

BUSH FIRE THREAT REPORT

Lot 1 in DP 198791

139 Mulconda Lane
BANDON GROVE



**PREPARED BY
TATTERSALL LANDER
PTY LTD
DEVELOPMENT CONSULTANTS
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DEVELOPMENT CONSULTANTS IN ENGINEERING, SURVEYING, PLANNING & ENVIRONMENTAL



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Executive Summary

This Bush Fire Risk Assessment has been prepared for the development of Lot 1 in DP 198791 which is located at 139 Mulconda Lane, Bandon Grove in the Dungog Local Government Area.

The proposed development is for a 1 into 2 lot Torrens title subdivision.

Each of the proposed lots shall be able to accommodate a dwelling with a BAL not exceeding 29 – Proposed Lot 1 is demonstrated within this report and Proposed Lot 2 has a dwelling currently under construction and which has recently been approved as BAL-12.5.

The proposal is considered acceptable with regard to *Planning for Bushfire Protection 2019*. Any future proposed dwelling on either of the proposed Lots shall require a separate assessment.

1.0 INTRODUCTION

Tattersall Lander Pty Ltd has been commissioned to undertake a Bush Fire Risk Assessment for a proposed development at 139 Mulconda Lane, Bandon Grove, in the Dungog Local Government Area (LGA). The property is identified as Lot 1 in DP 198791.

This Bush Fire Risk Assessment is based upon the guidelines as defined in the document, *Planning for Bush Fire Protection Guidelines 2019*, which has been written by the *NSW Rural Fire Service*. This assessment outlines the risk posed from bush fire, and hence identifies the constraints with regard to bush fire, thereby providing direction to the proposed development, and ultimately assessing the acceptability or otherwise of the development.

This report has been prepared by myself (Ben Folbigg); I have a Diploma in Planning for Bush Fire Protection and am BPAD accredited (Level 2) with the FPA Australia.



Figure 1 – Site Location

2.0 METHODOLOGY

This assessment is conducted entirely in accordance with the guidelines, as outlined in *Planning for Bush Fire Protection* (NSW Rural Fire Service) 2019 (PBP). A site investigation was undertaken by myself on Wednesday the 17th of September 2025.

This assessment:

- identifies the slope and aspect of the property;
- identifies all vegetation categories within 140 metres of the site;

- determines the bush fire attack category which applies to the site;
- identifies Asset Protection Zones/Setbacks;
- identifies the bush fire Construction level required in relation to the above for the proposed development (AS 3959-2018)

3.0 SITE DESCRIPTION

The subject site is a rural lot (RU1 – Primary Production) with a total area of approximately 214.4 hectares – the lot is comprised of four parts, however, there is no purpose for the analysis of each of these parts individually for the purpose of this assessment. There is an existing dwelling and shed on the site – the dwelling is currently under construction and being constructed to BAL-12.5 *as approved by Council* – this is as advised by the client and no investigation has been undertaken by myself in this regard.

Vegetation within the site consists primarily of grazing grasslands for beef cattle. There is also minimal riparian vegetation and some scattered remnant trees. There are first, second and third order streams throughout the site and also some farm dams, none of which have been further investigated by myself for the purpose of this assessment. The Williams River also runs through the site – with the river not actually being located within the site but between portions of the site.

The topography of the site is best described as undulating.

The site is accessed via both Mulconda Lane and also Chichester Dam Road.

Aerial photographs of the site and surrounds are provided in Appendix A. Appendix B includes photographs of the site and surrounds and the approximate location and direction of these photographs is depicted on the aerial photographs.

The site is located in the Dungog Local Government Area (LGA) and hence is afforded a Fire Danger Index (FDI) rating of 100.

4.0 THE PROPOSAL

The proposal is for a one into two lot Torrens Title subdivision only. A general area in which a dwelling is likely to be situated for the proposed vacant lot (Lot 1) has been provided and is shown on the included plans.

There is no dwelling proposed at this stage. Proposed Lot 2 has an approved dwelling currently under construction and this dwelling is being constructed to BAL-12.5 AS3959-2018 as approved by Council.

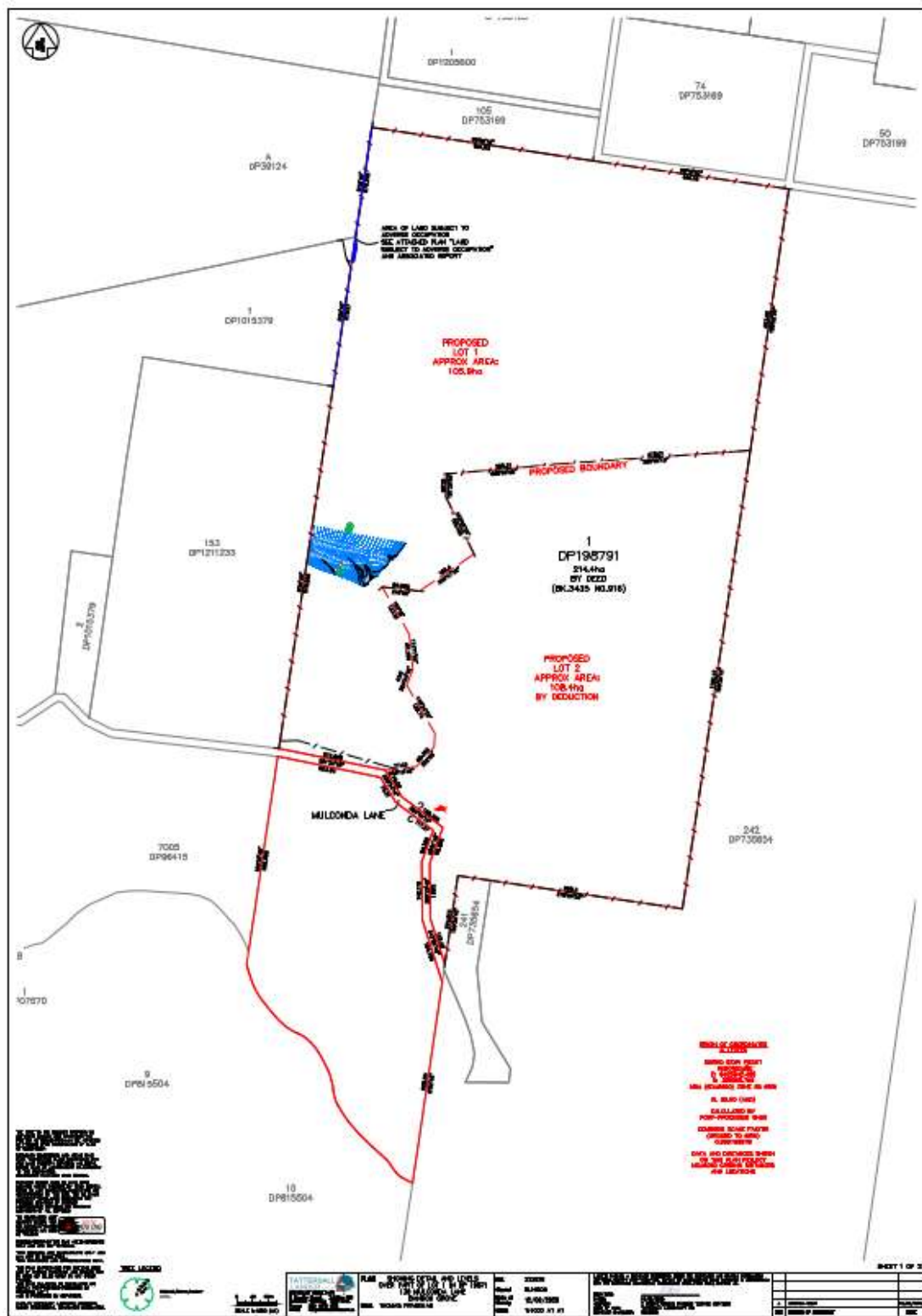
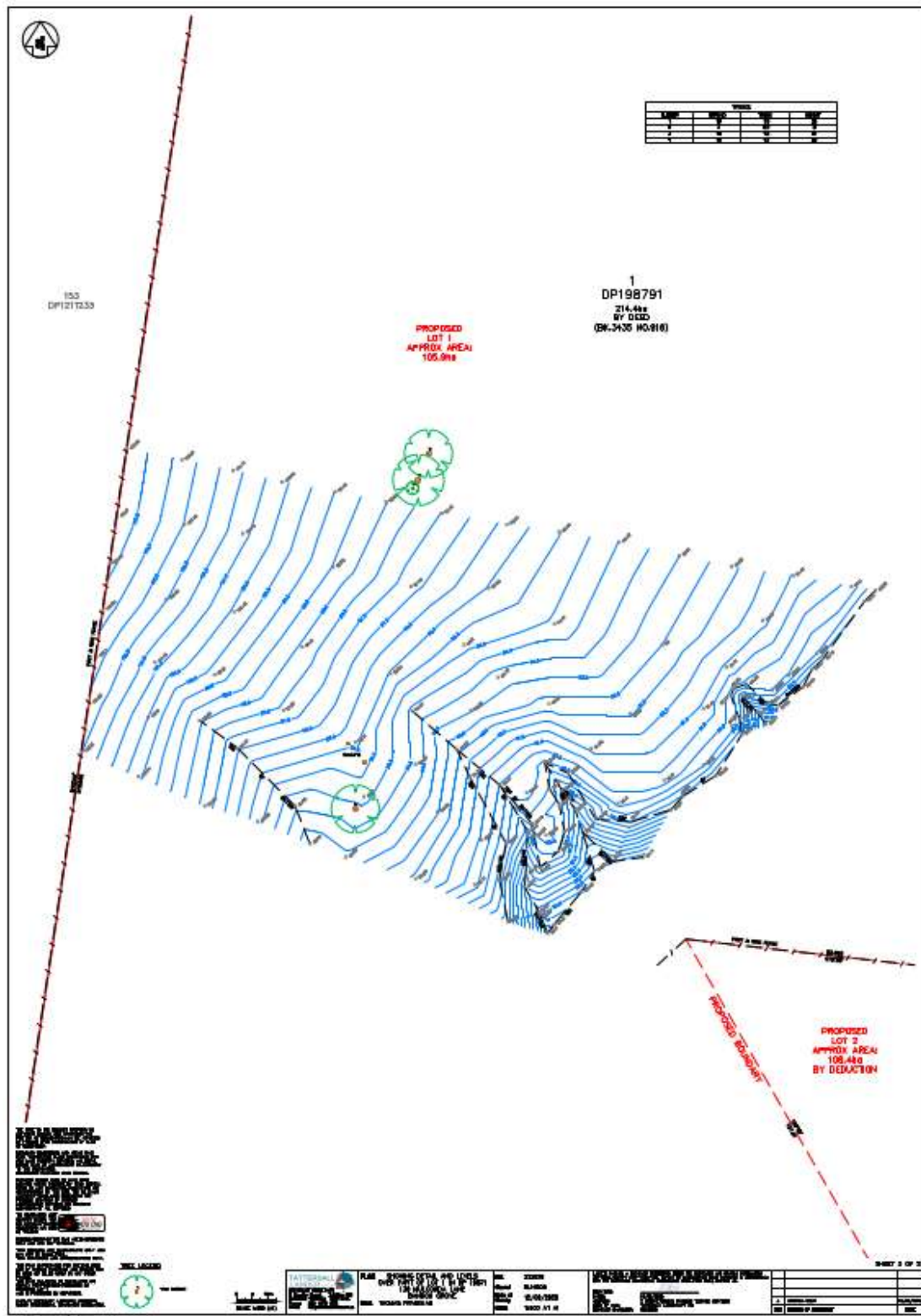


Figure 2 – Proposed Plan of Subdivision



5.0 SITE ANALYSIS

5.1 Northern Aspect for Likely Dwelling Site Within Proposed Lot 1

The northern aspect presents significantly more than 140 metres within the subject site (being proposed Lot 1) and this area contains only grassland. Whilst this grassland is effectively unmanaged, being grazing lands, this vegetation is easily manageable without the requirement for clearing of any native vegetation – the grasslands being pasture grasses of exotic species, primarily selected for grazing. The effective slope under the vegetation to the north is in the >0-5 degree category.

5.2 Southern Aspect for Likely Dwelling Site Within Proposed Lot 1

The southern aspect presents significantly more than 140 metres within the subject site (being proposed Lot 1) and this area contains only grassland. Whilst this grassland is effectively unmanaged, being grazing lands, this vegetation is easily manageable without the requirement for clearing of any native vegetation – the grasslands being pasture grasses of exotic species, primarily selected for grazing. The effective slope under the vegetation to the south is in the >0-5 degree category.

5.3 Eastern Aspect for Likely Dwelling Site Within Proposed Lot 1

The eastern aspect presents significantly more than 140 metres within the subject site (being proposed Lot 1) and this area contains only grassland. Whilst this grassland is effectively unmanaged, being grazing lands, this vegetation is easily manageable without the requirement for clearing of any native vegetation – the grasslands being pasture grasses of exotic species, primarily selected for grazing. The effective slope under the vegetation to the east is in the >0-5 degree category.

5.4 Western Aspect for Likely Dwelling Site Within Proposed Lot 1

The western aspect presents approximately 80 metres within the subject site (being proposed Lot 1) and this area contains only grassland. Whilst this grassland is effectively unmanaged, being grazing lands, this vegetation is easily manageable without the requirement for clearing of any native vegetation – the grasslands being pasture grasses of exotic species, primarily selected for grazing. Further to the west there are other rural properties containing grassland. The effective slope under the vegetation to the west is in the upslope/flat category.

6.0 SITE ANALYSIS

Table 1 – Asset Protection Zones and Construction Level Requirements for Proposed Lot 1 as per *Planning for Bushfire Protection 2019*

Aspect	Vegetation Classification	Slope (degrees) Under Vegetation	Potential Asset Protection Zone (metres) Without Impacting Native Vegetation	APZ Requirement (metres) for BAL-29	APZ Requirement (metres) for BAL-19	APZ Requirement (metres) for BAL-12.5
North	Grassland	>0-5	>140m	12	17	25
South	Grassland	>0-5	>140m	12	17	25
East	Grassland	>0-5	>140m	12	17	25
West	Grassland	Flat/upslope	80 (approximately, depending on exact location of future dwelling)	10	15	22

7.0 Services

7.1 Water

The site is not connected to the reticulated town water supply. Any future dwelling will require a minimum 20,000 litre static water supply which would be fully compliant with *PBP 2019*. There is no reason that any future proposal cannot comply in this regard and there is no reason that such a requirement should be required at this specific stage.

Proposed Lot 2 will already be compliant with these requirements as a result of the approval for the dwelling currently under construction.

7.2 Electrical

Electrical supply to the site is currently overhead. Given the lack of trees, this supply will not be a bushfire ignition threat and as such, it must be considered that the proposal is acceptable in this regard.

7.3 Gas

Reticulated gas is not available to the site.

If bottled gas is installed for either of the proposed lots, this shall be undertaken so that it is compliant with the requirements of *PBP 2019* as well as with the requirements of any other relevant regulatory authority and the Consent shall state this.

8.0 ACCESS

8.1 Road Capacity

Both of the proposed Lots are accessed via Mulconda Lane which is a gravel all weather road. This access road is considered acceptable as it is a legal and existing road and hence there are no requirements for any upgrade works.

8.2 Road Linkages to Fire Trails

There are no fire trails on the site and no fire trails are required.

8.3 Emergency Access/Egress

In the event of a bush fire emergency, access and egress will be via Mulconda Lane in a westerly direction. Whilst the access within proposed Lot 2 is existing and approved, access within proposed Lot 1 has not as yet been approved (and is not constructed); the access within proposed Lot 2 will likely (based on the likely future dwelling location) exceed the maximum 200 metre requirement by some distance and as such a secondary access shall be required or otherwise, such a development shall require an alternate solution report. In reality, a secondary access would be improbable.

There is no reason that the access should prohibit this minor subdivision as it is considered that this issue is able to be overcome with an alternate solution report; such a report *may* include a BAL-29 construction with an APZ commensurate with a BAL-12.5 construction, but such an assessment will be required to be made at the appropriate future time.

9.0 DISCUSSION and RECOMMENDATIONS

The proposal is for a one into two lot subdivision. *PBP 2019* has a requirement that any newly created lot must have provision for a dwelling which will not exceed BAL-29 requirements.

This report has demonstrated that Proposed Lot 1 is easily able to accommodate a dwelling not exceeding BAL-29 with no native vegetation removal being required. Proposed Lot 2 has a dwelling which is currently under construction and to an approved BAL-12.5 level and therefore, it is clear that this lot is also to be considered acceptable with regard to maximum BAL requirements.

Any future dwelling will require a separate and new bushfire risk assessment.

This proposal is considered to be fully compliant with *Planning for Bushfire Protection 2019*.

10.0 CONCLUSION

This assessment was undertaken for the proposed development of Lot 1 in DP 198791 at 139 Mulconda Lane, Bandon Grove in the Dungog LGA. The proposal is such that both proposed lots will be able to accommodate a dwelling which has a BAL not exceeding 29.

The proposal is considered compliant with *Planning for Bush fire Protection 2019*.

11.0 DISCLAIMER

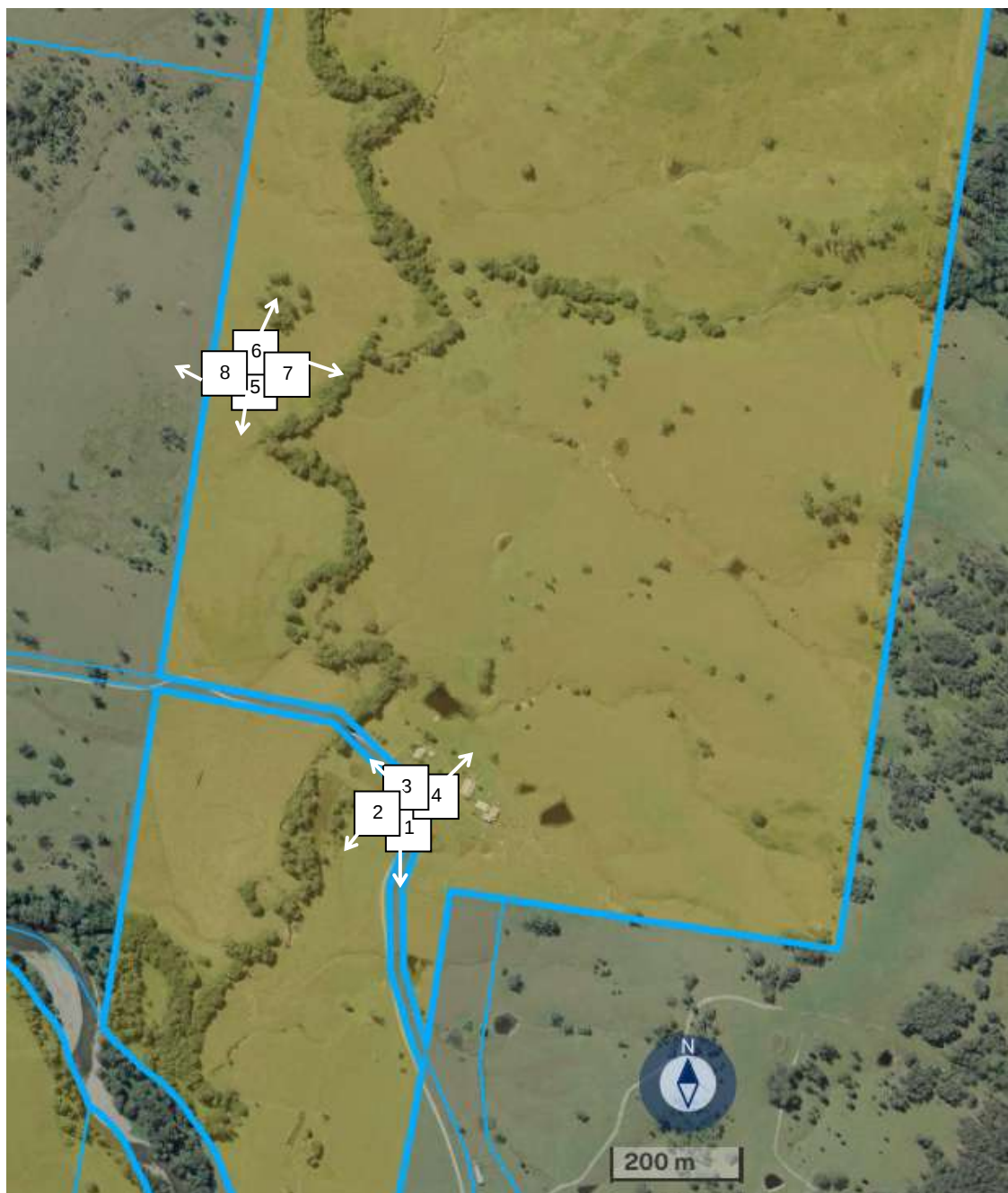
All effort has been made to ensure the accuracy of this report, however, it is noted that bush fires can be unpredictable and this report in no way implies that any part of the proposed development is totally safe from fire.

Additionally it is noted that despite the site details at the time of writing this report, the situation may change; factors resulting in change to bush fire hazard include (but are not limited to) vegetation regrowth and improper maintenance of asset protection Zones.

No responsibility is accepted or implied for damage to, or loss of, life and/or property at any time resulting from bush fire or bush fire related issues (or any other factors) on this site.

Appendix A: Aerial Photographs





Appendix B:

Photographs



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8