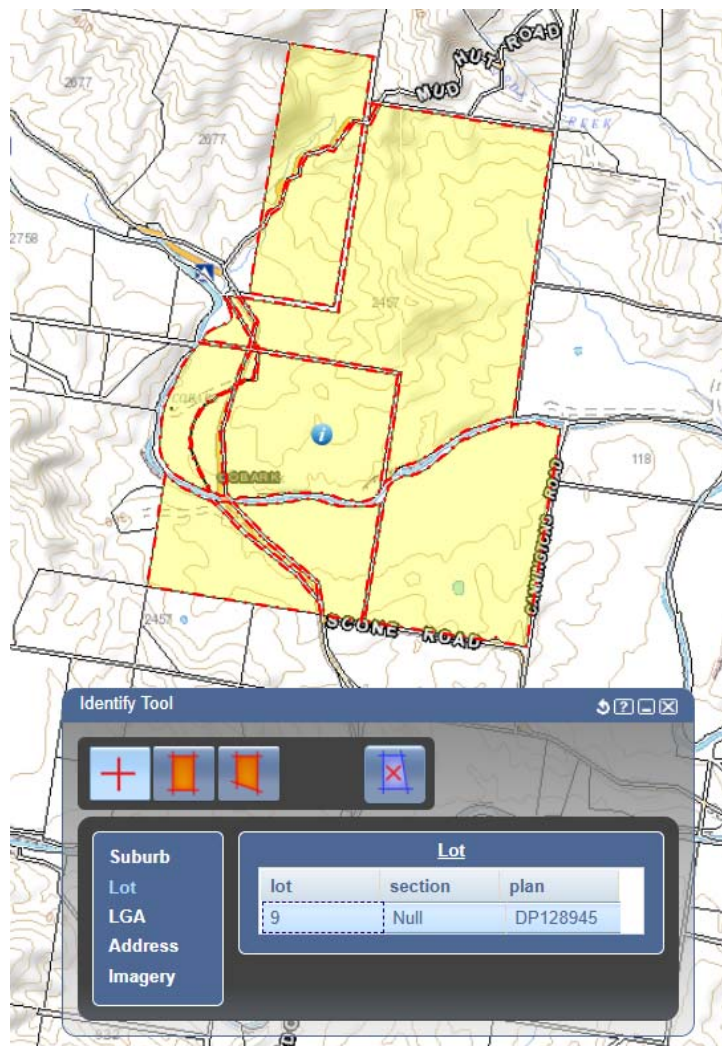


# Bushfire Assessment



Two Lot Rural Subdivision  
Scone Road, Cobark

## Bushfire Assessment

Location: 2457 Scone Road, COBARK

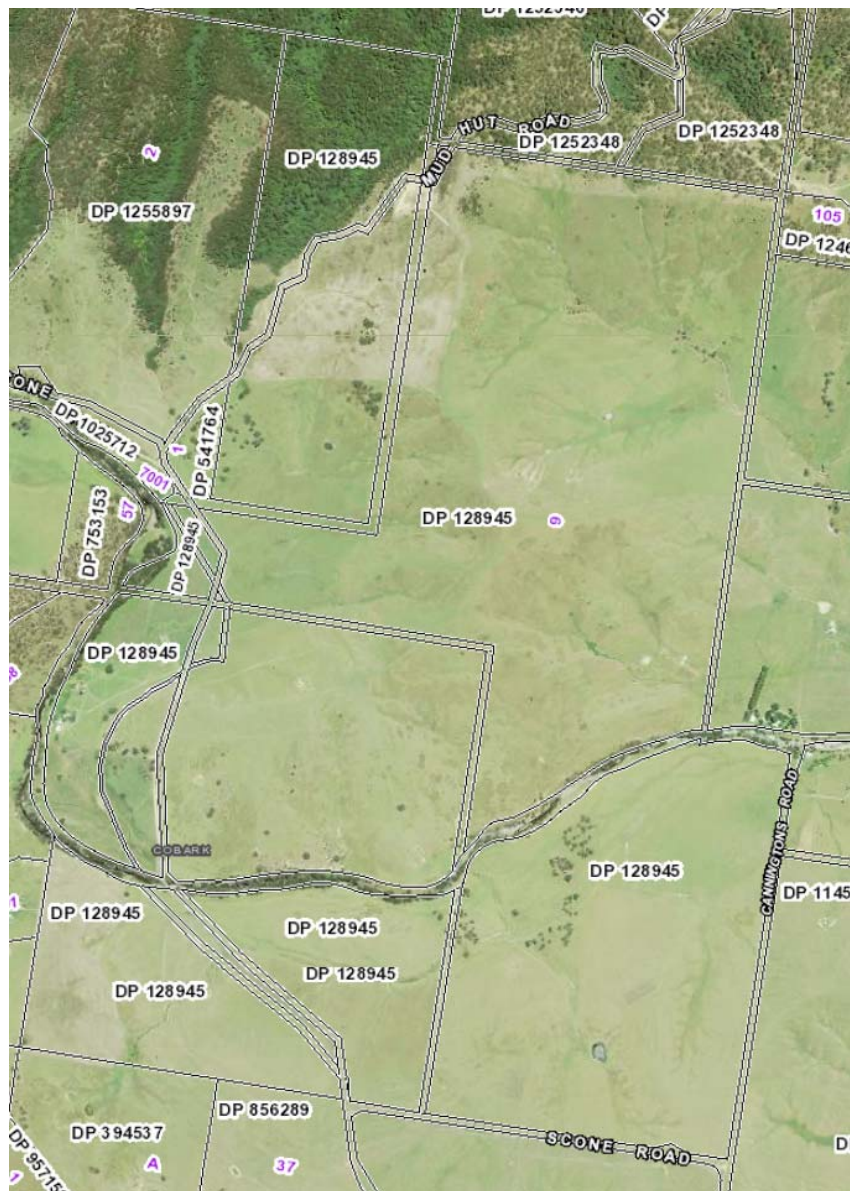
Details: Lot 9 DP128945

The Proposal: Two Lot Rural Subdivision

Land Zone: RU1

Staging: None

The development site is approx. 95% grassland with a localised area of category 1 bushfire prone land within a forested area north of Mud Hut Road as shown below the property.



## Lot 91 Assessment

### Assessment of the effective slope to a distance of 100 metres:

North: 0-5° Down slope  
West: 0-5° Down slope  
South: 0-5° Down slope  
East: 0-5° Up slope



*Figure: Lot 91 Site Location*

## **Lot 92 Assessment – Existing Residence**

The classification of vegetation out to 140 metres from the development is almost entirely grassland.

### **Assessment of the effective slope to a distance of 100 metres:**

North: 0-5° Down slope

East: 0-5° Up slope

South: 0-5° Down

West: 0-5° Up slope

**Significant environmental features:** This site is an existing residence. The driveway to the dwelling is a gravel driveway through open paddock approximately 350m long. West of the house is the Cobark River which accommodates some riparian vegetation 50m from the dwelling.



*Figure: Lot 92 Aerial Image and mark-up*



*Figure: Lot 92 Driveway Street view*

Details of threatened species populations, endangered ecological communities and critical habitat known to the applicant: None

Details of aboriginal heritage known to the applicant: None

Asset protection zones

Aspect	Predominant Vegetation	Slope of Land	Current APZ provided
N	Grassland	0-5° Down slope	140
E	Grassland	0-5° Down slope	140
S	Grassland	0-5° Down slope	140
W	Grassland	Flat/Upslope	50

APZ's are maintained by continual stock grazing. In the absence of stock the entire area is accessible by tractor slashing.

Siting and adequacy of water: Cobark River within and adjacent to the site

Adequacy of access and egress: Access to the existing dwelling is a well maintained gravel driveway. Although the access is more than 200m long egress is not deemed necessary due to the low fire risk of the site.

## **Development Compliance with the NSWRFs acceptable solutions and performance requirements**

Lot 92 access to the existing dwelling is approximately 350m long and there is no formal egress from the site. RFS compliance requires egress and access standards for access greater than 200m in length. The development intends to provide an acceptable solution, maintaining that the paddock is continually managed by grazing and the residence IPA is upheld. The access and area to the residence has very low bushfire threat and minimal effort is required to maintain this.