



## **PRELIMINARY BUSHFIRE ASSESSMENT REPORT**

**PROPOSED SUBDIVISION  
PACIFIC HIGHWAY  
LAKE MUNMORAH**

**DECEMBER 2018  
REF: 8071**

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**Conacher Consulting Pty Ltd**

Environmental and Land Management Consultants

PO Box 4082, East Gosford NSW  
Phone: 02 4324 7888  
[conacherconsulting@gmail.com](mailto:conacherconsulting@gmail.com)

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## **1 PROPOSED DEVELOPMENT**

The development being assessed in this report is a residential subdivision to allow for future dwellings within each proposed lot.

This Bushfire Assessment Report has been prepared to assess a preliminary layout in relation to Planning for Bushfire Protection (RFS 2006).

## **2 BUSHFIRE ASSESSMENT CRITERIA**

### ***Bushfire Prone Land Map***

Council's Bushfire Prone Land Map shows the vegetation adjoining the southern and western boundaries of the subject site are mapped as Category 1 Vegetation. The south-west and western areas of the subject site are within a 100 metre wide Buffer area. Figure 1 shows the classification of the bushfire prone land mapped within the site.

### ***Forest Fire Danger Index***

The subject site is located within the Central Coast Council Local Government Area in the Greater Sydney Region. The Forest Fire Danger Index for the Greater Sydney Region is rated at 100 for use in determining asset protection zone requirements and categories for bushfire attack levels.

### ***Vegetation Classification***

The principal vegetation types affecting the bushfire hazard located within 140 metres of the proposed residential areas are outlined below:

North- – Forest

South- Managed land, Forest and Scrub

East- Managed land in residential lots

West- Forest

### ***Planning for Bushfire Protection (RFS, 2006)***

Due to the presence of Category 1 vegetation and 100 metre Buffer areas adjacent to and within the subject site on the Bushfire Prone Land Map the application for subdivision to allow for future residential dwellings is required to include a Bushfire Assessment Report prepared in accordance with the requirements of *Planning for Bushfire Protection* (RFS, 2006).

### ***State Legislation***

The future development is subject to Section 79b of the EP&A Act. Section 100 of the Rural Fires Act also applies to residential subdivision. This will require an application to the RFS for a Bushfire Safety Authority for the proposal.

### ***Adjoining and Surrounding Development***

Existing residential development is located to the east with a retirement village located to the north. Rural residential land is located to the South.

## **3. BUSHFIRE ATTACK ASSESSMENT – SUBDIVISION**

For subdivision purposes an assessment of the bushfire attack in relation to the adjoining lands, vegetation and slope gradients is required to address the requirement of Planning for Bushfire Protection (RFS 2006)

An assessment of the APZ distances using the slope and vegetation classification criteria from Planning for Bushfire Protection (RFS 2006) is provided in Table 2.1.

<b>TABLE 2.1</b> <b>BUSHFIRE ATTACK ASSESSMENT (PRELIMINARY)</b> (from Table A2.4 PBP, 2006)					
Direction	Vegetation Classification (within 140m)	Effective Slope (within 100m)	Recommended Width of APZ (metres)*		
			APZ	IPA	OPA
North	Forest	0-5° downslope	25	10	15
South	Forest	Upslope	20	10	10
East	Reduced Vegetation Managed Land	Cross slope	NR	NR	NR
West	Forest	0-5° downslope	25	10	15
NR = No Requirement					

#### 4 BUSHFIRE ATTACK LEVELS – FUTURE DWELLINGS

An assessment in relation to building construction levels (Bushfire Attack Levels for AS3959-2009) for any future dwellings within the estate will be required. A preliminary assessment is provided in Table 2.2.

<b>TABLE 2.2</b> <b>BUSHFIRE ATTACK LEVEL ASSESSMENT – (Preliminary)</b>							
Direction	Vegetation Classification (greatest threat within 140m)	Effective Slope (within 100m)	Recommended Distance from Bushfire Hazard (metres)				
			BAL FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
North	Forest	0-5° downslope	<24	24-32	32-43	43-57	57-100
South	Forest Managed Land	upslope	<19	19-25	25-43	43-57	57-100
East	Managed Land	Cross slope	NR	NR	NR	NR	NR
West	Forest	0-5° down slope	<24	24-32	32-43	43-57	57-100
BAL – Bushfire Attack Levels							

## **5 RECOMMENDATIONS**

The following recommendations are provided in relation to reducing the potential for loss of life and property by the impact of bushfire.

- i. Establish and maintain minimum width Asset Protection Zones (APZs) within the perimeter roads as identified in Tables 1 and 2.
- ii. Construct future dwellings with an appropriate BAL construction standard in accordance with the relative distance from the vegetation containing the bushfire hazard.
- iii. Provide water supply and fire hydrant spacing to meet the requirements of AS 2419.1-2005 (Standards Australia 2005).
- iv. Provide a detailed Bushfire Hazard Assessment Report to meet the requirements of Planning for Bushfire Protection (RFS 2006) with any future Development Application.

## REFERENCES

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Rural Fire Service (2006) Planning for Bushfire Protection.

Standards Australia (2009) Australian Standard (AS3959-2009) Construction of Buildings in Bushfire Prone Areas.

Standards Australia (2005) AS 2419.1-2005 Fire Hydrant Installations – System Design Installations and Commissioning.

## FIGURES

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