

Bushfire Assessment

Proposed two (2) lot subdivision

Lot 551 DP 635385

17A Pacific View Drive, Hallidays Point

March 2025

Final

Prepared for

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Project No:24338

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Document Details

Document Name: 24338_BTA_17APacificViewDriveHallidaysPoint_Rev0

File No. 24338

Date: March 2025

Revision: Final

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Report History

Date	Revision	Comment
March 2025	Final	Issue to client

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1. INTRODUCTION

This Bushfire Assessment has been prepared in relation to the proposed subdivision of land at Lot 551 DP 635385, 17A Pacific View Drive, Hallidays Point.

Land within the site is partly mapped as bushfire prone land (BFPL) for the purposes of Section 10.3 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). An extract of the bushfire prone land map is at Figure 3.1.

As part of the land within the site is mapped as bushfire prone land, the purpose of this report is to carry out a bushfire assessment having regard to the provisions of the NSW Rural Fire Service (RFS) guideline, *Planning for Bush Fire Protection 2019* (PBP) and the information requirements for obtaining a bushfire safety authority under Clause 45 of the *Rural Fires Regulation 2022* (RF Regulation).

2. PROPOSED DEVELOPMENT

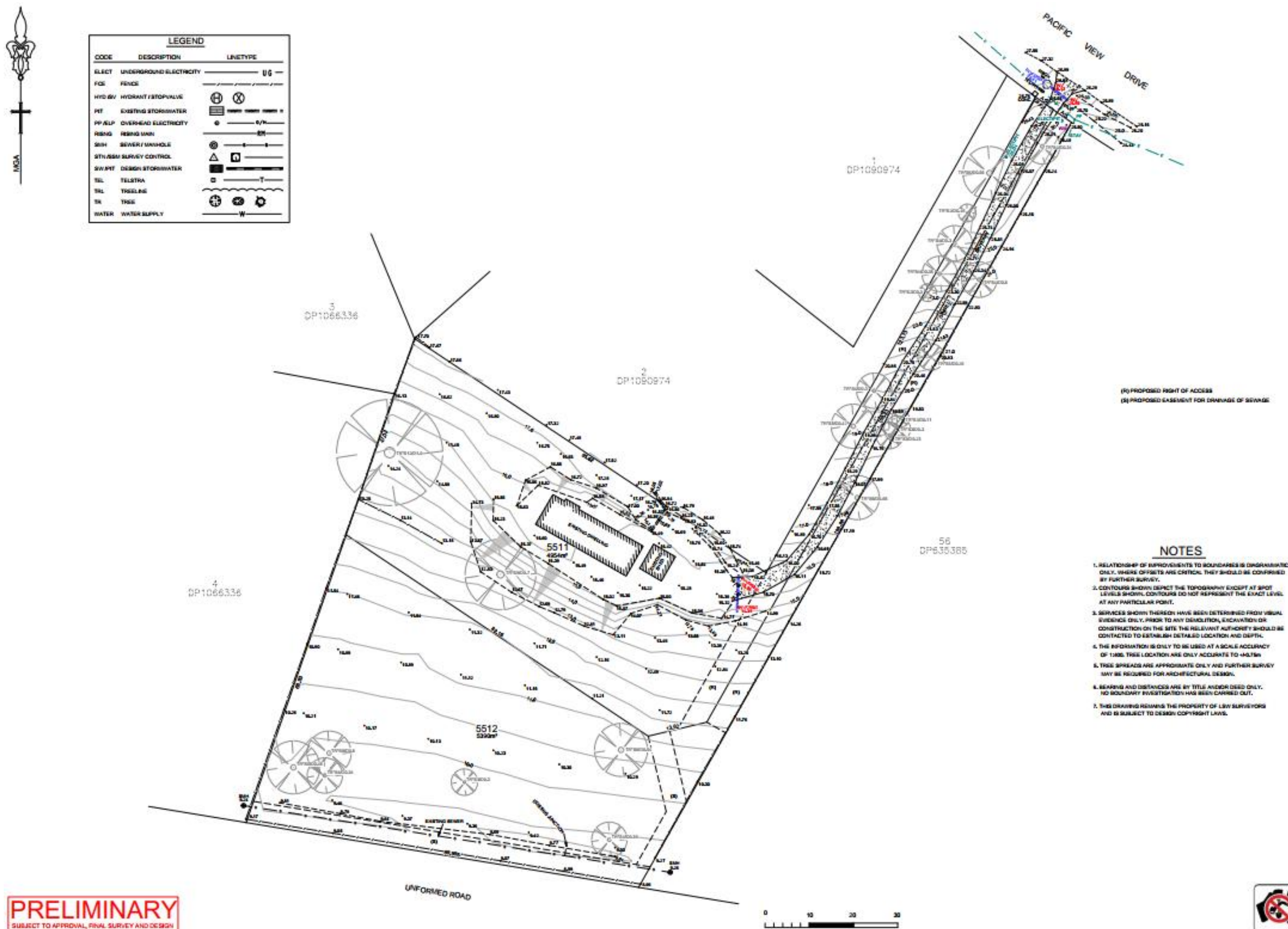
The proposed development involves the subdivision of land at Lot 551 DP 635385, 17A Pacific View Drive, Hallidays Point into two (2) large lot residential allotments.

The subject site is a battle-axe allotment which is accessed via an existing access handle extending south from Pacific View Drive. An existing dwelling is in the northern part of the site.

Proposed Lot 5511 will have an area of approximately 4954m² occupying the northern part of the site and containing the existing dwelling. Proposed Lot 5511 will also contain part of the access handle with reciprocal rights of carriageway provided to proposed Lot 5512.

Proposed Lot 5512 will have an area of approximately 5390m² and occupy the southern part of the site. Proposed Lot 5512 will be vacant upon registration of the plan of subdivision.

The proposed development is shown on plans by LSW Surveyors, *Proposed subdivision of Lot 551 DP635385, 17A Pacific View Drive, Hallidays Point, Proposal plan* (file no. 7760 Issue A dated 07/02/25). An extract of the site plan is at Figure 2.1.



3. SITE DESCRIPTION

3.1 Site Details

Address	17A Pacific View Drive, Hallidays Point
Lot / DP	Lot 551 DP 635385
Area	1.3 hectares
Local EPI	Greater Taree Local Environmental Plan 2010
Zoning	R5 – Large Lot Residential
Fire Weather District	North Coast fire weather district (FDI 80)

3.2 Site Description

The site is a battle-axe allotment on the southern side of Pacific View Drive, about 45 metres south-east of the intersection with Jacaranda Close and 245 metres west of the intersection with Oakview Drive.

The site is occupied by an existing dwelling in the northern part of the site. The existing dwelling is accessed via a driveway within the battle-axe handle from Pacific View Drive. The dwelling is serviced by reticulated water and underground power extending south from overhead lines in Pacific View Drive.

Land surrounding the existing dwelling comprises landscaped gardens and isolated remnant trees over a mown understorey. The southern part of the site is clear of significant vegetation and comprises managed grasses.

Similar large lot residential allotments occupy surrounding land to the north, east and west. Vegetation on surrounding residential land to the north and west is characterised by landscaped gardens and remnant trees maintained in association with existing residential dwellings. Land to the east is also generally maintained throughout the understorey (although a canopy of remnant trees exists on that land).

The nearest area of vegetation that is likely to present a bushfire threat in relation to the development of the site exists to the south and east of the site. That land includes a parcel of land zoned C2 Environmental Conservation (contiguous with Darawank Nature Reserve) and an unformed road reserve which adjoins the southern boundary.

Photo 3.1 and Photo 3.2 show the site and surrounding land.



Photo 3.1: Looking north across the site from the south-eastern corner showing proposed Lot 5512 in the foreground and the existing dwelling (proposed Lot 5511) in the background.



Photo 3.2: Looking east along the southern boundary of neighbouring land at 19 Pacific View Drive, showing vegetation located south of the site in right of the photo.



Figure 3.1: Site Locality and Bushfire Prone Land Map

3.3 Environmental Features or Aboriginal Relics

An AHIMS search indicates that there are no known Aboriginal sites recorded on the site and no Aboriginal places have been declared on or near the subject site. There are no known archaeological constraints at the subject site that might be relevant to bushfire protection measures for the proposed development (although the presence of undiscovered Aboriginal objects remains possible).

The site is cleared of any significant vegetation that would present a constraint to the provision of bushfire protection measures. Environmental constraints would be considered in the planning and approval of the development.

3.4 Vegetation Classification

The classification of vegetation on land surrounding the site is summarised in Table 3.1.

Table 3.1: Vegetation formations and classification (PBP / Keith, 2004)

Direction	Description	Classification
South	Land to the south of the site is an unformed road reserve containing forest vegetation that is contiguous with more extensive vegetated landscapes (zoned C2 Environmental Management) further to the south. Vegetation further to the south contains wet sclerophyll forest transitioning to areas of forested wetlands. As such, vegetation to the south has been classified as predominantly forest.	Forest
East	<p>Land adjoining the eastern boundary (19 Pacific View Drive) is zoned <i>R5 - Large Lot Residential</i> and contains a dwelling in the northern part of that land (towards Pacific View Drive). The northern part of that land is maintained as predominantly managed lawns and gardens (Low Threat vegetation).</p> <p>The southern part of the land at 19 Pacific View Drive contains a canopy of remnant trees with some continuity with unmanaged vegetation beyond the southern boundary. The southern part of the land does not currently meet the criteria for "low threat vegetation" and has been classified as forest.</p> <p>Note: Land at 19 Pacific View Drive benefits from a recent consent for subdivision that will permanently remove hazards that presently exist in the southern part of that land.</p>	Forest (until land at 19 Pacific View Drive is developed)
North and West	Land adjoining the northern and western boundaries is zoned <i>R5 - Large Lot Residential</i> and contains dwellings. That land is managed as lawn and gardens consistent with the description of Low Threat vegetation in Section A 1.10 of PBP.	Low threat (excluded)

3.5 Slope Assessment

The assessment of slope has been undertaken in accordance with the methodology in Section A1.5 of PBP 2019. 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 in relation to the proposal has been assessed as relatively flat under any areas of potential bushfire hazard vegetation.

4. BUSHFIRE ASSESSMENT

4.1 Submission Requirements for BFSA

The following provides a summary of the submission requirements for a BFSA in relation to subdivision on BFPL, as per Clause 45 of the Rural Fires Regulation 2022.

4.1.1 *The extent to which the development is to provide for setbacks, including asset protection zones*

Appendix 1 of PBP provides the methods for determining the minimum APZs for the siting of residential development in the proposed subdivision.

The site is in the North Coast fire (weather) area and the relevant Fire Danger Index (FDI) is FDI 80. Table A1.12.3 of PBP provides the minimum APZs for residential subdivision for FDI 80 areas.

In relation to vegetation classification in Sections 3.4 and 3.4 of this assessment, and as per Table A1.12.3 of PBP, separation distances as set out in Table 4.1 would be required to ensure that any new residential building on proposed Lots 5511 and/or 5512 is not exposed to radiant heat flux of more than 29kW/m².

Table 4.1: Analysis of minimum APZs

Direction	Predominant Vegetation	Effective Slope	Minimum Separation (PBP, Table A1.12.3)
South	Forest	>0-5 degrees	25 metres
East	Forest*		25 metres*
West	Low Threat	N/A	Nil
North	Low Threat		Nil

* hazards to the east are likely to be removed upon completion of subdivision works on adjoining land. Temporary easements for APZ may be extinguished upon removal of the hazards and registration of instruments that ensure maintenance of hazards in perpetuity.

The existing dwelling on proposed Lot 5511 is sited approximately 45 metres from the nearest hazards adjoining the eastern boundary and approximately 70 metres from the southern boundary of the overall site. Subject to maintaining land within the site to the standard of an APZ, the existing dwelling would maintain separation distances in accordance with Table A1.12.3 of PBP.

Proposed Lot 5512 occupies the southern part of the site and shares a southern and eastern boundary with bushfire hazards on adjacent land. Recommendations are made for the registration of an easement for Asset Protection Zone (25m wide) perpendicular to the southern and eastern boundaries of proposed Lot 5512. No habitable building is to be erected in the restricted area.

Proposed Lots 5511 and 5512 therefore each provide sufficient land area to accommodate residential development with separation distances from hazards consistent with the minimum requirements for APZs prescribed in Table A1.12.3 of PBP.

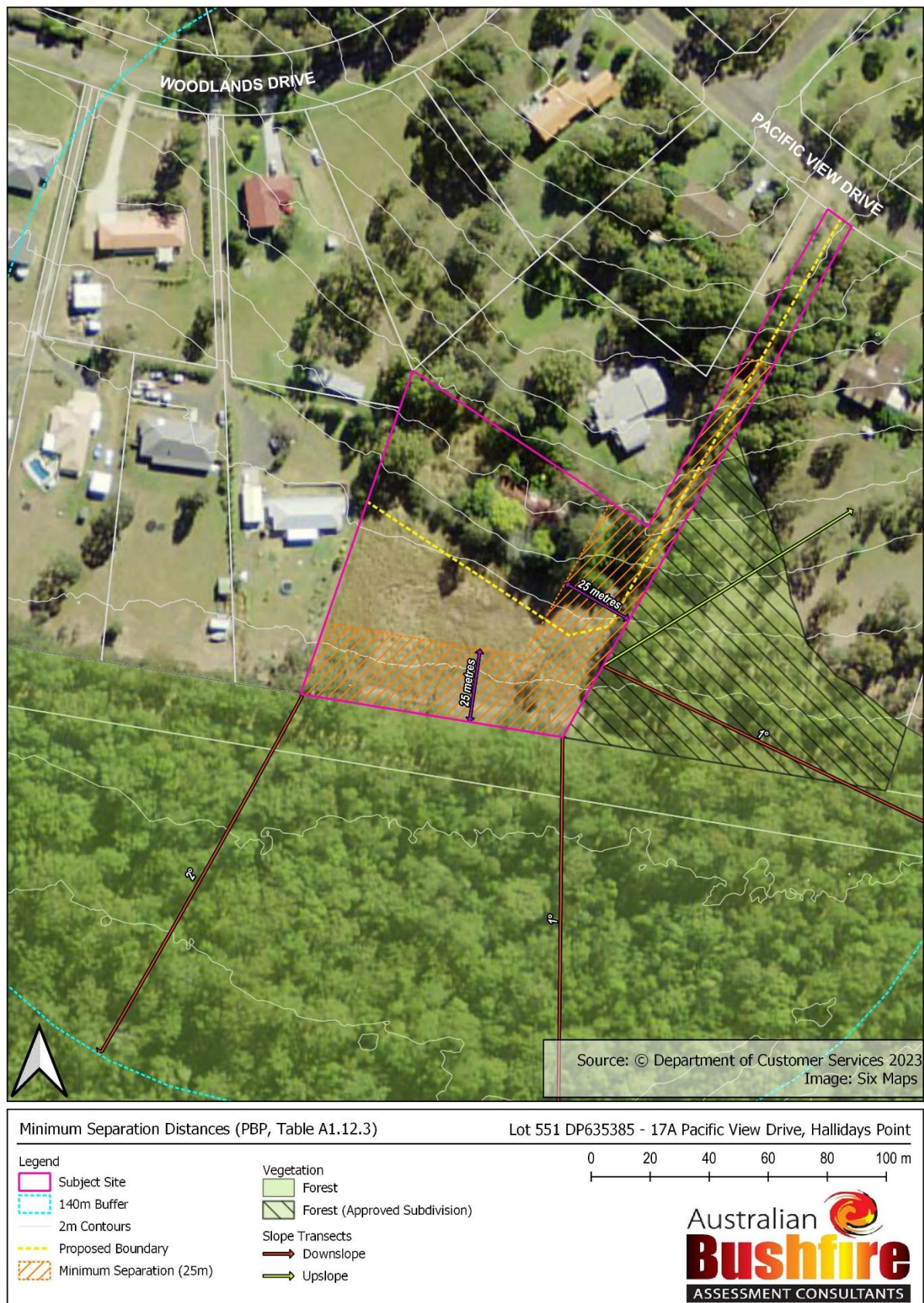


Figure 4.1: Minimum Separation Distances for residential development

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

The proposed subdivision will be serviced by reticulated water. The siting and adequacy of water supplies is considered in relation to performance criteria of PBP in Section 4.2 of this assessment.

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

Pacific View Drive is a public road with apparent capacity to handle increased traffic. The capacity of public roads is considered in relation to performance criteria of PBP (Section 5) in Section 4.2 of 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 fire trail network within the site. The adjacent road network has two-way access.

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

Access and egress from the site will be available via the existing battle axe handle and driveway from Pacific View Drive. The adequacy of arrangements for access to and egress from the development site is considered in relation to performance criteria of PBP (Section 5) in Section 4.2 of this assessment.

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

The proposed subdivision does not rely on any other bushfire maintenance plans or emergency procedures.

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

The proposed subdivision does not involve construction of any buildings. The existing dwelling was erected prior to *Planning for Bush Fire Protection* and recommendations are made for upgrading of the existing building to provide ember protection as per Section 5.1.3 (Existing dwellings) of PBP.

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

Not applicable.

4.1.9 *Registered fire trails on the property*

No registered fire trails exist on the property, and none are proposed.

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

Performance criteria in Chapter 5 (Residential and Rural Residential Subdivisions) of PBP is relevant to the proposal.

Section 4.2 of this assessment provides an analysis of the development in relation to the performance criteria in Chapter 5 of PBP.

4.2 Performance Criteria

Development for the purposes of subdivision is subject to the specific considerations in Chapter 5 (Residential and Rural Residential Subdivisions) of PBP 2019.

4.2.1 *Residential Subdivisions*

Section 5.3 of PBP relates to residential subdivision. The relevant performance criteria are considered in Table 4.2 below.

Table 4.2: Performance Criteria (Re: Table 5.3a-c) of PBP

PERFORMANCE CRITERIA	RELATIONSHIP OF PROPOSAL TO ACCEPTABLE SOLUTIONS
ASSET PROTECTION ZONES	
<i>Potential building footprints must not be exposed to radiant heat levels exceeding 29kW/m² on each proposed lot.</i>	<p>The site provides sufficient unconstrained areas to accommodate residential development within proposed Lots 5512 while providing minimum separation distances as per Table A1.12.3 of PBP.</p> <p>The subdivision does not reduce the availability of separation to existing development on the land. The existing dwelling maintains separation distances as per Table A1.12.3 of PBP subject to maintaining land within the site to the standard of an APZ. Recommendations are made for the entire site to be maintained as an APZ in perpetuity.</p>
<i>APZs are managed and maintained to prevent the spread of a fire towards the building.</i>	Recommendations include the management of the land within the site as an APZ in accordance with the requirements of Appendix 4 of PBP.
<i>The APZ is provided in perpetuity.</i>	The land does not contain any significant vegetation and there are no apparent issues with ongoing maintenance of land within the site as an APZ in perpetuity.
<i>APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.</i>	As above. There are no apparent issues in relation to slope or soil stability that would make maintenance of APZ impractical.
LANDSCAPING	
<i>landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.</i>	<p>The proposed subdivision does not include details of any landscaping. The site (excluding parts of the access handle) is presently maintained to the standard of an APZ consistent with the specifications in Appendix 4 of PBP.</p> <p>Recommendations are made for the continued management of the land within the site (excluding vegetation within the access handle) as an APZ in accordance with the requirements of Appendix 4 of PBP.</p>
ACCESS	
<i>Firefighting vehicles are provided with safe, all-weather access to structures.</i>	<p>The existing access handle has a length of approximately 120 metres and contains an existing gravel driveway providing 2wd all-weather access to the existing dwelling.</p> <p>While there are no opportunities for alternative access to the public road, the access handle has a length of <200m is capable of being constructed/ upgraded to achieve the standards for 'property access roads', including provision of a turning area at the existing dwelling site in accordance with Appendix 3 of PBP.</p> <p>The plan of subdivision includes a reciprocal Right of Access (RoA) over the proposed shared access handle which will provide legal access from Pacific View Drive to each lot. The RoA services less than three lots.</p>
<i>The capacity of access roads is adequate for firefighting vehicles.</i>	There are no bridges or causeways within the existing access handle.
<i>There is appropriate access to water supply.</i>	Reticulated water is available to the site. Fire hydrants are in Pacific View Drive.

PERFORMANCE CRITERIA	RELATIONSHIP OF PROPOSAL TO ACCEPTABLE SOLUTIONS
<i>Firefighting vehicles can access the dwelling and exit the property safely.</i>	<p>As above, the existing access handle has a length of >70 metres from a public road providing for operational use of emergency fire fighting vehicles.</p> <p>The following requirements for property access roads would therefore be relevant to the construction/upgrading of the existing access:</p> <ul style="list-style-type: none"> • Minimum 4m carriageway width (except where there are short restrictions, <30m length, that cannot be reasonably avoided; • Minimum vertical clearance of 4m to any overhanging obstructions; • Provide a turning area at the existing dwelling in accordance with Appendix 3 of PBP; • Grades and cross fall are less than 10 degrees.
WATER SUPPLIES	
<i>Adequate water supplies are provided for firefighting purposes.</i>	Reticulated water is available to the site and is available to service each proposed lot via the access handle from Pacific View Drive.
<i>Water supplies are located at regular intervals; and the water supply is accessible and reliable for firefighting operations.</i>	As above.
<i>Flows and pressure are appropriate.</i>	No details available as to flows and pressure of reticulated water supply and hydrants in Pacific View Drive.
<i>The integrity of the water supply is maintained.</i>	The proposal is for subdivision of land. There are no static water supplies.
ELECTRICITY SERVICES	
<i>Location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.</i>	Electricity supply is to be underground.
GAS SERVICES	
<i>Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.</i>	There is no reticulated gas. No bottled gas is proposed.

4.2.2 Existing dwellings

Section 5.1.3 of PBP includes considerations for subdivision where a dwelling is located on the land and may benefit from Bushfire Protection Measures (BPMs), such as where the existing building has little or no BPMs incorporated into its design. In this circumstance, PBP requires that conditions are to be applied requiring upgrading the existing building for ember protection and water supplies for fire-fighting (where relevant).

As the existing dwelling was constructed prior to 2002, and incorporates no bushfire resisting construction, recommendations are made for the upgrading of the existing building to improve ember protection in accordance with the RFS Development Assessment and Planning guideline – *Upgrading of Existing Buildings*.

5. CONCLUSION

The proposed development is for the subdivision of Lot 551 DP 635385 to create two (2) Torrens Title lots.

The proposed subdivision has been assessed in relation to the performance criteria for a residential subdivision development as per Chapter 5 (Residential and Rural Residential Subdivisions) of *Planning for Bush Fire Protection 2019*.

APZs for the subdivision have been recommended commensurate with the minimum separation distances for residential subdivision. The provision of APZs as recommended within the site boundaries will ensure that any part of any residential building on the proposed residential allotments would be exposed to radiant heat levels $\leq 29\text{kW/m}^2$.

Subject to the following recommendations, the assessment has noted that the proposed subdivision will be consistent with the relevant performance criteria of *Planning for Bush Fire Protection 2019*.

6. RECOMMENDATIONS

The following recommendations are made in relation to the bushfire protection measures for the proposed subdivision of land at Lot 551 DP 635385, 17A Pacific View Drive, Hallidays Point:

- A. Land within the site boundaries of each proposed lot, excluding the access handle, is to be maintained (and/or continue to be maintained) as an Asset Protection Zone (APZ) for the purposes of *Planning for Bush Fire Protection 2019*.
- 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) and any grassy vegetation within the IPA is to be maintained to a height <100mm.
- C. The following easements for Asset Protection Zone are to be registered on the title of the proposed lots:
 - i. An easement for Asset Protection Zone (25m wide) is to be provided perpendicular to the southern boundary of proposed Lot 5512 preventing the erection of any habitable building within the restricted area.
 - ii. A temporary easement for Asset Protection Zone (25m wide) is to be provided perpendicular to the eastern boundary of proposed Lot 5512 preventing the erection of any habitable building within the restricted area. The easement may be automatically extinguished following development of adjacent land at 19 Pacific View Drive that involves removal of hazards and maintenance of that land to the standard of an APZ in perpetuity.
 - iii. Each lot is to be burdened by a positive covenant requiring the entire lot (excluding the access handle) to be maintained to the standard of an Asset Protection Zone to 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).
- D. The existing building should be upgraded to improve ember protection as follows:
 - i. Enclosing or covering openings with a corrosion-resistant steel, bronze or aluminium mesh with a maximum aperture of 2mm.
 - ii. Where applicable, this includes the openable portion of the windows, vents, weepholes and eaves, but does not include roof tile spaces.

- iii. Weather strips, draught excluders or draught seals shall be installed at the base of side-hung external doors as per AS 3959.
- E. The shared driveway is to be upgraded to achieve the performance criteria of Table 5.3b and Section A3.9.3 of *Planning for Bush Fire Protection 2019*. The following specific measures are recommended:
 - i. A minimum carriageway width of 4 metres, except in the case of constrictions <30 metres (such as gates) where the trafficable width may be reduced to not less than 3.5 metres if the obstruction cannot be reasonably avoided or removed;
 - ii. A minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches;
 - iii. The maximum grades for the access road to be not more than 10° for unsealed portions and 15° for sealed portions. Cross fall is to be not more than 10°;
 - iv. Minimum distance between inner and outer curves is to be 6 metres; and
 - v. An unobstructed turning area (complying with the above measures) is to be provided at the existing dwelling on Lot 5511 allowing emergency vehicles to manoeuvre and exit the site in a forward direction. The turning area is to be constructed in accordance with Appendix 3 of PBP.

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.

7. REFERENCES

NSW Rural Fire Service (2019)

Planning for Bush Fire Protection 2019

NSW Rural Fire Service (2006)

Planning for Bush Fire Protection 2006

Standards Australia (2018)

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