

BUSH FIRE THREAT REPORT

Lot 102 in DP 856405

1021 Luskintyre Road
Lambs Valley



**PREPARED BY
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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 a development at 1021 Luskintyre Road, Lambs Valley in the Maitland Local Government Area – the lot being identified as Lot 102 in DP 856405.

It is firstly to be noted that this is a desktop assessment only.

All upgrades to the dwelling are to be undertaken to BAL-12.5 AS3959-2018 however, there is no requirement to upgrade existing components of the dwelling. There are no bushfire related construction requirements for either the extension of the existing shed or the proposed new shed.



1.0 INTRODUCTION

Tattersall Lander Pty Ltd has been commissioned to undertake a Bush Fire Risk Assessment for a proposed development at 1021 Luskintyre Road, Lambs Valley in the Maitland Local Government Area (LGA). The property is identified as Lot 102 in DP 856405.

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. This report is valid for twelve months from the date of issue (26th August 2025) after which time revision may be required. Additionally, any alteration to the proposal shall require revision of this assessment.



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). It is noted that this assessment is a desktop assessment only and no site visit has been undertaken by myself; instead, this assessment has relied upon aerial imagery, personal knowledge of the general area, and photographs and advice from a colleague who has visited the site recently (in July 2025).

This assessment:

- identifies the slope under vegetation;
- 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 an existing lot which is zoned RU1 (Rural: Primary Production). The site has a total area of approximately 7.4 hectares and contains an existing dwelling and shed.

The site is gently sloping in a west north westerly direction and there is a second order stream with an inline farm dam located on this stream. Vegetation within the site consists of well managed grasslands (ie not a bush fire threat) excepting for the second order stream which has been revegetated and is a riparian zone which is classified as rainforest due to the limited area and the short fire run potential.

Aerial photographs of the site and surrounds are included below (refer figures 2 and 3); it is noted that the aerial photographs do not show the revegetation within the area of the second order stream. Photographs of the site and surrounds are also included below and the location and direction of these photographs has been included on the aerial photographs.

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



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8

4.0 THE PROPOSAL

The proposal is for additions to the existing dwelling, additions to the existing shed, and also a new shed; plans of the proposal have been viewed for the purpose of this assessment – these plans have been included as Appendix A. This assessment has taken into account the proposed additions to the existing dwelling, the proposed shed extensions and the new shed.

Council is the determining authority under Section 79BA of the *Environmental Planning and Assessment Act 1979*.



Figure 2: Site and surrounds (source: [SDT Explorer](#))



Figure 3: Site and surrounds (source: <https://maps.six.nsw.gov.au/>)

5.0 SITE ANALYSIS

5.1 Northern Aspect (Dwelling)

The northern aspect presents approximately 50 metres from the dwelling to the northern boundary of the site and this area consists of well managed grassland which is not a bush fire threat. Further to the north there are similar properties, mostly with well managed grassland, however, there is a small area of second order stream with riparian vegetation which is categorised as rainforest; the slope under the vegetation to the north is in the >0-5 degree category.

5.2 Southern Aspect (Dwelling)

The southern aspect presents approximately 58 metres within the subject site and this area contains well managed grassland which is not a bush fire threat. Further to the south there are other similar properties, and there is well managed grassland for more than 140 metres. There is no bush fire significance for more than 140 metres to the south and as such, there is no requirement for any asset protection zone or slope assessment.

5.3 Eastern Aspect (Dwelling)

The eastern aspect presents more than 140 metres of predominantly well managed grassland (ie not a bushfire threat) within the site. There is also the second order stream with riparian vegetation (which is categorised as rainforest) and this is located approximately 85 metres from the dwelling, including the proposed additions. The effective slope under the vegetation to the east is in the upslope/flat category.

5.4 Western Aspect (Dwelling)

The western aspect presents more than 140 metres within the subject site and this area contains well managed grassland which is not a bushfire threat. There is no requirement for any slope assessment or asset protection zone.

5.5 Northern Aspect (Existing shed extension)

The northern aspect presents approximately 100 metres from the existing shed to the northern boundary of the site and this area consists of well managed grassland which is not a bush fire threat. Further to the north there are similar properties, mostly with well managed grassland, however, there is a small area of second order stream with riparian vegetation which is categorised as rainforest; the slope under the vegetation to the north is in the >0-5 degree category.

5.6 Southern Aspect (Existing shed extension)

The southern aspect presents approximately 20 metres within the subject site and this area contains well managed grassland which is not a bush fire threat. Further to the south there are other similar properties, and there is well managed grassland for more than 140 metres. There is no bush fire significance for more than 140 metres to the south and as such, there is no requirement for any asset protection zone or slope assessment.

5.7 Eastern Aspect (Existing shed extension)

The eastern aspect presents more than 140 metres of predominantly well managed grassland (ie not a bushfire threat) within the site. There is also the second order stream with riparian vegetation (which is categorised as rainforest) and this is located approximately 100 metres from the existing shed, including the proposed additions. The effective slope under the vegetation to the east is in the upslope/flat category.

5.8 Western Aspect (Existing shed extension)

The western aspect presents more than 140 metres within the subject site and this area contains well managed grassland which is not a bushfire threat. There is no requirement for any slope assessment or asset protection zone.

5.9 Northern Aspect (New shed)

The northern aspect presents approximately 100 metres from the proposed new shed to the northern boundary of the site and this area consists of well managed grassland (which is not a bush fire threat) but also the riparian zone with vegetation which is categorised as rainforest – this is located approximately 35 metres from the proposed new shed and the effective slope under this vegetation is in the >0-5 degree category.

5.10 Southern Aspect (New shed)

The southern aspect presents 2 metres within the subject site and this area contains well managed grassland which is not a bush fire threat. Further to the south there are other similar properties, and there is well managed grassland and the road for approximately 75 metres. Beyond this there is Luskintyre road followed by properties with vegetation which is classified as grassland and the effective slope under this vegetation is in the upslope/flat category.

5.11 Eastern Aspect (New shed)

The eastern aspect presents approximately 105 metres within the subject site and this area contains well managed grassland which is not a bush fire threat. Further to the east there is Luskintyre Road followed by rural properties containing grassland and the effective slope under this vegetation is in the upslope/flat category.

5.12 Western Aspect (New shed)

The western aspect presents more than 140 metres within the subject site and this area contains well managed grassland which is not a bushfire threat. There is no requirement for any slope assessment or asset protection zone.

6.0 SITE ANALYSIS

Table 1 – Asset Protection Zones and Construction Level Requirements for Additions to the Existing Dwelling in accordance with *Planning for Bushfire Protection 2019* and *AS3959-2018*

Aspect	Vegetation Classification	Slope (degrees) Under Vegetation	Existing APZ (metres)	Required BAL construction
North	Rainforest	>0-5	50	BAL-12.5
South	Managed	N/A	>140	BAL-Low
East	Rainforest	>0-5	85	BAL-12.5
West	Managed	N/A	>140	BAL-Low

Table 2 – Asset Protection Zones and Construction Level Requirements for Additions to the Existing Shed in accordance with *Planning for Bushfire Protection 2019* and *AS3959-2018*

Aspect	Vegetation Classification	Slope (degrees) Under Vegetation	Existing APZ (metres)	Required BAL construction
North	Rainforest	>0-5	100	BAL-Low
South	Managed	N/A	>140	BAL-Low
East	Rainforest	Upslope/flat	100	BAL-Low
West	Managed	N/A	>140	BAL-Low

Table 3 – Asset Protection Zones and Construction Level Requirements for Additions to the Proposed Shed in accordance with *Planning for Bushfire Protection 2019* and *AS3959-2018*

Aspect	Vegetation Classification	Slope (degrees) Under Vegetation	Existing APZ (metres)	Required BAL construction
North	Rainforest	>0-5	100	BAL-Low
South	Grassland	Upslope/flat	85	BAL-Low
East	Grassland	Upslope/flat	115	BAL-Low
West	Managed	N/A	>140	BAL-Low

7.0 Services

7.1 Water

The site is not connected to the reticulated town water supply. There are existing water tanks and also an in-ground pool and the capacity of these tanks and pool are to be ascertained; there may be minor works required to ensure compliance with *PBP*, however, this is able to be achieved via a Condition of Consent, which should state “the on-site static water supply is to be made compliant with the requirements of *Planning for Bushfire Protection 2019* prior to any occupation certificate being issued and this compliance is to be confirmed by a suitably qualified person”.

7.2 Electrical

Electrical supply to the site is overhead and within the site it is underground. There is no bushfire ignition threat from the electrical supply and there is no extension or modification required to the electrical supply. The proposal is considered acceptable in this regard.

7.3 Gas

Reticulated gas is not available to the site and no bottled gas is proposed. The proposal is considered acceptable in this regard.

8.0 ACCESS

8.1 Road Capacity

The site is accessed via Luskintyre Road which is a two way bitumen sealed road. No investigation has been undertaken as to the carrying capacity of this road, however, it is considered to be a fair and acceptable assumption that it is capable of carrying fully laden fire fighting vehicles, including tankers.

8.2 Road Linkages to Fire Trails

There are no fire trails on the site and the size and nature of the site is such that no fire trails are required.

8.3 Emergency Access/Egress and Road Construction

In the event of a bush fire emergency, access and egress will be via the Luskintyre Road, in either a northern or southerly direction, depending upon

the location of the threat; this is considered acceptable. Whilst the access within the site to the dwelling exceeds the maximum stipulated 200 metres (at approximately 250 metres), as this situation is existing and the proposal will not result in an increase in the density of the development (regarding dwellings) within the site, this must be considered acceptable.

9.0 DISCUSSION and RECOMMENDATIONS

The proposal is for additions to the existing dwelling, additions to an existing shed, and a new shed. The proposed works to the existing dwelling are to be undertaken to BAL-12.5 AS3959-2018 however, the scale of these works is such that there is no requirement to upgrade the existing dwelling to BAL-12.5.

The proposed additions to the existing shed and the proposed new shed do not have any construction requirements relating to *PBP 2019* or AS3959-2018.

There is no requirement to upgrade the existing access, however, an access to the proposed shed will be required and this is to have a minimum width of 4 metres (excepting for narrow constrictions of down to 3 metres for gates etc if required). There should also be an appropriate turning bay in this location.

Lastly, the static water supply is to be upgraded (where required) to ensure compliance with *PBP 2019*.

10.0 CONCLUSION

This assessment was undertaken for a proposed development at 1021 Luskintyre Road Lambs Valley in the Maitland LGA, with the property being identified as Lot 102 in DP 856405.

Subject to the proposal complying with the recommendations of this report, the development is to be considered acceptable and compliant with *Planning for Bushfire Protection 2019*.

11.0 CERTIFICATION

This assessment has been undertaken in accordance with the requirements of *Planning for Bushfire Protection 2019* and I hereby certify that the proposal is able to be undertaken so that it is compliant with the requirements of *PBP 2019*.

12.0 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:

Plans