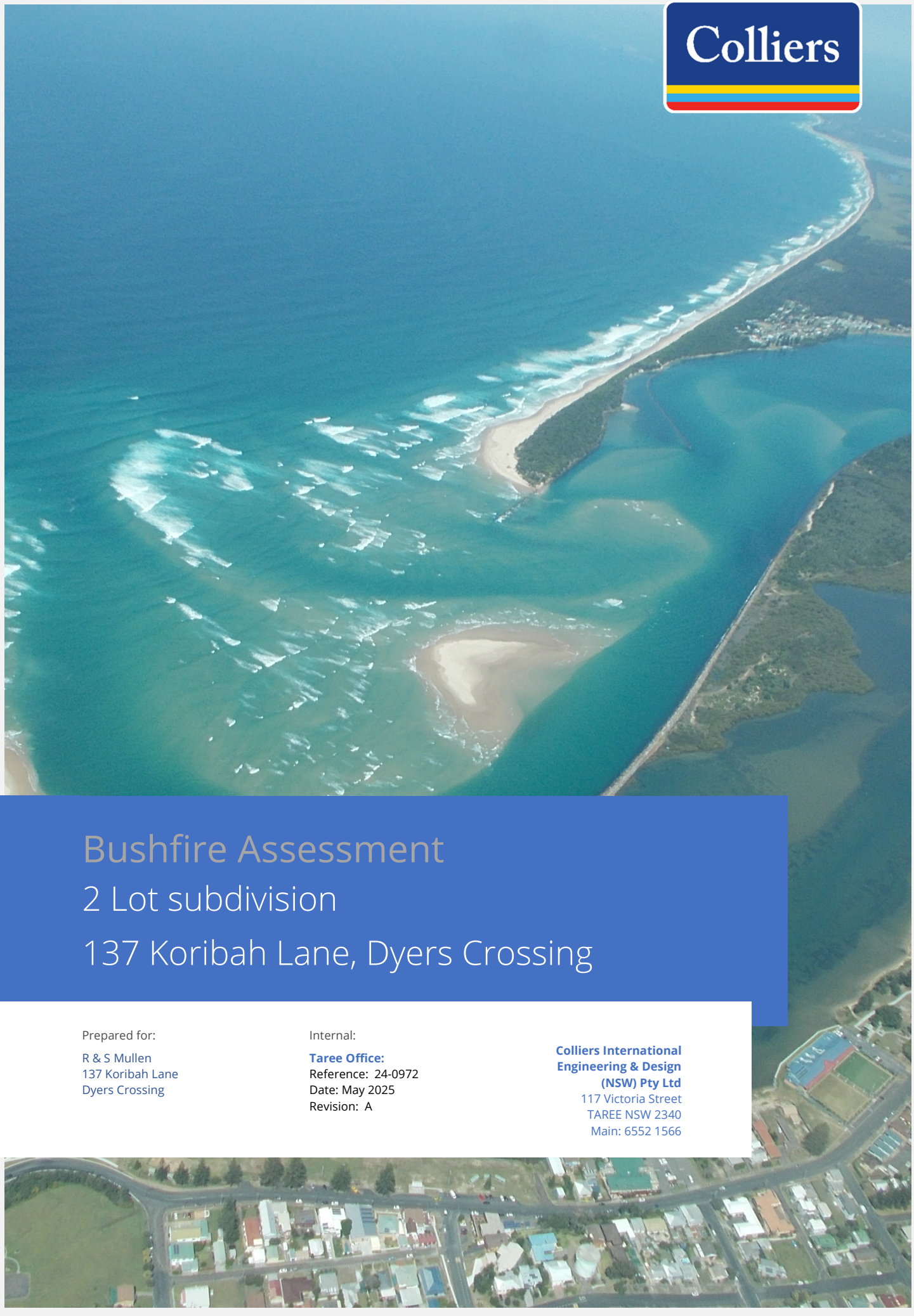


Bushfire Assessment

2 Lot subdivision

137 Koribah Lane, Dyers Crossing

Prepared for:

R & S Mullen
137 Koribah Lane
Dyers Crossing

Internal:

Taree Office:
Reference: 24-0972
Date: May 2025
Revision: A

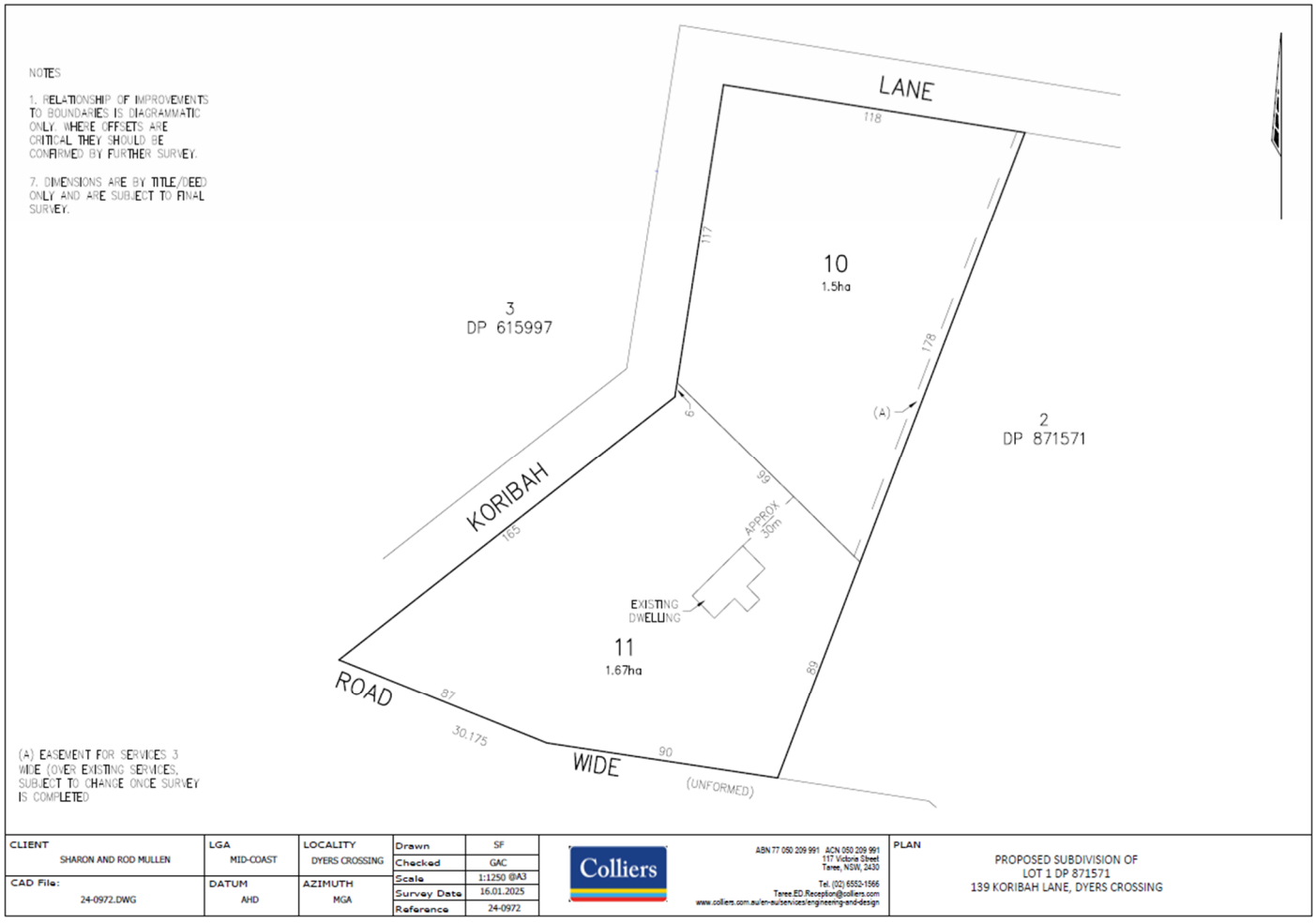
Colliers International Engineering & Design (NSW) Pty Ltd
117 Victoria Street
TAREE NSW 2340
Main: 6552 1566

Contents

1. PROPOSAL

This Bushfire Assessment has been prepared in support of a Development Application for a 2-lot subdivision at 137 Koribah Lane, Dyers Crossing Lot 1 DP871571. The proposal aims to provide an additional lot within an R5 Large Lot Residential zoned area, designed to optimize land use while maintaining the integrity of the surrounding neighbourhood. The planned lots aim to provide high-quality living spaces, contributing to the local community and supporting thoughtful regional growth.

Figure 1: Proposed subdivision plan



The subdivision is situated along Koribah Lane, with both proposed lots benefitting from direct frontage to this roadway, as illustrated in Figure 2. This access arrangement ensures convenient connectivity to the existing road network. The existing access to proposed Lot 11 will be retained within its proposed new boundaries.

Proposed Lot 11 will retain the existing dwelling along with all essential service connections and existing access. This allows for continuity in the use of the property while preserving the character of the existing site. Proposed Lot 10, meanwhile, offers flexible opportunities for access directly from Koribah Lane. The versatility of Lot 10's frontage allows for access to be established at several potential locations along Koribah Lane, and the precise location of access should be considered in conjunction with any future development application (DA) for any dwelling to ensure compatibility with the proposed dwelling's placement.

An easement is proposed along the eastern boundary of Lot 10 to accommodate existing services, including the exiting connection to a reticulated water supply, ensuring reliable provision for Lot 11 into the future. The existing reticulated water supply network will allow proposed Lot 10 to connect once the lot is created. Figure 2 below shows the mapping of the existing reticulated water network.

Figure 2 – Reticulated water supply infrastructure (Source: MidCoast Council securemaps)

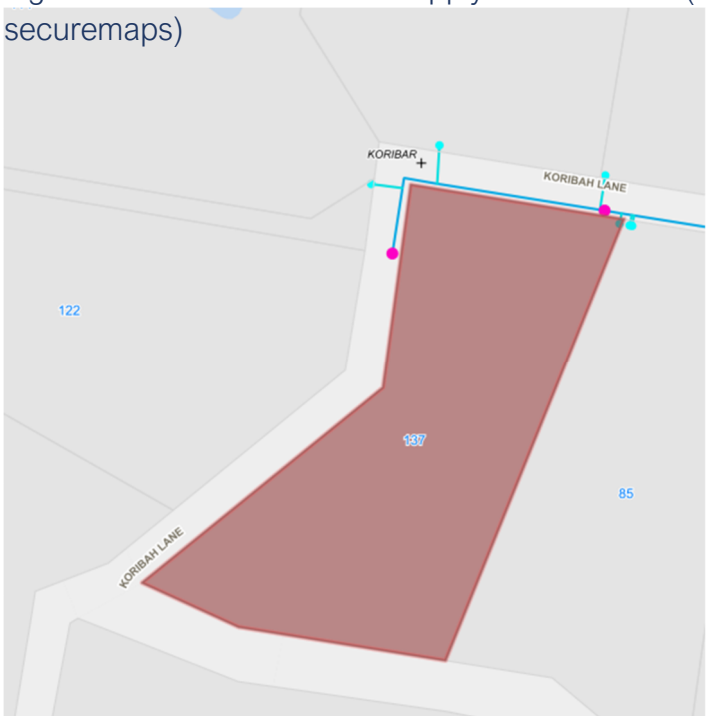


Figure 3: Aerial view of subject Site with cadastre (Source: Near Map 2025)

5. SITE DESCRIPTION

The subject site is legally described as Lot 1 DP871571, 137 Koribah Lane, Dyers Crossing. It is situated within a rural residential area and is serviced by reticulated water infrastructure. The property consists of well-maintained, cleared, and landscaped garden areas. The existing dwelling is located within a cleared area that currently meets all Asset Protection Zone (APZ) requirements without the need for upgrades. Additionally, The individual lot assessments carried out as part of this report indicate that there are no requirements related to Bushfire Attack Levels (BALs).

The site has the following characteristics:

- Total Site Area: 3.17ha (by Title)
- Existing dwelling and access to Council owned and maintained Koribah Road.
- Zoning: R5 Large Lot Residential
- The surrounding area consists of rural residential properties and lifestyle-sized lots, characterized by low-density development. These properties are primarily used for residential living, small-scale farming, and recreational purposes, contributing to a semi-rural setting., as shown in the aerial view provided as Figure 4 below.
- The land is mapped as category 3 bushfire prone vegetation, as shown in Figure 5 below.
- The existing dwelling is located approximately 30 meters from the eastern boundary, 60 meters from the western boundary, 55 meters from the southern boundary, and will be approximately 27 meters from the proposed new boundary.

Figure 4 – Aerial view of surrounding settlement pattern (Source: Near Maps 23/2/2025)

Figure 5 – Bushfire mapping (SOURCE; MidCoast Mapping

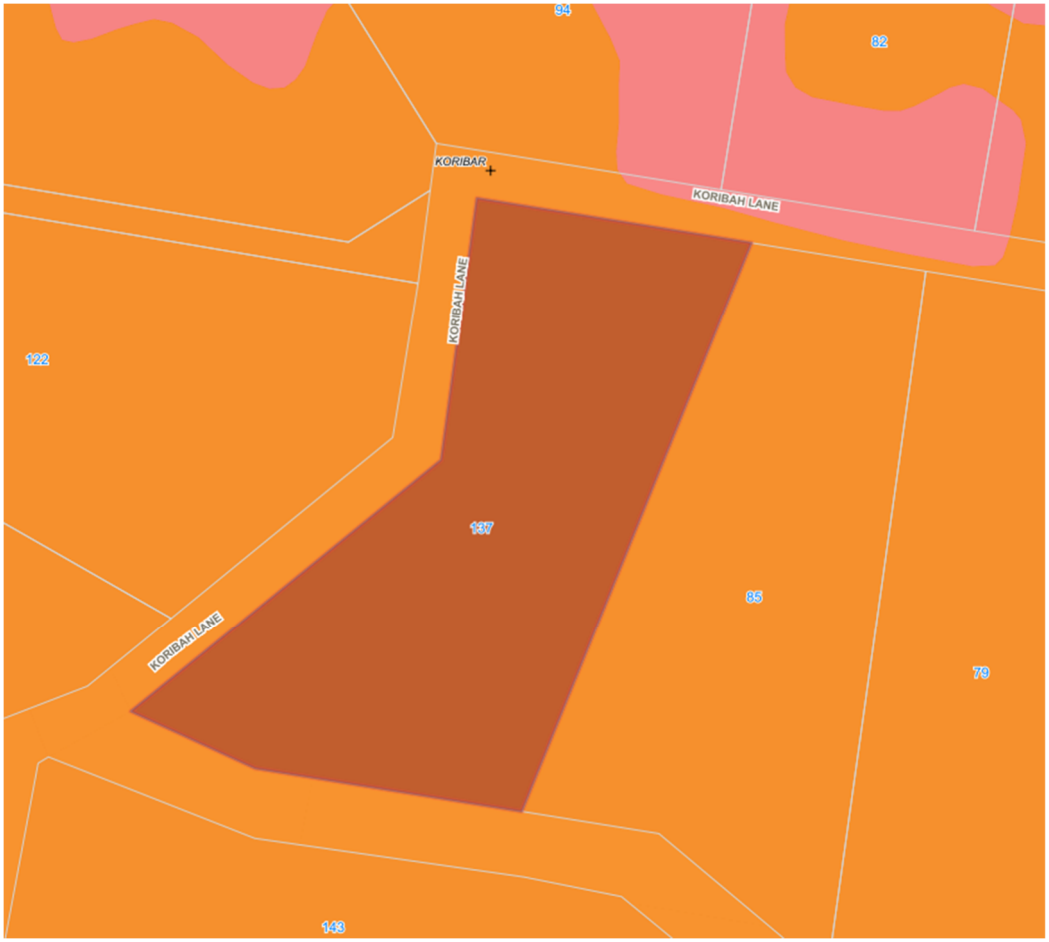


Table 3 – Asset Protection Zones (Source: Table 5.3a – Planning for Bushfire Protection 2019)

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	ACHIEVABLE/PROPOSED SOLUTION
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.
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,
The APZs is provided in perpetuity	*APZs are wholly within the boundaries of the development site*	Yes,
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,
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*	No landscaping is proposed or required as part of this application.

Table 4 – Access (Source: Table 5.3a – Planning for Bushfire Protection 2019)

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	ACHIEVABLE/PROPOSED SOLUTION
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 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*	Yes, the lots have direct frontage to the publicly maintained, through road, Koribah Lane.
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, the lots have direct frontage to the publicly maintained, through road, Koribah Lane.
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

Table 4 continued

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	ACHIEVABLE/PROPOSED SOLUTION
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, the lots have direct frontage to the publicly maintained, through road, Koribah Lane.
Non-Perimeter Roads		
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 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.*	Yes the appropriate access and egress is provided for within the existing access to lot 11 and there is ample room for provision on proposed lot 10 when a dwelling is constructed.

Table 4 continued

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	ACHIEVABLE/PROPOSED SOLUTION
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 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*	Yes, the lots have direct frontage to the publicly maintained, through road, Koribah Lane.

Table 5 – Water, Electricity and Gas (Source: Table 5.3a – Planning for Bushfire Protection 2019)

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	ACHIEVABLE/PROPOSED SOLUTION
Water Supply		
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
• *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.*	YES – the existing underground connection to the dwelling will be retained within eh proposed easement shown as A on the plan.
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.*	N/A

6. SITE ASSESSMENTS

PROPOSED LOT 10 – Vacant Lot

For the purposes of site assessment, a potential building envelope is shown in Figure 6 below. However, any future development application for a dwelling must comply with the relevant legislation in effect at the time of lodgement. While a 'potential building envelope' has been identified, there is ample space for a future dwelling to be constructed, with direct access to Koribah Lane, ability to connect to reticulated water, and placement in cleared, well-maintained areas.

Figure 6 – Potential Building envelope & distances to boundaries.

	North	East	South	West
Vegetation Structure	Forest	Grassland	Grassland	Grassland
Distance to Vegetation	110m	Over 140m	Over 140m	87m
Slope	>0 to 5	Upslope/flat	Upslope/flat	>0 to 5
Bushfire Attack Level (BAL) (in accordance with Table A1.12.6 Page 92 PFBP 2019	No requirement	No requirement	No requirement	No requirement

PROPOSED LOT 11 – Existing Dwelling

	North	East	South	West
Vegetation Structure	Grassland	Grassland	Grassland	Forest
Distance to Vegetation	Over 140m	Over 140m	Over 140m	102m
Slope	Upslope/flat	Upslope/flat	Upslope/flat	Upslope/flat
Bushfire Attack Level (BAL) (in accordance with Table A1.12.6 Page 92 PFBP 2019	No requirement	No requirement	No requirement	No requirement

6. CONCULSION

The proposed two-lot rural residential subdivision complies with the *Planning for Bushfire Protection (2019)* guidelines. An assessment has determined that there are no specific requirements regarding Bushfire Attack Levels (BAL) for the subdivision. The existing dwelling can continue to maintain Asset Protection Zones (APZ) within the well-maintained, landscaped garden curtilage surrounding the dwelling and outbuildings.