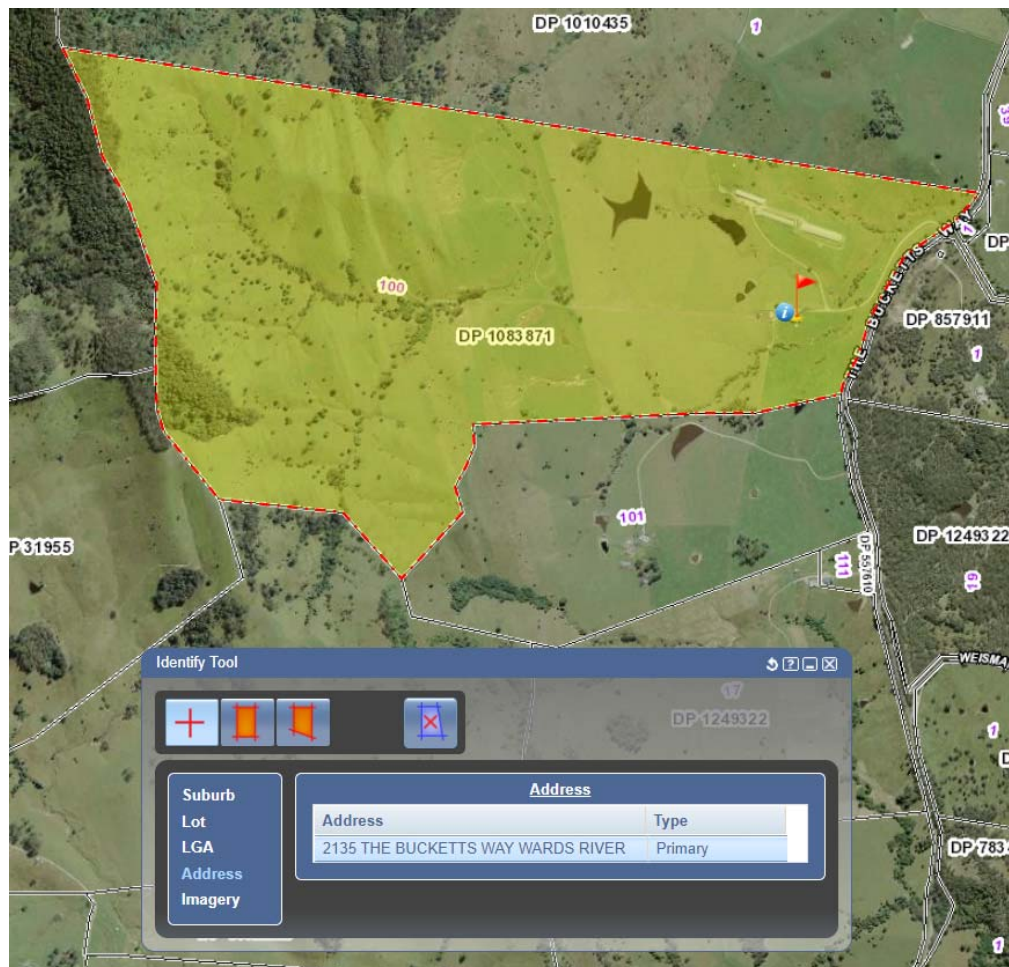


Bushfire Assessment



Proposed Subdivision of Lot 100 DP1083871
2135 THE BUCKETTS WAY WARDS RIVER

Bushfire Assessment

Location: 2135 The Bucketts Way, WARDS RIVER

Details: Lot 100 DP1083871

The Proposal: Two Lot Rural Subdivision

Land Zone: RU2

Staging: None

The development site is approx. 95% grassland with a localised area of category 1 bushfire prone land within a forested area in the SW corner of the property.



Figure1: The Proposed Development

Lot 1 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° Down slope

South: 0-5° Down slope

West: Flat/Upslope

Significant environmental features: Poultry sheds approximately 250m north of the dwelling.

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

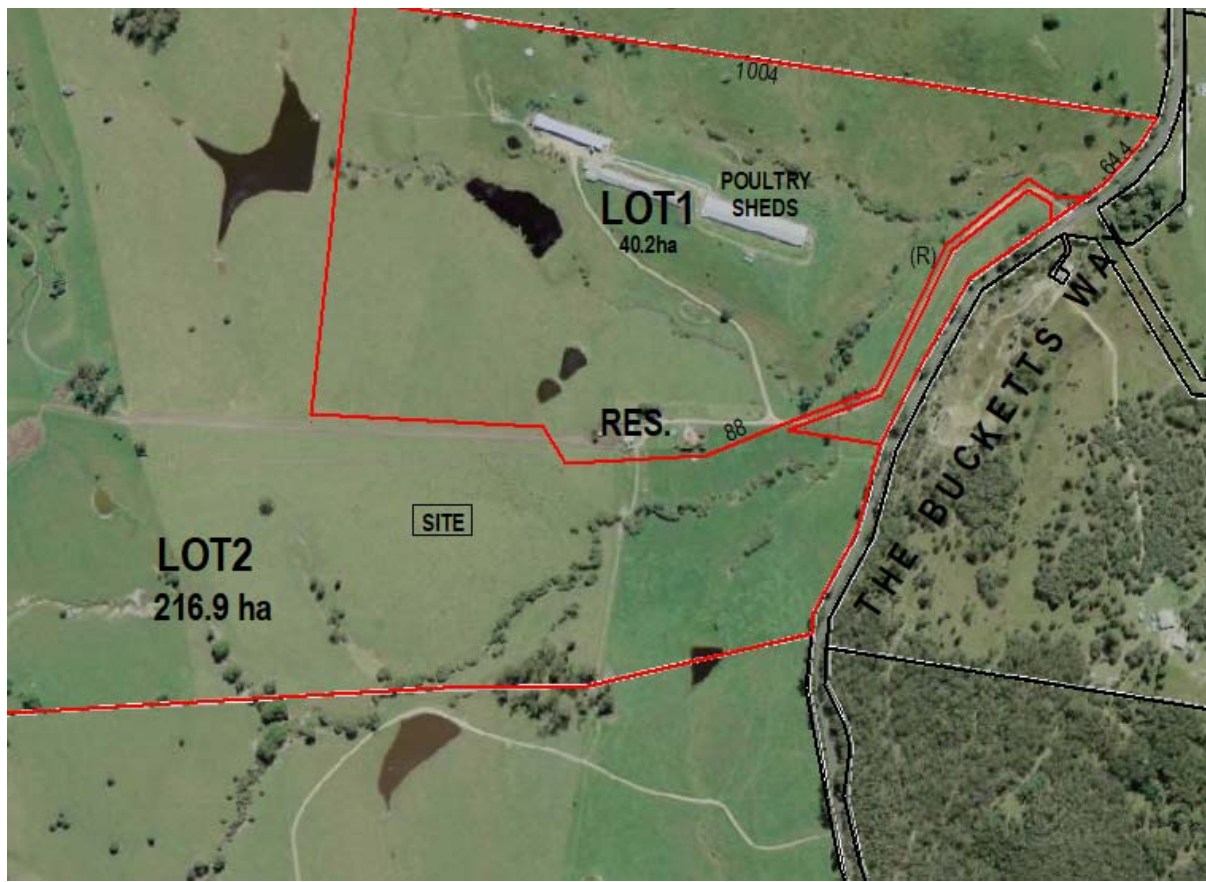
Aspect	Predominant Vegetation	Slope of Land	Current APZ provided
N	Grassland	0-5° Down slope	140
E	Grassland	0-5° Down slope	140
S	Grassland	0-5° Down slope	140
W	Grassland	Flat/Upslope	100

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: N/A

Adequacy of access and egress: Access to the existing dwelling is a well maintained gravel driveway (which is currently used by large trucks associated with the poultry operation). Egress from the site to the rear of the property is via gravel internal farm access tracks which are easily passable in the event of fire.

Lot 2



A site within lot 2 has vegetation out to 140 metres from the site classified of almost entirely grassland.

Significant environmental features: None

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	Flat/Upslope	140
E	Grassland	0-5° Down slope	140
S	Grassland	0-5° Down slope	140
W	Grassland	Flat/Upslope	100

Siting and adequacy of water: There is a large rural dam, various stock dams, and an intermittent creek/gully within the property.

Adequacy of access and egress: Access to the lots is a well maintained gravel internal farm access). Egress from the site is non-existent as bushfire prone land exists to the rear of the property

Generally, Lots 1 & 2 are mostly clear undulating grazing land. Access to the lots are via a gravel right of way approximately 1km long. There is no egress from the site. All access and dwelling sites are in open non-threatening non-bushfire prone land. APZ's are expected to be maintained by continual stock grazing. In the absence of stock the entire area is accessible by tractor slashing.

Development Compliance with the NSW RFS acceptable solutions and performance requirements

The development does not comply with NSW RFS egress criteria. Exemption from this compliance is sought in the absence of bushfire threat within the property.



Figure 2: Existing Bushfire Prone Land within the site