
Statement of Environmental Effects

*Rural Subdivision
1580 Tarrants Gap
Road
Wyangala*

Client

Alston Bay
Pastoral Holdings

Issued

5/06/2024



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Client: Alston Bay Pastoral Holdings
Issued: 5/06/2024
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Project Number: 2400299

Surveying
Asset Recording
Civil Engineering
Infrastructure Engineering
Traffic & Transport Engineering
Environmental Consulting
Water Resource Engineering
Strata Certification (NSW)
Town Planning
Urban Design
Landscape Architecture
Project Management

Revision Table

REV	DESCRIPTION	DATE	AUTHORISED
A	Draft for Peer Review	29/05/2024	Isaac Camilleri
B	Reviewed	30/05/2024	Sin Won
C	Report for DA Issue	05/06/2024	Isaac Camilleri

Acknowledgment

Beveridge Williams acknowledges the Traditional Custodians of the land on which we live/work and recognise their continuing connection to Country. We pay our respect to Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples.

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Figure 1: Aerial Photograph

1 INTRODUCTION

1.1 Overview

Beveridge Williams has been engaged by Alston Bay Pastoral Holdings to prepare the Statement of Environmental Effects (SEE) for a proposed three lot rural subdivision at 1580 Tarrants Gap Road, Wyangala (Lot 151 in DP 754133), as shown above in **Figure 1**.

This SEE details the necessary information for the proposal to be assessed by the consent authority, including a description of the site, its surrounds, and in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* (The Act), an assessment of the proposal against the relevant matters for consideration and planning controls. It has been prepared in accordance with Section 24 of the *Environmental Planning & Assessment Regulation 2021* (EP&A Reg) for the purposes of:

- demonstrating that the environmental impacts of the development have been considered; and
- outlining steps to be undertaken to protect the environment or to lessen any expected harm to all environments.

The SEE concludes that the proposed development is acceptable in that it is consistent with relevant planning controls and will have minimal environmental impacts that can be satisfactorily managed and mitigated and warrants Council's support.

1.2 Accompanying Documentation

The following documents accompany, and should be read in conjunction with, this SEE:

- **Appendix A** – Deposited Plan 754133
- **Appendix B** – Bushfire Assessment Report by Peterson Bushfire, Rev 24057, dated 28 May 2024.

- **Appendix C** – Plan of Subdivision prepared by Beveridge Williams, Ver C, 7 May 2024.

2 SITE & DEVELOPMENT CONTEXT

The property is currently known as Lot 151 in DP 754133, 1580 Tarrants Gaps Road, Wyangala and is located with the Local Government Area (LGA) of Hillstop. The property is approximately 180.09 hectares in area and generally falls towards the sites' western boundary from the various ridge points located on site.

The site is currently accessed via a Crown Road connected to Tarrants Gap Road. The site is currently vacant and contains no dwellings or structure and is currently used for grazing of livestock. The site contains scattered vegetation, with a large strand of vegetation located in the sites northwestern corner and west portion of the site.

The site is separated by a Crown Road, which runs in an approximately northerly direction.

The development site adjoins similar rural properties to all boundaries which are similar in nature to this property in terms of land use and vegetation.

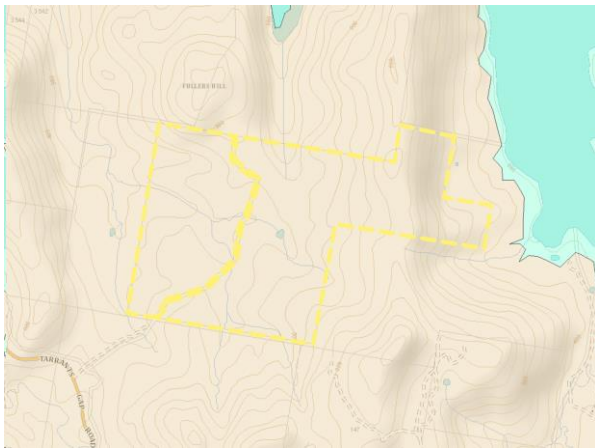


Figure 2: Land Use Zones

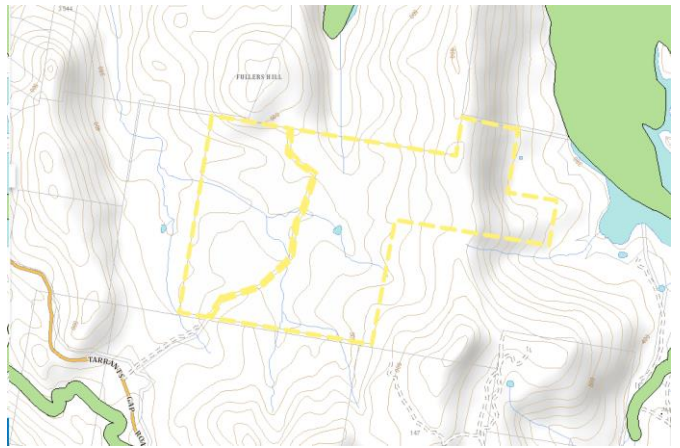


Figure 3: Riparian Land and Watercourse

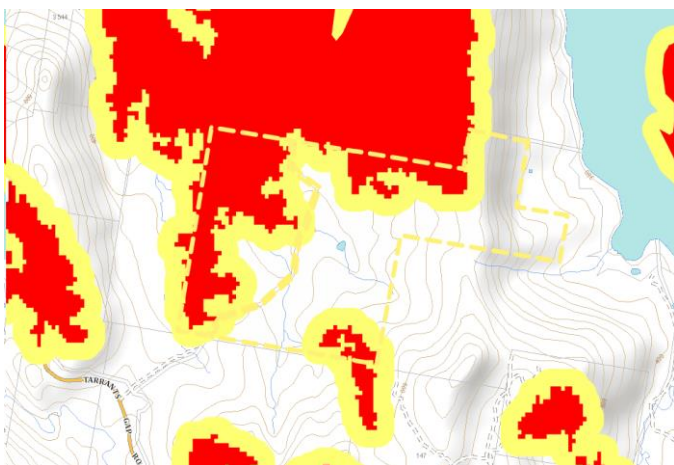


Figure 4: Bushfire Prone Land

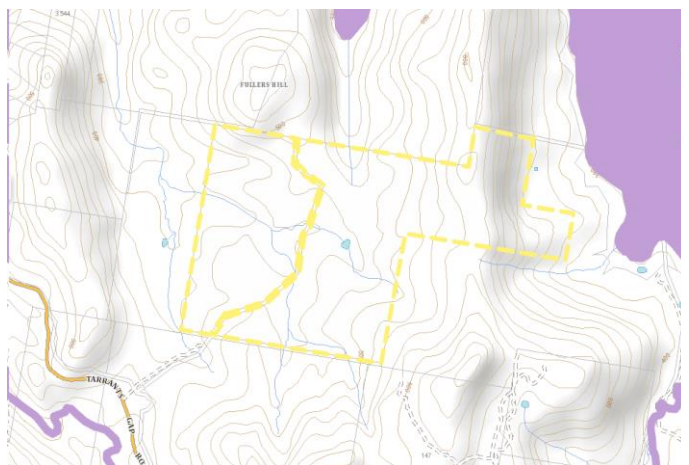


Figure 5: Biodiversity Values Map

3 THE PROPOSAL

The proposal is to subdivide the site into three rural Torrens title allotments. Each new lot is summarised below;

- **Lot 1** – Will have a total area of 40.39 Ha (excluding the road reserve), with the site being split by the existing crown road reserve.
- **Lot 2** – Will have a total area of 40.01 Ha (excluding the road reserve), with the site being split by the existing crown road reserve.
- **Lot 3** – Will have a total area of 99.48 Ha and be located wholly to the east of the existing crown road reserve.

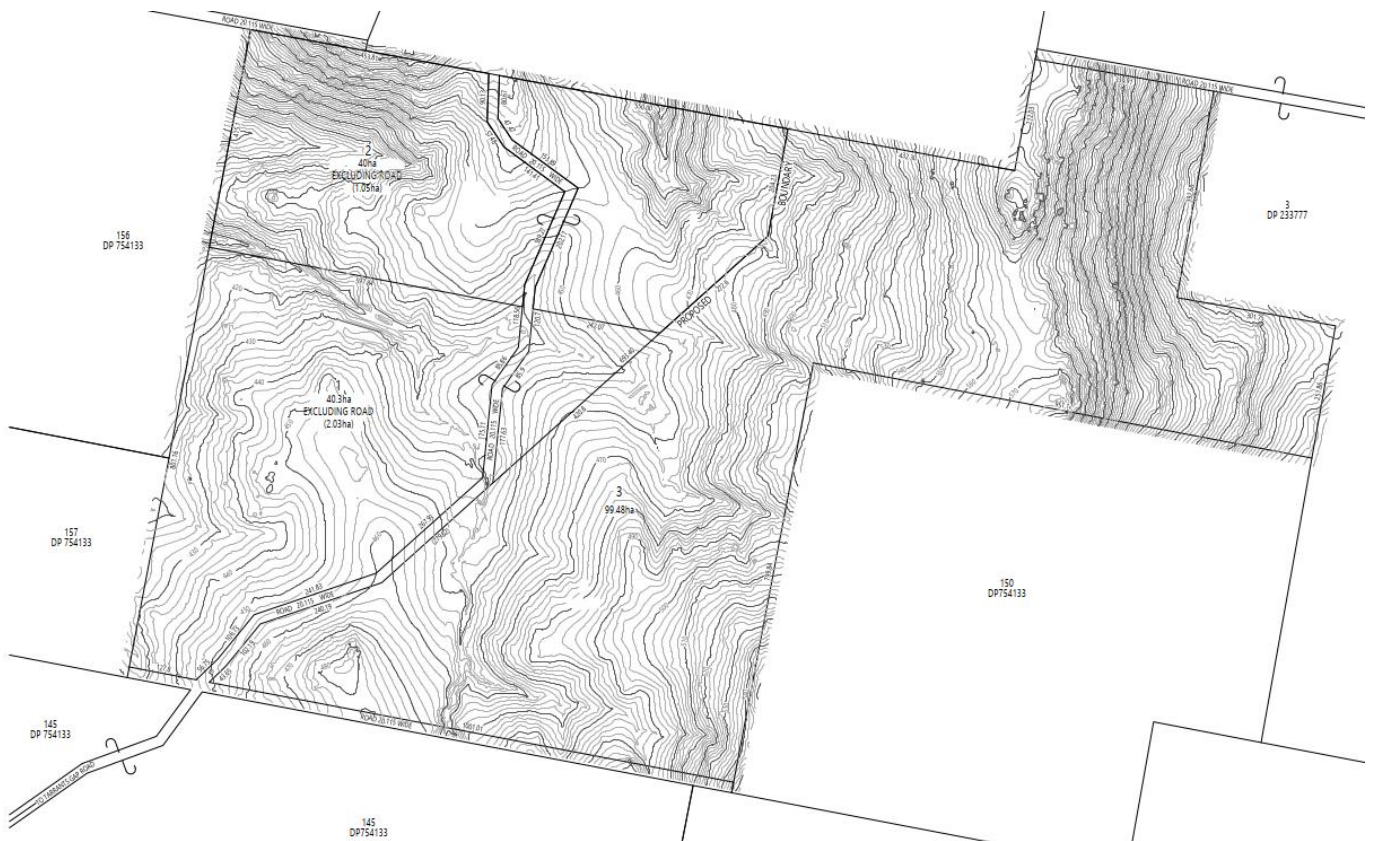


Figure 6: Proposed Plan of Subdivision

4 STATUTORY CONSIDERATIONS

4.1 Legislative Framework and Permissibility

Proposed developments are assessed in accordance with various legislative requirements. Development rules have a hierarchy, starting with legislation and then stepping down to various types of plans, codes, policies, and guidelines. The Acts and regulations are the highest level followed by State and regional rules (SEPPs, REPs etc) and Local Environmental Plans (LEPs). The Development Control Plans provide development guidelines and support the aims and objectives of the LEP.

4.2 Environmental Planning and Assessment Act 1979

The proposal is being undertaken as development requiring consent as per Part 4 of the EP&A Act. The EP&A Act is the governing legislation for development assessment in New South Wales. It governs matters such as planning administration, planning instruments, development assessments, building certification,

infrastructure finance, appeals and enforcement. It outlines the development process and details different types of development applications.

The EP&A Act requires consideration of a proposal in relation to its impacts on the environment. To determine impacts and the merit of a proposed development, Section 4.15 of the EP&A Act outlines matters for consideration that are to be addressed. This includes consideration of the relevant environmental planning instruments, development control plans, any planning agreements, regulations as well as the likely impacts of the development, suitability of the site, submissions, and the public interest. These have been summarised in the table below, along with consideration of them in relation to the proposed development.

Table 1: Section 4.15 (1) Matters for Consideration

Section 4.15 (1) matter	Consideration
(a) The provisions of:	
i. any environmental planning instrument, and	Relevant environmental planning instruments (EPIs), including the Resilience and Hazard SEPP and the Hilltop LEP, have been considered in detail in Section 0 , below.
ii. any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved), and	No draft EPI applies to the site.
iii. any development control plan, and	The Boorowa Development Control Plan 2013 has been considered in detail in Section 4.4 below.
iiia. any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	No planning agreement, or draft planning agreement applies to the proposal.
iv. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The regulations have been considered in relation to their respective Acts, as relevant to the proposal.
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	Potential impacts arising from the development have been considered in detail in Section 4.5 , below.
(c) the suitability of the site for the development,	The site is suitable for this development, as demonstrated through this assessment and supporting documents.
(d) any submissions made in accordance with this Act or the regulations,	To be considered by the consent authority following exhibition of the DA.
(e) the public interest.	The proposal is consistent with the overall development intention of the area and represents orderly and economic development of land. To this extent, it is in the public interest.

Integrated Development is development that in order to be carried out, requires approval from another government agency under an associated Act. For this development, as the proposal is a subdivision on Bushfire Prone Land, the Approval from the New South Wales Rural Fire Service is required. A Bushfire Assessment Report (**Appendix B**) has been provided in support of the application and it is noted that this application will be referred to the NSW Rural Fire Service for the issuances of General Terms of Approval.

4.3 Provisions of Environmental Planning Instruments (EPIs)

The following EPIs are applicable to the site and have been considered in the preparation of this development application. The EPIs include the relevant State Environmental Planning Policies (SEPPs). The Department of Planning and Environment (DPE) consolidated the 45 SEPPs into 11 new thematic SEPPs which commenced on 1 March 2022.

4.3.1 State Environmental Planning Policy (Resilience and Hazard) 2021

Chapter 4 Remediation of Land

This chapter provides a statewide framework for the remediation of contaminated land throughout the state. The remediation of land is promoted where required to reduce risk to human health.

Clause 4.6(1)(a) of the SEPP requires the consent authority to consider whether the land is contaminated before they consent to the carrying out of any development on land. If the land is contaminated the consent authority is to be satisfied that the site is fit for the intended purpose in its contaminated state, or if it can become fit for its intended purpose after remediation.

As the site has remained largely undisturbed besides the creation of access tracks and animal's grazing on the site, with no existing structures or uses occurring on site which can be considered contaminating, the site is considered to be fit for the intended use.

4.3.2 Hilltops Local Environmental Plan 2022

Under the provisions of the HLEP 2022 the site is zoned RU1 Primary Production. The proposed development is defined as a subdivision which is permissible with consent.

The objectives of this zone are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage competitive rural production and associated economic development by maintaining and enhancing—
 - (a) local and regional transport and communications connectivity, and
 - (b) accessibility to national and global supply chains.
- To maintain areas of high conservation value vegetation.
- To encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.
- To encourage the development of non-agricultural land uses that are compatible with the character of the zone and sustain high quality rural amenity.

The proposed development is not antithetical to the abovementioned zoned objectives as the three lots proposed via this subdivision will all meet and exceed the minimum lot size of 40 Ha. These size allotments are sufficiently large enough to enable rural land uses to occur and minimise impacts to adjoining properties and the rural landscape. While the site is being subdivided, rural land is not being 'fragmented' as these lots sizes are sufficiently large enough in size to accommodate a range of rural land uses.

Table 2: LEP Summary of Provisions

CLAUSE	REQUIREMENT	COMMENT
CI 2.6	<i>Land to which this Plan applies may be subdivided, but only with development consent.</i>	Development Consent is sought through the lodgement of this application.
CI 4.1	<i>Any lot that is subdivided must meet the minimum lot size as detailed on the relevant map.</i>	The site is mapped as being subject to a minimum lot size of 40Ha. All three lots have a minimum area of 40Ha and are therefore compliant.
CI 6.2	<p><i>Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</i></p> <ul style="list-style-type: none"> <i>(a) the supply of water,</i> <i>(b) the supply of electricity,</i> <i>(c) the disposal and management of sewage,</i> <i>(d) stormwater drainage or on-site conservation,</i> <i>(e) suitable road access.</i> 	<p>The site has access or adequate arrangements can be made for the following services;</p> <ul style="list-style-type: none"> Water will be provided through the installation of water tanks when required with the construction of dwellings. No potable water exists. Electricity can be extended to the lots if/when required. On site sewage disposal systems can be installed if/when required. Stormwater can be disposed of on-site if/when required. Road access is provided through the crown road reserve.

4.4 Former Boorowa Council Development Control Plan, 2013

Hilltops Council was recently amalgamated from the former Young, Boorowa and Harden Council areas, the DCP has not yet been consolidated, therefore the former Boorowa Council Development Control Plan 2013 has been assessed.

The following Parts of the Boorowa Development Control Plan are relevant to the proposed development:

Table 3: Chapter 4 Subdivision Development

4.1 Subdivision in the Rural Zones RU1 and RU4		
Clause & Requirement	Comment	Compliance
ASD1.1. Each allotment created has legal access to a public road or Crown Road (duly formed or upgraded for the purpose and transferred to Council) either through direct frontage, a right-of-way arrangement, or by consolidation with an existing allotment that has such access;	The site currently has legal access to the site via a Crown Road. All lots will continue to gain access from this existing Crown Road, which presently meets the requirements of the occupants.	Yes
ASD1.2.1 For lots created for agricultural purposes: a) A restriction as to user shall be provided on the title to any allotment created for agricultural purposes (that does not have constructed physical access provided or already available at the time of creation) to require the construction of such access at such time as the allotment is no longer in the same ownership as a directly abutting allotment; and b) Any such access is constructed prior to transfer of title, and consists of a recessed gate (sufficient that an articulated vehicle can stand clear of the	The proposal is not being created for the purpose of agriculture	N/A

4.1 Subdivision in the Rural Zones RU1 and RU4

Clause & Requirement	Comment	Compliance
road carriageway) OR a cattle grid TOGETHER WITH a piped crossing over the table drain;		
ASD1.2.2 For lots created with the right to apply for a dwelling: a) Access is provided to a non-classified road where possible; b) Where access to a classified road is necessary, this is provided in accordance with RMS standards for access to a rural dwelling; c) Street numbering is provided in accordance with Council's rural addressing scheme; d) Electricity services are provided; e) Where land has been identified as being used by a potentially contaminate land use, a report from a suitably qualified consultant is submitted to Council demonstrating that the land is suitable for the intended use; f) Separation distances are consistent with Table 2.1 of the DCP.	The dwellings will be able to accommodate dwellings as they exceed the minimum lot size. Access is provided to the site from a non classified road, street numbering can be allocated by Council, electricity services can be extended, the land has not contained a previously contaminating land use and the separation distances can be met.	Yes
ASD1.2.3 Standard of construction for roads built and roads fronted or other road network facilities are provided as part of the development application, such standards shall match the existing adjoining road construction (bitumen road off existing bitumen road and gravel road off existing gravel road) to incorporate: • Minimum formed road width 8m; • Minimum sealed carriageway width 7m;	The current arrangement of accessing the site and adjoining sites is being retained.	Yes
ASD1.2.4 Subdivisions exceeding 25 lots shall: have their main subdivision service road connect to the existing road network in at least two (2) locations.	Proposal does not exceed 25 lots.	N/A
ASD1.2.5 For a subdivision exceeding 25 lots with residual land or adjacent land potential, a masterplan for the future subdivision of the land shall be included with the development application.	The subdivision does not exceed 25 lots.	N/A
PSD1.3 Payment of any section 94 contributions.	Council can impose contributions in accordance with the relevant plan.	Yes

4.5 The Likely Impact of the Development

Whilst it is acknowledged that all developments will create some form of social, economic, and/or environmental change. The likely impacts associated with the proposed three-lot subdivision is considered minimal in the context of this site.

4.5.1 Bushfire

The site is mapped on Council's Bushfire Mapping as a bushfire affected lot. Therefore, as subdivision is proposed on bushfire prone land, approval from the New South Wales Rural Fire Service is required under s4.46 of the EP&A Act 1979.

A Bushfire Assessment Report has been prepared by Peterson Bushfire, Report Reference 24057, Dated 28 May 2024 (**Appendix B**) and is lodged with this application. This report details that the proposed subdivision can meet the aims and objectives of Planning for Bushfire Protection 2019 and is worthy of being issued General Terms of Approval.

4.5.2 On Site Sewage Management System

The site is not serviced by the Town Sewer Network and as such all sewage is required to be disposed of onsite. The site has ample size, buffer distances and soil typologies to accommodate appropriate sewage disposal systems if/when required.

4.6 The Suitability of the Site for the Development

The proposal is considered suitable for the site and will not create any adverse impacts to the building, its occupants, or adjoining properties.

4.7 Any Submissions Made in Accordance with this Act or the Regulations

Public participation is addressed under Schedule 1 of the Act for advertised development and other notifiable development. The consent authority must ensure a development application is advertised/notified in accordance with this clause and any relevant development planning instrument and/or development control plan. If the application is notified, it is expected that Council will address the submissions or provide them to the applicant for a response.

4.8 The Public Interest

The public's interest is best served when a proposed development complies with relevant plans and policies. As the proposed Torrens Title Subdivision complies with relevant development standards, the public's interest would not be compromised.

5 CONCLUSION

This SEE has been prepared to support the DA for the Torrens title subdivision of the site into three rural allotments at Lot 151 in DP 754133 at 1580 Tarrants Gap Road, Wyangala.

The proposal has been considered in accordance with Section 4.15 of the Act, and based on information provided in this report, it is recommended that the proposed development be supported by Hillstop Council by the granting of development consent.

Yours faithfully,



Isaac Camilleri
Senior Town Planner
camillerii@bevwill.com.au

APPENDIX A: DEPOSITED PLAN 754133

LAND BOARD DISTRICT OF GOULBURN

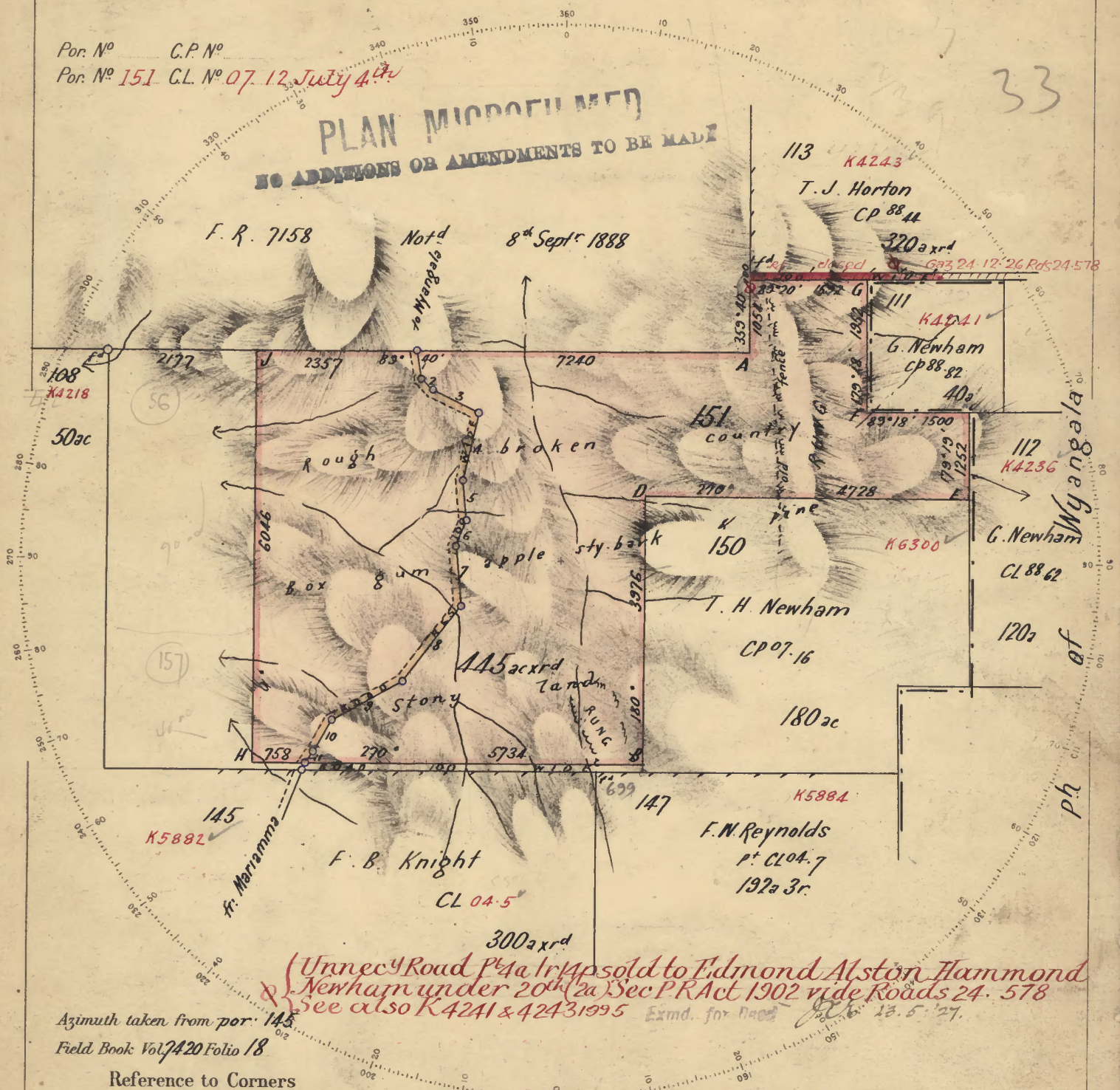
Applied for under the 5th Section of the Crown Lands Act of ¹⁹⁰⁵~~1884~~ by Thomas Hastings Newham

Por. No 151 C.L. No 07.12 July 4th

PLAN MICROFILMED

PLAN 1001

NO ADDITIONS OR AMENDMENTS TO BE MADE



Azimuth taken from por: 145

Field Book Vol. 20 Folio 18

Reference to Corners

Corner	Bearing	From	Links	N ^o on Tree
A	24° 30'	Box	45.4	151
B	216° 30'	Gum	25.5	151
D	342° 50'	Gum	28.3	150-151
E	119° 50'	d ^l Box	32	150-151
F	65° 25'	Box	61.7	111-151
G	45°	Box	97.2	111-151
H	46° 30'	Pine	38	151
J	262° 55'	Pine	41.7	151

Reference to Traverse

Line	Bearing	Distance
1	171° 04'	401
2	135° 35'	236
3	115° 27'	765
4	192° 38'	1005
5	174° 50'	600
6	204° 18'	427
7	175° 01'	883
8	217° 16'	1391
9	240° 24'	1194
10	208° 27'	508
11	215° 36'	215

04
on the 16th October 1908 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

of the Department of Lands. **6301-1995**
Stuart H. Belcher Licensed Surveyor
 Transmitted to the District Surveyor with my letter of **29th Dec^r 1908** N^o **109**

Voucher No 28/113 Passed 218. 10. 7. *Aug 14. 1. 09*
Calculation Book No ~~—~~ Folio accepted
Checked and Charted A. Syling 13 Jan. 09
Examined and *and 2* 14th. January 1909
Plan approved *3* 18

Situated in the
Value of Improvements Ringing £6

STANDARD TRAINING
PREPARED

Seale 20 Chains to an Inch.

NC3011995

APPENDIX B: BUSHFIRE ASSESSMENT REPORT



Bushfire Assessment

Rural Residential Subdivision

**1580 Tarrants Gap Road,
Wyangala**

Burst Pty Ltd

28 May 2024

(Ref: 24057)

report by
david peterson

0455 024 480

david@petersonbushfire.com.au

po box 391 terrigal nsw 2260

petersonbushfire.com.au

**FPA AUSTRALIA (NO.BPAD18882)
BPAD LEVEL 3 ACCREDITED PRACTITIONER**

ABN 28 607 444 833

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1 Introduction

Street or property name:	1580 Tarrants Gap Road		
Lot and DP:	Lot 151 DP 754133		
Suburb, town or locality:	Wyangala	Postcode:	2808
Local Government Area:	Hilltops Council		
Type of development:	Rural residential subdivision		

1.1 Background

This Bushfire Assessment Report prepared by Peterson Bushfire is submitted to Hilltops Council in support of a Development Application (DA) for the subdivision of land in Wyangala, NSW.

The land subject to the DA is identified as 'bush fire prone land', therefore this report presents the assessment and recommendations to ensure compliance with the relevant bushfire protection legislation and policy.

This bushfire assessment has been prepared by a consultant accredited by the Fire Protection Association of Australia's BPAD scheme (Accreditation No. BPD-L3-18882).

1.2 Location of subject land

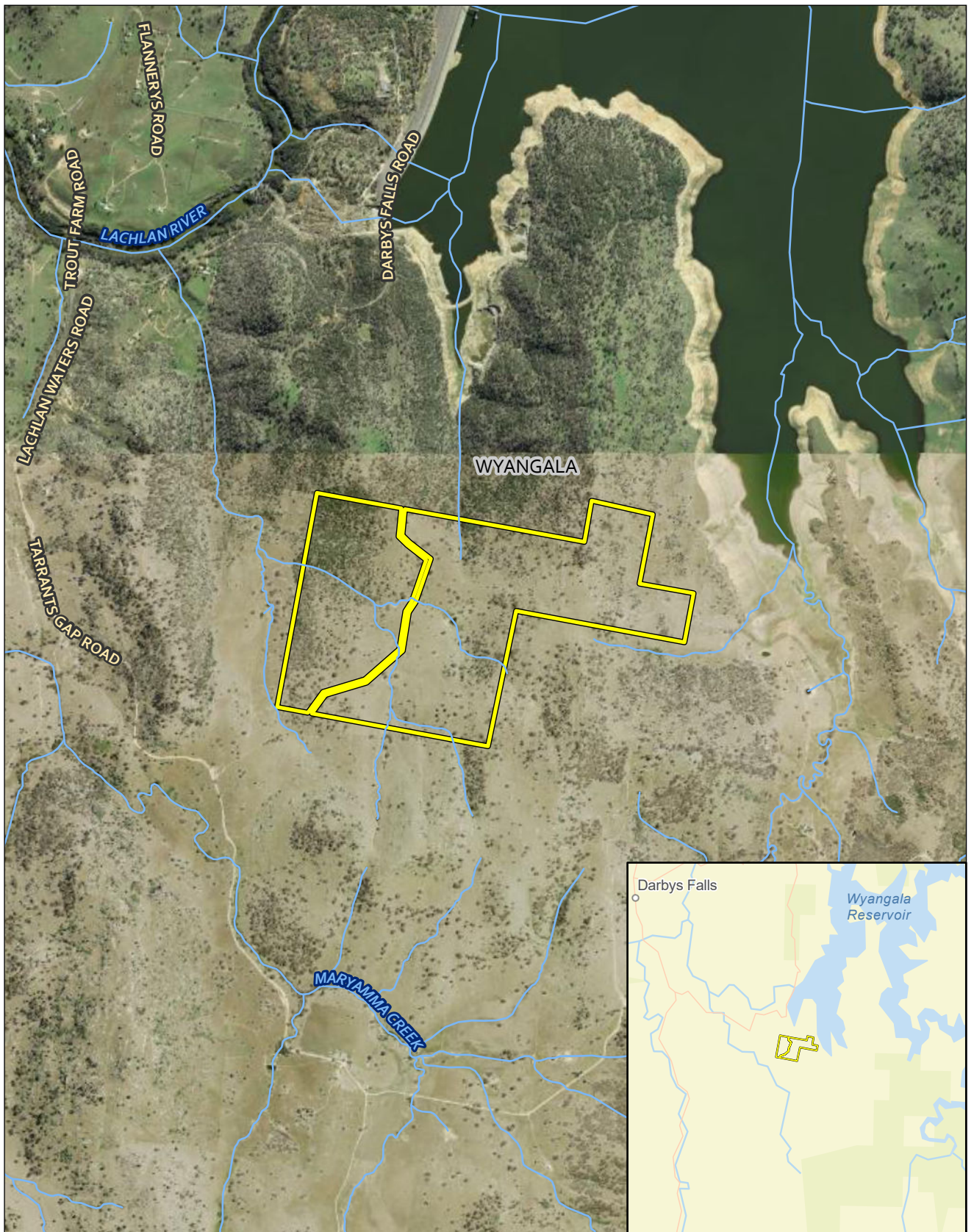
The subject land is a large rural lot located on the southern shores of Lake Wyangala approximately 30 km south-east of Cowra. Figure 1 shows the location of the subject land. Consisting of a single lot of approximately 180 hectares in size, the subject land is sheep grazing country and is largely cleared and features sporadic areas of woodland and grassy forest. The surrounding lands share the same characteristics. The subject land is split by a 20 m wide paper road and does not contain any dwellings or other structures.

1.3 Description of proposed development



It is proposed to subdivide the subject land to create three lots as listed below:

- Lot 1 – 40.3 hectares
- Lot 2 – 40 hectares
- Lot 3 – 99.48 hectares

A plan of proposed subdivision is included at Figure 2. The proposal does not include the identification of building envelopes or the construction of roads or other infrastructure.



Legend

-  Watercourse
-  Subject Land



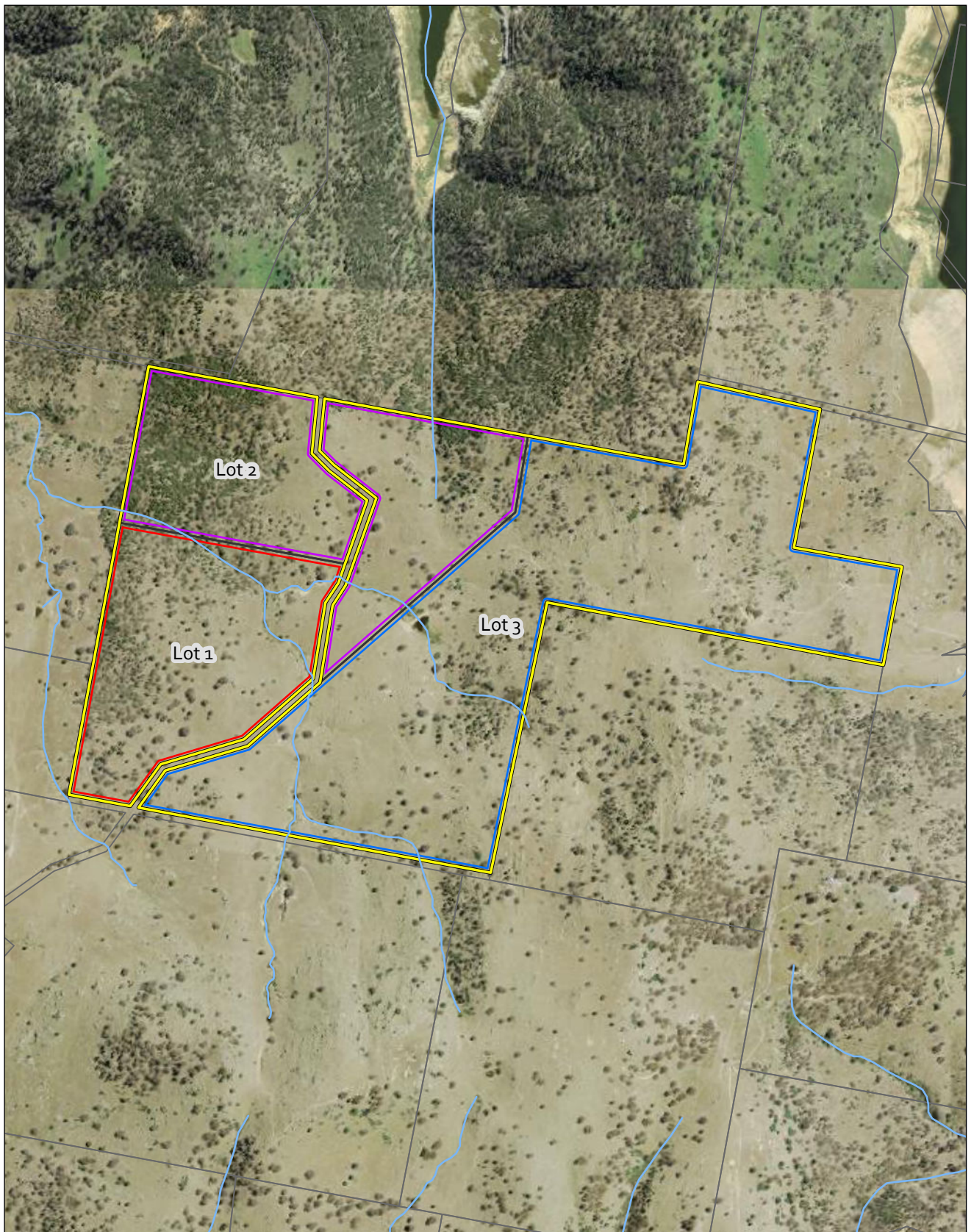
Date: 24/05/2024

0 250 500 1,000
Metres







Figure 1: Location of the Subject Land

Coordinate System: GDA2020 MGA Zone 55

Imagery: © NSW Spatial Services



Legend

- | | |
|--|--|
|  Watercourse |  Lot 2 |
|  Subject Land |  Lot 3 |
| Proposed Subdivision |  Cadastre |
|  Lot 1 | |



Date: 24/05/2024

0 100 200 400
Meters

Figure 2: The Proposal

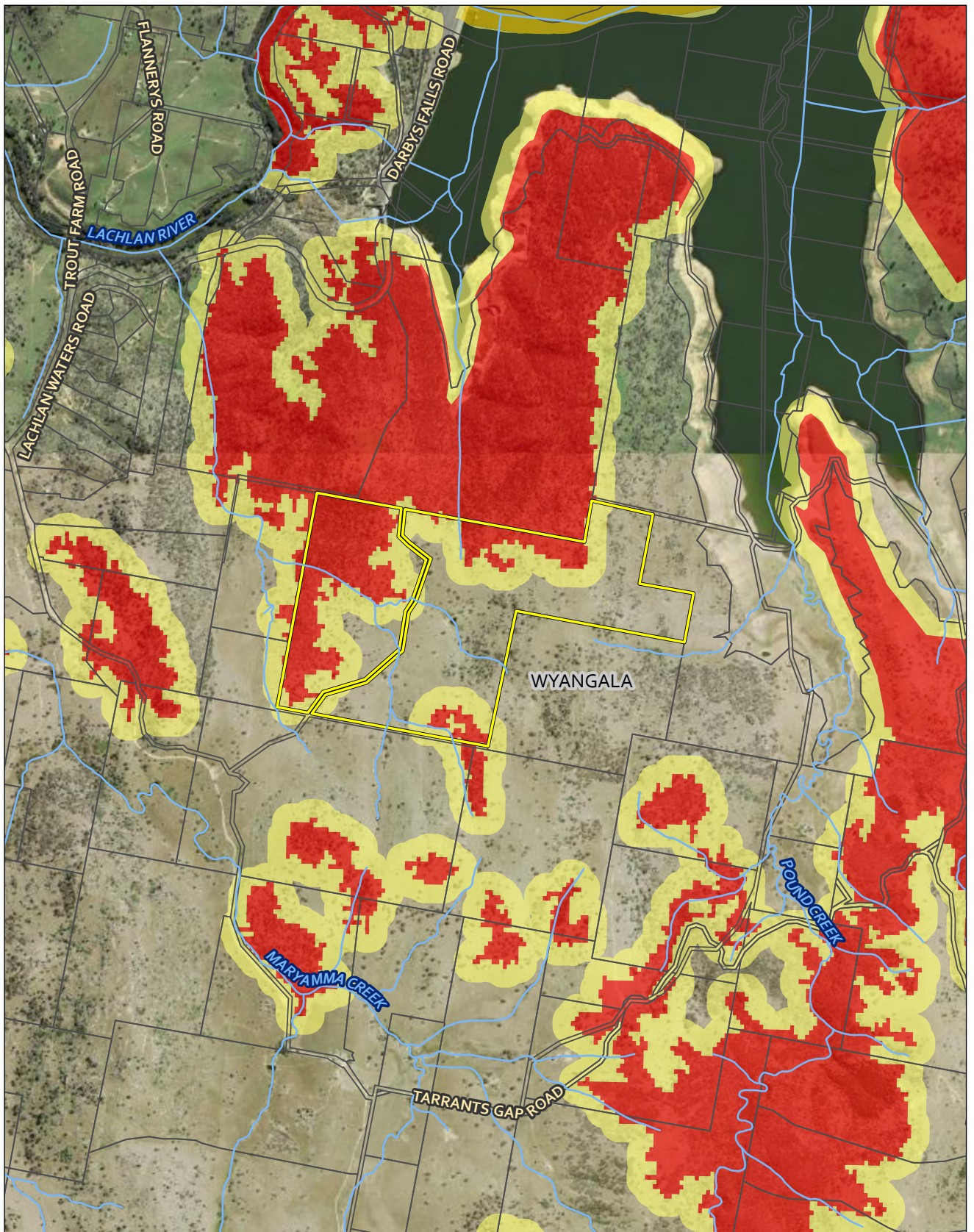
Coordinate System: GDA2020 MGA Zone 55

Imagery: © NSW Spatial Services







1.4 Assessment requirements

The subject land is identified as 'bush fire prone land' as shown on Figure 3. Section 4.46 of the *Environmental Planning and Assessment Act 1979* requires a bushfire assessment of residential subdivision proposals on bush fire prone land following the process and methodology set out within Section 100B of the *Rural Fires Act 1997*, Clause 45 of the *Rural Fires Regulation 2022* and the NSW Rural Fire Service (RFS) document *Planning for Bush Fire Protection 2019* (referred to as 'PBP' throughout this report).

PBP outlines the planning requirements for development of bushfire prone land. The requirements for residential subdivision are specified within Chapter 5 of PBP and include a suite of bushfire protection measures such as Asset Protection Zones (APZ), Bushfire Attack Levels (BAL), access, water supply, and vegetation management.



Legend

-  Watercourse
-  Subject Land
-  Cadastral
- Bushfire Prone Land**
-  Vegetation Buffer
-  Vegetation Category 1
-  Vegetation Category 2



Date: 24/05/2024

0 200 400 800
Metres

Figure 3: Bushfire Prone Land

Coordinate System: GDA2020 MGA Zone 55

Imagery: © NSW Spatial Services

2 Bushfire hazard

An assessment of the bushfire hazard is necessary to determine the application of bushfire protection measures such as Asset Protection Zone (APZ) location and dimension. The following sub-sections provide a detailed account of the vegetation communities (bushfire fuels) and the topography (effective slope) that combine to create the bushfire hazard that may affect bushfire behaviour at the site.

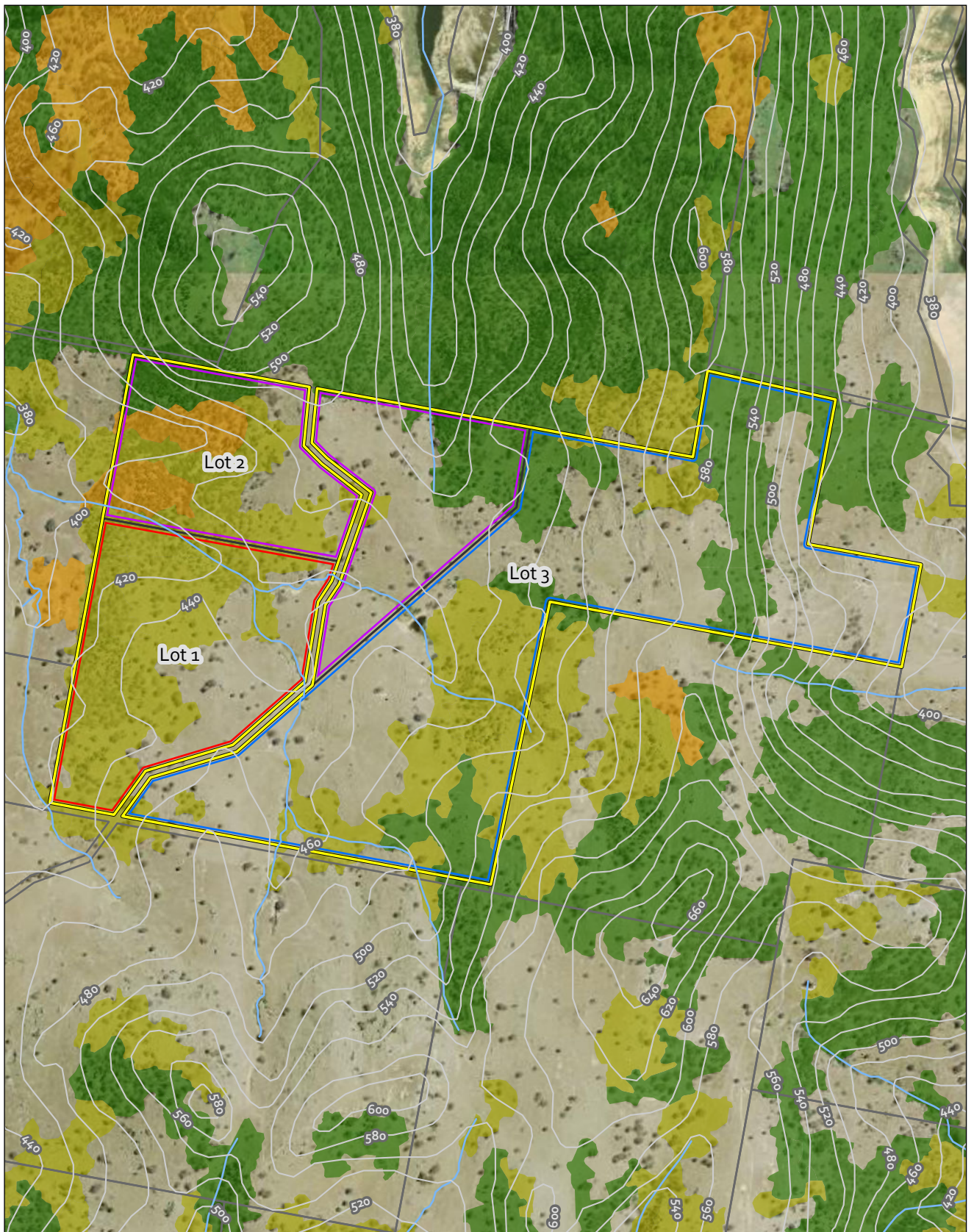
The 'predominant vegetation' and 'effective slope' influencing fire behaviour approaching the subject land have been assessed in accordance with the methodology specified by PBP. The assessment was undertaken using desk-top methods relying on aerial imagery, vegetation and contour mapping, and Google Street View imagery.

2.1 Predominant vegetation

The vegetation within and surrounding the subject land has been assessed in accordance with the methodology specified within PBP. As shown by the State Vegetation Type Map on Figure 4, the hazards consist predominantly of a mixture of grassy woodland and dry sclerophyll forest. The unmapped areas are classified as grassland.

2.2 Effective slope

The 'effective slope' influencing fire behaviour has been assessed in accordance with the methodology specified within PBP. Figure 4 shows the terrain of the land using 20 m contours. The terrain is best described as hilly. There are some steeper gullies and hilltops often vegetated and gentle sloping valleys which are cleared.



Legend

Contour - 20m

Watercourse

Subject Land

Proposed Subdivision

Lot 1

Lot 2

Lot 3

Cadastre

Vegetation Formation

Dry Sclerophyll Forests (Shrub/
grass sub-formation)

Grassy Woodlands

Semi-arid Woodlands (Shrubby
sub-formation)

Not classified



Date: 24/05/2024

0 100 200 400
Metres

Figure 4: Bushfire Hazard Analysis

Coordinate System: GDA2020 MGA Zone 55

Imagery: © NSW Spatial Services

3 Bushfire protection measures

PBP requires the assessment of a suite of bushfire protection measures that in total provide an adequate level of protection for residential subdivision. The measures required to be assessed are listed in Table 1 below and are discussed in detail in the remainder of this section.

Table 1: PBP bushfire protection measures

Measures	Considerations
Asset Protection Zones (APZ)	Location and dimension of APZ building setbacks from vegetation including prescriptions of vegetation management within the APZ.
Access	Assessment to include access and egress, perimeter access and design standards of public roads.
Water supply and other utilities	List requirements for reticulated water supply and hydrant provisions, and any static water supplies for fire-fighting.

3.1 Asset Protection Zones (APZ)

Building envelopes have not been identified as part of the subdivision proposal. All three lots are large and present various opportunities for a dwelling location. The vegetation type and effective slope varies greatly over the three lots and the required APZ will depend on the chosen location for a dwelling.

Using the vegetation and slope information presented in Section 2 and mapped on Figure 4, the minimum required APZ determined in accordance with PBP Table A1.12.3 (FDI 80) will range from 10 m (grassland on upslope) to potentially 48 m (forest on downslope 15-20 degrees).

However, it is recommended that the APZ dimension is increased to a dimension that would achieve BAL-12.5 for a future dwelling. This is to assist in achieving the performance criteria regarding access discussed in Section 3.4 whereby the dwellings will be more than 200 m from a public through road. Using PBP Table A1.12.6, the APZ dimensions would range from 20 m (grassland on upslope) to potentially 81 m (forest on downslope 15-20 degrees).

The lots are large enough to accommodate a dwelling and APZs of this size. The APZ dimension will be determined at time of DA for each dwelling.

3.2 Vegetation management

Future APZs are to be established and maintained to comply with the standard of an Inner Protection Area (IPA) as described within Appendix A4.1.1 of PBP. Any landscaping proposed around the dwelling is also to achieve the standard of an IPA.

The IPA requirements stated within PBP are repeated below:

A4.1.1 Inner Protection Areas (IPAs)

The IPA is the area closest to the building and creates a fuel-managed area which can minimise the impact of direct flame contact and radiant heat on the development and act as a defensible space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 1cm in height and be discontinuous.

In practical terms the IPA is typically the curtilage around the building, consisting of a mown lawn and well maintained gardens.

When establishing and maintaining an IPA the following requirements apply:

- **Trees**

- *tree canopy cover should be less than 15% at maturity;*
- *trees at maturity should not touch or overhang the building;*
- *lower limbs should be removed up to a height of 2m above the ground;*
- *tree canopies should be separated by 2 to 5m; and*
- *preference should be given to smooth barked and evergreen trees.*

- **Shrubs**

- *create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;*
- *shrubs should not be located under trees;*
- *shrubs should not form more than 10% ground cover; and*
- *clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.*

- **Grass**

- *grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and*
- *leaves and vegetation debris should be removed.*

3.3 Bushfire Attack Level (BAL)

Future dwellings will be required to be designed and constructed to comply with a BAL in accordance with the relevant specifications of Australian Standard AS 3959-2018 *Constructions of buildings in bushfire-prone areas* (AS 3959) and the NSW variation to AS 3959 as listed within Section 7.5.2 of PBP.

Future dwellings are to comply with a minimum of BAL-29. The increase from BAL-12.5 to BAL-29 is to assist in achieving the performance criteria regarding access discussed in Section 3.4.

3.4 Access

3.4.1 Alternate access and egress

PBP requires an access design that enables safe evacuation whilst facilitating adequate emergency and operational response. All bushfire prone areas should have an alternate access or egress option depending on the bushfire risk, the density of the development, and the chances of the road being cut by fire for a prolonged period.

The subject land is accessed by Tarrants Gap Road which is an unsealed road which links Darbys Falls near Wyangala Dam to Reids Flat in the south-east. The public road access is to the north-west and south-east, providing alternate access/egress options. Figure 5 shows the public road access to the subject land.

The access road between Tarrants Gap Road and the subject land is approximately 650 m long and follows the paper road. All three lots will be accessed by an extension of this road. The future property access roads will exceed 200 m from the nearest public through road.

An alternate solution is proposed in this instance to satisfy the corresponding 'Performance Criteria' requiring safe access for fire-fighters. The Acceptable Solutions, Performance Criteria and proposed alternate solution are listed below.

Acceptable Solutions:

- *Subdivisions of three or more allotments have more than one access in and out of the development.*
- *Dead end roads are not recommended, but if unavoidable, are not more than 200 m in length, incorporate a minimum 12 m outer radius turning circle, and are clearly sign-posted as a dead end.*
- *Where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access shall be provided to an alternate point on the existing public road system.*

Performance Criteria: *Firefighting vehicles are provided with safe, all-weather access to structures.*

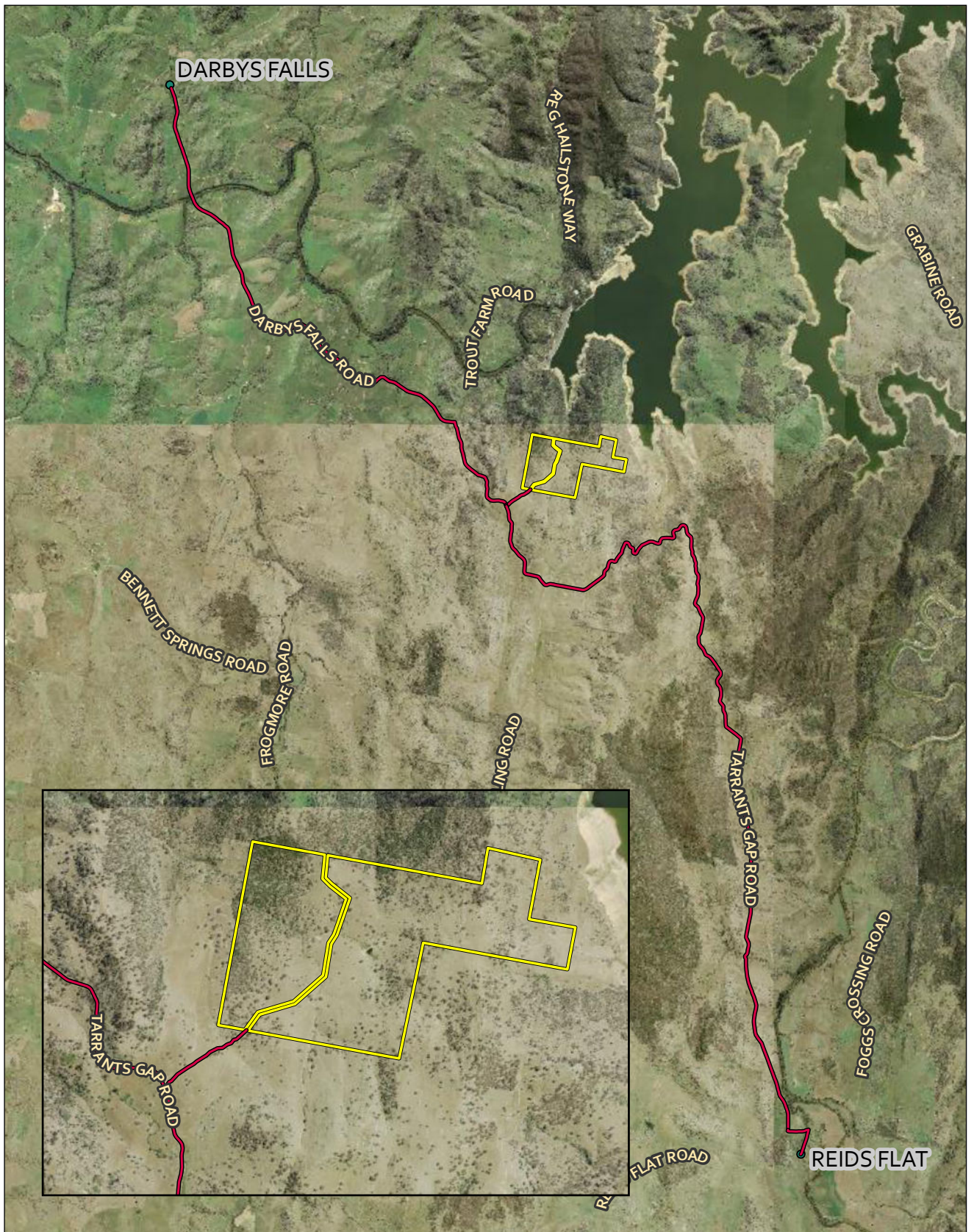
Proposed alternate solution: The intent of the Acceptable Solutions is to prevent long travel distances through a bushfire hazard whereby only one access road is available that could be severed by impact of fire. It is acknowledged that fire could impact Tarrants Gap Road or the property access roads and occupants or fire-fighters may be forced to stay at a dwelling. In response to this, this assessment recommends the following additional measures:

1. It is recommended that the APZ dimension for future dwellings (refer to Section 3.1) be significantly increased to make the dwelling a safer refuge location. The APZ dimension will equal that required to achieve BAL-12.5.
2. It is recommended that the BAL for future dwellings be increased from BAL-12.5 to BAL-29 (refer to Section 3.2) to increase the resilience of the dwelling and ability to utilise as a refuge.

3.4.2 Property access road design and construction standards

The property access roads for future dwellings are to be designed and constructed to comply with PBP Table 5.3b 'property access' as repeated below. The assessment of property access will be undertaken at time of DA for each dwelling.

- *Minimum 4 m carriageway. 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*
- *In forest, woodland and heath situations, rural property 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*
- *Property access must provide a suitable turning area (refer to Appendix B)*
- *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°*
- *Maximum grades for sealed roads do not exceed 15° and not more than 10° for unsealed roads*
- *A development comprising more than three dwellings has access by dedication of a road and not by right of way*



Legend

- roadsegment
- Subject Land
- ~ Access



Date: 24/05/2024

0 1 2 4
Km

Figure 5: Access

Coordinate System: GDA2020 MGA Zone 55

Imagery: © NSW Spatial Services

3.5 Water supply and utilities

3.5.1 Water supply

A static water supply will be required for future dwellings within the proposed lots as they will not be within the required distance of hydrants as specified within *AS 2419.1-2021 Fire hydrant installations - System design, installation and commissioning*.

The static water supply criteria for each proposed lot will be assessed as part of the Bushfire Assessment Report prepared for each individual dwelling DA. PBP requires a minimum supply volume of 20,000 litres for each future dwelling due to the lot size. The supply, or its outlet, is to be located within 4 m of the standing position of a Category 1 tanker, such as the driveway or turning facility, and the outlet is to be fitted with 65 mm metal Storz outlet with gate or ball valve.

3.5.2 Electricity supply

The vegetation distances to any overhead electrical supply line within the subject land are to comply with the clearance distances specified in *ISSC 3 Guideline for Managing Vegetation Near Power Lines* (Industry Safety Steering Committee 2005). The guidelines specify a clearance distance of 0.5 m for a typical connection for a single residential dwelling.

3.5.3 Gas supply

The installation of any gas services is to be in accordance with Australian Standard *AS/NZS 1596-2014 The storage and handling of LP gas* (Standards Australia, 2014).

4 Conclusion and recommendations

4.1 Summary

The proposal consists of a three lot rural residential subdivision in an isolated area supporting woodland, dry sclerophyll forest and grassland. The lots are minimum 40 hectares and are of a size that will accommodate the full range of possible APZ dimensions that may result from the variable vegetation and slope combinations.

An alternate solution is proposed to address the distance between future dwellings and Tarrants Gap Road exceeding 200 m. The alternate solution relies on an increase in the APZ and BAL to allow a safer refuge option at a dwelling in case the access roads are impacted by fire.

The proposal does not involve the identification of a building envelope or the construction of dwellings or roads. These matters can be assessed and determined at DA stage for each individual dwelling. This Bushfire Assessment Report demonstrates that the subdivision proposal will create lots that can ensure the development of future dwellings will comply with PBP.

4.2 Conclusion

The assessment demonstrates that the proposal, together with the recommendations (see below), complies with s100B *Rural Fires Act 1997*, Clause 45 of the *Rural Fires Regulation 2022* and *Planning for Bush Fire Protection 2019*.

4.3 Recommendations

The recommendations made within this assessment are repeated below:

1. APZs for future dwellings are to be of a size that can achieve BAL-12.5 as per PBP Table A1.12.6.
2. APZs and landscaping for future dwellings are to be managed to achieve the standard of an Inner Protection Area (IPA) as listed in Appendix A4.1.1 of PBP.
3. Future dwellings are to comply with minimum BAL-29 of Australian Standard AS 3959-2018 *Constructions of buildings in bushfire-prone areas* (AS 3959) and the NSW variation to AS 3959 as listed within Section 7.5.2 of PBP.
4. Future dwellings are to have access roads constructed that comply with PBP Table 5.3b 'property access'.
5. Future dwellings are to each have a static water supply with minimum volume of 20,000 litres. The supply, or its outlet, is to be located within 4 m of the standing position of a Category 1 tanker, such as the driveway or turning facility, and the outlet is to be fitted with 65 mm metal Storz outlet with gate or ball valve.

6. The vegetation distances to any overhead electrical supply line within the subject land are to comply with the clearance distances specified in *ISSC 3 Guideline for Managing Vegetation Near Power Lines* (Industry Safety Steering Committee 2005). The guidelines specify a clearance distance of 0.5 m for a typical connection for a single residential dwelling.
7. The installation of any gas services is to be in accordance with Australian Standard *AS/NZS 1596-2014 The storage and handling of LP gas*.



David Peterson



References

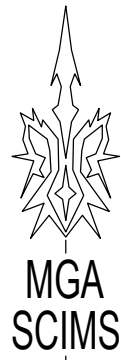
Industry Safety Steering Committee. 2005. *ISSC 3 Guideline for Managing Vegetation Near Power Lines*. (updated from Energy Australia. 2002. *Network Standard NS 179 (Vegetation Safety Clearances)*).

NSW Rural Fire Service (RFS). 2019. *Planning for Bush Fire Protection: A Guide for Councils, Planners, Fire Authorities and Developers*. State of New South Wales through the NSW Rural Fire Service.

Standards Australia. 2014. *The storage and handling of LP Gas*, AS/NZS 1596:2014, Standards Australia International Ltd, Sydney.

Standards Australia. 2018. *Construction of buildings in bushfire-prone areas*, AS 3959, Standards Australia International Ltd, Sydney.

APPENDIX C: PROPOSED PLAN OF SUBDIVISION



- 1A THESE NOTES AND LEGEND (IF SHOWN) FORM PART OF THE PLAN AND SURVEY AND MUST REMAIN WITH THE PLAN IN ANY REPRODUCTION IN WHOLE OR PART.
- 1B THE CAD FILE USES METRES AS ITS BASE UNIT AND IS IN A 'GROUND' COORDINATE SYSTEM. IF THE SURVEY IS STATED AS MGA, ANY POINT IN THE FILE WILL BE AN APPROXIMATE MGA COORDINATE.
- 1C SOME SYMBOLS REPRESENTING PHYSICAL STRUCTURES SUCH AS POWER POLES AND PITS ARE DIAGRAMMATIC ONLY AND DO NOT NECESSARILY REPRESENT THE ACTUAL SIZE AND EXTENT OF THESE FEATURES.
- 1D THE SURVEY INFORMATION SHOWN HERE WAS PREPARED FOR A SPECIFIC PURPOSE FOR THE CLIENT SHOWN. THIS INFORMATION IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE OR BY ANYONE NOT AUTHORISED BY THIS CLIENT.
- 2B I, BENJAMIN JOHN CUMMINGS OF BEVERIDGE WILLIAMS & CO, A SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT 2002, CERTIFY THAT THE SURVEY REPRESENTED IN THIS PLAN (OR SKETCH) WAS MADE IN ACCORDANCE WITH CLAUSE 9 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017 AND THE SURVEY WAS COMPLETED ON 15-02-2024 AND IS NOT A SURVEY TO BE LODGED WITH A PUBLIC AUTHORITY AS REFERRED TO IN THAT CLAUSE.

SIGNATURE

DATED:
SURVEYOR IDENTIFICATION NO: 3301

- 2C SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT 2002
BOUNDARY DIMENSIONS HAVE BEEN COMPILED FROM TITLE DIAGRAMMS AND ADJOINING DEPOSITED PLANS AND ARE SUBJECT TO SURVEY.
- 3A THE TITLE/S TO THE SUBJECT LAND HAS BEEN REVIEWED AND THE POSITION OF ALL EASEMENTS AFFECTING THE LAND ARE SHOWN. THE TERMS OF ANY EASEMENT, RESTRICTION ON THE USE OF LAND OR COVENANT AFFECTING THE LAND HAVE NOT BEEN INVESTIGATED. LEASES AND OTHER NOTATIONS MAY ALSO EXIST WHICH AFFECT THE LAND.
- 5P THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES AND/OR TO ASSIST WITH FUTURE DESIGN WORKS AND SHOULD NOT BE USED FOR ANYTHING OTHER THAN THAT PURPOSE.

ORIGIN OF CONTOURS: LIDAR2020 OBTAINED FROM THE NSW GOVERNMENT ELVIS SITE

NOTE: DIMENSION AND AREAS ARE SUBJECT TO COUNCIL APPROVAL AND FINAL SURVEY

VER	BY	AMENDMENTS	DATE
A	PF	ORIGINAL ISSUE	02-04-2024
B	BC	REVISION TO LOT LAYOUT	17-04-2024
C	PF	REVISION TO LOT LAYOUT (TO 3 LOTS)	07-05-2024

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CLIENT:
ALSTON BAY PASTORAL HOLDINGS

BW Beveridge Williams
Development and Infrastructure Consultants
Western Sydney (02) 4625 5055 www.beveridgewilliams.com.au

DETAILS:
PROPOSED SUBDIVISION OF
LOT 151 IN DP754133
1580 TARRANTS GAP ROAD, WYANGALA

ORIGINAL
SCALE 1:4000 SHEET SIZE A1
CAD REFERENCE: 2400299-PS
0 80 160 240
SCALE ON ORIGINAL DRAWING AT 1:4000

SURVEYOR:	PF
DRAWN:	DH
CHECKED:	BC
SURVEY DATE:	N/A
VERTICAL DATUM:	APPROX AHD
HORIZONTAL DATUM:	APPROX GDA 2020

PROJECT No.
2400299
DRAWING REF.
2400299-PS
VERSION C
SHEET 1 OF 2



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CLIENT:
ALSTON BAY PASTORAL HOLDINGS



Western Sydney (02) 4625 5055 www.beveridgewilliams.com.au

DETAILS:

PROPOSED SUBDIVISION OF
LOT 151 IN DP754133

1580 TARRANTS GAP ROAD, WYANGALA

ORIGINAL
SCALE 1:4000 SHEET SIZE A1
CAD REFERENCE: 2400299-PS
0 80 160 240
SCALE ON ORIGINAL DRAWING AT 1:4000

SURVEYOR:	PF
DRAWN:	DH
CHECKED:	BC
SURVEY DATE:	N/A
VERTICAL DATUM:	APPROX AHD
HORIZONTAL DATUM:	APPROX GDA 2020

PROJECT No.	2400299
DRAWING REF.	2400299-PS
VERSION	B
SHEET	1 OF 2