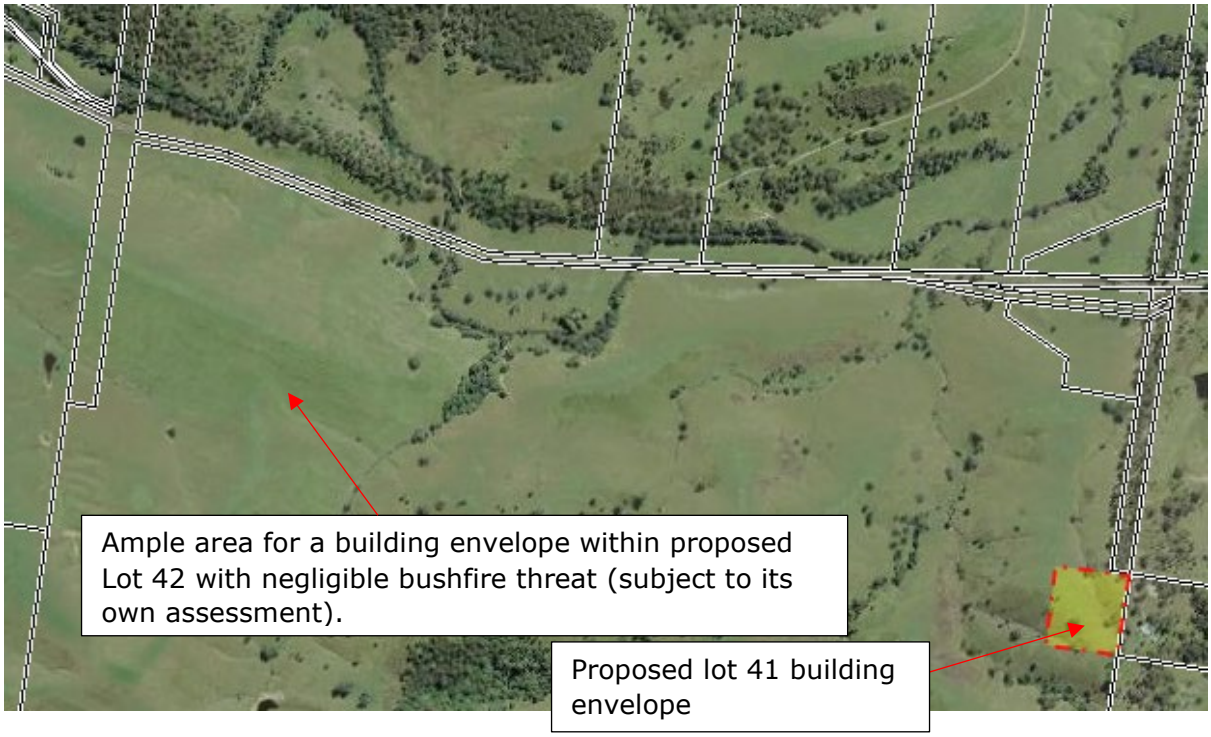

Figure 6 - Aerial demonstrating vegetation within proposed Lot 41 and 42

3.3 FIRE DANGER INDEX (FDI)

The property is located within the Local Government Area of Mid North Coast, and as such, in accordance with PBP 2019, the site has a FDI of 80.

3.4 ENVIRONMENTAL FEATURES AND VALUES

The subject site contains biodiversity values as per the NSW Planning Portal, however the proposed subdivision will not impact these values in any way.

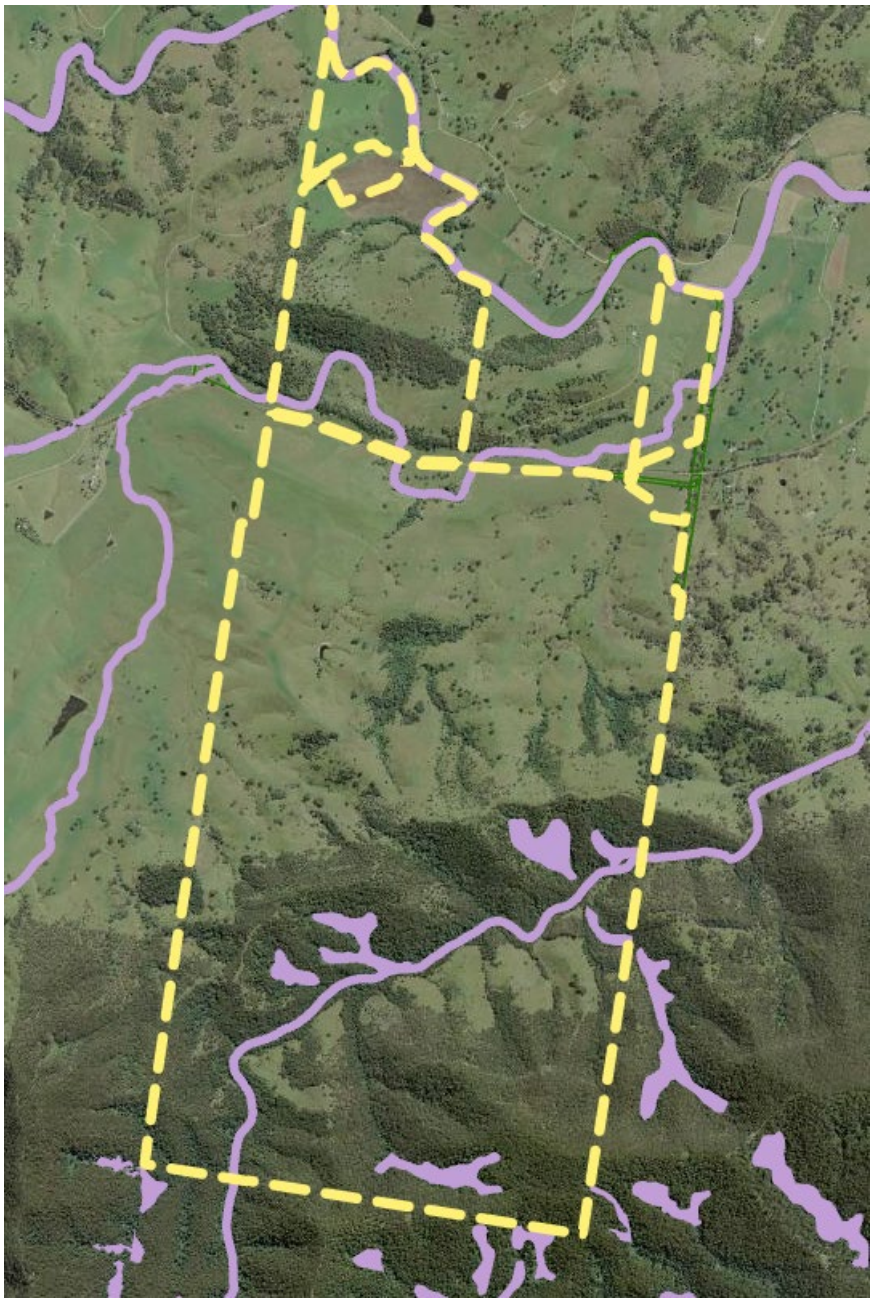

Figure 7 - Biodiversity Values (NSW Planning Portal)

3.5 HERITAGE VALUES

The site has no known Aboriginal or European Heritage Values.

4 PLANNING FOR BUSHFIRE PROTECTION 2019

The proposed development is for a 1 into 2 lot subdivision, with both subsequent lots to include a dwelling entitlement.

As assessment against the relevant provisions of the PBP 2019 is below. The design of the subdivision has allowed for the siting of future development away from bushfire hazards in which all APZs can be retained and maintained within each lot. There is negligible threat between the likely dwelling/building envelopes on both proposed Lot 41 and 42 and Gloucester Tops Road.

Asset Protection Zones -Table 5.3a (snippet from PBP 2019)

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	CAN THE PROPOSED SUBDIVISION COMPLY?
	The intent may be achieved where:		
ASSET PROTECTION ZONES	› potential building footprints must not be exposed to radiant heat levels exceeding 29 kW/m² on each proposed lot.	› APZs are provided in accordance with Tables A1.12.2 and A1.12.3 based on the FFDI.	Yes. It is considered that future development on both proposed Lot 41 and 42 can achieve this.
ASSET PROTECTION ZONES	› APZs are managed and maintained to prevent the spread of a fire towards the building.	› APZs are managed in accordance with the requirements of Appendix 4.	Yes.
ASSET PROTECTION ZONES	› the APZs is provided in perpetuity.	› APZs are wholly within the boundaries of the development site	Yes.
ASSET PROTECTION ZONES	› APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	› APZs are located on lands with a slope less than 18 degrees.	Yes, can be achieved depending on location of future dwelling within both proposed Lot 41 and 42.
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.	› landscaping is in accordance with Appendix 4; and › fencing is constructed in accordance with section 7.6.	Yes, can be achieved.

Access - Table 5.3b (snippet from PBP 2019)

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	CAN THE PROPOSED SUBDIVISION COMPLY
	The intent may be achieved where:		
ACCESS (GENERAL REQUIREMENTS)	› firefighting vehicles are provided with safe, all-weather access to structures.	› property access roads are two-wheel drive, all-weather roads; › perimeter roads are provided for residential subdivisions of three or more allotments; › subdivisions of three or more allotments have more than one access in and out of the development; › traffic management devices are constructed to not prohibit access by emergency services vehicles; › maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient; › all roads are through roads; › dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end; › where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road; › where access/egress can only be achieved	Yes, in general this can be achieved. While the TSR provides access to the subject site and neighbouring property, it is greater than 200m. This is unavoidable and an existing practise. An appropriate turning circle can be provided, and the road can be maintained for all weather access to the propsoed Lot 42 and existing neighbouring properties which utilise this access.

	through forest, woodland and heath vegetation, secondary access shall be provided to an alternate point on the existing public road system; and › one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.	
› the capacity of access roads is adequate for firefighting vehicles.	› the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/ causeways are to clearly indicate load rating.	Yes.
› there is appropriate access to water supply.	› hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression; › hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - *Fire hydrant installations System design, installation and commissioning*; and › there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.	Yes. This can be achieved for any new dwellings.

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	CAN THE PROPOSED SUBDIVISION COMPLY?
	The intent may be achieved where:		
PERIMETER ROADS	› access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.	› are two-way sealed roads; › minimum 8m carriageway width kerb to kerb; › parking is provided outside of the carriageway width; › hydrants are located clear of parking areas; › are through roads, and these are linked to the internal road system at an interval of no greater than 500m; › curves of roads have a minimum inner radius of 6m; › the maximum grade road is 15 degrees and average grade of not more than 10 degrees; › the road crossfall does not exceed 3 degrees; and › a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.	Yes. Gloucester Tops Road is a sealed two way road. The TSR is a rural access all weather drive.
NON-	› access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating.	› minimum 5.5m carriageway width kerb to kerb; › parking is provided outside of the carriageway width; › hydrants are located clear of parking areas; › roads are through roads, and	Yes.

		these are linked to the internal road system at an interval of no greater than 500m; › curves of roads have a minimum inner radius of 6m; › the road crossfall does not exceed 3 degrees; and › a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.	
PROPERTY ACCESS	› firefighting vehicles can access the dwelling and exit the property safely.	› There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that supports the operational use of emergency firefighting vehicles. In circumstances where this cannot occur, the following requirements apply: › minimum 4m carriageway width; › in forest, woodland and heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay; › a minimum vertical clearance of 4m to any overhanging	Yes can be achieved.

		obstructions, including tree branches; › provide a suitable turning area in accordance with Appendix 3; › curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress; › the minimum distance between inner and outer curves is 6m; › the crossfall is not more than 10 degrees; › maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and › a development comprising more than three dwellings has access by dedication of a road and not by right of way. Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development property access roads in addition to the above.	

Services – Table 5.3.C (Snippet from PBP 2019)

Performance criteria and acceptable solutions for water, electricity and gas services for residential and rural residential subdivisions.

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	CAN THE PROPOSED SUBDIVISION COMPLY?
	The intent may be achieved where:		
WATER SUPPLIES	› adequate water supplies is provided for firefighting purposes.	› reticulated water is to be provided to the development where available; › a static water and hydrant supply is provided for non-reticulated developments or where reticulated water supply cannot be guaranteed; and › static water supplies shall comply with Table 5.3d.	Yes can be achieved.
	› water supplies are located at regular intervals; and › the water supply is accessible and reliable for firefighting operations.	› fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005; › hydrants are not located within any road carriageway; and › reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads.	Yes
	› flows and pressure are appropriate.	› fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005.	Yes
	› the integrity of the water supply is maintained.	› all above-ground water service pipes are metal, including and up to any taps; and › above-ground water storage tanks shall be of concrete or metal.	Yes

ELECTRICITY SERVICES	› location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.	› where practicable, electrical transmission lines are › underground; where overhead, electrical transmission lines are proposed as follows: › lines are installed with short pole spacing of 30m, unless crossing gullies, gorges or riparian areas; and › no part of a tree is closer to a power line than the distance set out in ISSC3 *Guideline for Managing Vegetation Near Power Lines*.	Electricity will likely be solar panels for future construction.
GAS SERVICES	› location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.	› reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - *The storage and handling of LP Gas*, the requirements of relevant authorities, and metal piping is used; › all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; › connections to and from gas cylinders are metal; › polymer-sheathed flexible gas supply lines are not used; and › above-ground gas service pipes are metal, including and up to any outlets.	Yes.

Water supply requirements for non-reticulated developments or where reticulated water supply cannot be guaranteed.

DEVELOPMENT TYPE	WATER REQUIREMENTS	CAN THE PROPOSED SUBDIVISION COMPLY?
Residential lots (<1,000m^2)	5,000L/lot	N/A
Rural-residential lots (1,000-10,000m^2)	10,000L/lot	N/A
Large rural/lifestyle lots (>10,000m^2)	20,000L/lot	Yes
Multi-dwelling housing (including dual occupancies)	5,000L/dwelling	N/A

5 CONCLUSION

This bushfire assessment has been prepared to accompany a development application to Mid-Coast Council for a 1 into 2 Lot Torrens Title Subdivision at 869 Gloucester Tops Road, Berrico NSW.

Overall, the proposal can meet the relevant Planning for Bushfire Protection document. Any future development of the property will be subject to its own Bushfire Assessment.

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