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TOP OF THE RANGE

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# Bushfire Threat Assessment

Lot 500 in DP751540

**37 Neagles Lane, Tenterfield**

Proposed 5 Lot Subdivision on behalf of  
A Vasta & J Willoughby

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## **Introduction**

Section 100B of the *Rural Fires Act 1997* requires that all applications for rural subdivisions on bush fire prone land are required to be assessed in terms of the document “Planning for Bushfire Protection” prepared by The NSW Rural Fire Service. More particularly Appendix 2 of that document identifies the information necessary for assessment by The NSW Rural Fire Service.

## **Subject Site**

The subject land is located approximately 2km west of the centre of the Tenterfield urban area within the rural residential zoned area and fronts Neagles Lane. The land is formally known as Lot 500 in DP751540. The subject site is shown on **Figure 1**. The site is cleared rural land and is zoned RU1 under the Tenterfield Local Environmental Plan 2013. There is an existing dwelling on the site.



Existing dwelling on Proposed Lot 51

## **Proposed Development**

The proposed development comprises a 5 lot subdivision creating proposed Lots 51 to 55 with areas between 1ha and 12.53ha. The proposed subdivision lot layout is also shown on **Figure 1** of this assessment.

### **Vegetation Assessment**

The vegetation class within the property consists of grassland with the occasional shade tree. The lots adjoining to the south and west are cleared rural grazing land comprising grassland with scattered shade trees. There is a small patch of open woodland adjoining to the north. The land across Neagles Lane to the east comprises rural residential lots consisting of grassland with scattered shade trees

### **Slope Assessment**

The property drains internally to Ghost Gully with slopes up to 6 degrees, which crosses under Neagles Lane and flows to the east.

### **Significant Environmental Features**

The site comprises grassland with the occasional shade tree and does not contain any significant environmental features.

### **Threatened Species**

There are no known threatened species located on the property. No clearing of vegetation is proposed as part of this development.

### **Aboriginal Heritage**

There are no known items of Aboriginal significance located on the property.



Looking north across proposed Lots 52 & 53





Looking North-west across Lots 54 & 55

### **Bush Fire Assessment**

- *Asset Protection Zones*

It is considered that there are locations within the proposed lots 52 to 55, close to Neagles Lane, for the placement of a dwelling that would comply with the performance criteria and acceptable solutions for the provision of APZs. APZs could be contained wholly within the relevant lot boundaries on lands with a slope less than 18°.

- *Access and Egress.*

The proposed lots have direct access to Neagles Lane, which is a Council maintained bitumen through road. This road will provide principal access to and from the proposed lots. It is considered that this road has adequate capacity to facilitate movement of traffic in a bushfire emergency. Access roads to any future dwellings should comply with requirements stipulated in Table 5.3b of *Planning for Bush Fire Protection 2019*.

- *The siting and adequacy of water supply.*

Any future dwelling will have water supplied by on-site rainwater tanks. It is recommended that static water supplies of at least 20,000 litres be provided if dwellings are established on the proposed lots 52 to 55 in the future.

- *Electricity and gas services*

Reticulated gas services are not available to the site. If bottled gas is installed on any future dwelling it is to be maintained in accordance with AS/NZS 1596:2014 and the requirements of the relevant authorities.

### **Conclusion**

This proposal has been assessed against the relevant requirements of the document "Planning for Bushfire Protection". While the site does potentially face risk of bushfire attack it is considered that adequate mitigation measures can be undertaken should dwellings be established on proposed lots 52 to 55 in the future and it is therefore considered appropriate for the Rural Fire Service to support the proposal as submitted.

**Figure 1 - Subject Site with Proposed Lot Layout**

