



# AUSTRALIAN BUSHFIRE CONSULTING SERVICES



0438 668 203



wayne@australianbushfire.com.au

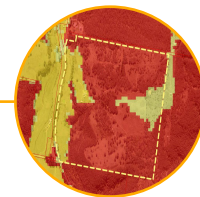


australianbushfire.com.au



ABN 23 622 676 493  
PO Box 212 Berowra Heights 2082

## Bush Fire Assessment Report



Proposed Primitive Camping Accommodation:

### ***Akuna Estate***

**5964 Castlereagh Highway,  
Running Stream, NSW 2850**

26<sup>th</sup> July 2022  
Reference 22-126

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## Abbreviations:

ABCS	Australian Bushfire Consulting Services Pty Ltd
APZ	Asset Protection Zone
AS3959	<i>Australian Standard 3959 – 2018 Construction of buildings in bushfire prone areas</i>
BAL	Bush Fire Attack Level
BCA	Building Code of Australia
BPMs	Bush Fire Protection Measures
BPLM	Bush Fire Prone Land Map
Council	Mid Western Regional Council
DA	Development Application
EP&A Act	Environmental Planning and Assessment Act - 1979
ESD	Ecologically Sustainable Development
FR NSW	Fire & Rescue NSW
IPA	Inner Protection Area
LGA	Local Government Area
NCC	National Construction Codes
NP	National Park
NSP	Neighbourhood Safer Place
OPA	Outer Protection Area
PBP 2019	Planning for Bush Fire Protection 2019
ROW	Right of Way
RF Act	Rural Fires Act - 1997
RFS	NSW Rural Fire Service
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SWS	Static Water Supply

## 1.0 Executive summary.

The proposal seeks approval for a primitive camping ground development within an existing rural agricultural property known as Akuna Estate, located at 5964 Castlereagh Highway, Running Stream, NSW. The camping facilities will comprise of tent style accommodation which will be located on platforms. Five sites have been nominated for the camping locations within the elevated north-eastern portion of the property.

The subject site is mapped as bush fire prone land and therefore the application of *Planning for Bush Fire Protection* is relevant to the development proposal. The proposed development includes provisions for camping which provides short term accommodation for unrelated people and is therefore considered special fire protection purpose development.

It is anticipated the development will be regulated as a “primitive camp ground” under the provisions of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*. The Regulation defines primitive camping as;

*primitive camping ground means a camping ground that is specified in its approval as being a primitive camping ground.*

*camp site means an area of land within a primitive camping ground, on which a campervan, tent or caravan may be installed,*

The proposed development is for tourist accommodation which is defined as Special Fire Protection Purpose Development under s100b of the Rural Fires Act. The subject site is designated as bush fire prone land and the proposal must therefore achieve compliance with the aims and objectives of *Planning for Bush Fire Protection 2019* (PBP 2019).

The aims of PBP 2019 are to *provide for the protection of human life (including firefighters) and to minimise impacts on property from the threat of bush fire, while having due regard to development potential, on-site amenity and protection of the environment*. This is achieved by determining and applying the required asset protection zones, where applicable applying the relevant construction requirements, ensuring satisfactory access and egress has been incorporated into the design and providing safe service supply, adequate water provisions for occupants and attending emergency services and suitable emergency management arrangements.

The development is assessed under section 6 of PBP 2019 and the specific variations applicable to primitive camping detailed within Tables 6.8a, b, c & d. The proposed development includes details of structures or platforms to facilitate the placement of tents. The proposed platforms are considered to be Class 10a being a non habitable structure or building which is *not* associated with a Class 1 building and therefore under the National Construction Codes there are no bush fire protection requirements necessary for consideration. Regardless they will be assessed herein under section 8.3.2 *Class 10 structures* within PBP 2019.

There are no habitable structures proposed as part of this development application and asset protection zones and a bush fire attack level assessment under Appendix 1 of PBP 2019 is not applicable nor necessary for the proposed development. Table 6.8a within PBP 2019 requires no asset protection zones or construction measures to be applied to this type of development.

The proposed development relies on existing vehicle tracks within the subject site to provide access to the camping locations. Each location has been inspected and access to the sites and turning areas for a Category 1 fire appliance at each site is available over existing vehicle tracks and grassed or bare earth areas without any tree removal required. The access is in excess of 4 metres trafficable width with passing bays and on grades of less than 10 degrees. No sealing of the existing access is required for bushfire compliance purposes.

There are no proposed asset protection zones and therefore there is no additional clearing required for bush fire protection purposes. Therefore, there is no adverse environmental impact of the proposed bush fire protection measures.

Inclusive of the recommendations contained within this report the proposed development readily achieves compliance with all of the performance requirements and acceptable solutions of *Planning for Bush Fire Protection 2019*.

## 2.0 Property details.

Address: 5964 Castlereagh Highway, Running Stream, NSW 2850.  
 Lot/DP: Lot 1 DP 1277858  
 Zoned: RU1 Primary Production  
 LGA: Mid Western Regional Council

The subject site is an existing rural allotment comprising open pastures and grazed areas surrounded by pockets of retained native vegetation. The site benefits from existing vehicle tracks that will be used to provide access to the designated camping locations. The site also benefits from an existing 250,000 litre water supply that complies with PBP 2019 including storz outlets located at the tank, centrally within the primitive camping grounds and at the sheds associated with the dwelling. It is anticipated the current rural farming activities will continue which provides ongoing grazing and maintenance of grasses and pastures onsite.

## 3.0 Legislative context.

The development is classified as integrated development under s100B of the Rural Fires Act 1997 and therefore applying s4.13 of the Environmental Planning and Assessment Act 1979 Council must refer the application to the NSW RFS seeking a Bush Fire Safety Authority from them as part of the development approval process.

The development is considered a proposed new use for the site and as such has been treated as a greenfield application.

Under the integrated development process, the approval authority (in this case the Commissioner of the RFS) is required to provide “general terms” of agreement to the consent authority. If the approval body informs the consent authority that it will not grant an approval the consent authority must refuse consent to the application. If the approval body fails to inform the consent authority whether or not it will grant the approval the consent authority may determine the development application.

In general, the approving authority has 40 days upon receipt of the development application and supporting documents in which to determine the matter. A refusal is subject to appeal to the Land and Environment Court. To support an application for a bush fire safety authority, an applicant is required to submit a bush fire assessment in accordance with clause 47 of the Rural Fires Regulation 2013.

Section 100B provides that where a Bush Fire Safety Authority (BFSA) is required for subdivision, or an SFPP development in a bush fire prone area, the development cannot be considered ‘complying development’ under any other environmental planning instrument.

## 4.0 Referenced documents and people.

The following documents have been referenced in the preparation of this report;

- Mid Western Regional Council’s Bush Fire Prone Land Map,
- AS3959 – 2018 Construction of buildings in bushfire prone areas,
- Planning for Bush Fire Protection 2019,
- Rural Fires Act 1997
- Rural Fires Regulation 2013
- 10/50 Vegetation Clearing Code of Practice,
- NSW RFS Guide for bush fire prone land mapping V5b Nov 2015,
- Ocean Shores to Desert Dunes – David Andrew Keith 2004,
- Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021

The plans by Anthony Daintith Town Planning Figure 1 & 2 Ref 2022-122DA Sheets 1 & 2 have been reviewed and relied upon in preparation of this report.

## 5.0 Copyright, scope and disclaimer.

This assessment of possible bush fire impact (including ember, radiant heat and flame contact) and compliance with matters such as Asset Protection Zones, access and service supply is pertinent to the subject site only. Where reference has been made to the surrounding lands, this report does not assess impact to those lands rather it is an assessment of possible bush fire progression and impact on or from those lands towards the subject site.

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This report has been prepared as a submission document in support of a development application to Council and cannot be relied upon for commencement of works or construction until it has been included within the consent conditions issued by Council as part of the DA determination. **The onus is on the applicant to cross reference this document with any conditions of consent issued by Council or any requirements provided by the NSW Rural Fire Service.** I can review and cross reference these documents however the onus is on the applicant / client to provide them to me and request this review.

Where any difference between this document and the development consent (or the NSW Rural Fire Service requirements) is found, the conditions of consent always take precedence until an application to review, amend or vary those conditions is approved.

The statements and opinions contained in this report are given in good faith and in the belief that such statements and opinions are correct and not misleading. AS3959 – 2018 states that “...*there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions*”. The NSW RFS state “*Homes are not designed to withstand fires in catastrophic conditions*”. Correspondingly any representation, statement of opinion, or advice expressed or implied in this document is made on the basis that Australian Bushfire Consulting Services Pty Ltd is not liable to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice made by Australian Bushfire Consulting Services Pty Ltd.

## 6.0 Images and maps.

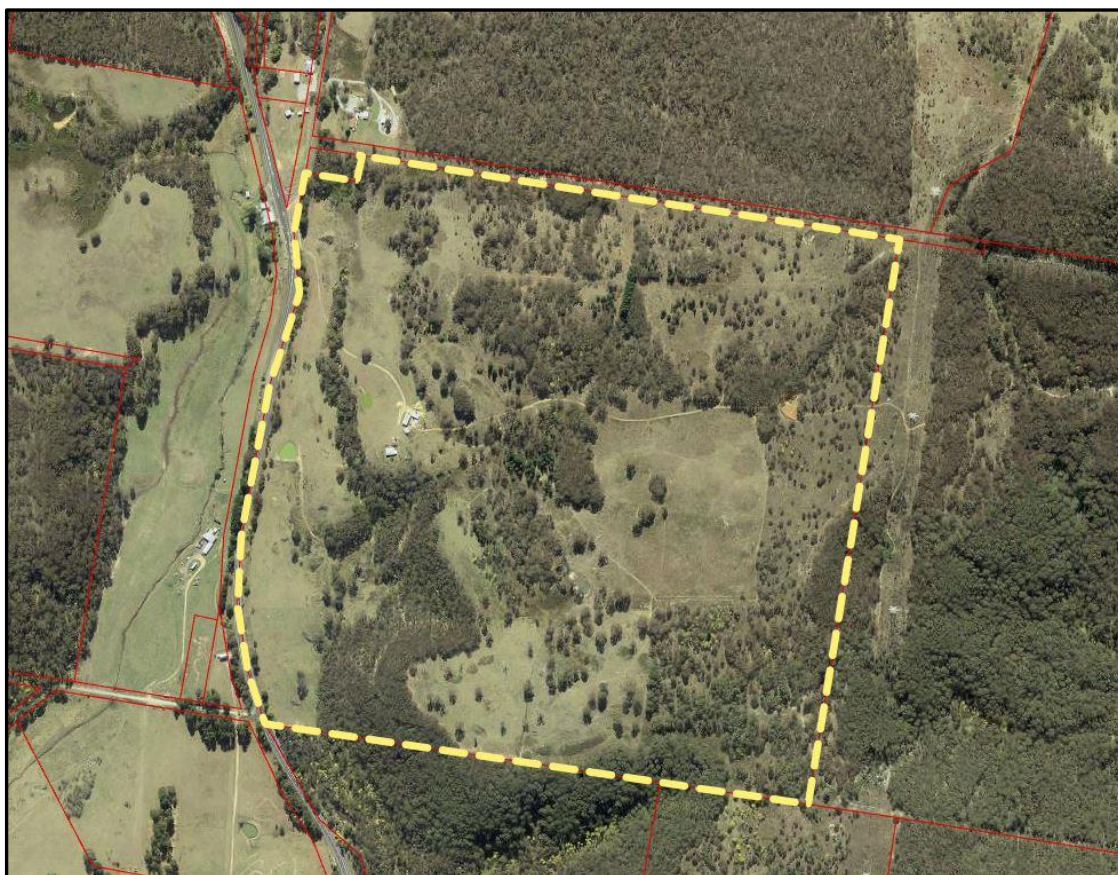


Image 01: Aerial image extract from NSW Gov. Spatial Services SIX Maps.

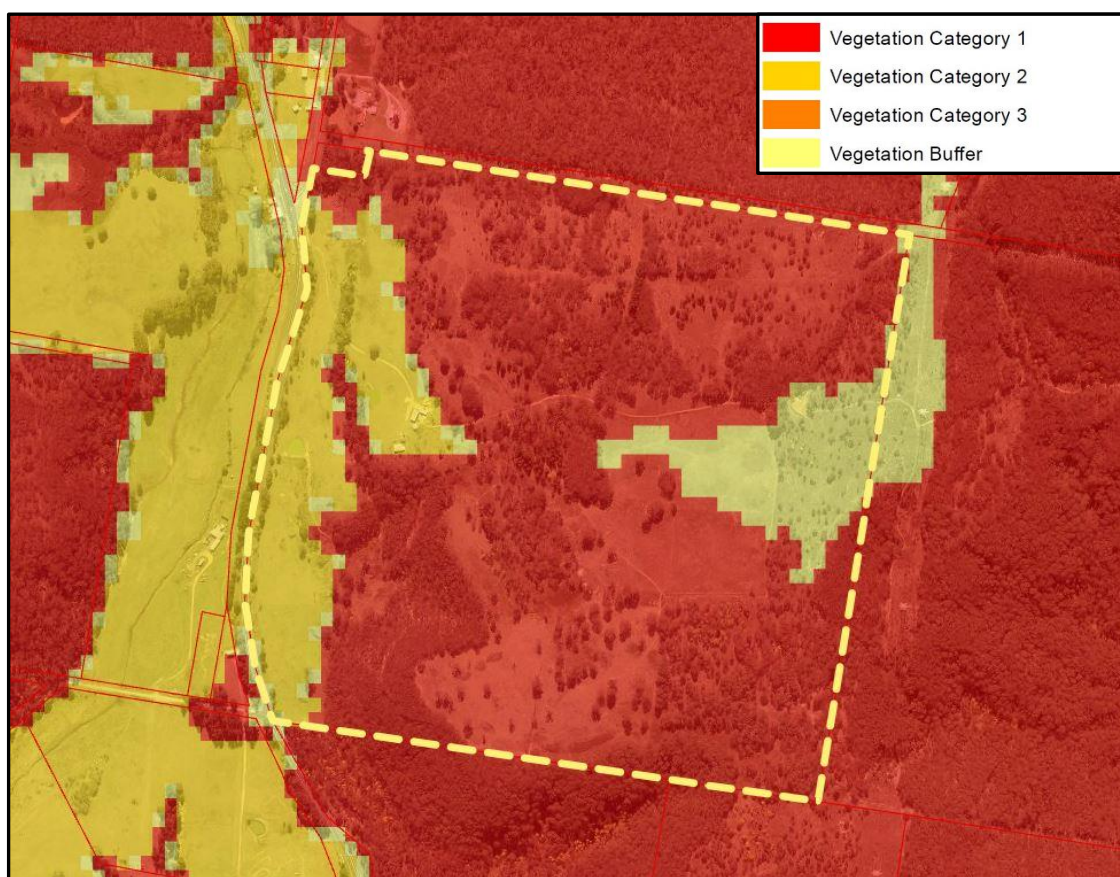


Image 02: Extract of Councils Bush Fire Prone Land Map NSW Dept Planning property information.

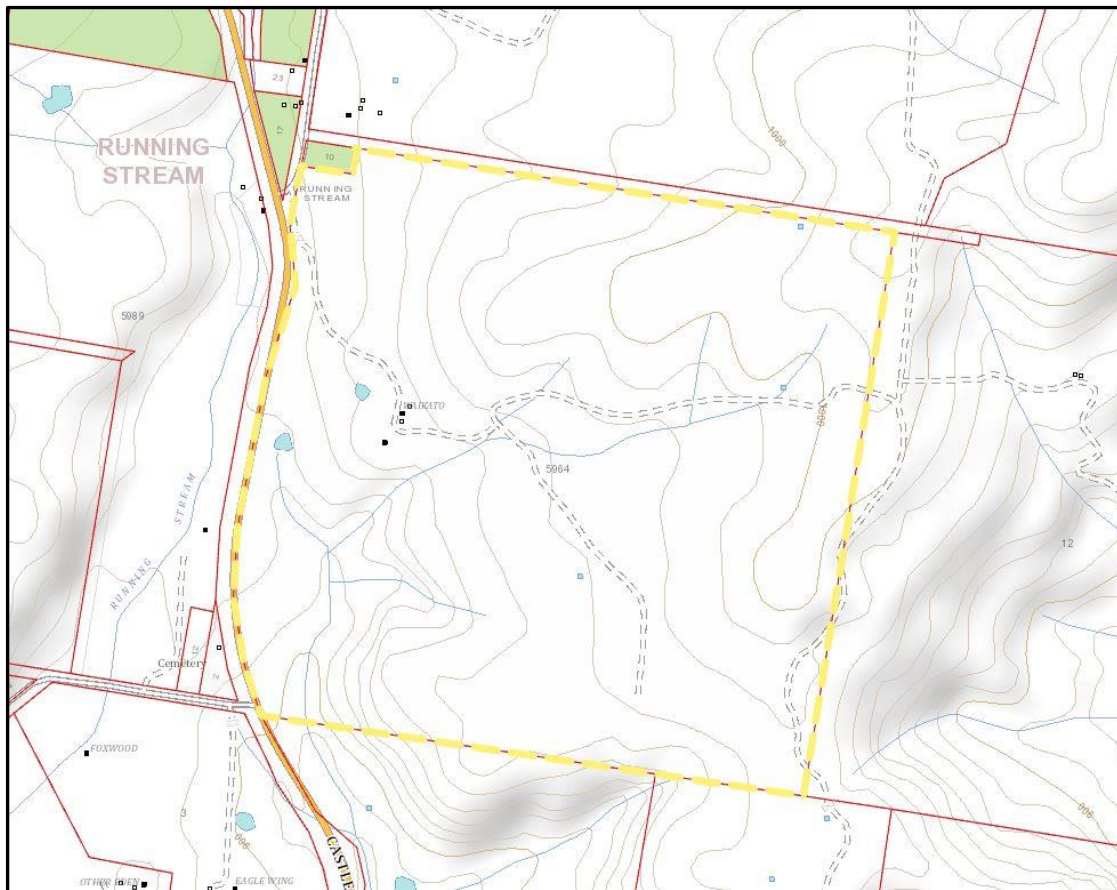


Image 03: Topographic detail extract from NSW Gov. Spatial Services SIX Maps.



Image 04: 10m Topographic detail extract from NSW Gov. Spatial Services SIX Maps.



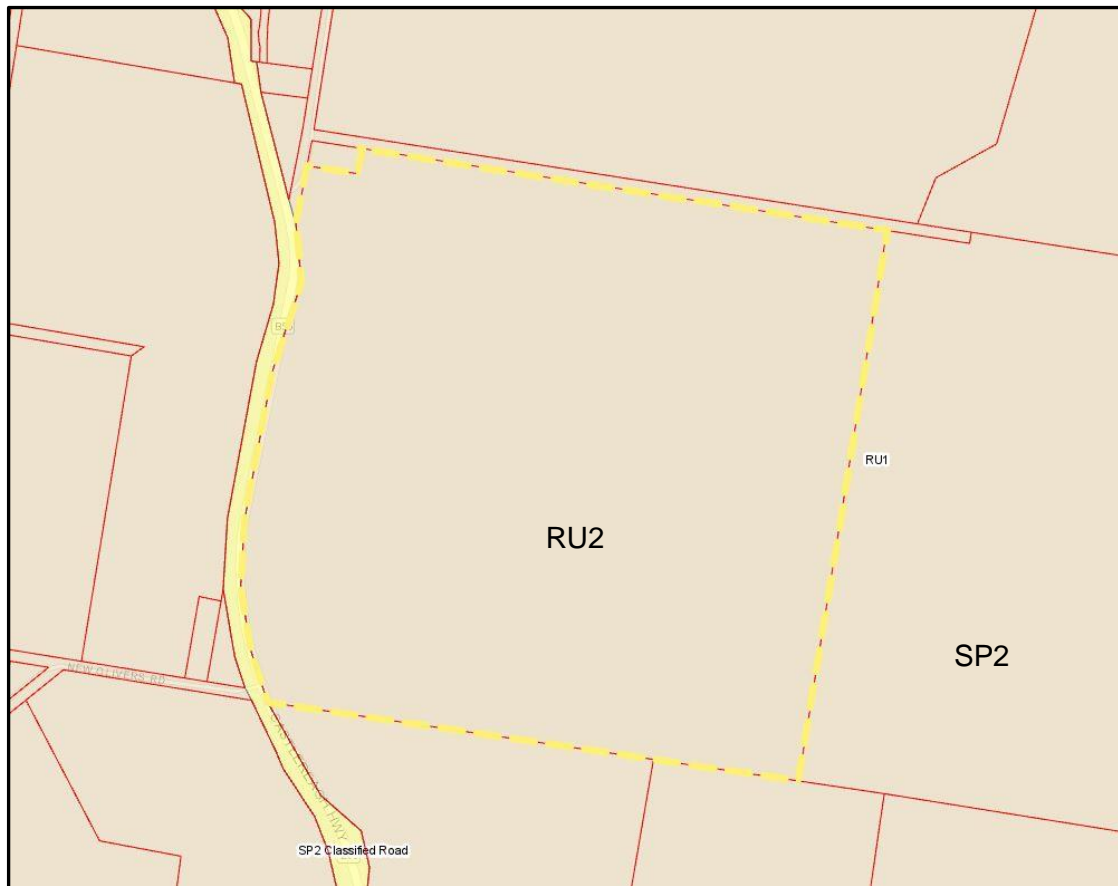


Image 5: Councils LEP Zones extract from NSW Dept Planning property information

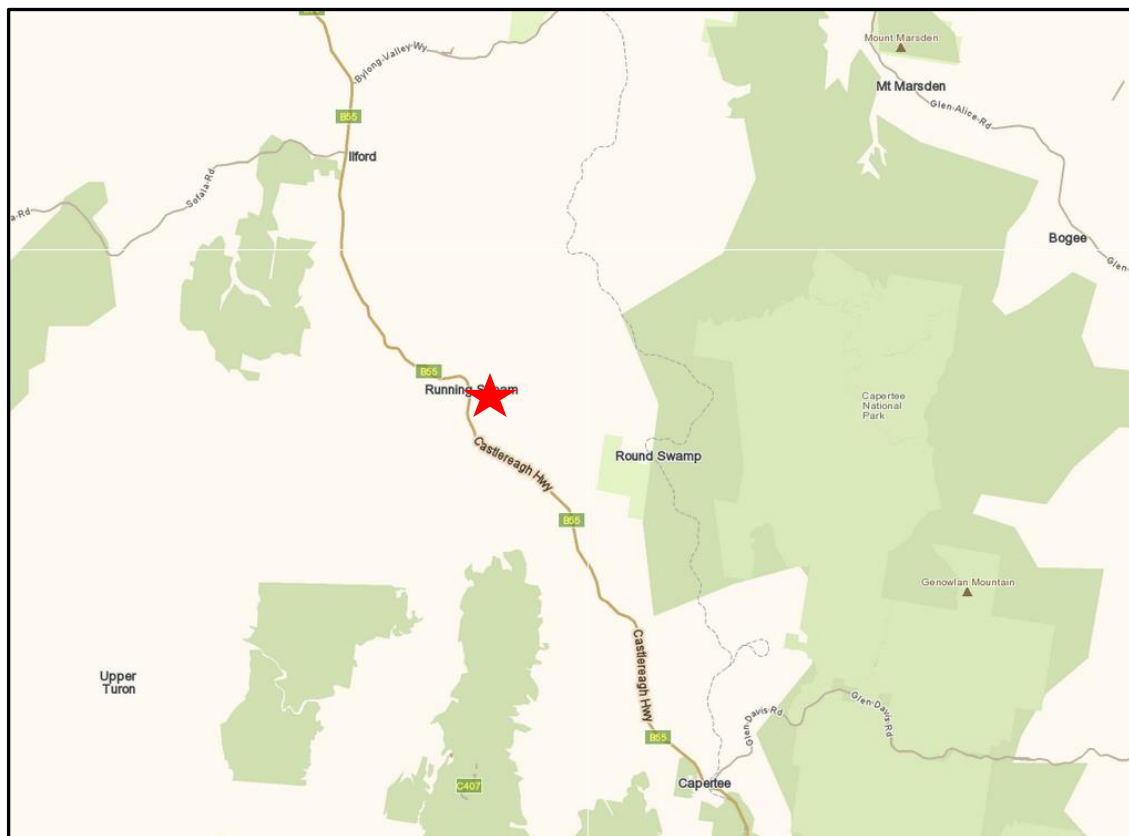


Image 6: Extract from Nearmap street map

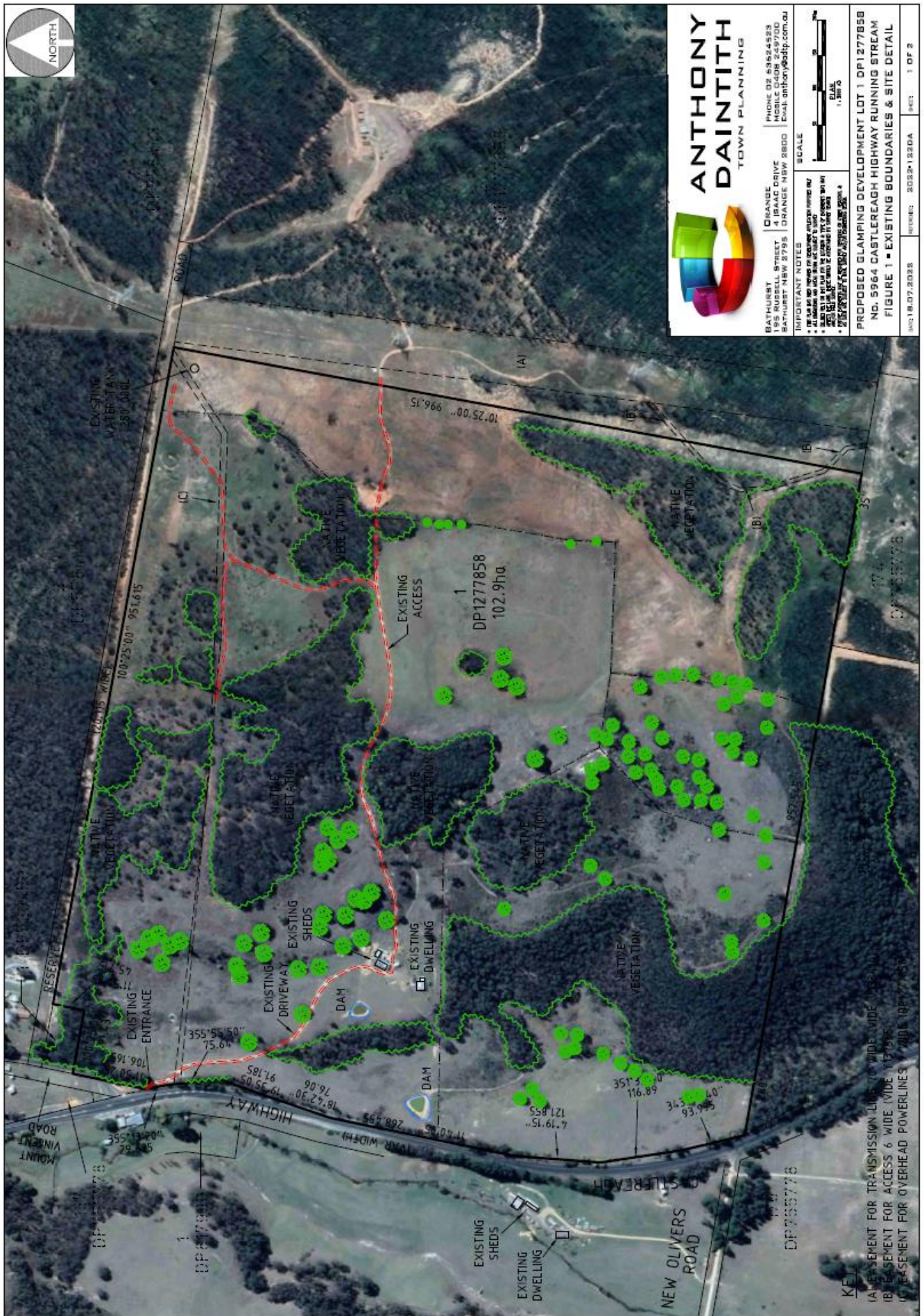


Image 7: Existing boundaries and site detail by Anthony Daintith Town Planning Ref 2022.122DA Sheet 1

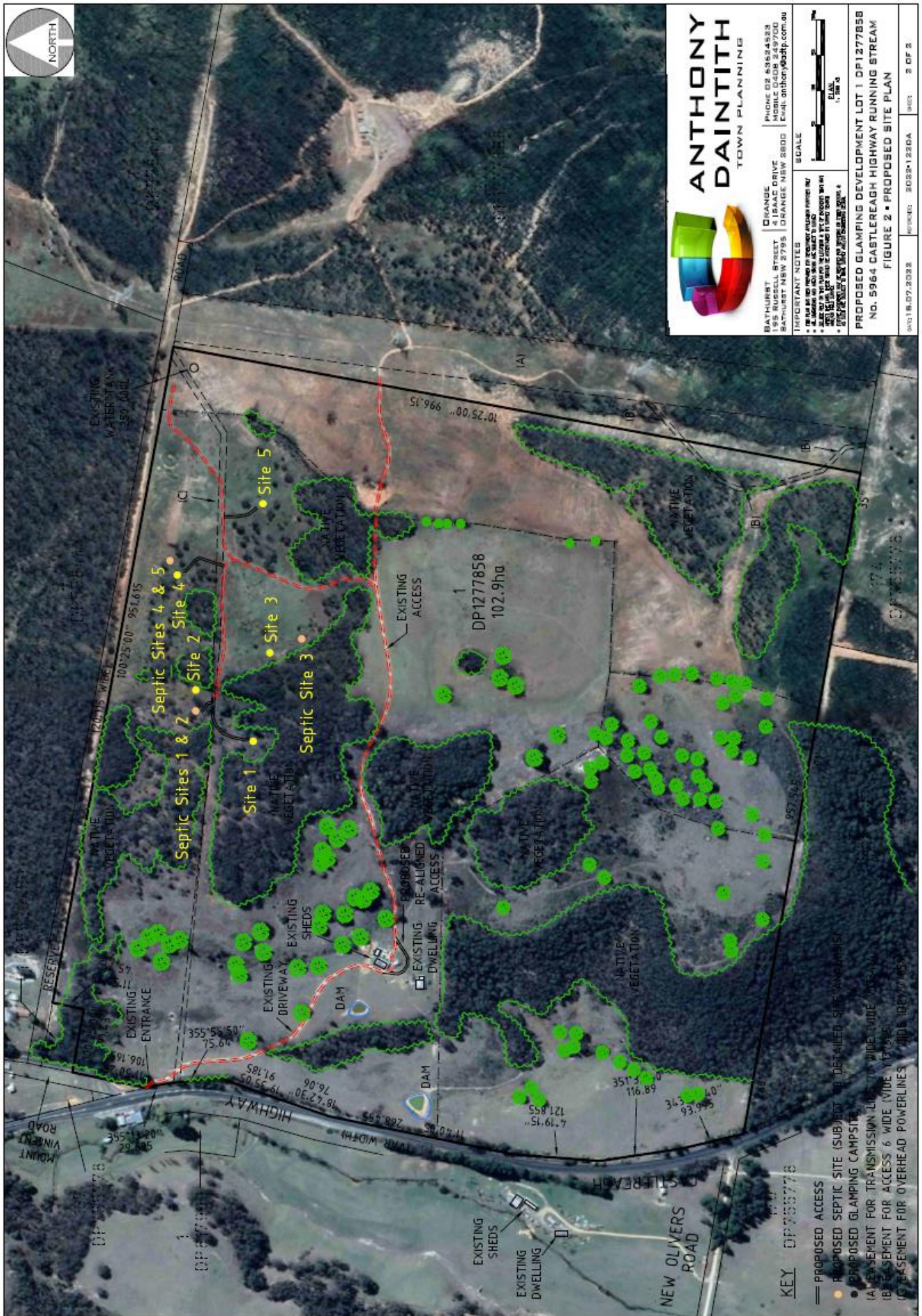


Image 8: Proposed site plan Anthony Daintith Town Planning Ref 2022.122DA Sheet 2

## 7.0 Bush fire hazard assessment

Properties considered to be bush fire prone land are identified on Councils Bush Fire Prone Land Map as being:

- *within or within 100 m of Category 1 (high) hazards or,*
- *within or within 30 m of Category 2 (low) hazards or,*
- *within or within 30 m of Category 3 (medium) hazards.*

The NSW RFS document PBP – 2019 is applicable to all development on bush fire prone land, this includes an assessment of the proposals adequacy in providing an appropriate combination of bush fire protection measures in terms of asset protection zones, landscaping, access and service supply. This document also provides a means of determining the necessary level of building construction under AS3959 - 2018. All integrated development on bush fire prone land must be accompanied with a bush fire hazard assessment that includes;

- (a) a description (including the address) of the property on which the development the subject of the application is proposed to be carried out;*
- (b) a classification of the vegetation on and surrounding the property (out to a distance of 140 metres from the boundaries of the property) in accordance with the system for classification of vegetation contained in Planning for Bush Fire Protection;*
- (c) an assessment of the slope of the land on and surrounding the property (out to a distance of 100 metres from the boundaries of the property);*
- (d) identification of any significant environmental features on the property;*
- (e) the details of any threatened species, population or ecological community identified under the Threatened Species Conservation Act 1995 that is known to the applicant to exist on the property;*
- (f) the details and location of any Aboriginal object (within the meaning of the National Parks and Wildlife Act 1974) or Aboriginal place (within the meaning of that Act) that is known to the applicant to be situated on the property;*
- (g) a bush fire assessment for the proposed development (including the methodology used in the assessment) that addresses the following matters:*
  - (i) the extent to which the development is to provide for setbacks, including Asset Protection Zones;*
  - (ii) the siting and adequacy of water supplies for fire fighting;*
  - (iii) the capacity of public roads in the vicinity to handle increased volumes of traffic in the event of a bush fire emergency;*
  - (iv) whether or not public roads in the vicinity that link with the fire trail network have two-way access;*
  - (v) the adequacy of arrangements for access to and egress from the development site for the purposes of an emergency response;*
  - (vi) the adequacy of bush fire maintenance plans and fire emergency procedures for the development site;*
  - (vii) the construction standards to be used for building elements in the development;*
  - (viii) the adequacy of sprinkler systems and other fire protection measures to be incorporated into the development;*
  - (h) an assessment of the extent to which the proposed development conforms with or deviates from the standards, specific objectives, performance criteria and acceptable solutions set out in Chapters 5-8 of PBP; and*
- (i) identify any fire trails that exist on the property that are on the Register of Certified Fire Trails under RF Acts.*

## 7.1 Site

The subject site is a rural agricultural property surrounded by large RU1 zoned rural allotments to all aspects. The subject site has street frontage to Castlereagh Highway to the west and has primary access from the intersection of Castlereagh Highway and Mount Vincent Road at the north-western corner of the site.

Councils Bush Fire Prone Land Map identifies this property as containing Category 1 & 2 Vegetation and the buffer zones from Category 1 & 2 Vegetation, therefore it is appropriate to consider PBP 2019 for the development proposal.



Image 07: Drone view looking east across the subject site

## 7.2 Vegetation

The subject site is 102.9 ha in size with approximately 77 ha of cleared or improved pastures for ongoing cattle raising activities. The remaining 33 ha is covered with a mixture of forest and woodland areas.

For primitive camping applications a vegetation classification in accordance with Appendix 1 of PBP 2019 is not required.

## 7.3 Topography

The subject site is an undulating property supporting two water courses that drain to the southwestern corner of the site. The lowest point of the property is around 900 metres above sea level at this southwestern point.

Where the camping activities will occur are on higher grounds at the northeaster area are located at approx. 1000 metres above sea level. There is a gentle fall of approximately 8 degrees downslope from the camping sites and along the access through to Castlereagh Highway in a westerly / south-westerly direction.

For primitive camping applications a slope assessment in accordance with Appendix 1 of PBP 2019 is not required around the campsites.

## 7.4 Asset Protection Zones

An APZ is a buffer zone between a bush fire hazard and buildings, which is managed progressively to minimise fuel loads and reduce potential radiant heat levels, flame, ember and smoke attack. A fuel-reduced, physical separation between buildings and bush fire hazards is the key element in the suite of bush fire protection measures.

As there are no habitable structures proposed as part of this development application and the proposal relates to primitive camping sites only, the provisions of asset protection zones is not applicable nor necessary for the development application.

The proposed development includes details of structures or platforms to facilitate the placement of tents and these structures are assessed under section 8.3.2 *Class 10 structures* within PBP 2019. These platforms are not located within 6 metres from any habitable building and therefore they also do not attract any bush fire protection measures in the form of asset protection zone requirements.

## 7.5 Access & egress

The site has direct 2WD access to Castlereagh Highway and is surrounded by private RU1 properties to all aspects. The existing homestead (dwelling and sheds) are located at the western side of the property with direct access to Castlereagh Highway and this access complies with all requirements of PBP 2019.

The proposed development relies on existing vehicle tracks within the subject site to provide access to the camping locations from the existing homestead area.

Each location has been inspected and access to the sites and turning areas for a Category 1 fire appliance at each site is available over existing vehicle tracks and grassed or bare earth areas without any tree removal required. The access is more than 4 metres trafficable width and passing bays are available over grassed verges at numerous locations along the tracks. The access is on grades of less than 10 degrees and no sealing of the existing access is required for bushfire compliance purposes.

A second access and egress route from the general camping area is also provided within the property along the low voltage powerline clearing. This second access route is slightly steeper than 10 degrees and would be considered trafficable by 4WD only. Its intended use is solely for management vehicles.

An alternative avenue of access for fire services is available along existing fire trail adjacent to the northern boundary of the site. This trail provides access from Mount Vincent Road to the high voltage transmissions lines along eastern boundary of the property. There is a gated access to the property from this track at the north-eastern corner of the site. This is also the location of the existing 250,000 litre static water supply.

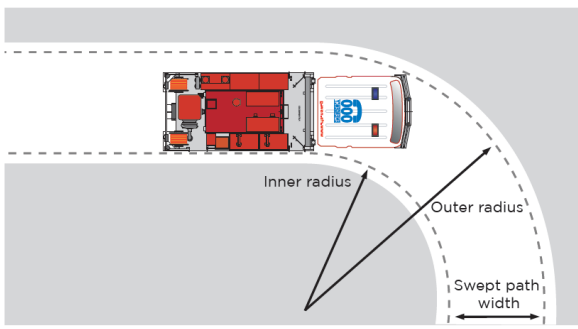
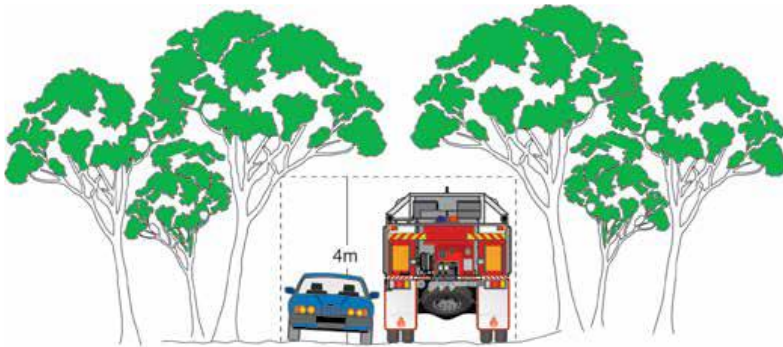
PBP 2019 requires access to be provided to “*structures and hazard vegetation*” to comply with Property Access requirements of Table 5.3b within that document. Aside from platforms to support the placement of tents there are no structures within the designated camping areas. The access is existing and there is only a small diversion proposed near the homestead over existing pastures. Recommendations will be included to ensure the tracks between the entry from Castlereagh Highway via the homestead through to the camping areas and up to the static water supply are maintained in accordance with Property Access requirements of Table 5.3b within PBP 2019 to provide access for fire appliances around the property.

The applicable requirements are:

- minimum 4m carriageway width;
- 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;
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
- provide a suitable turning area in accordance with Appendix 3;
- curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;
- the minimum distance between inner and outer curves is 6m;

- the crossfall is not more than 10 degrees;
- maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and

Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed.

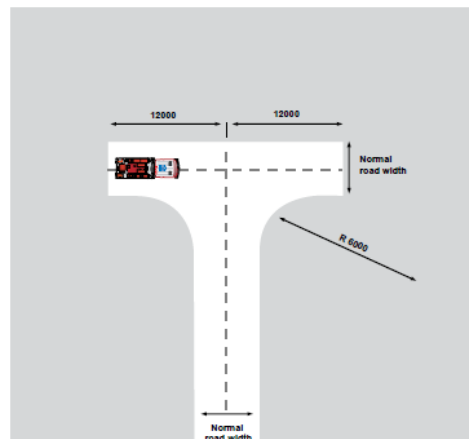
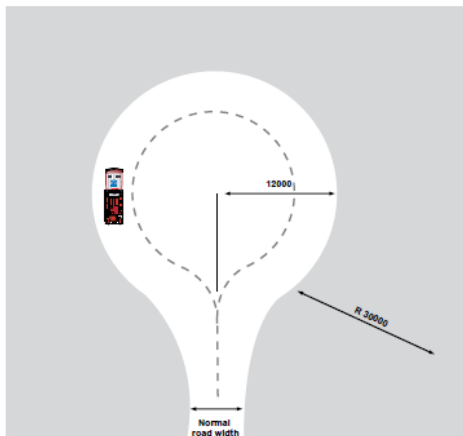


Minimum curve radius for turning vehicles.

Curve radius (inside edge in metres)	Swept path (metres width)
< 40	4.0
40 - 69	3.0
70 - 100	2.7
> 100	2.5

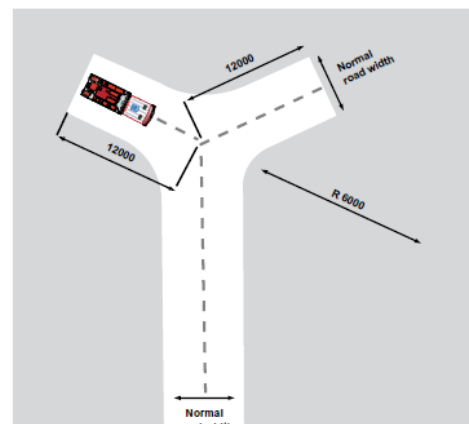
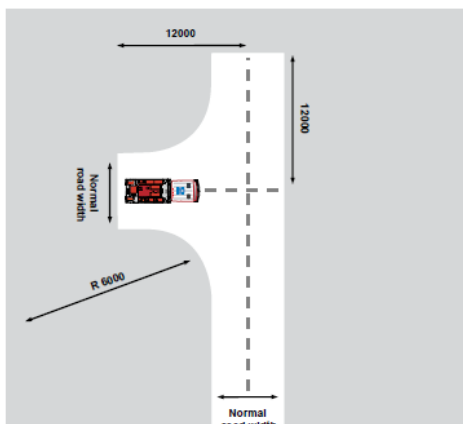
Type A

Type B



Type C

Type D



## 7.6 Services

Hydrants are not available within this area and an onsite static water supply for firefighting purposes is required. PBP 2016 requires a 10,000 litre static water supply to be provided. The site already benefits from an existing 250,000 litre water supply located at the high point in the northeast corner of the site. Vehicle access to the water tank is available and recommendation will be included that the access is maintained in accordance with the Property Access requirements of Table 5.3b within PBP 2019.

This metal tank is fitted with a 65 mm storz outlet and vehicle access to the tank is provided. The water is gravity fed below ground supplying a metal upright pipe and 65 mm storz outlet located centrally within the primitive camping grounds and at the sheds associated with the dwelling. There is also a large dam which is easily accessible and located close to the homestead. This existing water supply meets all requirements of PBP 2019 and no additional recommendations are necessary as part of this application. In addition to this supply each camp site is supplied with a branch line off the main feeder.

The existing also homestead benefits from a 2000 litre metal tank & 5000 litre polycarbonate tank dedicated for fire suppression. This water supply is connected to a hose reel pressurised via a petrol pumpset. This tank is interconnected to a 25,000 domestic storage tank.

The existing homestead also benefits from the 65 mm storz outlet at the sheds associated connected to the 250,000 litre tank. No additional recommendations on SWS for the existing homestead is necessary as part of this application.

No mains electrical services are proposed and solar installations will be utilised at each campsite. Removable 45 kg gas bottles installations are proposed at each campsite as part of this development application. Recommendations will be included to ensure that that bottled gas supply is provided in accordance with Table 6.8c of PBP 2019, in particular location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings. The following are the relevant requirements of PBP 2019 for removable gas bottle installations:

- 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;
- connections to and from gas cylinders are metal;
- safety valves are directed away from the building (re: glamping platforms)

## 7.7 Emergency management

The proposed development will require a Bush Fire Emergency Evacuation Plan to be prepared in accordance with the NSW Rural Fire Service Guidelines for the Preparation of Emergency/ Evacuation Plan. The plan is not required until the time of occupation of the facility and should include specific triggers and procedures to follow in the event of a fire in the area or predicted adverse fire weather conditions. The plan should also address a means of contacting and liaising with the local fire services district office.

A copy of the Bush Fire Emergency Management and Evacuation Plan shall be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

For proposals in isolated or remote areas which involve large travel distances through bush fire prone vegetation, the following issues should be determined and addressed:

*the amount of travel likely to be generated during an emergency evacuation;*  
*the capacity of the broader road network to facilitate safe emergency evacuation;*  
*limitations/constraints inherent in the road system;*  
*and management of potential traffic conflicts (such as emergency vehicles versus evacuating members of the public).*

Access to the subject site is directly from Castlereagh Highway and for attending tourists is most likely to be from Mudgee or Lithgow to the subject site. Castlereagh Highway is a main road infrastructure maintained suitable for residential and emergency vehicle traffic by the relevant authorities responsible for this area (Council and Roads & Maritime Services).

The existing access and existing road network is considered suitable to cater for the evacuation of the site and no significant limitations or potential traffic conflicts were observed.



## 7.8 Construction



AS3959 – 2018 *Construction of buildings in bushfire prone areas* provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ. A Bush Fire Attack Level (BAL) is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and is the basis for establishing the requirements for construction to improve protection of building elements from attack by bush fire.

As there are no habitable structures proposed as part of this development application a bush fire attack level assessment under Appendix 1 of PBP 2019 is not applicable nor necessary for the development application.

The proposed development includes details of platforms to facilitate the placement of tents and these tent platforms can be assessed under section 8.3.2 *Class 10 structures* within PBP 2019. The proposed structures are a Class 10a non habitable building which is *not* associated with a Class 1 building and therefore under the National Construction Codes there are no bush fire protection requirements necessary for consideration.

Regardless, if they were to be assessed in terms of any applicable requirements of PBP 2019, AS3959 – 2018 or the NASH Standard – Steel Framed Construction in Bushfire Prone Areas there would be no applicable construction measures necessary, determined as follows:

### **NASH Standard – Steel Framed Construction in Bushfire Prone Areas**

The NASH Standard is not a tool used to define applicable construction requirements and defers to AS3959 as a default means of assessment.

*This standard gives solutions for steel framed buildings constructed in designated bushfire prone areas based on the Bushfire Attack Level (BAL) as defined in AS3959.*

### **AS3959 – 2018:**

*Where any garage, carport or similar roofed structure on the subject allotment is not attached to a building required to conform to this Standard, that structure shall conform with the construction requirements of this standard. Alternatively, the adjacent structure shall be separated from the subject building by.....a distance of not less than 6 metres.*

### **PBP 2019:**

*The NCC defines a Class 10 building as a non-habitable building or structure such as a:*

- a. Class 10a – a non-habitable building being a private garage, carport, shed or the like; or*
- b. Class 10b – a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like; or*
- c. Class 10c – a private bush fire shelter*

*There is no bush fire protection requirements for Class 10a buildings located more than 6m from a dwelling in bush fire prone areas.*

As the proposed platforms are not located within 6 metres of a habitable dwelling and there are no construction measures for bush fire protection applicable as determined under AS3959 – 2018 or PBP 2019.

## 7.9 PBP performance verification

Performance requirement	Acceptable solution	Proposed development	Compliance
Asset protection zones.	No performance criteria applicable.	N/A	N/A
Landscaping.	No performance criteria applicable.	N/A	N/A
Construction.	No performance criteria applicable.	N/A	N/A
Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.	Access is provided in accordance with the property access requirements of Table 5.3b.	Existing tracks comply and turning for a Category 1 fire appliance is available at each campsite.	Recommendations will be included to ensure compliance and ongoing management.
An adequate water supply for firefighting purposes is installed and maintained.	Either a reticulated water supply is provided or a 10,000 litres minimum water supply on site.	A static water supply >250,000 litres in size and fitted with a 65 mm storz adaptor is provided onsite.	Complies.
The water supply is accessible and reliable for firefighting operations.	There is suitable access for a Category 1 fire appliance to within 4m of the static water supply.	Vehicle access to the water tank is available.  The water supply is gravity fed through the development and a 65 mm storz outlets are located at the tank, centrally within the campsites and at the sheds associated with the dwelling.	Complies.
Location of services limits the possibility of ignition of surrounding bush land or the fabric of buildings.	Table 6.8c of PBP 2019 in particular location and design of services will not lead to ignition of surrounding bushland or the fabric of buildings	There are no electricity installations proposed as part of this development. Removable 45 kg gas bottles installations are proposed at each campsite.	Recommendations will be included to ensure that that bottled gas supply is provided in accordance with Table 6.8c of PBP 2019.
Emergency management.	A Bush Fire Emergency Management and Evacuation Plan is prepared.	A Bush Fire Emergency Management and Evacuation Plan is to be prepared consistent with the NSW RFS document: <i>A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i> .	Recommendations will be included to ensure compliance prior to occupation of the site.

## 8.0 Recommendations

### 8.1 General

- 1 That the proposed layout is generally in accordance with that shown on the masterplan by Anthony Daintith Town Planning Ref 2022.122DA Sheets 1 – 2 inclusive

### 8.2 Emergency management plan.

- 2 That prior to occupation and operation of the camping area a Bush Fire Emergency Evacuation Plan is prepared in accordance with the NSW Rural Fire Service Guidelines for the Preparation of Emergency/ Evacuation Plan. The plan should include the following measures as a minimum:
  - the Bush Fire Emergency Management and Evacuation Plan should include clear triggers for the early relocation of occupants on days when adverse fire weather is notified or adverse fire activity occurs in the local government area
- 3 That a copy of the bush fire emergency management and evacuation plan shall be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

### 8.3 Access

- 4 That the internal roads from Castlereagh Highway via the homestead, to the campsites and through to the static water supply shall continue to be maintained in compliance with the property access requirements of Table 5.3b Planning for Bush Fire Protection 2019, in particular.
  - minimum 4m carriageway width;
  - 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;
  - a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
  - provide a suitable turning area in accordance with Appendix 3;
  - curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;
  - the minimum distance between inner and outer curves is 6m;
  - the crossfall is not more than 10 degrees;
  - maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and

Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed.

### 8.4 Services

5. That bottled gas supply is provided in accordance with Table 6.8c of PBP 2019 in particular location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings. The following are the relevant requirements of PBP 2019 for removable gas bottle installations:
  - 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;
  - connections to and from gas cylinders are metal;
  - safety valves are directed away from the building (re: glamping platforms)

## 9.0 Conclusion

The subject property is determined to be bush fire prone land and the development is classified as integrated development under s100B of the Rural Fires Act 1997. Therefore, Council must refer the application to the NSW RFS seeking a Bush Fire Safety Authority (BSA) from them as part of the development approval process.

To receive a BSA a development must, to the degree necessary, meet the intent of measures and performance requirements of Planning for Bush Fire Protection 2019. For special fire purpose development this is achieved with an appropriate combination of bushfire protection measures as determined by section 6 of that document. For primitive camping this includes the provision of suitable access, services supply, emergency management planning and means of maintaining the bushfire protection measures for the life of the development.

This bush fire hazard has been made on a site-specific basis which includes an assessment of the local bushland area and its possible impact to the subject property. Inclusive of the recommendations made herein the proposal meets the aims and objectives of PBP by compliance with the intent of measures, performance requirements and acceptable solutions of that document. I am satisfied these recommendations will provide a reasonable and satisfactory level of bush fire protection to the proposed development.

I am therefore in support of the development application.

Australian Bushfire Consulting Services Pty Ltd



### **Wayne Tucker**

Managing Director  
G. D. Design in Bushfire Prone Areas.  
Certificate IV Fire Technology  
Ass Dip Applied Science  
FPA Australia BPAD Level 3 Accredited Practitioner  
BPAD Accreditation No. BPAD9399



## List of attachments

Nil attachments