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# BUSH FIRE RISK ASSESSMENT REPORT: 2 LOT SUBDIVISION

**15 KLARA COURT, GEROGERY**

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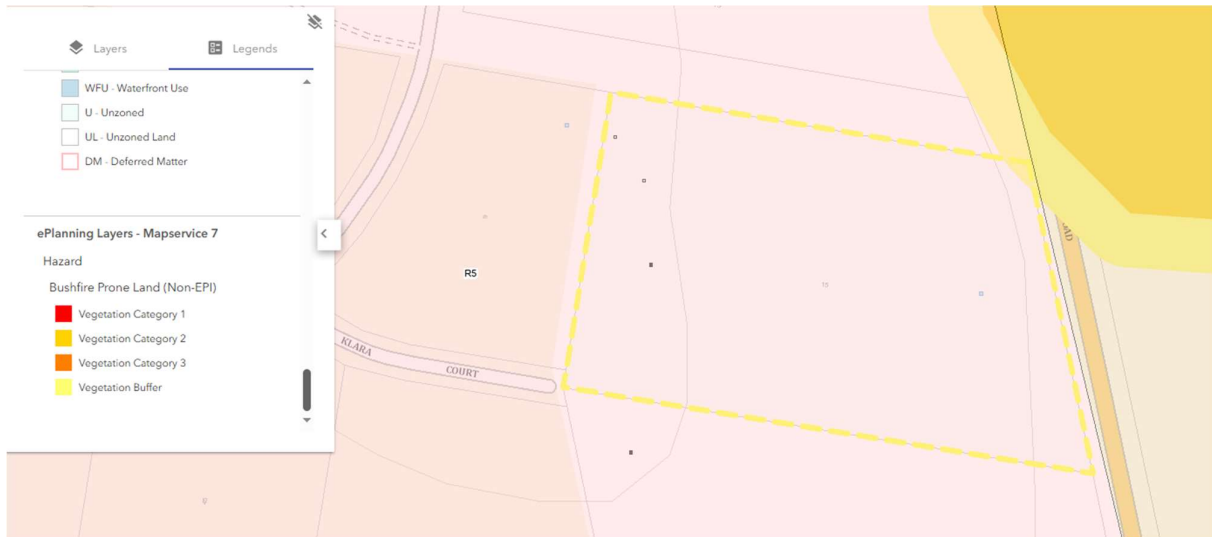


## INTRODUCTION

This bushfire assessment has been conducted in accordance with Planning for Bush Fire Protection guide 2019 (BFP guide).

## BUSH FIRE PRONE LAND

One corner of the site is crossed by the Vegetation Buffer. Isolated mature trees are in this area.



## SITE ASSESSMENT

### VEGETATION

The bush fire hazard within the site is:

- Predominantly cropping and sown pasture.
- Isolated gums across paddocks.

The bush fire hazard surrounding the site out to 140m:

- Comprises a mix of managed residential land, open grassed paddocks, and isolated patches of native vegetation.
- To the north, west, and south, the surrounding landscape consists primarily of low-threat vegetation, including maintained grassland, scattered trees, and rural residential properties with minimal understorey.
- To the east, across Gerogery Road, there is a larger area of woodland vegetation with a moderate canopy density, which is classified as vegetation category 2.

### SLOPE

- The slope is generally flat.

## FOREST FIRE DANGER INDEX

The 1:50 year fire weather scenario for most of the state is 80.

## ASSET PROTECTION ZONE

- New dwellings are not part of this proposal.
- Proposed lot 1 consists of an existing dwelling.

## ACCESS

- The land abuts Gerogery Road and Klara Court, both are standard bitumen roads.

## WATER

The land is well serviced by dams and rainwater tanks.

## ELECTRICITY

The electricity supply to the land is underground into the current lot. The Essential Energy LV underground cable is located within Klara Court road reserve.