



BUSHFIRE THREAT ASSESSMENT

**FOR
A PROPOSED EXPANSION TO
EXISTING POULTRY BROILER FARM**

**AT
3329 OXLEY HIGHWAY, SOMERTON
NSW 2340**

Prepared by:

Firebird ecoSultants Pty Ltd

ABN – 16 105 985 993

PO Box 354

Newcastle NSW 2300

Mob: [REDACTED]

Ph: 02 4910 3939

Fax: 02 4929 2727

Email: [REDACTED]



Site Details:	3329 Oxley Highway, Somerton NSW 2430
Prepared by:	<div></div> B.Env.Sc.,G.Dip.DBPA (Design in Bushfire Prone Areas) Firebird ecoSultants Pty Ltd ABN – 16 105 985 993 PO Box 354, Newcastle NSW 2300 M: 0414 465 990 Email: sarah@firebirdeco.com.au T: 02 4910 3939 Fax: 02 4929 2727
Prepared for:	Benbow Environmental on behalf of Wintergreen Farm
Reference No.	Somerton – Wintergreen Farm – May 2025
Draft Document Date:	12/05/2025
Final Document Date:	27/06/2025
Author:	<div></div>
Reviewer:	<div></div>

LEGAL DISCLAIMER

Legal status: *This report has been prepared as a submission document in support of a Planning Proposal to Council and in instances may rely upon information provided by a number of external sources including Councils, State Government Agencies and it is assumed that the information provided was accurate at the time. This report cannot be relied upon for commencement of works or construction until such time as it has been endorsed or otherwise included within the consent conditions issued by Council as part of the DA determination. 4.14 applications (under the Environmental Planning and Assessment Act 1979) and all infill development applications may be referred by Council to the NSW Rural Fire Service for review and concurrence during the DA process. S100B applications under the Rural Fires Act 1997 (subdivisions and Special Fire Protection Purpose Developments), Flame Zone determinations and Alternate Solutions must be referred by Council to the NSW Rural Fire Service for review and receipt of a Bushfire Safety Authority (BSA) or other such recommended conditions from the NSW Rural Fire Service before the consent can be granted. The onus is on the applicant to cross reference this document with any conditions of consent issued by Council or any requirements supplied by the NSW Rural Fire Service following development approval. The onus is on the applicant to provide them to us and request this review. Where any discrepancy between this document and the development approval or the NSW Rural Fire Service requirements is found, the conditions of consent always take precedence until such time as an application to review, amend or vary these conditions is approved.*

Disclaimer: *This report has been prepared with due care and diligence by Firebird EcoSultants Pty Ltd and the statements and opinions contained in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in previous paragraphs. Further, no responsibility is accepted by Firebird ecoSultants Pty. Ltd. or any of its officers or employees for any errors, including errors in data which is supplied by a third party, or which Firebird ecoSultants Pty. Ltd. is required to estimate, or omissions howsoever arising in the preparation of this report, provided that this will not absolve Firebird ecoSultants Pty. Ltd. from liability arising from an opinion expressed recklessly or in bad faith. Any representation, statement of opinion, or advice expressed or implied in this document is made in good faith on the basis that Firebird ecoSultants Pty. Ltd. employees and / or agents are not liable (whether by reason of negligence, lack of care or any other reason) to any person, company or their agents 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 referred to above.*



Executive Summary

A Bushfire Threat Assessment Report (BTA) has been prepared by Firebird ecoSultants Pty Ltd prepared for Benbow Environmental on behalf of Wintergreen Farm for a proposed expansion to existing poultry farm consisting of additional 8 sheds at 3329 Oxley Highway, Somerton NSW 2340. The report forms part of the supporting documentation for an Environmental Impact Statement (EIS) to be submitted to Tamworth Regional Council (TRC).

This BTA has been undertaken in accordance with the Tamworth Regional Council's Pre-Development Application Advice – PDA2025-0076 – 3329 Oxley Highway Somerton Poultry Farm dated the 3rd April 2025, that in line with development occurring on bushfire prone land, must provide an assessment of the risk of bushfire. This includes addressing the requirements of Planning for Bushfire Protection 2019 (NSW, RFS). Any proposed Asset Protection Zones must not adversely affect environmental objectives.

The proposal is classified as both Designated Development and Integrated Development under the Environmental Planning and Assessment Act (EP&A). Integrated Development applications will be referred to the NSW Rural Fire Service to obtain a Bush Fire Safety Authority (BFSA) under the EP&A Act s4.14 in accordance with Planning for Bushfire Protection 2019 (NSW RFS, 2019) and the consent authority for this application is Tamworth Regional Council (TRC).

The proposal is classified as "Other Development" in accordance with Planning for Bushfire Protection (PBP) 2019. All development on bushfire prone land should consider and comply with PBP. Intensive livestock agriculture developments have considerable flexibility to meet PBP under the requirements of Chapter 8 - Other Development. This type of development will demonstrate compliance with the aims and objectives of Chapter 1 in PBP 2019 (NSW RFS, 2019).

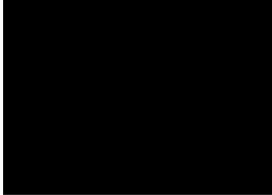
This assessment aims to consider and assess the bushfire hazard and associated potential threats relevant to the proposal. Recommendations are provided with regard to fuel management, access, provision of emergency services, building protection and construction standards to facilitate an acceptable level of bushfire protection.

In summary, the following is recommended to enable the proposal to meet the relevant legislative requirements:

- The proposed additional 8 poultry broiler sheds must comply with the following objectives of Chapter 1 in Planning for Bushfire Protection 2019:
 - › Afford buildings and their occupants protection from exposure to a bushfire;
 - › Provide for a defensible space to be located around buildings - *defensible space areas for each laying shed and water tanks are provided at minimum 10m.*
 - › Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;



- › Ensure that appropriate operational access and egress for emergency service personnel and occupants is available – *consider the preparation of a bushfire emergency management and evacuation plan to support the safe operation of the facility;*
- › Provide for ongoing management and maintenance of BPMs; and
- › Ensure that utility services are adequate to meet the needs of firefighters



B.Env.Sc., G.Dip.DBPA (Design for Bushfire Prone Areas)

FPA BPAD-A Certified Practitioner (Certification Number BPD-26512)

Ecologist / Bushfire Planner



Terms & Abbreviations

Abbreviation	Meaning
APZ	Asset Protection Zone
AS2419 -2017	Australian Standard – Fire Hydrant Installations
AS3959-2018	Australian Standard – Construction of Buildings in Bush Fire Prone Areas
BCA	Building Code of Australia
BPA	Bush Fire Prone Area (Also Bushfire Prone Land)
BFPL Map	Bush Fire Prone Land Map
BPMs	Bush Fire Protection Measures
BFSA	Bush Fire Safety Authority
CC	Construction Certificate
<i>EPA Act</i>	<i>NSW Environmental Planning and Assessment Act 1979</i>
FFDI	Forest Fire Danger Index
FMP	Fuel Management Plan
ha	hectare
IPA	Inner Protection Area
LGA	Local Government Area
PBP	Planning for Bushfire Protection 2019
PoM	Plan of Management
OPA	Outer Protection Area
RF Act	Rural Fires Act 1997
RF Regulation	Rural Fires Regulation
TRC	Tamworth Regional Council



CONTENTS

LEGAL DISCLAIMER	2
1 INTRODUCTION	7
1.1 Site Particulars	7
1.2 Description of the Proposal	9
1.3 Bushfire Prone Land	9
2 ASSESSMENT METHODOLOGY	12
2.1 Vegetation Assessment	12
2.2 Slope Assessment	12
2.3 Fire Weather	12
3 SITE ASSESSMENT	13
3.1 Vegetation & Slope Assessment	13
4 BUSHFIRE PROTECTION ASSESSMENT	15
4.1 Asset Protection Zones (APZ)	15
5 ACCESS	17
6 EMERGENCY AND EVACUATION	18
7 WATER SUPPLY AND UTILITIES	19
8 COMPLIANCE WITH AIMS AND OBJECTIVES OF CHAPTER 1 OF PBP	20
9 CONCLUSION & RECOMMENDATIONS	22
10 BIBLIOGRAPHY	23
APPENDIX A PROPOSED SITE PLANS	A-1
APPENDIX B ASSET PROTECTION ZONES	B-1

TABLES

Table 3-1: Vegetation Classification	13
Table 4-1: APZs for Proposed Poultry Sheds	15
Table 8-1: Proposed Additional Broiler Farm Sheds Compliance with Chapter 1 of PBP 2019	20

FIGURES

Figure 1-1: Site Location	8
Figure 1-2: Proposal Location	10
Figure 1-3: Bushfire Prone Land Map	11
Figure 3-1: Vegetation Map	14
Figure 4-1: APZ map	16



I INTRODUCTION

A Bushfire Threat Assessment Report (BTA) has been prepared by Firebird ecoSultants Pty Ltd at the request of Benbow Environmental on behalf of Wintergreen Farm for a proposed expansion to existing poultry farm consisting of additional 8 sheds at 3329 Oxley Highway, Somerton NSW 2340, hereafter referred to as the “site” (refer to Figure 1-1 for site locality). Refer to Appendix A for Proposed Site Plans.

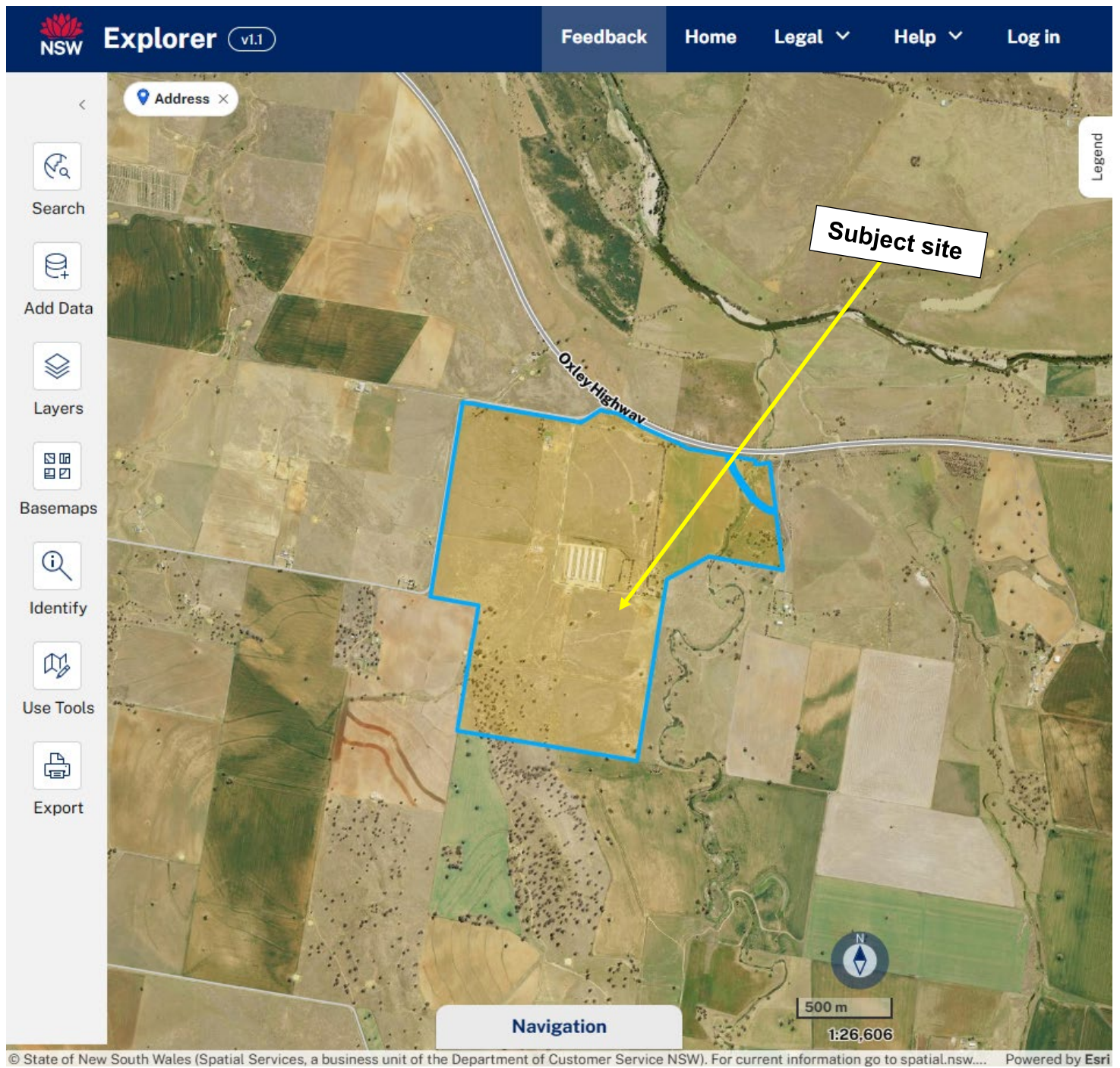
This BTA is suitable for submission as part of an Environmental Impact Statement (EIS) and provides information on measures that will enable the development to comply with ‘Planning for Bushfire Protection’ (NSW RFS, 2019), hereafter referred to as PBP (RFS, 2019).

This assessment aims to consider and assess the bushfire hazard and associated potential threats relevant to such a proposal, and to outline the minimum mitigative measures which would be required in accordance with the provisions of the Environmental Planning and Assessment Amendment (Planning for Bushfire Protection) Regulation 2007 and the Rural Fires Amendment Regulation 2007 (RF Amendment Regulation 2007).

I.1 Site Particulars

Locality:	3329 Oxley Highway, Somerton NSW 2340
LGA:	Tamworth Regional Council
Current Land Use:	RU1: Primary Production – Surrounding rural properties, agricultural activities and existing poultry farm
Forest Danger Index:	80 FFDI

Figure 1-1: Site Location



I.2 Description of the Proposal

Wintergreen Farm are seeking development consent under *Part 4 of the Environmental Planning and Assessment Act 1979* to expand the existing poultry broiler farm at 3329 Oxley Highway, Somerton NSW 2340 (Figure 1-1).

The existing poultry farm consists of 6 sheds with the proposed development seeking to expand to a total of 14 sheds and accommodate 810, 510 birds. Currently, the site accommodates 240, 000 birds. Offices and bathrooms are existing on site and the access road will be extended to provide direct access to the proposed additional broiler sheds.

The access servicing the existing farm extends from Oxley Highway to the North with an entrance road extending approx. 820m to the position of the existing sheds and approx. 1.1km to the location of proposed sheds. The proposed access road will be provided around the entire extent of proposed sheds with carriageway width of 6m.


The proposed development is for the expansion of existing poultry farm with additional 8 broiler sheds and wholly classified as Designated Development and Integrated Development in accordance with Planning Secretary's Environmental Assessment Requirements (SEARs) in which an EIS must include an assessment of all potential impacts and develop appropriate measures to avoid, minimise, mitigate and/or manage these potential impacts. A Bushfire Assessment has been requested via Pre-Development Application Advice from Tamworth Regional Council addressing the provisions of Planning for Bushfire Protection 2019 (RFS, 2019).

I.3 Bushfire Prone Land


The Site has been mapped as Bush Fire Prone Land Map (BFPLM) by TRC. Bushfire prone land maps provide a trigger for the development assessment provisions and consideration of sites that are bushfire prone.



Legend

 Building Outline

Assessment Area

 100m

 140m

 Cadastre

Scale 1:3,100



0 100 200 m



Client: Benbow Environmental


Project: 3329 Oxley Highway, Somerton
NSW 2340

Figure 1-2: Proposal Location

© 2025. GIS Pro makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability or the accuracy of the GIS data and GIS data products, including the implied validity of any uses of such data. Street Map Sources: Map data © 2021 Google. Hybrid Imagery: Images © Google Imagery, CNES, Airbus, Maxar Technologies. Date Printed: 16-05-2025



Legend

 Building Outline


Assessment Area

 100m

 140m

 Cadastre

Bushfire Prone Land

 Vegetation Category 3

Scale 1:3,100



0 100 200 m



Client: Benbow Environmental

Project: 3329 Oxley Highway, Somerton
NSW 2340

Figure 1-3: Bushfire Prone Land

© 2025. GIS Pro makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability or the accuracy of the GIS data and GIS data products, including the implied validity of any uses of such data. Street Map Sources: Map data © 2021 Google. Hybrid Imagery: Images © Google Imagery, CNES, Airbus, Maxar Technologies. Date Printed: 16-05-2025



2 ASSESSMENT METHODOLOGY

The Bushfire Assessment Report is based on a desktop assessment of the site utilising the following resources:

- Planning for Bushfire Protection (NSW RFS, 2019);
- Aerial mapping
- Detailed GIS analysis

The methodology used in this assessment is in accordance with PBP and is outlined in the following sections.

2.1 Vegetation Assessment

Vegetation surveys and vegetation mapping carried out on the site has been undertaken as follows:

- Aerial Photograph Interpretation to map vegetation cover and extent
- Confirmation of the vegetation assemblage typology present.

2.2 Slope Assessment

Slope assessment has been undertaken as follows:

- Aerial Photograph Interpretation in conjunction with analysis of electronic contour maps with a contour interval of 2m.

2.3 Fire Weather

The fire weather is dictated by PBP and assumes a credible worst-case scenario and an absence of any other mitigating factors relating to aspect or prevailing winds. The LGA has a Fire Danger Index (FDI) of 80 as per PBP.



3 SITE ASSESSMENT

The following assessment has been undertaken in accordance with the requirements of PBP (RFS, 2019).

3.1 Vegetation & Slope Assessment

In accordance with PBP (RFS 2019), an assessment of the vegetation over a distance of 140m in all directions from the site was undertaken. Vegetation that may be considered a bushfire hazard was identified in all directions from the site. This assessment is depicted in Table 3-1 below.

In accordance with PBP (RFS 2019), an assessment of the slope underneath the vegetation considered a bushfire hazard was undertaken and the results are presented in Table 3-1 below.

Table 3-1: Vegetation Classification

Proposed Broiler Sheds		
Direction	Vegetation Type	Slope
North	Agricultural land/crops and grassland	Flat ground
East	Grassland vegetation	Flat ground
South	Grassland vegetation	Flat / upslope
West	Grassland vegetation	Flat / upslope



Legend

- Building Outline
- APZ
- Assessment Area
 - 100m
 - 140m
- Classified Vegetation
 - Grassland
 - Modified to non vegetated and low threat
- Elevation Contours
- Cadastral

Scale 1:3,100

0 100 200 m



Client: Benbow Environmental

Project: 3329 Oxley Highway, Somerton
NSW 2340

Figure 3-1: Vegetation Map

© 2025. GIS Pro makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability or the accuracy of the GIS data and GIS data products, including the implied validity of any uses of such data. Street Map Sources: Map data ©2021 Google. Hybrid Imagery: Images © Google Imagery, CNES, Airbus, Maxar Technologies. Date Printed: 16-05-2025

4 BUSHFIRE PROTECTION ASSESSMENT

4.1 Asset Protection Zones (APZ)

The PBP (RFS, 2019) guidelines have been used to determine the widths of the APZs required for habitable buildings within the site using the vegetation and slope data identified in Section 3-1 of this report.

The objective of Chapter 1 in regard to APZs details to provide for a defensible space to be located around buildings and provide appropriate separation between a hazard and buildings, which in combination with other measures, prevent the likely fire spread to buildings. The proposed poultry sheds will comply with the assessment shown in Table 4-1.




Table 4-1: APZs for Proposed Poultry Sheds

Direction from Development	Vegetation classified within 140m	Effective Slope (within 100m)	APZ to be provided ¹
North	Agricultural land / crops and grassland	Flat	Separation distance of 10m
East	Grassland vegetation	Flat	Separation distance of 10m
South	Grassland vegetation	Flat / upslope	Separation distance of 10m
West	Grassland vegetation	Flat / upslope	Separation distance of 10m

¹ For 'Other Development' PBP 2019 does not prescribe a minimum APZ dimension. Rather, it notes the general fire safety requirements of the NCC are accepted as adequate for the purposes of bushfire protection, though measures over and above may be provided. Notwithstanding the above, PBP 2019 requires the consideration of a managed hazard-separation area for firefighting purposes referred to as 'defensible space', as per the aim and objectives of PBP 2019 set out at Section 1.1. Defensible space is an area between buildings and the hazard source which is capable of providing a relatively safe environment in which firefighters can undertake operations to defend an asset or structure. The defensible space dimension is defined by the ability to gain access around an asset, building or structure and conduct defensive firefighting operations.



Legend

-  Building Outline
-  APZ
-  Cadastre

Scale 1: 2,000



0 20 40 60 Metres



Client: Benbow Environmental

Project: 3329 Oxley Highway, Somerton
NSW 2340

Figure 4-1: APZ Map

© 2025, GIS Pro makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability or the accuracy of the GIS data and GIS data products, including the implied validity of any uses of such data.
Street Map Sources: Map data ©2021 Google. Hybrid Imagery: Images © Google Imagery, CNES, Airbus, Maxar Technologies. OSM Streetmap: © OpenStreetMap contributors. Date Printed: 16-05-2025

5 ACCESS

Access to the site is existing via an entrance road that extends from Oxley Highway to the North. This entrance road extends at a distance of approx. 820 to the location of existing sheds and approx. 1.1km to the location of proposed sheds. The proposed access road will service access to the poultry sheds from the existing entrance road and will comply with the following in accordance with Table 7.4a in PBP 2019 for property access:

- › Property access roads are two-wheel drive, all weather roads
- › The capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes), bridges and causeways are to clearly locate load rating
- › There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available

In circumstances where this cannot occur, the following requirements apply:

- › minimum 4m carriageway width;
- › 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 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
- › a development comprising more than three dwellings has formalised access by dedication of a road and not by right of way.

Given that the proposed property access road complies with the above, it will ensure that appropriate operational access and egress is available for emergency services and occupants internally and to access the public road system.



6 EMERGENCY AND EVACUATION

PBP 2019 identifies at Section 8.3 the requirement for suitable emergency and evacuation arrangements. The proposed additional broiler sheds will employ a workforce of 7 full time equivalent (FTE) workers as well as generating employment for trucking contractors of various responsibilities, a moderate number of people intended to be onsite and responsible for the management of up to 810,510 birds.

The first element of consideration in relation to emergency and evacuation arrangements is the road network which is considered above, and exceeds the minimum design requirements set out by PBP 2019. The internal road network not only doubles as defensible space for firefighting operations and limits the distance to which grass fire might occur adjacent to the buildings, it also provides a direct linkage to the public road.

In the event of emergency, evacuation of employees from the site may be required in which case, the internal and external road network are capable of facilitating such activities provided departure is decided in sufficient time to enable safe evacuation.

It is not envisaged that the birds occupying the site are reasonably able to be evacuated. However, from a humane perspective the combined bush fire protection measures of defensible space and building construction are intended to offer protection in the event of grass fire. In the event of fire, it is also likely that water supply available on site would be deployed for firefighting purposes and to protect the structural assets which inherently seeks to protect the occupants as well as the birds.

7 WATER SUPPLY AND UTILITIES

As the poultry broiler sheds are classified Other Development, the proposal in this regard must meet the objectives of Chapter 1 in PBP 2019 which is to ensure that utility services are adequate to meet the needs of firefighters. The proposal includes tanks that will be able to supply water to the area involving the sheds and staff amenities.

The site has existing water storage supply of 500,000L and proposes additional 900,000L storage for the additional sheds. This is more than sufficient capacity for dedication to firefighting purposes and is recommended to comply with the following criteria from Table 7.4a in PBP 2019:

- › a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; 65mm Storz outlet with a ball valve is fitted to the outlet;
- › ball valve and pipes are adequate for water flow and are metal;
- › supply pipes from tank to ball valve have the same bore size to ensure flow volume;
- › underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank;
- › a hardened ground surface for truck access is supplied within 4m;
- › above-ground tanks are manufactured from concrete or metal;
- › raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F of AS 3959);
- › unobstructed access can be provided at all times;
- › underground tanks are clearly marked;
- › tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;
- › all exposed water pipes external to the building are metal, including any fittings;
- › where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and
- › fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005.

8 COMPLIANCE WITH AIMS AND OBJECTIVES OF CHAPTER 1 OF PBP

The proposal includes additional 8 x sheds for existing poultry farm captured as Other Development in PBP 2019. The aim of PBP is to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment.

The objectives are to:

1. afford buildings and their occupants protection from exposure to a bush fire
2. provide for a defendable space to be located around buildings
3. provide appropriate separation between a hazard and buildings which, in combination with other measures, minimises material ignition
4. ensure that appropriate operational access and egress for emergency service personnel and residents is available
5. provide for ongoing management and maintenance of BPMs
6. ensure that utility services are adequate to meet the needs of firefighters. Table 8-1 details the proposed additional broiler farm shed compliance with Chapter 1 of PBP 2019.

Table 8-1: Proposed Additional Broiler Farm Sheds Compliance with Chapter 1 of PBP 2019

Aim	Meets Criteria	Comment
The aim of PBP is to provide for the protection of human life and minimise impacts on property from the threat of bushfire, while having due regard to development potential, site characteristics and protection of the environment.	Yes	The proposal's landscaping, defendable space, access and egress, emergency risk management are in accordance with PBP and aims have been achieved.
Objectives	Meets Criteria	Comment
Afford occupants of any building adequate protection from exposure to bushfire.	Yes	The poultry sheds have been provided an APZ of 10m from all elevations in accordance with Appendix 1 of PBP 2019. Water supplies are available that can be used in firefighting operations within the site should there be any bushfire /fire.
Provide for defendable space to be located around buildings.	Yes	Defendable space is provided on all sides of the poultry sheds.

Aim	Meets Criteria	Comment
Provide appropriate separation between a hazard and buildings, which, in combination with other measures, prevent direct flame contact and material ignition.	Yes	APZs have been provided in accordance with Table A1.12.6 in Appendix 1 of PBP 2019 for proposed poultry sheds.
Ensure that safe operational access and egress for emergency service personnel and occupants is available	Yes	The site proposes a looped access road which has direct access to the public road via existing entrance road, and access and egress for emergency vehicles and evacuation is adequate.
Provide for ongoing management and maintenance of bushfire protection measures, including fuel loads, in the asset protection zone.	Yes	The fuel loads in the site will be managed.
Ensure that utility services are adequate to meet the needs of firefighters (and others assisting in bushfire fighting).	Yes	Water supply for the poultry farm sheds is existing with 500,000L water storage and proposes additional 900,000L water storage.



9 CONCLUSION & RECOMMENDATIONS

In summary, a Bushfire Risk Assessment has been undertaken for a proposed expansion to existing poultry farm consisting of additional 8 sheds at 3329 Oxley Highway, Somerton NSW 2340. The report forms part of the supporting documentation for an Environmental Impact Statement (EIS) to be submitted to Tamworth Regional Council (TRC).

The following is recommended to enable the proposal to meet the relevant legislative requirements for the proposed development:

- The proposed additional 8 poultry broiler sheds must comply with the following objectives of Chapter 1 in Planning for Bushfire Protection 2019:
 - › Afford buildings and their occupants protection from exposure to a bushfire;
 - › Provide for a defensible space to be located around buildings - *defendable space areas for each laying shed and water tanks are provided at minimum 10m.*
 - › Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;
 - › Ensure that appropriate operational access and egress for emergency service personnel and occupants is available – *consider the preparation of a bushfire emergency management and evacuation plan to support the safe operation of the facility;*
 - › Provide for ongoing management and maintenance of BPMs; and
 - › Ensure that utility services are adequate to meet the needs of firefighters

If the recommendations contained within this report are duly considered and incorporated, it is considered that the fire hazard present is containable to a level necessary to provide an adequate level of protection to life and property on the proposal for poultry broiler farm sheds.



10 BIBLIOGRAPHY

Department of Bush Fire Services (undated). *Bush Fire Readiness Checklist*.

NSWFB (1988). *Hazard Reduction for the Protection of Buildings in Bushland Areas*. New South Wales Fire Brigades.

NSW Rural Fire Service (1997). *Bush Fire Protection for New and Existing Rural Properties*. September 1997, NSW Government.

NSW Rural Fire Service (2006). *Planning for Bushfire Protection – A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners*.

NSW Rural Fire Service (2019). *Planning for Bushfire Protection – A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners*.

NSW Rural Fire Service (2005). Standards for Asset Protection Zones. NSW Rural Fire Service.

NSW Rural Fire Service (2002). *Circular 16/2002: Amendments to the Rural Fires Act 1997 – hazard reduction and planning requirements*.

Planning NSW & NSW Rural Fire Service (2001). *Planning for Bushfire Protection – A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners*.

Ramsay, GC and Dawkins, D (1993). *Building in Bushfire-prone Areas – Information and Advice*. CSIRO and Standards Australia.

Rural Fires and Environmental Assessment Legislation Amendment Act 2002.

Standards Australia (2018). *AS 3959 – 2018: Construction of Buildings in Bushfire-prone Areas*.

APPENDIX A PROPOSED SITE PLANS

APPENDIX B ASSET PROTECTION ZONES