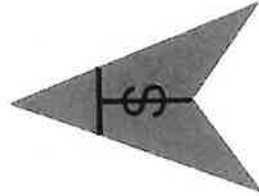


TENTERFIELD SURVEYS

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PROPOSED SUBDIVISION OF LOT 500 IN DP751540 NEAGLES LANE - TENTERFIELD -

Parish: TENTERFIELD, County: CLIVE

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TOP OF THE RANGE

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.

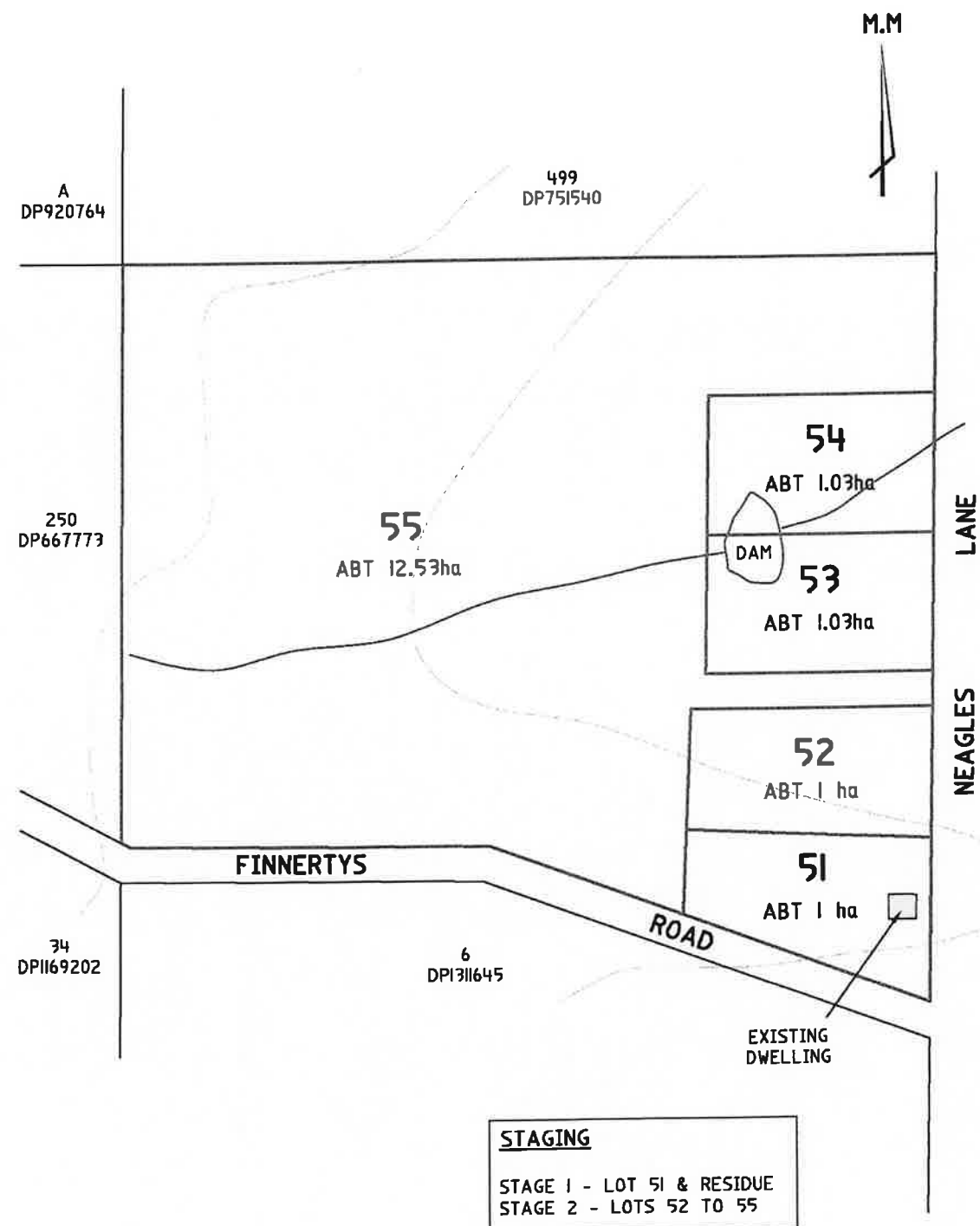
- *Electricity and gas services*

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





STATEMENT OF ENVIRONMENTAL EFFECTS

(TO ACCOMPANY DEVELOPMENT APPLICATION)

Type of Development: Five lot subdivision

DESCRIPTION OF THE LAND TO BE DEVELOPED (Details are located on your rate notice)

Address: No.: 37 Street/Road: Neagles Lane

Town/Locality: Tenterfield

Real Property: Lot 500 in DP751540

Environmental Considerations	No (Give Reasons)	Yes (Expected Effects)	Action Proposed to Minimise the Effect on the Environment
Will environmental features of the land and other land in the locality be adversely affected by the development during and after construction?	As no vegetation is required to be removed, it is unlikely that the development will impact upon environmental features of the land.		Any future dwelling and effluent disposal system will be designed in accordance with council regulations.
Will the development have any long-term effects on the environment?	Given the site will continue to be utilised for rural residential purposes, the proposal is highly unlikely to have a long-term impact on the environment.		Removal of vegetation should be avoided where possible except for bushfire mitigation purposes.
Will the development cause any environmental impact on the ecosystems of the locality?	No construction activities are proposed as part of this development. No vegetation removal is required.		The construction of any future dwelling should be connected to an approved on-site disposal system and the removal of vegetation should be avoided where possible
Is the land subject to any unusual risks (flooding, slip, bushfire, etc)?		A Bushfire Threat assessment has been prepared and is attached. Approval of the proposed development will not exacerbate the bushfire threat in the locality	Maintain APZ's around existing and proposed dwellings
Will the development cause any soil erosion?	No construction activities are proposed.		Any future dwelling should avoid significant cut and fill with roof water directed into rainwater collection tanks.

Note: Additional information should be submitted on a separate sheet if necessary.

Environmental Considerations	No <i>(Give Reasons)</i>	Yes <i>(Expected Effects)</i>	Action Proposed to Minimise the Effect on the Environment
Will the development cause any significant increase in traffic flows	The approval of four additional allotments in the area will increase local traffic flows but the surrounding road network is capable of accommodating this increase.		
Will the development endanger any species of fauna? (See page 4)	No removal of vegetation is required, therefore the existing habitat for fauna will be maintained.		
Is the land or part of the land critical habitat? <i>Note: If YES, a Species Impact Statement is to be prepared and submitted to Council.</i>	The land is not considered to be critical habitat given the past clearing of the site for rural purposes.		Vegetation removal should be avoided where possible.
Is the development likely to significantly affect threatened species populations or ecological communities or their habitats? <i>Note: If YES, a Species Impact Statement is to be prepared and submitted to Council.</i>	No removal of vegetation is required and no known threatened species populations or ecological communities are apparent on the site.		Removal of vegetation should be avoided where possible.
Will the development cause a reduction in the aesthetic, recreational, scientific, or environmental quality of the locality?	The proposed development is over privately owned land only, therefore the development will not result in the loss of recreational facilities in the locality. No items of scientific or environmental quality are known to be located on the site. No removal of vegetation is required.		Removal of vegetation should be avoided where possible.
Will the development cause any environmental problems associated with the disposal of waste?	Any future dwelling will be serviced via the conventional garbage disposal system in the locality.		Any builders rubble associated with the construction of a future dwelling should be disposed of at an approved waste facility.

Environmental Considerations	No (Give Reasons)	Yes (Expected Effects)	Action Proposed to Minimise the Effect on the Environment
Will the development cause any increased demands on resources, natural or otherwise, which are, or likely to become, in short supply?	No construction activities are proposed, therefore the development will not increase the demand upon services.		The design of any future dwelling should incorporate energy saving principles to reduce energy consumption and promote energy efficient dwellings. A BASIX assessment should accompany any application for a dwelling.
Will the development cause any pollution of the environment?	The future use of the proposed allotments will be for rural residential purposes. No pollution of the environment is anticipated.		Any future dwelling shall be connected to an approved on-site effluent disposal system.
Are adequate utility services available to the site?		The subject allotments will be serviced via rainwater collection tanks for water supply and via on-site effluent disposal systems for the disposal of effluent.	Any future dwelling shall be connected to an approved on-site effluent disposal system.
Will the development have any effect upon an area of land, place or building of aesthetic, anthropological, archaeological, cultural, historical or scientific value for present or future generations?	The proposed dwelling sites in this proposal will not impact upon any items of heritage significance.		Should any items of significance be uncovered, the relevant authorities should be notified immediately.
Will the development have any effect upon the amenity of the locality, e.g. noise, odour, visual appearance?	The proposal relates to the subdivision of the land only and does not involve any construction activities. As a result, approval of the proposal will not impact upon the amenity of the locality.		Any future design of a dwelling should be constructed with sympathetic materials and colours to ensure the dwelling does not impact upon the visual amenity of the locality.

SUBDIVISION

Are adequate community and welfare services available?

Given the location of the site in relation to Tenterfield, it is considered that adequate services are available

OTHER environmental matters considered in relation to the development.

None applicable



SIGNED Ken Cockburn (Tenterfield Surveys)
(Applicants Printed Name)

DATED 14 April 2025

IMPACT UPON PROTECTED FAUNA

Is there likely to be a significant effect upon the environment of protected fauna after consideration of the following factors?

- a) the extent of modification or removal of habitat, in relation to the same habitat type in the locality;
- b) the sensitivity of the species of fauna to removal or modification of its habitat;
- c) the time required to regenerate critical habitat, namely, the whole or any part of the habitat which is essential for the survival of that species of fauna;
- d) the effect on the ability of the fauna population to recover, including interactions between the subject land and adjacent habitat that may influence the population beyond the area proposed for development or activities;
- e) any proposal to ameliorate the impact;
- f) whether the land is currently being assessed for wilderness by the Director of National Parks and Wildlife under the Wilderness Act, 1987.

YES

FIS Required

NO

☒

No further action

In the cases where it is difficult to determine the impact, Council will require the following information to be submitted with the Development Application:-

- i. full description of habitats i.e. vegetation map showing trees that are to be removed and returned;
- ii. relate any habitats on the land to other habitats in the locality;
- iii. preliminary assessment of species predicted;
- iv. assessment of the impact of the development on any habitats and species;
- v. any proposed ameliorating measures;
- vi. statement of the significance of the habitat and species.

The above information should be prepared by a person with appropriate technical qualifications and practical experience.