

Our Ref: P00864\_BUSHFIRE.docx  
22 April 2025

The General Manager  
MidCoast Council  
PO Box 482  
Taree NSW 2430

Dear Sir,

**SUBJECT: BUSHFIRE REPORT**  
**PROJECT: PROPOSED EIGHT LOT SUBDIVISION, 4 RIFLE RANGE ROAD, TAREE**  
**(LOT B DP 398052)**

## 1. Introduction

This Bushfire Report has been prepared to accompany a Development Application for a (8) eight Lot Subdivision at 4 Rifle Range Road, Taree (Lot B DP 398052). The site of the proposed development is shown in **Figure 1**.

### Figure 1 – Site Location

Source: MidCoast Council Online Mapping  
North ^

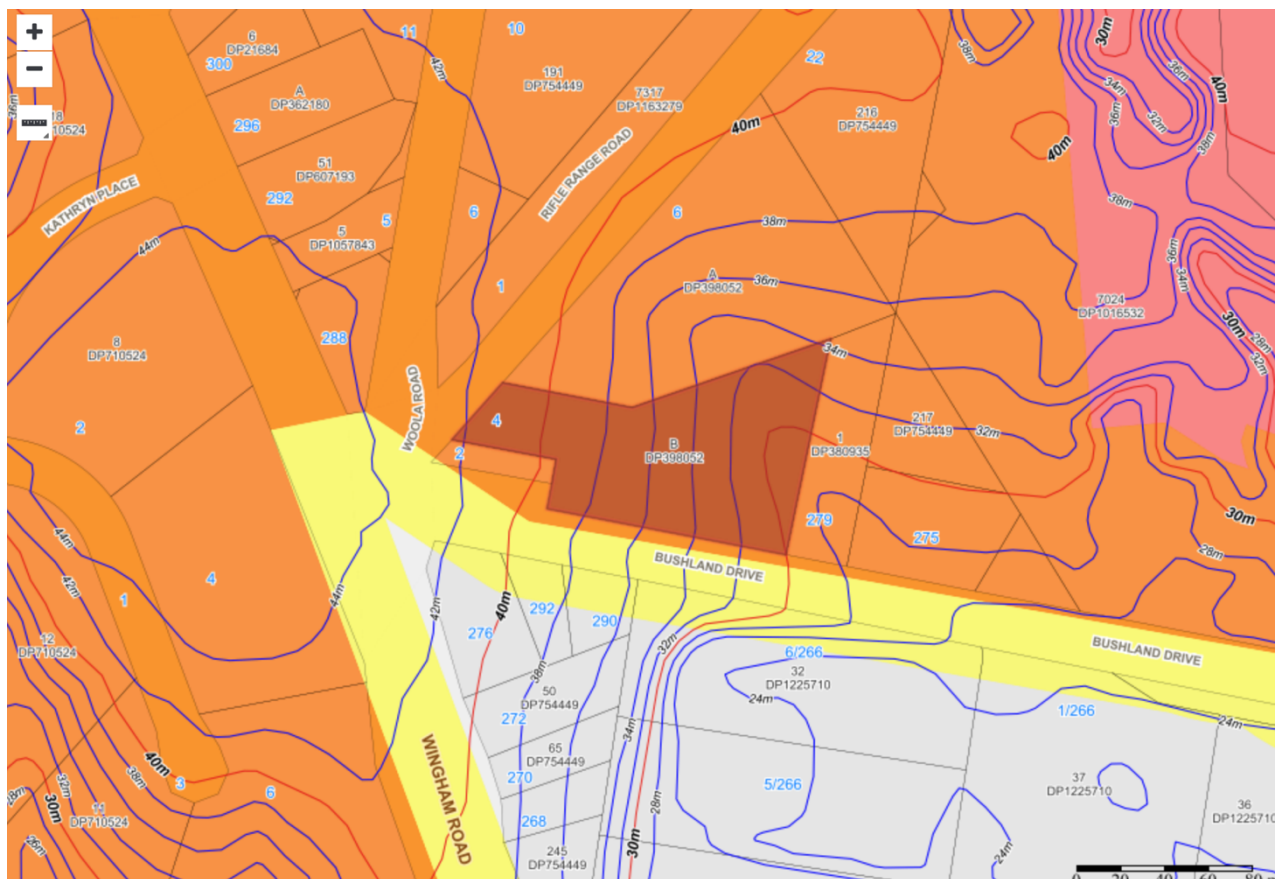


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The land to the north and east of the subject land is mapped as Category 3 vegetation, being Grassland, as shown below. (source MidCoast Council Online Mapping).

**Figure 2 Bushfire Classification**

Source: MidCoast Council Online Mapping



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.

## 2. The Proposed Development

The proposed development is an eight lot subdivision as shown on the attached subdivision plan.

The proposed subdivision will be services with reticulated water and electricity.

Landscaping will be undertaken to comply with Appendix 4 of PBP 2019 and fencing will be constructed to the requirements of section 7.6 of PBP 2019.

### **3. Bushfire Assessment**

The subject land is classified as bushfire prone buffer on Council's mapping. The type of development proposed is required to comply with the Planning for Bushfire Protection 2019 (PBP 2019). The Fire Danger Index (FDI) for Midcoast LGA is 80.

There are vegetated areas to the north and east that pose a bushfire risk to future residents of the proposed subdivision. This vegetation is classed as Grassland. The slope of the land lots to the north is upslope and to the east is flat.

It is proposed to provide an Asset Protection Zone of 10m to the north and east within lots 2,4,5 and 7 towards the bushfire prone vegetation. This is 10m APZ requirement of Table A1.12.3 of PBP 2019.

When applying the requirements of Table A1.12.6 of PBP 2019 the proposed building within the proposed lots 2,4,5 and 7 will be required to meet BAL 29 requirements.

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;

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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