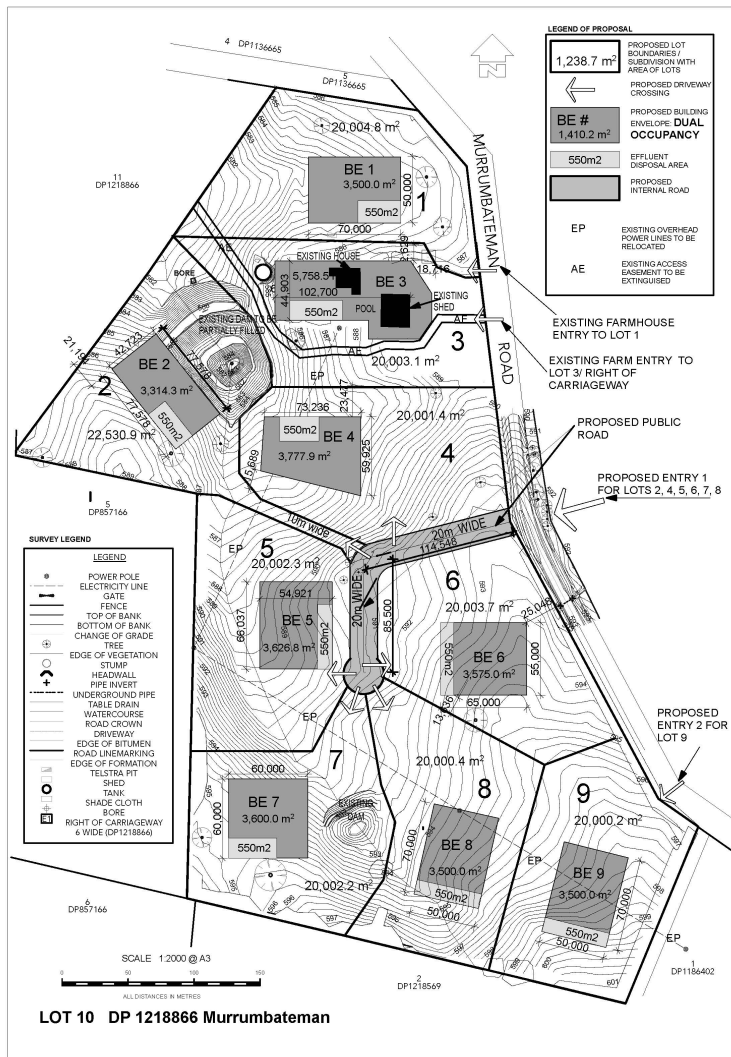


PRELIMINARY BUSHFIRE ASSESSMENT OF PLANNING PROPOSAL

Subject Site: Lot 10 DP 1218866

Planning Proposal: 9 Lot Rural Residential Development



Assessment Summary:

Bushfire threat Assessment: Given the grassland setting and gentle topography of the surrounding landscape, the subject site is considered to possess a low threat level.

Compliance with Planning for Bushfire Protection 2018: At the Development Application stage the proposed subdivision will be assessed against the recently released Planning for Bushfire Protection 2018 (PBP 2018) as a 100B bushfire assessment report.

An initial assessment of the subdivision against the performance criteria of (PBP 2018) has been conducted and found largely to comply with all the relevant criteria in Chapter 5 – Residential and Rural Residential Subdivisions (See below).

The exception to this is in the area of, “Perimeter roads are provided for residential subdivisions of three or more allotments”; and “Subdivisions of three or more allotments have more than one access in and out of the development”.

Verbal, in-principle support has been gained from the RFS for a potential alternative solution based on increased road dimensions, accessible landscape and low fuel loads. Details of this alternative solution will be provided in a full bushfire assessment report for the planning proposal.

Asset Protection Zones

Performance Criteria	Acceptable Solutions	Method of Compliance	Alternative Solution options
Potential building footprints will not be exposed to radiant heat levels exceeding 29 kW/m ² on each proposed lot.	APZs are provided in accordance with Tables A1.12.2 and A1.12.4 based on the FDI.	Acceptable Solution	N/A
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.	Acceptable Solution	N/A
The APZ is provided in perpetuity.	APZs are wholly within the boundaries of the development site.	Acceptable Solution	N/A
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.	Acceptable Solution	N/A

Notes on Asset Protection Zones:

- The development proposal is capable of meeting all performance criteria for Asset Protection Zones (APZs) using acceptable solutions.
- APZs are not required or proposed around the perimeter of the proposed subdivision for the purposes of compliance.

Landscaping

Performance Criteria	Acceptable Solutions	Method of Compliance	Alternative Solution options
Landscaping is managed to minimise flame contact, reduce radiant heat levels, minimise embers and reduce the effect of smoke on residents and firefighters.	Landscaping is in accordance with Appendix 4	Acceptable Solution	N/A

Notes on landscaping:

- The development proposal is capable of meeting all performance criteria for landscaping using acceptable solutions.

Access (General Requirements)

Performance Criteria	Acceptable Solutions	Method of Compliance	Alternative Solution options
Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.	Property access roads are two-wheel drive, all-weather roads; and	Acceptable Solution	N/A
	Perimeter roads are provided for residential subdivisions of three or more allotments; and	Alternative Solution	<ul style="list-style-type: none"> Increased road dimensions Accessible landscape Low fuel loads

	Subdivisions of three or more allotments have more than one access in and out of the development; and	Alternative Solution	<ul style="list-style-type: none"> Increased road dimensions Accessible landscape Low fuel loads
	Traffic management devices are constructed to not prohibit access by emergency services vehicles; and	Acceptable Solutions	N/A
	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; and	Acceptable Solutions	N/A
	All roads are through roads. Dead end roads are not recommended, but if unavoidable, dead ends 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; and	Acceptable Solutions	N/A
	Where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road; and	N/A	N/A
	Where access/egress can only be achieved through forest, woodland or heath vegetation, secondary access shall be provided to an alternate point on the existing public road system.	N/A	N/A
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.	Acceptable Solutions	N/A
There is appropriate access to water supply.	There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.	Acceptable Solutions	N/A

Notes on Access (General Requirements):

- The development proposal is capable of meeting all performance criteria for Access using acceptable and alternative solutions.
- Alternative Solutions could be proposed on the basis of low fuel loads, accessible landscape and increased road dimensions.

Access (Perimeter Roads)

Notes on Access (Perimeter Roads):

- Perimeter Roads are not proposed and therefore not applicable.

Access (Non-Perimeter Roads)

Performance Criteria	Acceptable Solutions	Method of Compliance	Alternative Solution options
Access roads are designed to allow safe access and egress for medium rigid firefighting vehicles while residents are evacuating	Minimum 5.5m width kerb to kerb; and	Acceptable Solution	N/A
	Parking is provided outside of the carriageway width; and	N/A	N/A
	Hydrants are located clear of parking areas; and	N/A	N/A
	Roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m; and	N/A	N/A
	Curves of roads have a minimum inner radius of 6m; and	Acceptable Solution	N/A
	The road crossfall does not exceed 3 deg, and	Acceptable Solution	N/A
	A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.	Acceptable Solution	N/A

Property Access

Performance Criteria	Acceptable Solutions	Method of Compliance	Alternative Solution options
Firefighting vehicles can access the dwelling and exit safely	Minimum carriageway width of 4m;	Acceptable Solution	N/A
	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; and	N/A	N/A
	A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches; and	Acceptable Solution	N/A

	Provide a suitable turning area in accordance with Appendix 3; and	Acceptable Solution	N/A
	Curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress; and	Acceptable Solution	N/A
	The minimum distance between inner and outer curves is 6m; and	Acceptable Solution	N/A
	The road crossfall does not exceed 10 deg, and	Acceptable Solution	N/A
	Maximum grades for sealed roads do not exceed 15° and not more than 10° for unsealed roads; and	Acceptable Solution	N/A
	A development comprising more than three dwellings has formalised access by dedication of a road and not by right of way.	Acceptable Solution	N/A

- The development proposal is capable of meeting all performance criteria for Property Access using acceptable solutions.
- Fire trails are not required under PBP 2018 and therefore not proposed.

Water Supplies

Performance Criteria	Acceptable Solutions	Method of Compliance	Alternative Solution options
A water supply is provided for firefighting purposes	A static water supply is provided where no reticulated water is available.	Acceptable Solution	N/A

- The development proposal is capable of meeting all performance criteria for Water Supplies using acceptable solutions.

Electricity Services

Performance Criteria	Acceptable Solutions	Method of Compliance	Alternative Solution options
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;	Acceptable Solution	N/A
	Where overhead, electrical transmission lines are proposed as follows: Lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; No part of a tree is closer to a power line than the distance set out in accordance with the	Acceptable Solution	N/A

	specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.		
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- The development proposal is capable of meeting all performance criteria for Electricity Services using acceptable solutions.

Gas Services

Performance Criteria	Acceptable Solutions	Method of Compliance	Alternative Solution options
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 and the requirements of relevant authorities, and metal piping is used;	Acceptable Solution	N/A
	All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;	Acceptable Solution	N/A
	Connections to and from gas cylinders are metal;	Acceptable Services	N/A
	Polymer-sheathed flexible gas supply lines are not used;	Acceptable Services	N/A
	Above-ground gas service pipes are metal, including and up to any outlets.	Acceptable Services	N/A

- The development proposal is capable of meeting all performance criteria for Gas Services using acceptable solutions.