

BUSHFIRE ASSESSMENT

PROPOSED SUBDIVISION of
LOT 103 DP753160

Norries Road, BUNYAH

Prepared by:



34 King Street, Gloucester. 2422
Phone: 6558 2255
Email: phil@calcosurveyors.com.au

December 2025

INTRODUCTION

The site comprises land identified as Lot 103 DP753160 (80.84 ha). The property is known as Norries Road, Bunyah. The existing lot configuration is as shown in Figure 1 below.

Lot 103 is vacant rural land. Norries Road is a well maintained gravel road – this road links to Manning Hill Road which is about 500m to the east – it is also a well maintained gravel road. The subject land has predominantly been used for grazing purposes in past decades.

There are a couple of water courses that traverse the property from north to south. None of these are mapped as having biodiversity value. No watercourse will be crossed by proposed boundaries. The new boundary will follow an existing fence line & hence no vegetation removal is required.

Neighbouring properties are comprised of allotments that are comparable in size to the subject land.

The site is subject to the provisions of Great Lakes Environmental Plan 2014 (the LEP) within Mid-Coast Council and is zoned RU2 (Rural Landscape) under that instrument.

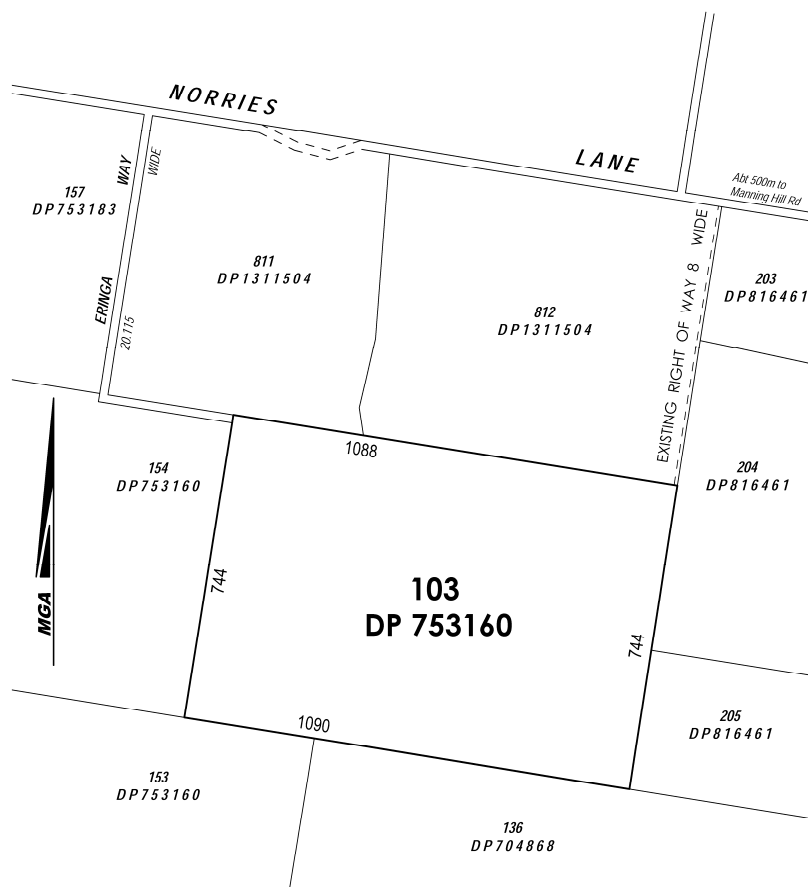


Figure 1 - Existing Lot Layout

The Proposal

It is proposed to subdivide the existing parcel into two lots to create the lot layout shown in Figure 2 below.

Proposed Lot 31 (41 ha)

This proposed lot is vacant. However, there is ample opportunity for a good house site with excellent access via a road reserve which links to Eringa Way & Norries Road. This lot only contains between 5 and 10% vegetation which lies along the main water courses.

Proposed Lot 32 (54 ha)

Similar to proposed Lot 31 this lot is vacant. However, there is ample opportunity for a good house site with excellent access via an existing Right of Way (8 wide) which links to Norries Road. This lot contains between 10 - 20% vegetation which lies along the main water courses.

Both lots have access to all the normal rural utilities & services.

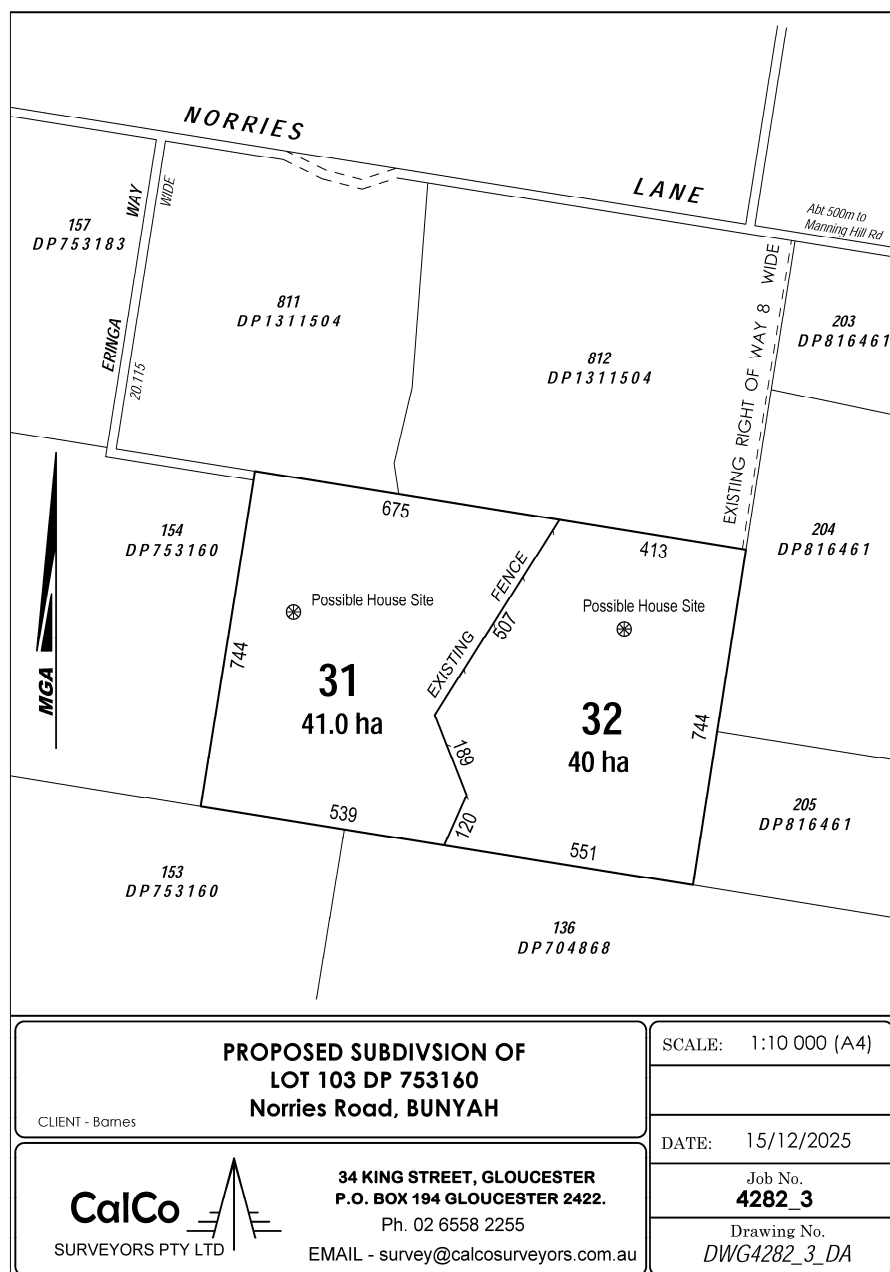


Figure 2 – Proposed Lot Layout



Figure 3 – Aerial view showing vegetation cover

Classification of Vegetation

The vegetation on the subject land is predominantly grassland. There are narrow strips running north/south along the water courses. However, these are unlikely to pose a threat in the event of a bushfire.



Figure 4 – Bushfire Prone Land

Both proposed lots have excellent house sites available. The existing asset protection zones & any required minor modifications to them can be adequately managed.

Bushfire Assessment

Based upon the effective slopes in the vicinity of the existing dwelling & the possible house site on the vacant lot with the predominant vegetation type being Grassland the following table shows the minimum Asset Protection Zones in relation to the slope conditions.

<u>Lot 31</u> <u>(Vacant)</u>				
Aspect	Vegetation within 140m of development	Slope of Land	Min. Width of APZ (BAL-29)	Current APZ provided
N	Grassland	0-5° Downslope	12	140+
E	Grassland	0-5° Downslope	12	85
S	Grassland	0-5° Upslope	12	140+
W	Grassland	0-5° Upslope	12	120

<u>Lot 32</u> <u>(Vacant)</u>				
Aspect	Vegetation within 140m of development	Slope of Land	Min. Width of APZ (BAL-29)	Current APZ provided
N	Grassland	0-5° Downslope	12	140+
E	Grassland	0-5° Downslope	12	140+
S	Grassland	0-5° Upslope	12	140+
W	Grassland	0-5° Downslope	12	140+

Provision of Services

All the normal rural services are available to the property.

Power can be provided either by connection to the grid or via stand-alone solar systems.

Similarly, provision of water & sewage services to any proposed residence would require stand-alone, independent systems given the remote rural nature of the site.

The siting and adequacy of water supplies for fire fighting

Reticulated mains water supply is not available to the site.

The proposed subdivision will comprise of rural allotments with an area of >10,000m². Table 5.3d of Planning for Bush Fire Protection 2019 provides that the water supply requirement is (at a minimum) 20,000 litre concrete or metal water tank with a 65mm Storz metal outlet.

All proposed lots will have good access to Norries Road & can be readily accessed for firefighting needs. Several farm dams are also available if additional water supplies are needed in the event of a bushfire.

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

Any application for the construction of a new dwelling should include a comprehensive bushfire maintenance plan & fire emergency procedures in the event of a bushfire event.

CONCLUSION

It is proposed to subdivide the existing lot to create two new lots which are each at least 40ha in area.

Proposed house sites have asset protection zones which can be adequately managed & access from Norries Road to each proposed lot can be achieved by construction (or upgrade) of a rural driveway suitable for Council's standard.

The subdivision will enable the provision of effective Asset Protection Zones and emergency egress for the future dwellings on proposed Lots 31 & 32.

Asset protection zones are to be provided and maintained to any future dwelling in accordance with Table A1.12.3 of Planning for Bush Fire Protection 2019.

A water supply (at least 20,000 litres) in accordance with Table 5.3d of Planning for Bush Fire Protection 2019 is to be provided in conjunction with any future dwelling and be available for use for firefighting purposes.

All the normal rural services are available to the development.

The proposed subdivision is permissible with the consent of Mid-Coast Council and is consistent with the objectives of the Great Lakes Local Environmental Plan 2014 & the associated Development Control Plan. The site is generally suitable for the development and there are unlikely to be any significant environmental impacts arising from the development.