

BUSH FIRE ASSESSMENT

PROPOSED SUBDIVISION of

**LOT 2 DP1279680 &
LOT 542 DP1000487**

318 Scone Road, COPELAND

April 2025

Prepared by :



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INTRODUCTION

The site comprises land identified as Lot 2 DP1279680 & Lot 542 DP1000487 and is located at 318 Scone Road Road, COPELAND.

The areas of the subject lots are 152.5 ha and 10.63 ha respectively. See Figure 1 below.

The subject land has frontage to Scone Road & Copeland Creek.

Both existing lots are vacant & have predominantly been used for beef grazing purposes.

Neighbouring properties are comprised of allotments that are comparable in size to the subject land.

The site is subject to the provisions of **Gloucester Local Environmental Plan 2010** (the LEP) and is zoned RU1 (Primary Production) under that instrument.



Figure 1 – Existing Lot Layout

The Proposal

It is proposed to adjust the boundaries of existing Lot 2 DP1279680 & Lot 542 DP1000487 – see sketch below.

The owner wishes to maximize the primary production land within the property which enhances the agricultural viability of the beef farming operations.

Proposed Lot 20 (18.8 ha) – is vacant land which now includes additional land to the east. All the normal rural services are available & the new lot will have frontage to Scone Road. The existing access may require some upgrade works to achieve Council's minimum standards.

Proposed Lot 21 (180.9 ha) – is vacant rural land. All the normal services are available & the proposed access will be via a Right of Carriageway through Proposed Lot 20.

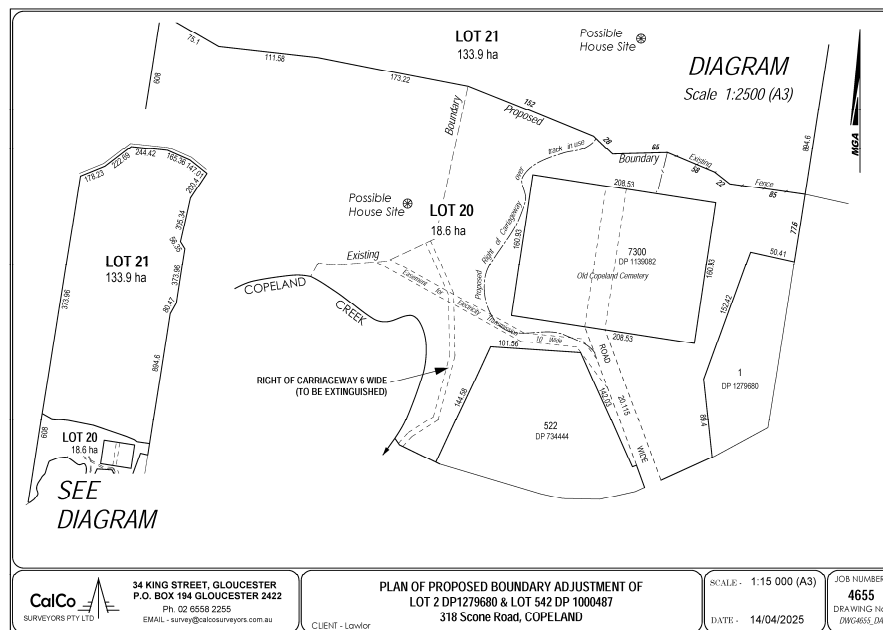


Figure 2 – Proposed Lot Layout

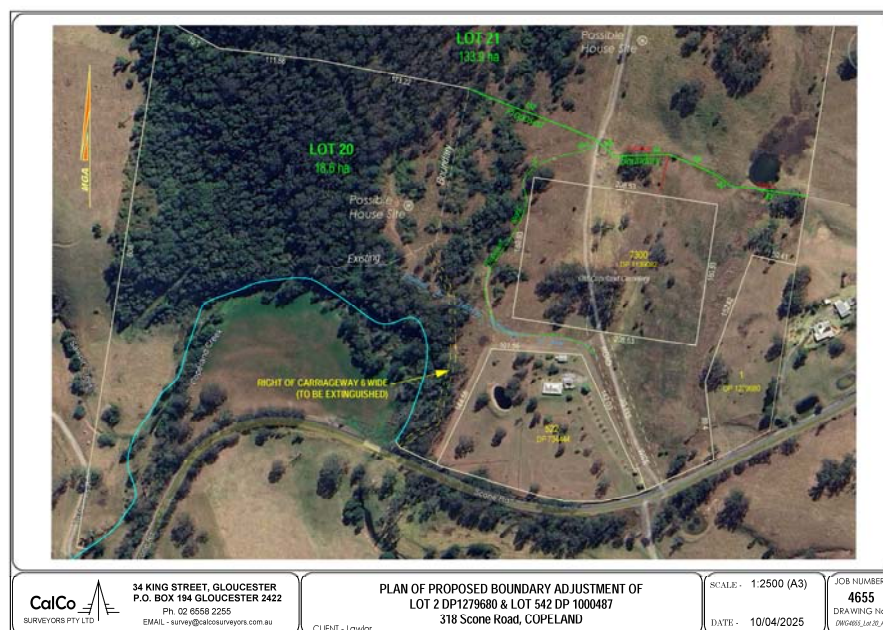


Figure 3 – Proposed Lot 20 Layout (Aerial)

Planning for Bushfire Protection

The subject land is mapped as bushfire prone – see Figure 4 below. However, the proposed/possible house sites can be positioned so that effective asset protection zones can be achieved & maintained.

Apart from fencing no other infrastructure is proposed as part of this development.

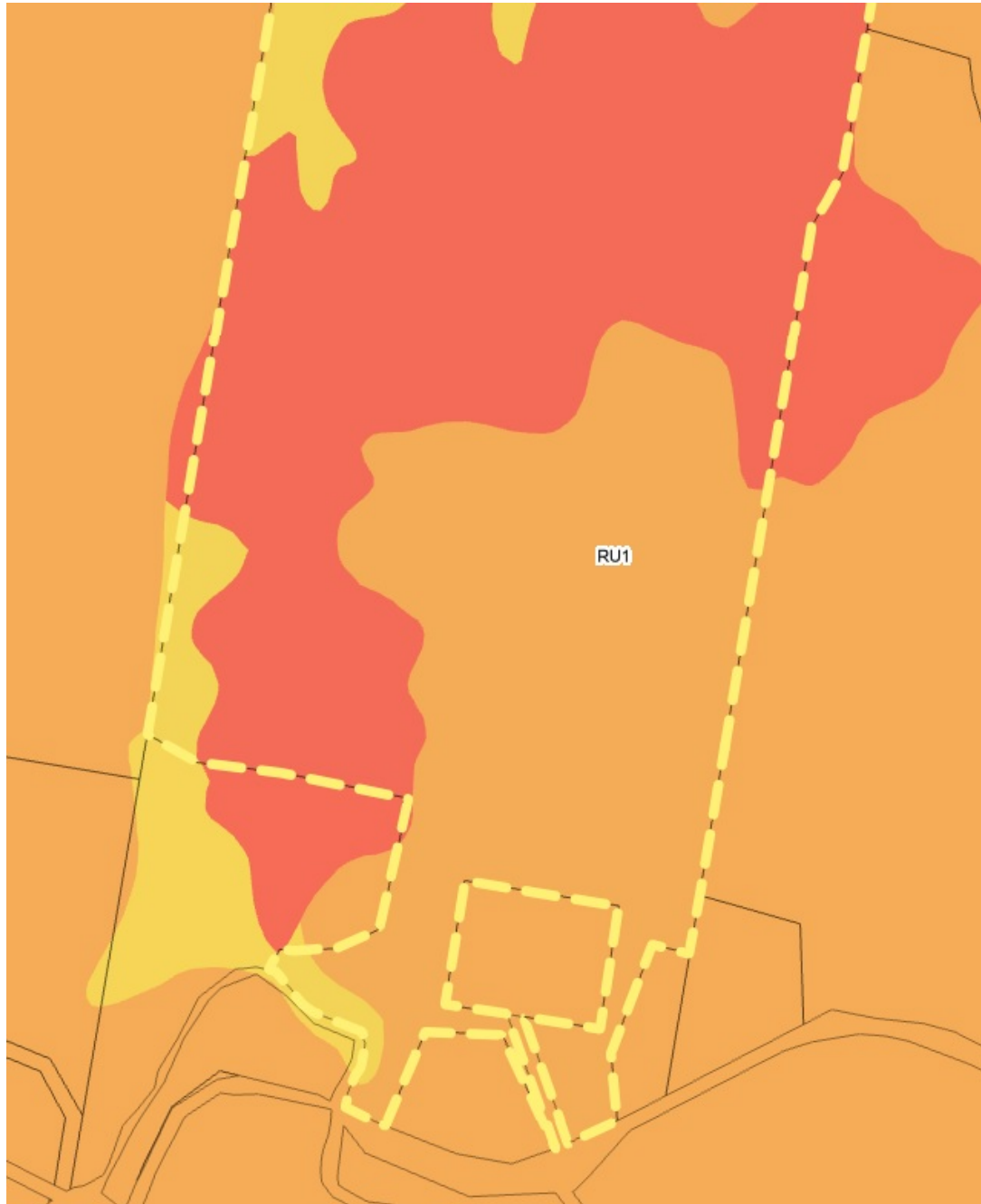


Figure 4 – Bushfire Prone Land

Classification of Vegetation

The predominant vegetation type on and around both of the possible dwelling sites is grassland & wet & dry sclerophyll forest. The denser vegetation (forest) lies in the western & northern portion of each proposed lot.

Assessment of the Slope of the Land

Effective slopes have been estimated by review of the 1:25,000 Topographic Maps and from on-site observations. The slopes on the land (in the vicinity of the houses) vary from gentle to moderate.

Any Significant Environmental Features

The proposed subdivision does not result in any significant environmental modifications of the land.

Any Threatened Species

The proposed subdivision does not result in any threat to any native species due to the minimal need for any clearing.

Bushfire Assessment

Based upon the effective slopes over the areas surrounding the existing dwellings with the predominant vegetation type being grassland, the following table shows the minimum Asset Protection Zones in relation to the various slope conditions.

<u>Lot 20</u> <u>(Vacant)</u>				
Aspect	Vegetation within 140m of development	Slope of Land	Min. Width of APZ (BAL-29)	Current APZ provided
N	Dry Schleropyll Forest	5-10° Upslope	31	60
E	Grassland	5-10° Downslope	12	60
S	Dry Schleropyll Forest	5-10° Downslope	31	60
W	Wet Schleropyll Forest	5-10° Upslope	31	40

<u>Lot 21</u> <u>(Vacant)</u>				
Aspect	Vegetation within 140m of development	Slope of Land	Min. Width of APZ (BAL-29)	Current APZ provided
N	Grassland	0-5° Upslope	11	140+
E	Grassland	5-10° Downslope	12	140+
S	Grassland	0-5° Downslope	11	140+
W	Grassland	5-10° Downslope	12	140+

These minimum Asset Protection Zones can be contained within the proposed allotments.

The siting and adequacy of water supplies for fire fighting

Reticulated mains water supply is not available to the site.

The proposed subdivision will comprise of rural allotments with an area of >10,000m².

Table 5.3d of Planning for Bush Fire Protection 2019 provides that the water supply requirement is (at a minimum) 20,000 litre concrete or metal water tank with a 65mm Storz metal outlet.

Proposed lots have good access to Scone Road & can be readily accessed for firefighting needs. Several farm dams can also be accessed if additional water is required in an emergency situation.

Copeland Creek is also nearby & provides an excellent source of water for firefighting purposes.

The capacity of public roads to handle increased volumes of traffic in the event of a bushfire emergency

The surrounding public roads can easily cope with the minimal increase in traffic likely to be generated by this development.

Whether or not public roads in the vicinity have two-way access

All roads mentioned have two-way access.

The adequacy of any bushfire maintenance plans and fire emergency procedures for the development site

Any application for the construction of a new dwelling should include a comprehensive bushfire maintenance plan & fire emergency procedures in the event of a bushfire event.

Provision of Services

There is no reticulated water or sewer available to the site.

Power supply is readily available to both lots and will be confirmed by an accredited service provider.

Conclusion

The Development Application seeks approval to adjust the boundaries of 2 existing parcels of land, which presently has a total area of about 163 hectares.

All the normal services are available & existing/proposed driveways can provide appropriate access.

The proposed subdivision is permissible with the consent of Mid-Coast Council and is consistent with the objectives of the RU1 zone as outlined in the Gloucester LEP 2010.

The site is generally suitable for the development and there are unlikely to be any significant environmental impacts arising from the development.

It is recommended that:

- A water supply (at least 20,000 litres) in accordance with Table 4.2 of Planning for Bush Fire Protection 2006 is to be provided in conjunction with any future dwelling on each proposed allotment and be available for use for firefighting purposes.