GRAY SURVEYORS
SURVEYING & LAND DEVELOPMENT CONSULTANTS
A B N 5 6 1 4 0 9 7 4 4 1 0

152 WYNYARD STREET
P.O. Box 326
TUMUT NSW 2720
PHONE (02) 6947 1253
0427 965 464
admin@tumutsurveyors.com

13th May, 2025

OUR REF: 24033.1
YOUR REF:

THE MANAGER PLANNING & ENVIRONMENTAL SERVICES,
NSW RURAL FIRE SERVICE,
Locked Mail Bag 17
GRANVILLE NSW 2142

Dear Sir/Madam,

RE: **PROPOSED RURAL SUBDIVISION**
LOT 63 DP1310279 – O'Hagan Street, Gundagai

We are acting on behalf of the owner of the subject property.

It is proposed to undertake a subdivision of the subject land as per the attached sketch.

The subject proposal is within the Cootamundra-Gundagai Regional Council LGA and according to the maps produced by your organisation the site is classified as bushfire prone and therefore requires an assessment for bushfire risk.

Attached is an assessment of the site for the proposed development in accordance with Section 45 of the Rural Fires Regulation 2022.

If you have any queries, please do not hesitate to contact me on *69471253.*

Yours Faithfully

Michael Gray
Registered Land Surveyor
Gray Surveyors

GRAY SURVEYORS
SURVEYING & LAND DEVELOPMENT CONSULTANTS
A B N 5 6 1 4 0 9 7 4 4 1 0

152 WYNYARD STREET
P.O. Box 326
TUMUT NSW 2720
PHONE (02) 6947 1253
0427 965 464
admin@tumutsurveyors.com

APPLICATION FOR BUSH FIRE SAFETY AUTHORITY

CLAUSE 44 RURAL FIRES REGULATION 2013

1(a) DESCRIPTION OF PROPERTY

Lot 63 DP1310279 within the Parish of North Gundagai, County Clarendon, and the LGA of Cootamundra-Gundagai Regional.

Our client proposes a two-lot subdivision of the subject land as per the attached 'Plan of Proposed Subdivision'. The subject land is zoned R5 Large Lot Residential with a minimum lot size of one hectare to attract a building entitlement.

Both proposed lots within this proposal will attract a dwelling entitlement.

A copy of the Statement of Environmental Effects is attached for your reference.

The site is not isolated or located in extremely steep, heavily timbered country.

(b) VEGETATION CLASSIFICATION

The site is cleared residential land with native grasses and scattered native trees. The vegetation classification is grassy woodland.

(c) SLOPE ASSESSMENT

The subject land has an average slope estimated to be 9 degrees upon the property. The site has a downward slope, north to south.

(d) ENVIRONMENTAL FEATURES.

The outer boundaries of the site are mapped as being in a bushfire buffer zone. The site is located on the residential fringes of northern Gundagai, being cleared lands with residential development.

(e) THREATENED SPECIES ETC

We are not aware of any populations of threatened species, ecological communities, or critical habitats on the subject site.

(f) ABORIGINAL RELICS

There is no evidence of any aboriginal relics on the site or aware of any interest by the aboriginal community.

(g) BUSH FIRE ASSESSMENT

(i) Set Backs & APZ

Reference to Appendix 1 & 4 in the publication "Planning for Bushfire Protection 2019', indicates for an GFDI of 110, being equivalent to an FFDI of 80, an APZ for Proposed

152 WYNYARD STREET
P.O. Box 326
TUMUT NSW 2720
PHONE (02) 6947 1253
0427 965 464
admin@tumutsurveyors.com

Lots would fall within Table A1.12.3 Grassland, which indicates a minimum upslope APZ of 10 metres, and a minimum downslope APZ requirement of at least 16 metres.

(ii) Water Supplies

A dam is located to the south of the lot which is proposed to be removed as part of the subdivision process as the proposed boundary dissects its current position.

As subject land is zoned R5 large lot residential and fall outside the compliant distance of the current water hydrant locations within O'Hagan Street, it is proposed that each lot shall install a water tank containing 20,000 L with an attached Storz valve for firefighting purposes as part of any future development application for a habitable dwelling.

The future installation of a water tank to both proposed lots will ensure that firefighting water supply is available for any future dwelling construction. This can be enforced by applying a covenant upon the subject land at the Subdivision to ensure compliance is achieved.

(iii) Road Capacities

O'Hagan Street is adequate to accommodate the current traffic volume with a width of approximately 6 metres, being a sealed road. This proposal will not increase traffic volumes and in the event of a bushfire emergency but future dwelling construction will require consideration.

(iv) Road Access

The current formation of O'Hagan Street is approximately 5-6 metre wide all-weather sealed road with ingress and egress from the east. O'Hagan Street intersects with Tor Street approximately 650 metres from the subject land.

(v) Access to Site.

The existing access point from O'Hagan Street and easement for access will continue to be utilised. Ingress & egress from this access point to each proposed lot is from the north of the site.

(vi) Site Fire maintenance & emergency procedures

The site is currently vacant land with permitted residential use. A future dwelling may be constructed on each proposed lot but will need to ensure construction complies with Planning for Bushfire 2019 in relation to access, water supply and ember protection etc.

(vii) Building construction & maintenance

No new residences are proposed to be constructed within this application. Any future dwelling will be required to comply with PBP 2019 in relation to access, dedicated water supply for fire fighting and asset protection zones.

152 WYNYARD STREET
P.O. Box 326
TUMUT NSW 2720
PHONE (02) 6947 1253
0427 965 464
admin@tumutsurveyors.com

(viii) Fire Protection Measures

A dedicated fire-fighting water supply will be required for the any future dwelling. Asset protection zones can be achieved for any future dwelling. Access is available to each proposed lot.

(h) BUSHFIRE PROVISIONS - ASSESSMENT OF COMPLIANCE

The proposed development conforms with the standards, specific objectives and performance criteria set out in Chapter 5, Residential and Rural Residential Subdivisions of PBP 2019 as follows;

- An asset protection zone from the asset to the predominant vegetation formation can be provided for future dwellings,
- Access is readily available to each proposed lot from O'Hagan Street with suitable and compliant ingress/egress. Access to each proposed lot will ensure safe operational access and egress for emergency service personnel,
- A covenant applied to the new proposed lots t enforce the installation of a dedicated water supply tank will be available to any future dwelling upon the parcel of land, and
- Good visibility to adjoining lands exists.

152 WYNYARD STREET
P.O. Box 326
TUMUT NSW 2720
PHONE (02) 6947 1253
0427 965 464
admin@tumutsurveyors.com

5.3.1 APZs

Intent of measures: to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIANCE
Potential building footprints must not be exposed to radiant heat levels exceeding 29 kW/m² on each proposed lot.	APZs are provided in accordance with Tables A1.12.2 and A1.12.3 based on the FFDI.	APZ can be achieved upon future dwelling construction.
APZs are managed and maintained to prevent the spread of a fire towards the building.	APZs are managed in accordance with the requirements of Appendix 4.	Achievable APZ's will be managed in accordance with appendix 4.
The APZs is provided in perpetuity	APZs are wholly within the boundaries of the development site	Achievable APZ's can be contained wholly within the proposed lots.
APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	APZs are located on lands with a slope less than 18 degrees.	APZ's can be located on the land with a slope of less than 18 degrees.
Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions	Landscaping is in accordance with Appendix 4; and fencing is constructed in accordance with section 7.6.	Landscaping will provide an inner and outer protection zone as per appendix 4 upon future dwelling construction. Existing fencing is constructed steel pickets and wire. Any future fencing is likely be all constructed from metal being non-combustible.

5.3.2 ACCESS

Intent of measures: to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIANCE
Firefighting vehicles are provided with safe, all-weather access to structures.	Property access roads are two-wheel drive, all-weather roads;	Property access road is a two-wheel drive all-weather access road.
	Perimeter roads are provided for residential subdivisions of three or more allotments;	n/a
	Subdivisions of three or more allotments have more than one access in and out of the development;	n/a
	Traffic management devices are constructed to not prohibit access by emergency services vehicles;	n/a
	Maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;	Sealed roads do not exceed 15 degrees.
	All roads are through roads;	No new road construction.
	Dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end; Where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road; where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access shall be provided to an alternate point	n/a

152 WYNYARD STREET
P.O. Box 326
TUMUT NSW 2720
PHONE (02) 6947 1253
0427 965 464
admin@tumutsurveyors.com

	on the existing public road system; And one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.	
The capacity of access roads is adequate for firefighting vehicles.	The capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating.	n/a
There is appropriate access to water supply	Hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression; Hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - *Fire hydrant installations System design, installation and commissioning*; And there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.	n/a n/a A dedicated water supply will be made available for any future dwelling.
Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.	Are two-way sealed roads; Minimum 8m carriageway width kerb to kerb; Parking is provided outside of the carriageway width; Hydrants are located clear of parking areas; are through roads, and these are linked to the internal road system at an interval of no greater than 500m; Curves of roads have a minimum inner radius of 6m; The maximum grade road is 15 degrees and average grade of not more than 10 degrees; the road crossfall does not exceed 3 degrees; And a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.	O'Hagan Street is a two-way sealed road 5-6 metres wide with no kerb and guttering. Parking is available in places along the nature strip outside of carriageway width at various locations. Also available within the subject site. n/a O'Hagan Street complies with curve requirements O'Hagan Street complies to the required road grades and crossfalls. Vertical clearance is greater than 4 metres to any obstructions.
Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating.	Minimum 5.5m carriageway width kerb to kerb; Parking is provided outside of the carriageway width; Hydrants are located clear of parking areas; roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m; Curves of roads have a minimum inner radius of 6m; The road crossfall does not exceed 3 degrees; and a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is	Access to the site is a minimum of 5-6 metres carriageway width (O'Hagan Street). Parking is available outside the carriageway at various locations along the road. n/a. n/a O'Hagan Street complies to the required road grades, minimum inner radius and crossfalls. Any overhanging obstructions to a height of 4 metres will be cleared.

152 WYNYARD STREET
P.O. Box 326
TUMUT NSW 2720
PHONE (02) 6947 1253
0427 965 464
admin@tumutsurveyors.com

	provided.	
Firefighting vehicles can access the dwelling and exit the property safely	There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70km/h) that supports the operational use of emergency firefighting vehicles. In circumstances where this cannot occur, the following requirements apply:	n/a
	Minimum 4m carriageway width;	O'Hagan Street minimum carriageway is 5-6 metres.
	In forest, woodland and heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay;	n/a
	A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;	Any obstructions will be cleared if required.
	Provide a suitable turning area in accordance with Appendix 3;	Sufficient area for turning circle is available.
	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;	O'Hagan Street complies with the required road grades, minimum inner radius and crossfalls.
	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 access by dedication of a road and not by right of way. Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development property access roads in addition to the above.	n/a

GRAY SURVEYORS
SURVEYING & LAND DEVELOPMENT CONSULTANTS
A B N 5 6 1 4 0 9 7 4 4 1 0

152 WYNYARD STREET
P.O. Box 326
TUMUT NSW 2720
PHONE (02) 6947 1253
0427 965 464
admin@tumutsurveyors.com

5.3.3 SERVICES – WATER, ELECTRICITY & GAS

Intent of measures: *to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIANCE
Adequate water supplies is provided for firefighting purposes.	Reticulated water is to be provided to the development where available; a static water and hydrant supply is provided for non-reticulated developments or where reticulated water supply cannot be guaranteed; and static water supplies shall comply with Table 5.3d.	A dedicated static water supply will be available to any future dwelling compliant to PBP 2019 if a reticulated service is not available.
Water supplies are located at regular intervals; and the water supply is accessible and reliable for firefighting operations.	Fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005; hydrants are not located within any road carriageway; and reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads.	n/a
Flows and pressure are appropriate	Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005	n/a
The integrity of the water supply is maintained.	All above-ground water service pipes are metal, including and up to any taps; and above-ground water storage tanks shall be of concrete or metal.	All above ground water service pipes will be metal. Existing water infrastructure is located underground.
Location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings	Where practicable, electrical transmission lines are underground; Where overhead, electrical transmission lines are proposed as follows: Lines are installed with short pole spacing of 30m, unless crossing gullies, gorges or riparian areas; And no part of a tree is closer to a power line than the distance set out in ISSC3 *Guideline for Managing Vegetation Near Power Lines*.	Electricity lines are installed with short pole spacing and are clear of vegetation.
Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.	Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - *The storage and handling of LP Gas*, the requirements of relevant authorities, and metal piping is used; All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; Connections to and from gas cylinders are metal; Polymer-sheathed flexible gas supply lines are not used; and above-ground gas service pipes are metal, including and up to any outlets.	n/a

TABLE 5.3d

152 WYNYARD STREET
P.O. Box 326
TUMUT NSW 2720
PHONE (02) 6947 1253
0427 965 464
admin@tumutsurveyors.com

Water supply requirements for non-reticulated developments or where reticulated water supply cannot be guaranteed.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIANCE
Residential lots (<1,000m2)	5,000L/lot	n/a
Rural-residential lots (1,000-10,000m2)	10,000L/lot	n/a
Large rural/lifestyle lots (>10,000m2)	20,000L/lot	Dedicated static water supply to be supplied as per PBP 2019 upon construction of a dwelling.
Multi-dwelling housing (including dual occupancies)	5,000L/dwelling	n/a