

Boundary Adjustment

STATEMENT OF ENVIRONMENTAL EFFECTS

Report No: P002772

Rev: A



2 June 2025



Premise

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DOCUMENT AUTHORISATION					
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Prepared By		Reviewed By		Authorised By	
Tina Dodson				Tina Dodson	

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1. INTRODUCTION

Premise has been commissioned by P Quinn to prepare a Statement of Environmental Effects (SEE) to accompany a Development Application (DA) for a boundary adjustment of Lot 299 DP750053 and Lot 2 DP715420 – 1476 and 1521 Canyonleigh Road, Brayton.

This SEE has been prepared pursuant to the Environmental Planning and Assessment Regulation 2021 and is provided in the following format.

Section 2 of this report provides a description of the subject site and its locality.

Section 3 outlines the proposed development.

Section 4 details the planning framework applicable to the subject site and proposed development.

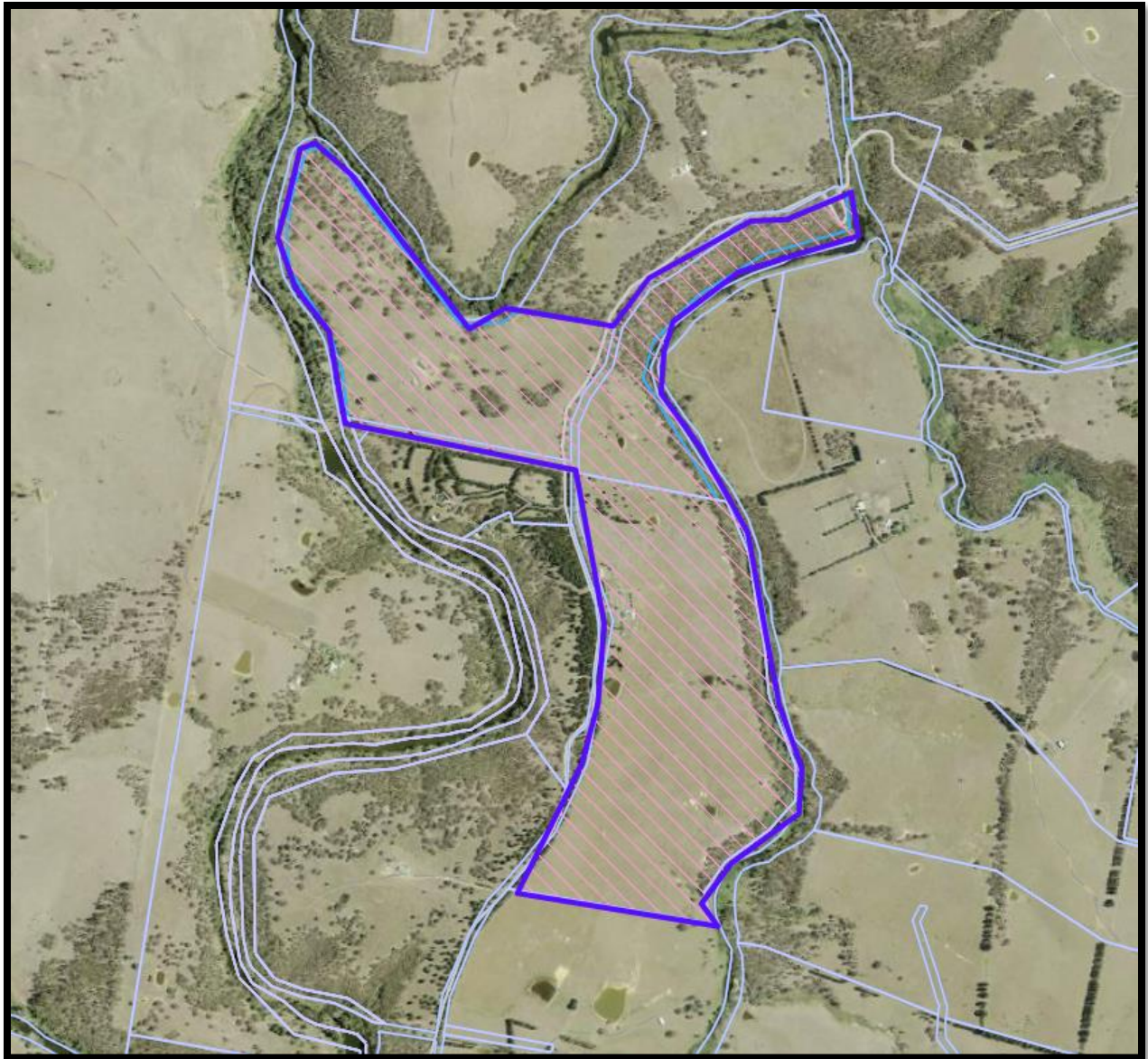
Section 5 identifies the impacts of the proposed development.

Section 6 provides a conclusion to the SEE.

2. THE SITE & ITS LOCALITY

2.1 The Site

The site consists of Lot 299 DP750053 and Lot 2 DP715420 – 1476 and 1521 Canyonleigh Road, Brayton as shown on the aerial photograph depicted below.



Source: SixMaps

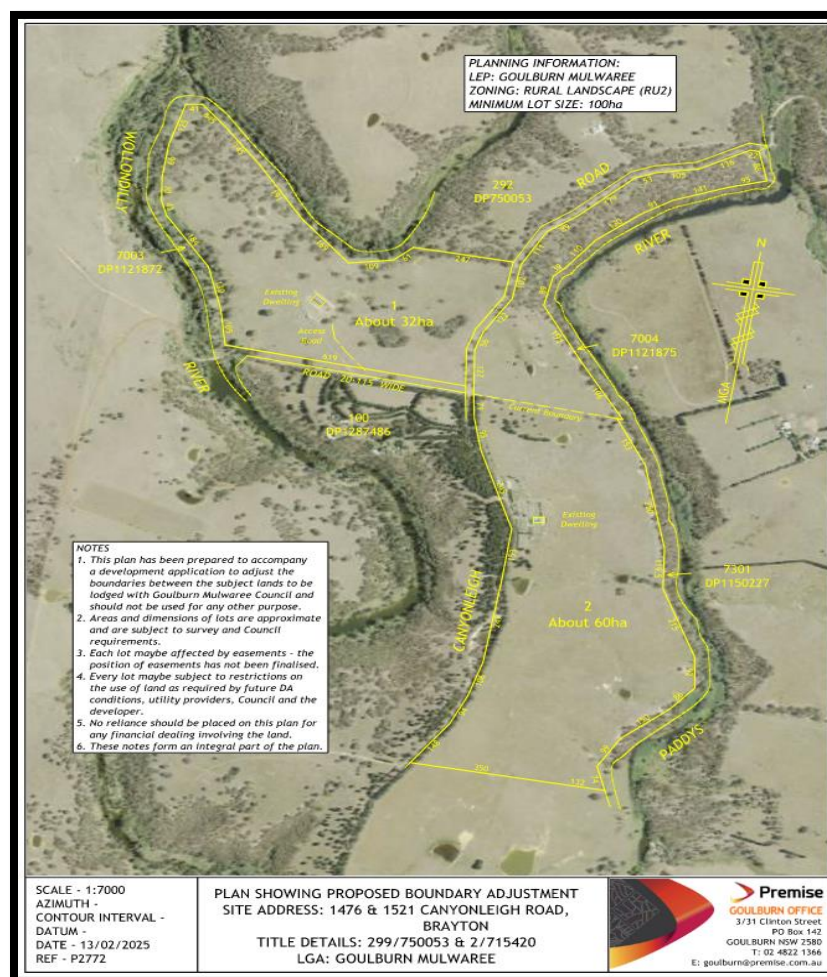
3. THE DEVELOPMENT

3.1 Development Description

The development application proposes a boundary adjustment of land currently identified as Lot 299 DP750053 – 1521 Canyonleigh Road, Brayton and Lot 2 DP715420 – 1476 Canyonleigh Road, Brayton. The land is zoned RU2 Rural Landscape. Proposed Lots 1 and 2 both contain existing dwellings and ancillary infrastructure.

Lot 299 DP750053 is currently severed by the Canyonleigh Road. The proposal provides for that part of this lot east of the Canyonleigh Road to be added to Lot 2 DP715420. No physical works are required to achieve this outcome.

This adjustment ensures that the public road effectively facilitates the division, promoting the safe and efficient use of the land for agricultural purposes.



4. STATUTORY PLANNING FRAMEWORK

4.1 Object of the EP&A Act

In New South Wales (NSW), the relevant planning legislation is the *Environmental Planning and Assessment Act 1979* (EP&A Act). The EP&A Act instituted a system of environmental planning and assessment in NSW and is administered by the Department of Planning, Industry & Environment (DPIE). In 2017, the Act was amended to provide a range of updated objects. The objects of the EP&A Act are:

- (a) *To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) *To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) *To promote the orderly and economic use and development of land,*
- (d) *To promote the delivery and maintenance of affordable housing,*
- (e) *To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) *To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *To promote good design and amenity of the built environment,*
- (h) *To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) *To provide increased opportunity for community participation in environmental planning and assessment.*

The proposed development is conducive to the above objects.

4.2 Section 1.7

Section 1.7 of the EP&A Act requires consideration of Part 7 of the *Biodiversity Conservation Act 2016* (BC Act). Part 7 of the BC Act relates to an obligation to determine whether a proposal is likely to significantly affect threatened species. A development is considered to result in a significant impact in the following assessed circumstances.

Table 1 – Section 1.7

Test	Assessment
a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or	No
b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or	No
c) it is carried out in a declared area of outstanding biodiversity value.	No

Source: Environmental Planning and Assessment Act 1979

4.3 Subordinate Legislation

The EP&A Act facilitates the preparation of subordinate legislation, consisting of:

- Environmental Planning Instruments (EPIs) (including State Environmental Planning Policies (SEPP), Local Environmental Plans (LEP), and deemed EPIs; and
- Development Control Plans (DCP).

In relation to the proposed development, the relevant subordinate legislation includes:

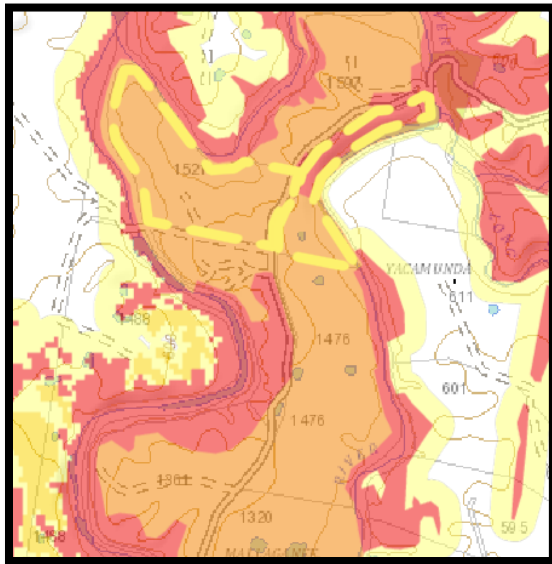
- Goulburn Mulwaree Local Environmental Plan 2009
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Goulburn Mulwaree Development Control Plan 2009

The requirements of these are discussed in **section 4.5** of this Statement.

4.4 Integrated Development

Section 4.46 of the EP&A Act states that development requiring consent and another activity approval is defined as Integrated Development. The proposed development is classified as Integrated Development.

- An approval under S100B of the Rural Fires Act 1997.



Source: NSW Planning Portal

4.5 Planning Instruments

4.5.1 LOCAL ENVIRONMENTAL PLAN

4.5.1.1 Introduction

The *Goulburn Mulwaree Local Environmental Plan 2009 (LEP)* is the applicable local planning instrument applying to the land. The aims of the LEP are:

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
- (a) to promote and coordinate the orderly and economic use and development of the land in the area,
- (b) to provide a framework for the Council to carry out its responsibility for environmental planning provisions and facilitate the achievement of the objectives of this Plan,
- (c) to encourage sustainable management, development and conservation of natural resources,

- (d) to promote the use of rural resources for agriculture and primary production and related processing service and value adding industries,
- (e) to protect and conserve the environmental and cultural heritage of Goulburn Mulwaree,
- (f) to enhance and provide a range of housing opportunities in, and the residential and service functions of, the main towns and villages in Goulburn Mulwaree,
- (g) to establish a framework for the timing and staging of development on certain land in Goulburn and Marulan,
- (h) to provide a range of housing opportunities, including large lot residential development in the vicinity of the villages,
- (i) to allow development only if it occurs in a manner that minimises risks due to environmental hazards, and minimises risks to important elements of the physical environment, including water quality,
- (j) to provide direction and guidance as to the manner in which growth and change are to be managed in Goulburn Mulwaree,
- (k) to protect and enhance watercourses, riparian habitats, wetlands and water quality within the Goulburn Mulwaree and Sydney drinking water catchments so as to enable the achievement of the water quality objectives.

The proposed development is conducive to the aims of the plan.

4.5.1.2 Mapping

A review mapping via the NSW Planning Portal identifies the following applicable mapped constraints:

Table 2 – NSW Planning Portal – Property Report

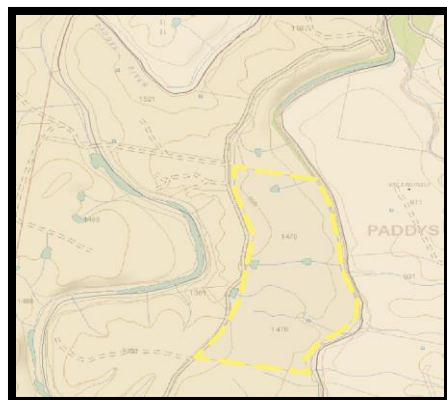
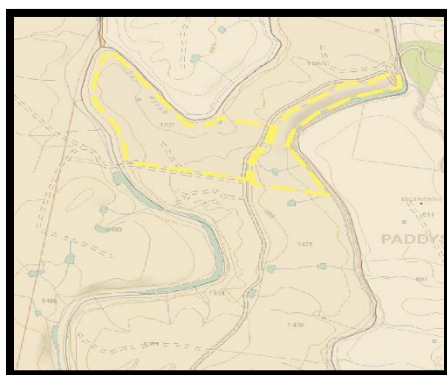
Constraint	Applicability	Section addressed
Land Zoning Map	Applicable	4.5.1.3
Lot Size Map	Applicable	4.5.1.4
Floor Space Ratio Map	Not Applicable	
Height of Buildings Map	Not Applicable	
Land Reservation Acquisition Map	Not Applicable	
Heritage Map	Not Applicable	
Natural Resources Sensitivity Land Map	Applicable	4.5.1.5

Constraint	Applicability	Section addressed
Scenic and Landscape Values Map	Not Applicable	
Key Sites Map	Not Applicable	
Urban Release Area Map	Not Applicable	
Additional Permitted Uses Map	Not Applicable	
Active Street Frontages Map	Not Applicable	
Flood Planning Land Map	Not Applicable	
Drinking Water Catchment	Applicable	4.5.2.1

The above matters, together with other relevant LEP clauses, are discussed in the following sections.

4.5.1.3 Land Use Zoning

The site is within the RU2 Rural Landscape zone under the *Goulburn Mulwaree Local Environmental Plan 2009*. The proposed development is permissible development under the zone subject to compliance with various clauses detailed in this Statement.



Source: NSW Planning Portal

The proposal is consistent with the objectives of the RU2 Rural Landscape zone as detailed in the following table:

Objectives of Zone: RU2	Comment:	
○ To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.	The proposal maintains the capacity for sustainable primary industry, mitigating any potential impact to natural resources.	✓
○ To maintain the rural landscape character of the land.	The proposal is conducive to this objective.	✓
○ To provide a range of compatible land uses, including extensive agriculture.	The proposal protects the longevity of resource lands and provides for extensive agriculture.	✓
○ To protect, manage and restore areas with high conservation, scientific, cultural or aesthetic values.	The proposal provides a suitable buffer to a natural resource including conservation, scientific, cultural or aesthetic values of the area.	✓
○ To protect and enhance the water quality of receiving watercourses and groundwater systems to reduce land degradation.	The proposal has been designed to mitigate any potential harm to quality of receiving watercourses and land degradation.	✓
○ To preserve environmentally sensitive land, including catchment areas, and prevent development likely to result in environmental harm.	The proposal avoids impact on the natural resources by providing suitable buffers to mitigate any potential environmental harm.	✓
○ To minimise the potential for conflict between adjoining land uses.	The proposal maintains the status quo as to any potential land use conflict in the rural landscape zoning.	✓

4.5.1.4 4.1D Boundary adjustments in certain rural and conservation zones

- (1) The objective of this clause is to facilitate boundary adjustments between lots where one or more resultant lots do not meet the minimum lot size shown on the *Lot Size Map* in relation to that land but the objectives of the relevant zone can be achieved.
- (2) This clause applies to land in the following zones—
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone RU6 Transition,
 - (d) Zone C3 Environmental Management,

- (e) Zone C4 Environmental Living.
- (3) Despite clause 4.1, development consent may be granted to the subdivision of land to which this clause applies by way of boundary adjustment between adjoining lots, where one or more of the resultant lots do not meet the minimum lot size shown on the *Lot Size Map* in relation to that land, but only if the consent authority is satisfied that—
 - (a) the subdivision will not create additional lots or the opportunity for additional dwellings, and
 - (b) the subdivision will not result in fragmentation and alienation of resource lands or lands with natural and ecological values, and
 - (c) actual or potential land use conflict will be minimised, and
 - (d) the rural character, environmental heritage and scenic quality of the land will not be adversely affected.

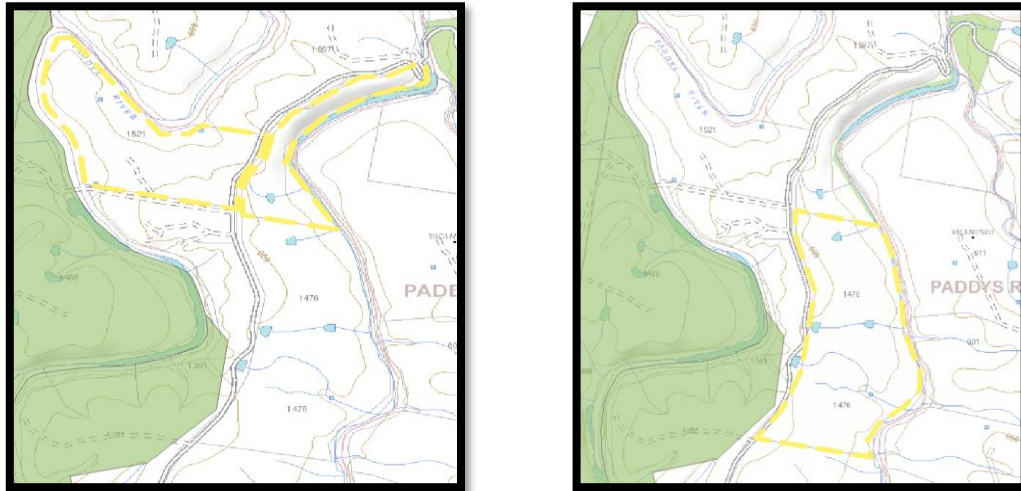
Response:

The existing allotments do not meet the mapped minimum lot size of 100ha in the RU2 Rural Landscape zone. Despite clause 4.1 of the GMLEP, the proposal does not create additional allotments or the opportunity for additional dwellings, lawful dwellings are in existence on the allotments. The proposal ensures the boundary adjusted area does not provide for the fragmentation of ecological values or scenic quality of the site and locality, the proposal reinforces the safe and efficient utilisation of agricultural activities being undertaken on the land, negating the need for stock movements to occur across a public road to fully utilise the area. The proposal also maintains the status quo as to any potential land use conflict in the rural landscape zoning.

4.5.1.5 7.2 Terrestrial Biodiversity

The objectives of this clause are to protect, maintain or improve the diversity of the native vegetation, including—

- (a) protecting biological diversity of native flora and fauna, and
- (b) protecting the ecological processes necessary for their continued existence, and
- (c) encouraging the recovery of threatened species, communities or populations and their habitats.

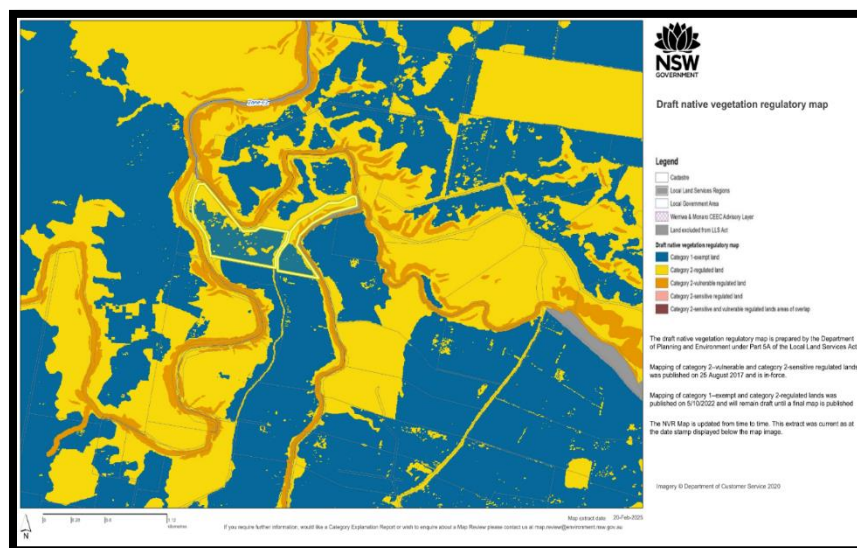


Source: NSW Planning Portal

Response:

The land identified as part of the boundary adjustment is not mapped as containing Terrestrial Biodiversity, as identified in the mapping above.

No on-site works are required to be undertaken in support the adjusted boundary. This is also evident with the respective adjusted allotments being identified as Category 1-exempt land under the Draft Native Vegetation Regulatory Map.



The site is not currently located on the Biodiversity Values Map. The BOA area clearing threshold is 1ha. The clearing threshold is not triggered as no on-site works are required to be undertaken in support the adjusted boundary.

4.5.2 STATE ENVIRONMENTAL PLANNING POLICY

4.5.2.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 – Koala Habitat Protection

Chapter 3 aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for Koala. It specifies that Councils must consider whether a development is likely to impact on potential Koala habitat or core Koala habitat. Potential Koala habitat is currently defined as"

"areas of native vegetation where trees of the types listed in Schedule 1 constitute at least 15% of the total number of trees in the upper or lower strata of tree components".

Core Koala habitat is currently defined as:

"an area of land with a resident population of koalas, evidenced by attributes such as breeding females, being females with young, and recent sightings of and historical records of population".

The study area is not expected to meet the definition of being recognised as potential Koala habitat defined in Chapter 3. In addition, records of Koalas within 10km of the study area are limited with no known record.

Part 6.5 – Sydney Drinking Water Catchment

The aims of this Chapter are -

- (a) to provide for healthy water catchments that will deliver high quality water while permitting compatible development, and
- (b) to provide for development in the Sydney Drinking Water Catchment to have a neutral or beneficial effect on water quality.

Response:

The proposal is to align a boundary with existing fence lines fronting Canyonleigh Road. As no physical works are proposed for this to occur, it is therefore stated that a neutral effect on water quality is being achieved.

4.5.2.2 State Environmental Planning Policy (Resilience and Hazards) 2021

The provisions within the repealed SEPP 55 have been transferred to Chapter 4 (Remediation of Land in the Resilience and Hazards SEPP. The SEPP consolidation does not change the legal effect of the repealed SEPPs with Section 30 of the *Interpretation Act 1987* applying to the transferred provisions. The SEPP consolidation is administrative; the intent and provisions remain largely unchanged.

Clause 4.6(1) (Contamination and remediation to be considered in determining a development application) relevantly states that a consent authority must not consent to the carrying out of any development on land unless:

- f) It has considered whether the land is contaminated, and
- g) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

Response:

No activities have been identified that would potentially contaminated the land, and therefore, the land is considered suitable for the continuation of the agricultural use.

4.5.3 DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

Not Applicable.

4.5.4 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

Not Applicable.

4.5.5 DEVELOPMENT CONTROL PLANS

4.5.5.1 Goulburn Mulwaree Development Control Plan 2009

The Goulburn Mulwaree Development Control Plan 2009 (DCP) applies to the site. Table 3 provides a summary of relevant matters raised via the DCP together with an assessment of project specific compliance.

As outlined at Table 3, the development is generally compliant with all relevant provisions of the Development Control Plan.

4.5.6 DEVELOPMENT CONTRIBUTIONS PLANS

Goulburn Mulwaree Local Infrastructure Contributions Plan 2021 is the applicable plan. The proposal is considered an exempt activity from the plan, and as such contributions are not applicable.

5. IMPACTS, SITE SUITABILITY & THE PUBLIC INTEREST

Pursuant to Division 1 of the EP&A Regulation, this section of the report provides an evaluation of the proposed development against the provisions of sec 4.15 of the EP&A Act.

5.1 4.15(1)(a)(i) The provision of any environmental planning instrument

The development proposal has been assessed against the relevant provisions of the following environmental planning instruments:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Goulburn Mulwaree Local Environmental Plan 2009

The development is consistent with the provisions of these environmental planning instruments, refer to the detailed discussion in Section 4 of this SEE.

5.2 4.15(1)(a)(ii) The provisions of any proposed instrument that is or has been the subject of public consultation under the Act

The proposed development has been assessed against the provisions of the relevant draft instruments that have been the subject of public consultation under the Act.

5.3 4.15(1)(a)(iii) The provisions of any development control plan

The proposed development has been assessed against the provisions of the Goulburn Mulwaree Development Control Plan 2009. See Table 3 for further comments.

5.4 4.15(1)(a)(iiia) The provisions of any planning agreement or draft planning agreement under section 7.4

There is no executed planning agreement applicable to the site.

5.5 4.15(a)(iv) The provisions of the regulations

This Development Application has been made in accordance with the Environmental Planning and Assessment Regulations 2021.

5.6 4.15(1)(b) The likely impacts of the development

There are no likely impacts identified from the proposal.

5.7 4.15(1)(c) The suitability of the site for the development

The development has been shown to have been designed in accordance with the LEP allowances and Council guidelines contained within the Development Control Plan and having full regard to

the present nature of the site and controls dictated by best environmental management of existing site constraints. The development proposal as designed is considered suitable for the site and compatible within the locality.

5.8 4.15(1)(d) Any submissions made in accordance with the Act or the regulations

Public submissions regarding the development proposal have not been made at this stage but would be considered following public notification in accordance with Council policy.

5.9 4.15(1)(e) The public interest

There are no other known issues of public interest that should preclude the consent of this development application.

6. CONCLUSION

6.1 Conclusion

The development is seeking consent for a boundary adjustment of Lot 299 DP750053 and Lot 2 DP715420 – 1476 and 1521 Canyonleigh Road, Brayton.

The SEE has considered the development against the relevant considerations of the *Environmental Planning and Assessment Act 1979*, relevant State and local environmental planning instruments and the controls in the applicable development control plan. The development is permissible with consent and satisfies the provisions of the relevant legislation and policies.

Potential environmental impacts from the development have been considered by this SEE. The assessment of relevant environmental considerations has found that the development will not have unacceptable impacts, and the approval of the development is in the public interest.

Appendix A

Proposed Boundary Adjustment Plan

PLANNING INFORMATION:
LEP: GOULBURN MULWAREE
ZONING: RURAL LANDSCAPE (RU2)
MINIMUM LOT SIZE: 100ha

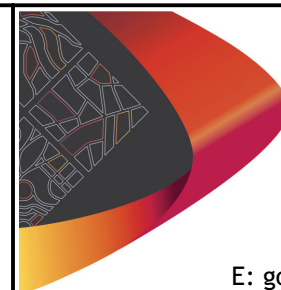


NOTES

1. This plan has been prepared to accompany a development application to adjust the boundaries between the subject lands to be lodged with Goulburn Mulwaree Council and should not be used for any other purpose.
2. Areas and dimensions of lots are approximate and are subject to survey and Council requirements.
3. Each lot maybe affected by easements - the position of easements has not been finalised.
4. Every lot maybe subject to restrictions on the use of land as required by future DA conditions, utility providers, Council and the developer.
5. No reliance should be placed on this plan for any financial dealing involving the land.
6. These notes form an integral part of the plan.

SCALE - 1:7000
AZIMUTH -
CONTOUR INTERVAL -
DATUM -
DATE - 13/02/2025
REF - P2772

PLAN SHOWING PROPOSED BOUNDARY ADJUSTMENT
SITE ADDRESS: 1476 & 1521 CANYONLEIGH ROAD,
BRAYTON
TITLE DETAILS: 299/750053 & 2/715420
LGA: GOULBURN MULWAREE



Premise
GOULBURN OFFICE
3/31 Clinton Street
PO Box 142
GOULBURN NSW 2580
T: 02 4822 1366
E: goulburn@premise.com.au

Appendix B

DCP Compliance Table

Table 3 – Development Control Plan Matters and Assessment

Objective/requirement	Standard	Assessment	Compliance
Section 1.8 Variations to Controls	<p>Council acknowledges that it is not possible for this plan to account for all possible situations and development scenarios. Consequently, the development controls under this plan have been designed to be flexible.</p> <p>When circumstances warrant, Council may consent to an application which departs, to a minor extent, from the provisions of this plan. In such cases, a written submission must be lodged with the development application, outlining the variation, providing reasons why the variation is necessary or desirable, and setting out how the objectives of the particular provision are satisfied by the proposal.</p> <p>Some of the relevant factors in determining whether a departure from this plan is warranted include:</p> <ul style="list-style-type: none"> a) Whether there will be any detrimental impact on the amenity of the existing and future residents. b) Whether there will be any detrimental impact on the amenity of the area c) That nature and size of the departure d) The degree of compliance with other relevant requirements 		N/A

Objective/requirement	Standard	Assessment	Compliance
	<p>e) The circumstances of the case, including whether the particular provisions unreasonable and /or unnecessary</p> <p>f) Priorities identified on a site analysis of being more importance than what is being departed from.</p> <p>g) Whether non-compliance will prejudice the objectives of the zone and the aims of this plan.</p>		
<p>Section 2.4</p> <p>Rural Development Objectives</p>	The plan aims to promote areas suitable for agricultural operations and ensure these operations minimise potential for land use conflict, unnecessary fragmentation or the alienation of existing land uses.	The proposal safeguards the efficient and effective agricultural production activities and avoids impact on the natural resources by utilising existing fence lines and road as boundaries.	YES
<p>Section 3.1</p> <p>Indigenous Heritage and Archaeology</p>	To provide for the consideration of impacts on indigenous heritage and archaeology from proposed development within the Goulburn Mulwaree Local Government area.	No areas of potential archaeological deposits or heritage sites have been identified within the development area. (Appendix C).	YES
<p>Section 3.10</p> <p>Dryland Salinity</p>	To direct development away from actual and potential salinity affected areas.	The development site is not mapped under the NSW Planning, Industry and Environment – eSPADE dataset as containing a salinity area.	NA
Section 3.11	The objective is to:	The development site is not located within an identified Catchment.	NA

Objective/requirement	Standard	Assessment	Compliance
Waterbody and Wetland Protection	<ul style="list-style-type: none"> Manage and protect natural resources in an ecologically sustainable manner. 		
Section 3.14 Biodiversity Management	Refer to Clause 7.2 of the GMLEP 2009.	See section 4.5.1.5.	YES
Section 3.17 Bushfire Risk Management	All development on land that is classified as bush fire prone land identified on Councils bush fire prone land map must be developed in accordance with the Rural Fire Service Planning for Bush Fire Protection Guidelines 2019.	A bushfire assessment has been prepared by Harris Environmental. (Appendix D).	YES
Section 5.2 Subdivision	General Controls <ul style="list-style-type: none"> Lot Sizes Design Building Envelope On-site Disposal 	The proposal complies with the requirements of clause 4.1D of the GMLEP 2010. The proposal utilises existing fence lines and road as the boundary division.	YES
Section 5.9 Land Use Conflict	To ensure that rural development occurs in such a way as to minimise land use conflict.	The proposal is to adjust boundaries utilising existing fence lines and road. This allows for the efficient and continued agricultural activities with no additional environmental impact. The current agricultural activities are well in excess of the required 80m separation distance from a dwelling house.	YES

Objective/requirement	Standard	Assessment	Compliance
Section 7.4 Easements	Easement shall be required pursuant to section 88B of the Conveyancing Act 1919 as required.	Relevant easements and restrictions will provide, in accordance with a section 88B instrument.	YES

Appendix C

AHIMS Search

Tina Dodson

Date: 25 March 2025

3/31 Clinton Street

Goulburn New South Wales 2580

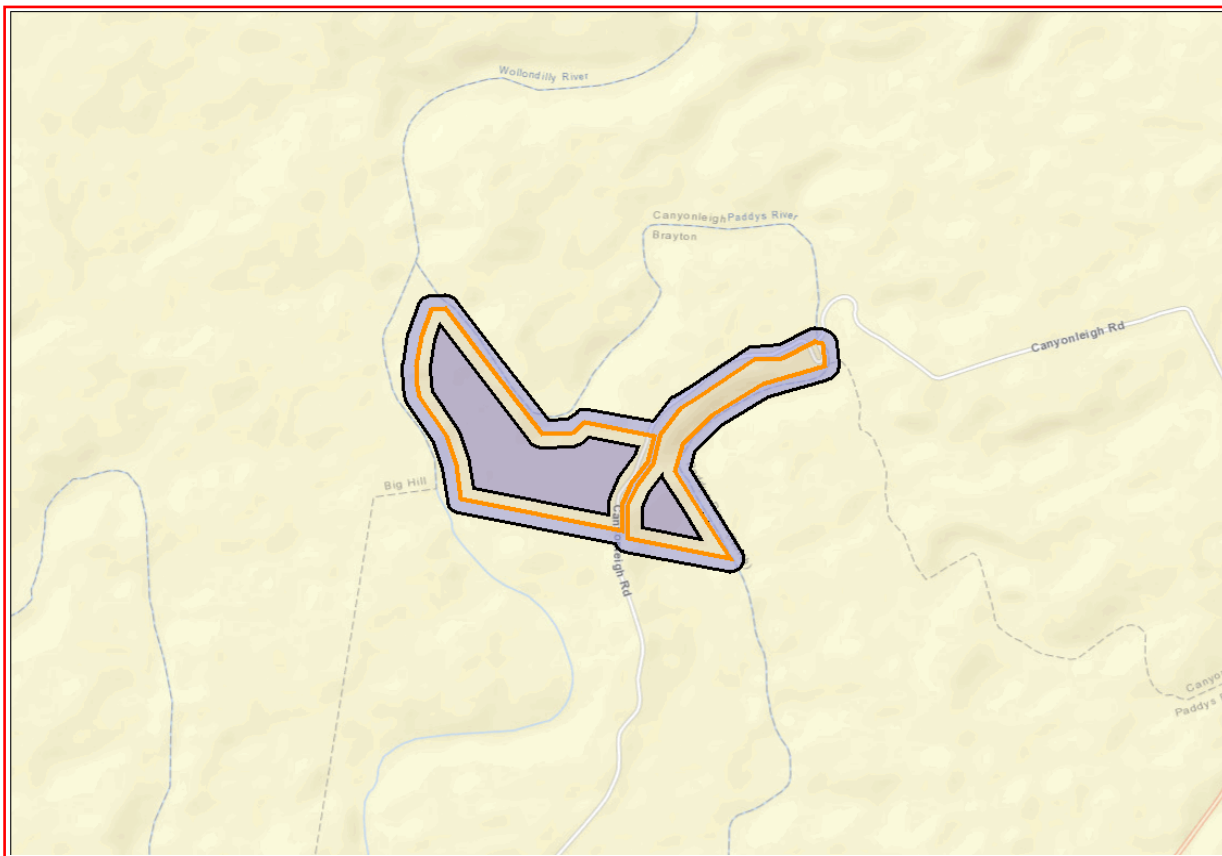
Attention: Tina Dodson

Email: tina.dodson@premise.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 299, DP:DP750053, Section : - with a Buffer of 50 meters, conducted by Tina Dodson on 25 March 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Tina Dodson

Date: 25 March 2025

3/31 Clinton Street

Goulburn New South Wales 2580

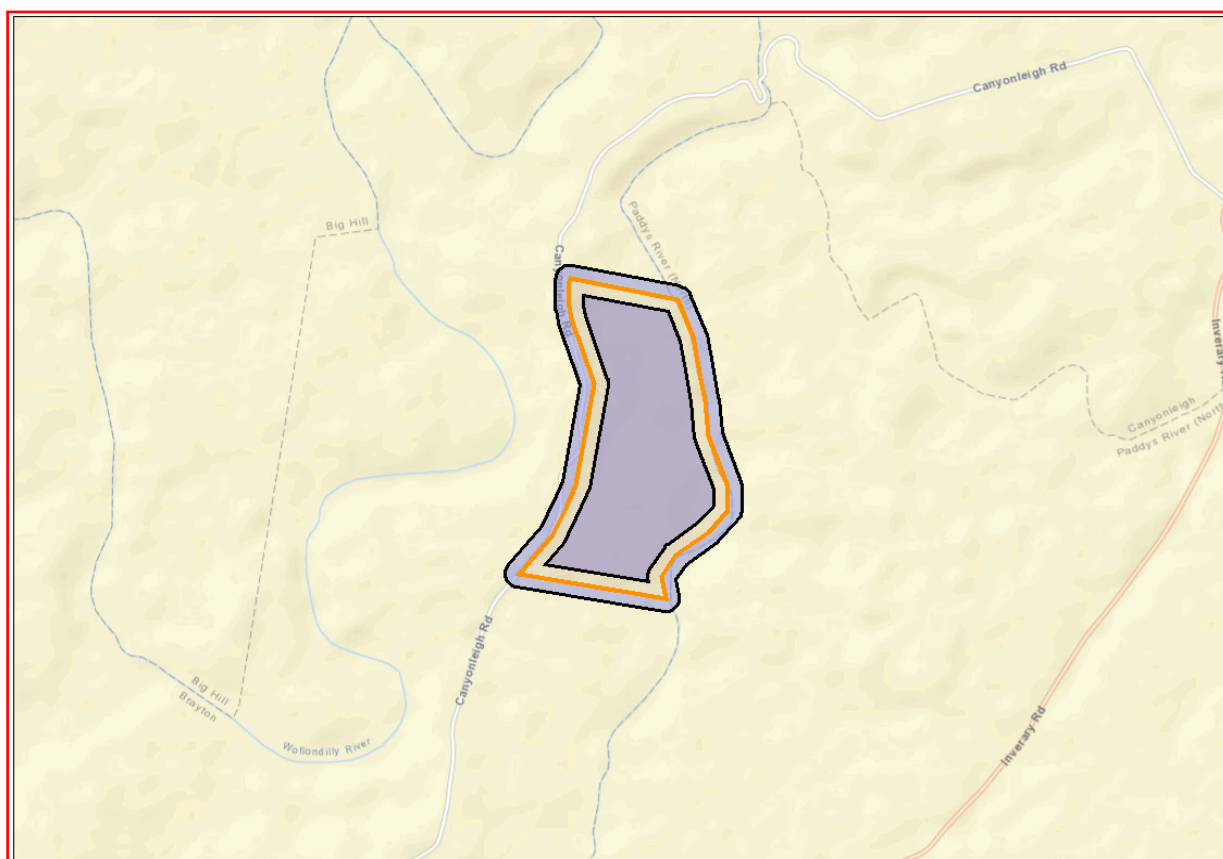
Attention: Tina Dodson

Email: tina.dodson@premise.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 2, DP:DP715420, Section : - with a Buffer of 50 meters, conducted by Tina Dodson on 25 March 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Appendix D

Bushfire Assessment Report

REF: 7372BF

Date: 4/04/2025

Valid to 27/03/2026



BUSHFIRE HAZARD ASSESSMENT

PROPOSED BOUNDARY ADJUSTMENT

1476 & 1521 CANYONLEIGH ROAD, BRAYTON

LGA: Goulburn-Mulwaree

Lot 299, DP 750053 and Lot 2, DP 715240

Applicant: Bryan Quinn C/-- Tina Dodson at Premise

HARRIS ENVIRONMENTAL CONSULTING

KATE@HEC.ECO

Version Control

Version Number	Name	Issue Detail	Date Modified	Status
1.0	CH	Draft Report	26/03/2025	Complete
1.1	KH	Final Report	04/04/2025	Complete

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Bushfire Hazard Assessment

Property Address:	1476 & 1521 Canyonleigh Road, Brayton, Lot 299, DP 750053 and Lot 2, DP 715240
Description of Proposal:	Proposed Boundary Adjustment
Highest BAL Rating:	BAL 29 or less
Performance-Based Solution	Yes, BAL 19 APZ for Lot 1 due to the access to the nearest public through road being greater than 200 m in length.
Bushfire Assessment Reference:	7372BF
Report Date:	4 April 2025

**BPAD L3 26947**

MASTER BUSH FIRE PROTECTION, UWS
GRAD DIP BUSH FIRE PROTECTION, UWS
GRAD DIP ENVIRO MANG HERTS, UK
GRAD DIP NAT RES UNE
BSC APP SC, AGRICULTURE HAC

**ABN 541 287 40 549****Phone: (02) 42 360 954****Mobile: 0403 237 072****Email: kate@hec.eco****Web: www.harrisenvironmental.com.au****DISCLAIMER**

The recommendations provided in the summary of this report are a result of the analysis of the proposal in relation to the requirements of Planning for Bushfire Protection 2019. The utmost care has been taken in the preparation of this report however there is no guarantee of human error. The intention of this report is to address the submission requirements for Development Applications on bushfire prone land. There is no implied assurance or guarantee the summary conditions will be accepted in the final consent and there is no way Harris Environmental Consulting is liable for any financial losses incurred should the recommendations in this report not be accepted in the final conditions of consent. This bushfire assessment provides a risk assessment of the bushfire hazard as outlined in the PBP 2019 and AS3959 2018. It does not provide protection against any damages or losses resulting from a bushfire event.

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EXECUTIVE SUMMARY

This Bushfire Hazard Assessment is for a proposed boundary adjustment between 1476 & 1521 Canyonleigh Road, Brayton. Harris Environmental Consulting was commissioned to provide this bushfire assessment. Letara Judd (BPAD Level 2) conducted a site inspection on the 19th of March 2025.

The proposed boundary adjustment involves the removing the northern boundary of Lot 2 DP715420 to combine with the eastern lot component of Lot 299 DP750053, increasing the area of Lot 2 DP715420 to approximately 60 ha. The area of Lot 299 DP750053 will decrease to approximately 32 ha due to the loss of the eastern component of the lot.

The existing dwellings are not exposed to radiant heat exceeding 29 kW/m².

No built development is included in the proposal. However, both existing dwellings have been given an APZ.

- The existing dwelling on Lot 1 can support a building area exposed to radiant heat no greater than 29 kW/m². However, as the dwelling is located greater than 200m from the nearest public through road, a BAL 19 APZ has been provided.
- The existing dwelling on Lot 2 can support a building area exposed to radiant heat no greater than 29 kW/m² and has been given a BAL 29 APZ.

The existing dwelling on Lot 1 is located approximately 565 m from the nearest public through road. At least one alternative property access road is required for individual dwellings or groups of dwellings that are located more than 200 meters from a public through road. The access is greater than 200 m in length with no alternate access. Therefore, a BAL 19 APZ to all elevations has been provided as an alternate solution. The existing dwelling on Lot 2 is located approximately 130 m from the nearest public through road.

The applicant should ensure there is at least 20,000 litre water supply per lot available for firefighting purposes for existing dwelling. Above ground tanks are required to be manufactured of concrete or metal and raised tanks have their stands protected. All above ground water pipes external to the building are required to be metal including and up to any taps. Pumps are to be shielded. Underground tanks should have an access hole of 200 mm and a hardened ground surface within 4 m of the access hole. A suitable connection for firefighting purposes is required such as a 65mm storz outlet and a gate or ball valve.

Any bottled gas will be installed and maintained under AS1596 and the relevant authority's requirements. If gas cylinders need to be kept close to the buildings, the release valves must be directed away from the building and any combustible material. Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.

Electrical transmission lines, if above ground, will be managed under specifications issued by the relevant energy supplier.

1 PROPOSAL

The owners of 1476 & 1521 Canyonleigh Road, Brayton, on Lot 299, DP 750053 (Lot 1) and Lot 2, DP 715240 (Lot 2) propose a boundary adjustment to remove the northern boundary of Lot 2 DP715420 to combine with the eastern lot component of Lot 299 DP750053, increasing the area of Lot 2 DP715420 to approximately 60 ha. The area of Lot 299 DP750053 will decrease to approximately 32 ha due to the loss of the eastern component of the lot.

The existing dwellings on each subject lot is utilised in this assessment to demonstrate the ability of both lots to provide a building footprint that is not exposed to radiant heat exceeding 29 kW/m², or BAL 29.

As the proposal involves the subdivision of land for residential purposes, which is mapped as bushfire prone, the proposal will be required to satisfy the relevant provisions of both s.4.14 and s4.46 of the Environmental Planning and Assessment Act 1979.

Harris Environmental Consulting was commissioned to provide this bushfire assessment. Letara Judd (BPAD Level 2) conducted a site inspection on the 19th of March 2025.

Figure 1 shows the subject lot location.

Figure 2 provides a broad scale aerial view of the subject site.

Figure 3 shows a close up of the subject lot.

Figure 4 shows the proposed subdivision.

FIGURE 1 SITE LOCATION

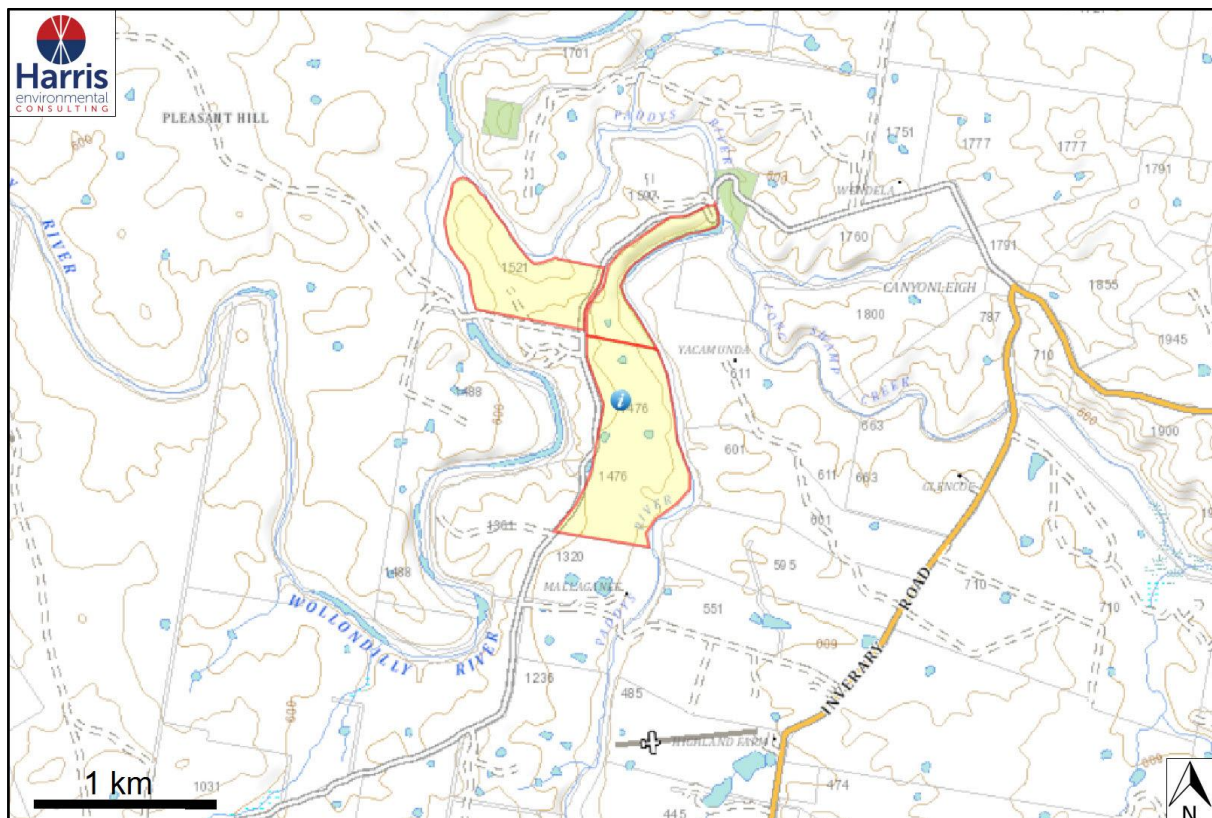


FIGURE 2 *BROAD SCALE AERIAL VIEW OF THE SUBJECT SITE*

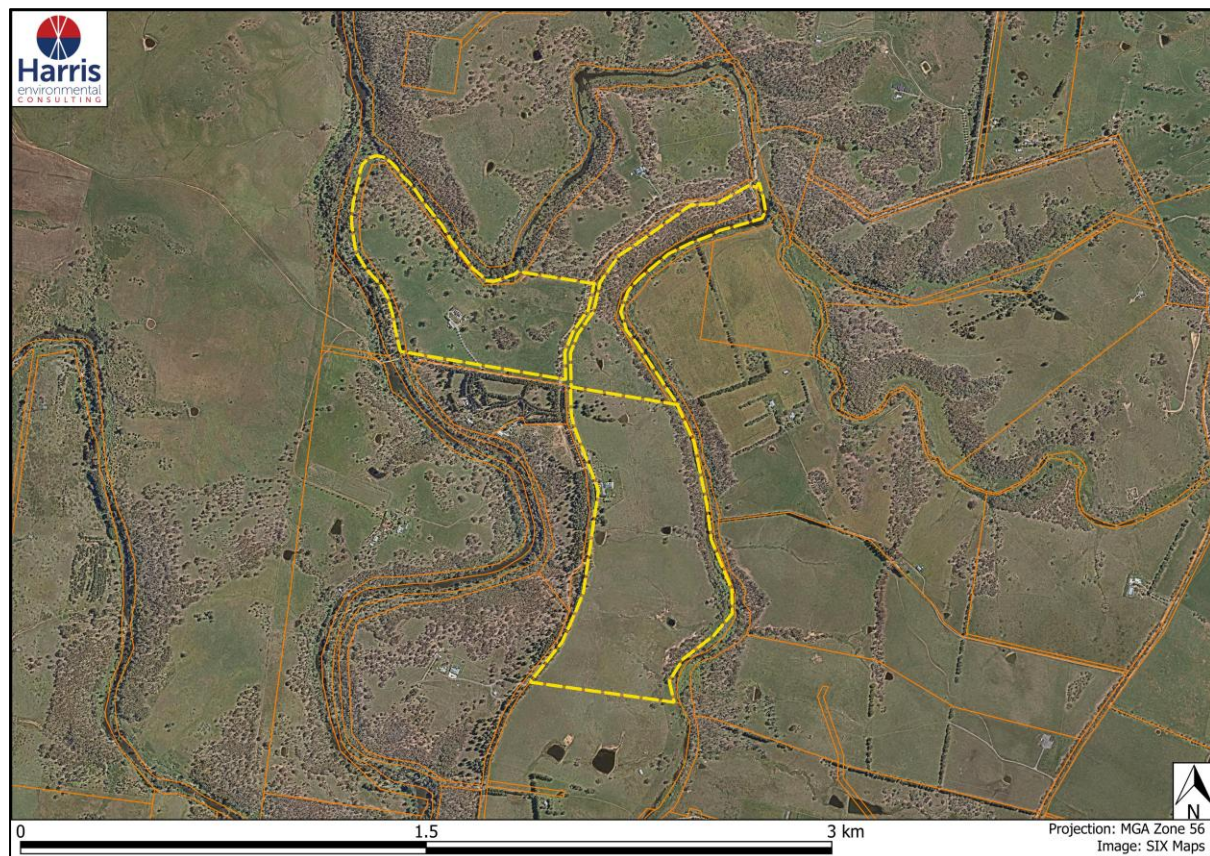


FIGURE 3 *CLOSE UP VIEW OF SUBJECT LOT*

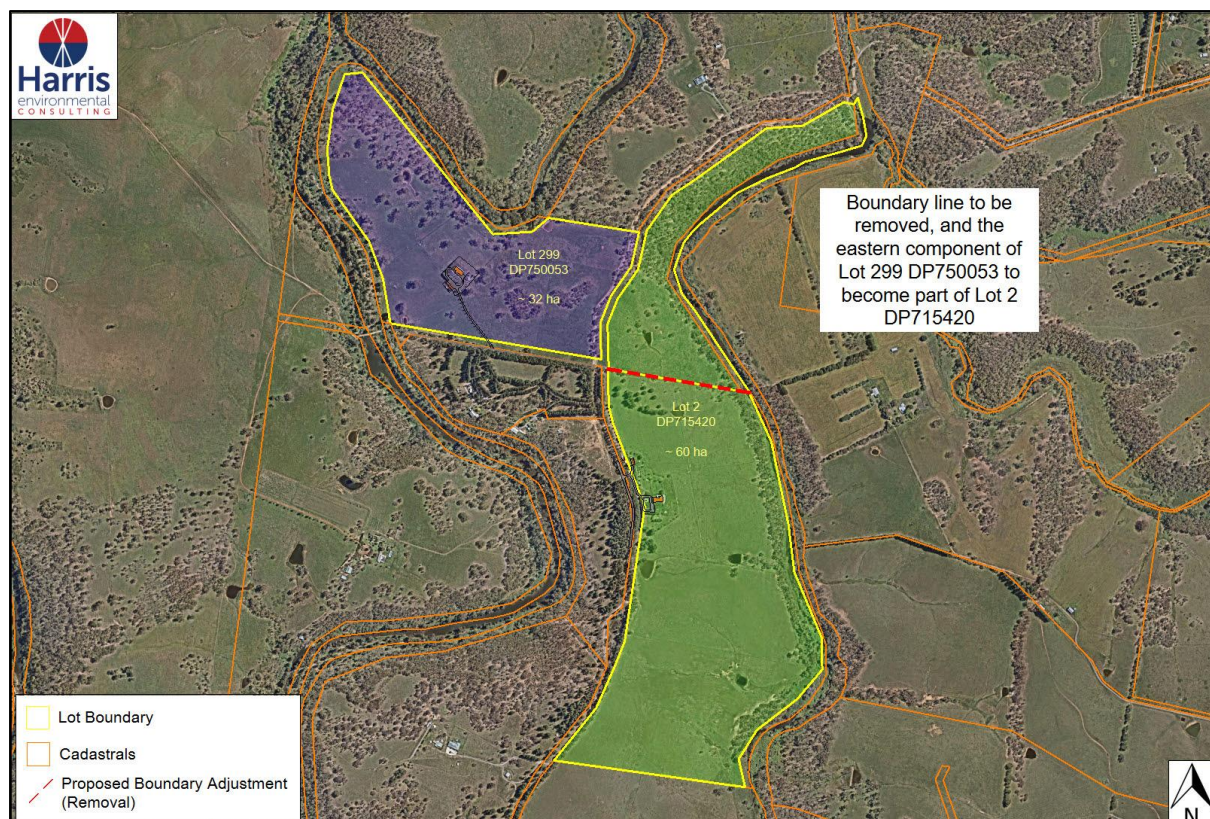
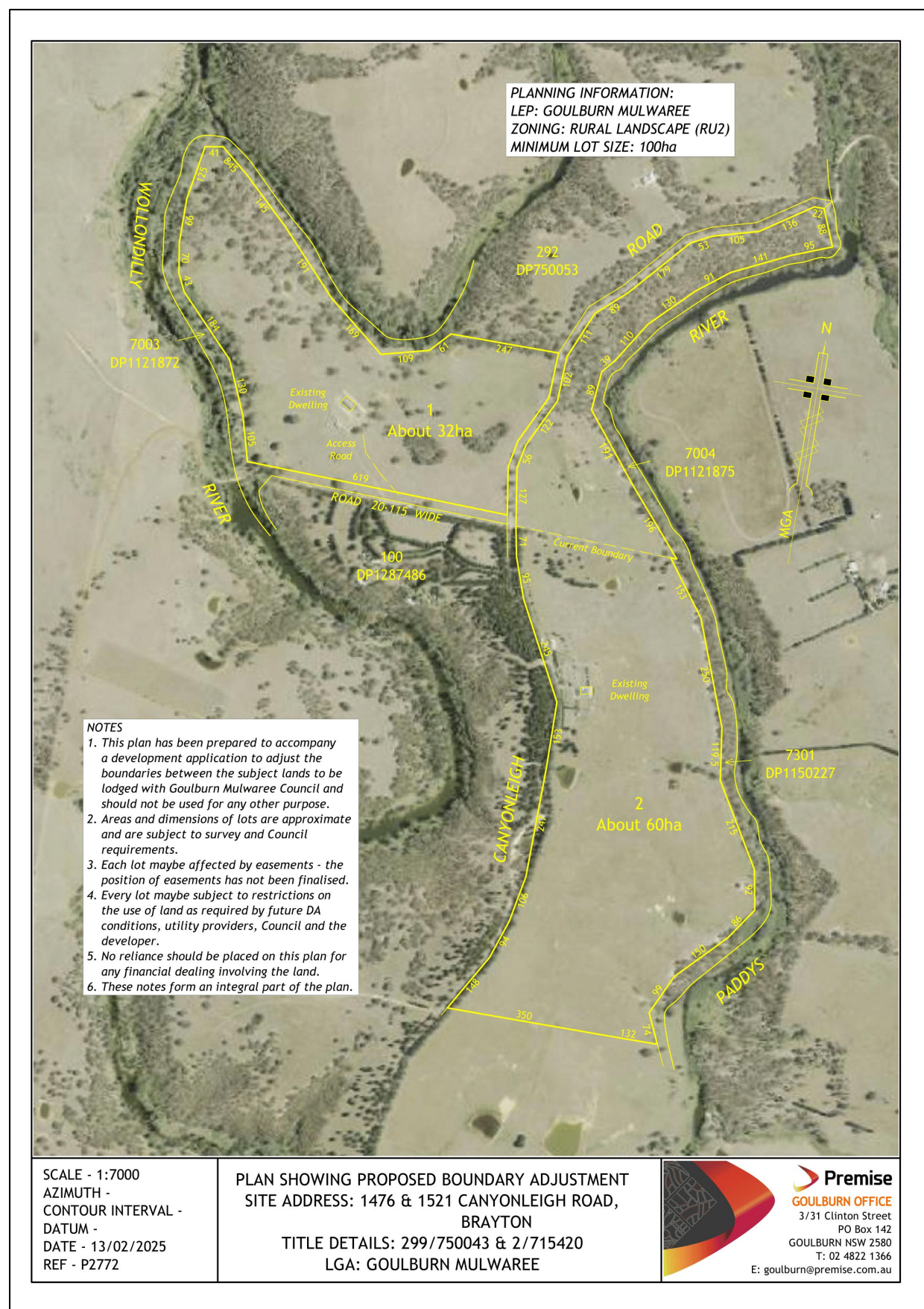


FIGURE 4 **PROPOSED SUBDIVISION PLAN**

2 PLANNING LAYERS

The following planning layers are described in Table 1 and shown in the Figures below:

TABLE 1 PLANNING LAYERS

MAP	FIGURE	DESCRIPTION
Bushfire Prone Land Map	5	The subject lot is mapped as “Vegetation Category 1”, and “Vegetation Category 3”.
LEP Zone Map	6	The subject lot is zoned as “RU2 – Rural Landscape”.
Vegetation Mapping	7	The surrounding vegetation is mapped predominantly as “Southern Tableland Dry Sclerophyll Forest”, “Southern Tableland Wet Sclerophyll Forest”, “Eastern Riverine Forest” and “Central Gorge Dry Sclerophyll Forest” (DPE, 2022).
Biodiversity Values Map	8	As of 4/04/2025, there is land identified within the subject lot as having high biodiversity value under the Biodiversity Offsets Scheme under the <i>Biodiversity Conservation Act 2016</i> . However, this is on the perimeter of the lot and do not influence the ability of the existing dwellings to support a BAL 29 APZ.
Hydrology	9	There are a number of watercourses through the subject lot, however, none impact the APZ of the existing dwellings.

FIGURE 5 **BUSHFIRE PRONE MAP**

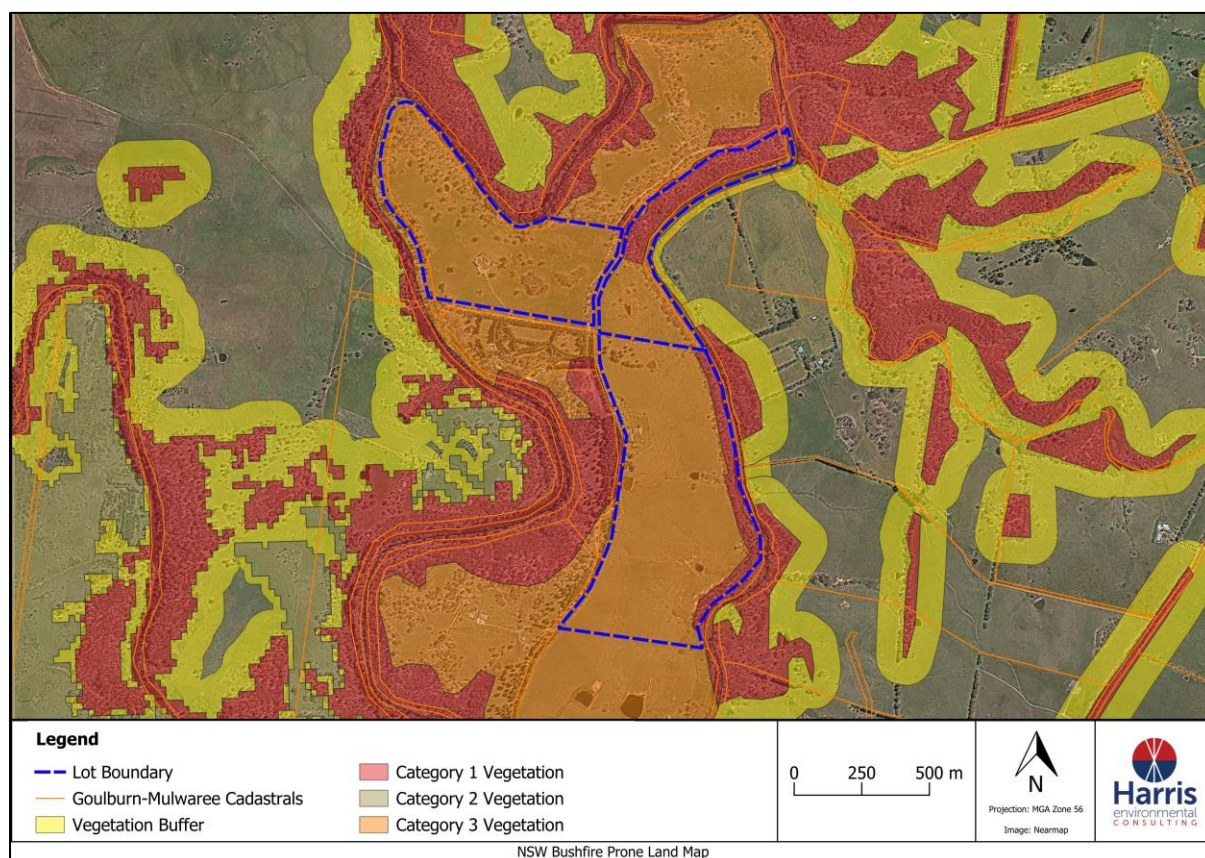


FIGURE 6 LEP ZONE MAP

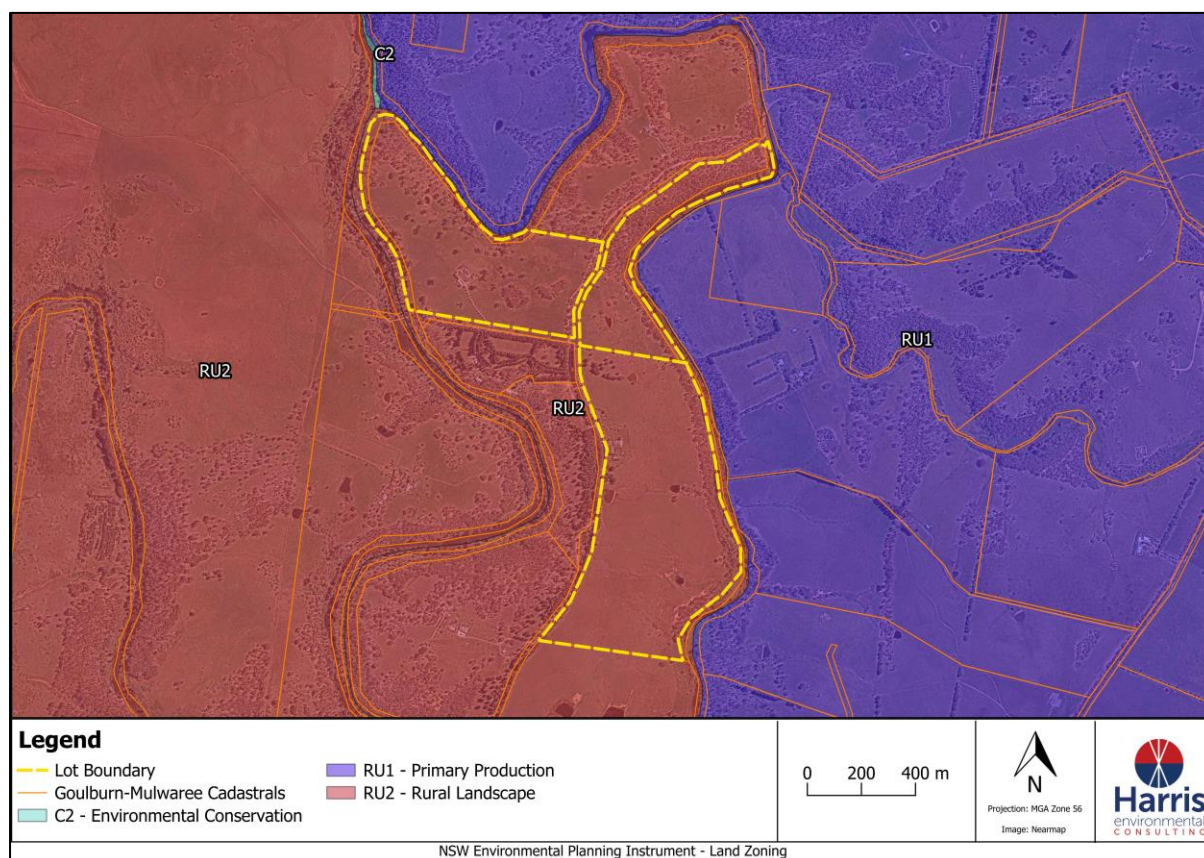


FIGURE 7 VEGETATION MAPPING

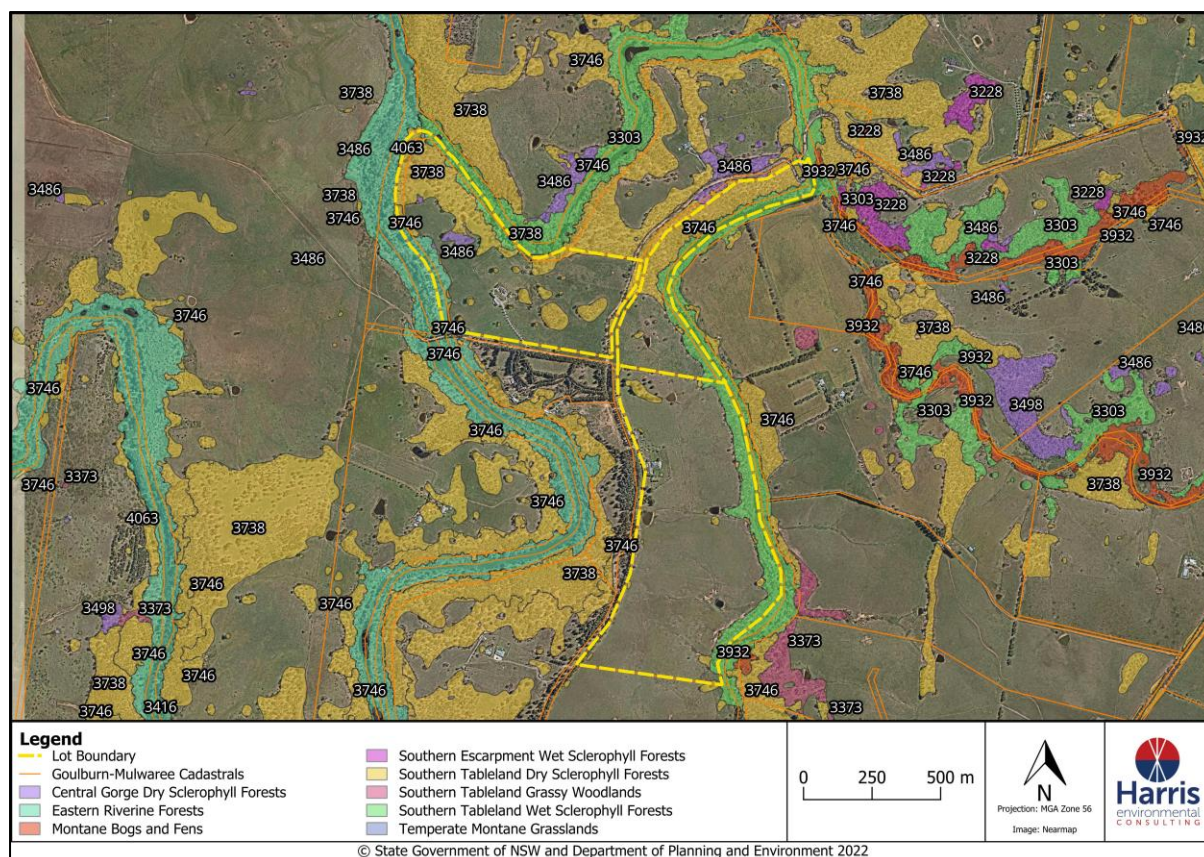


FIGURE 8 *BIODIVERSITY VALUES MAP*

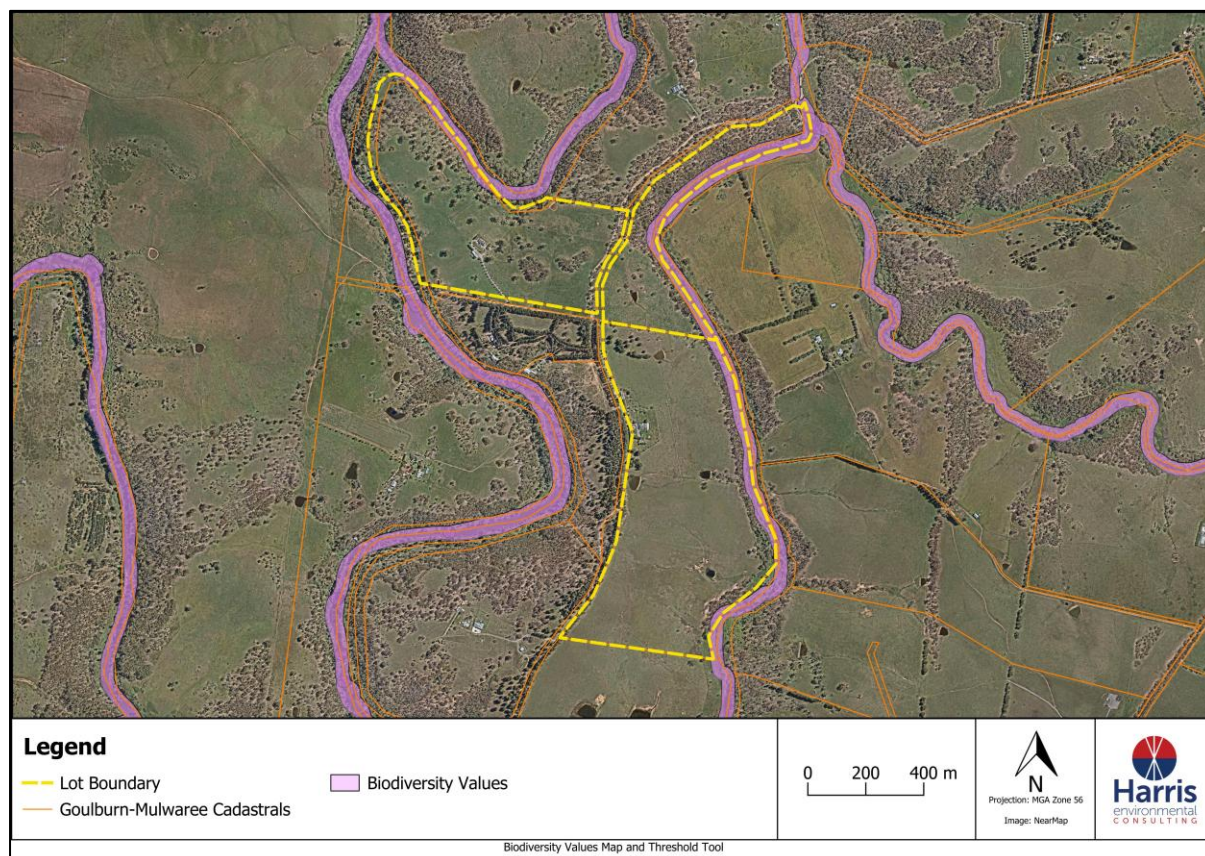
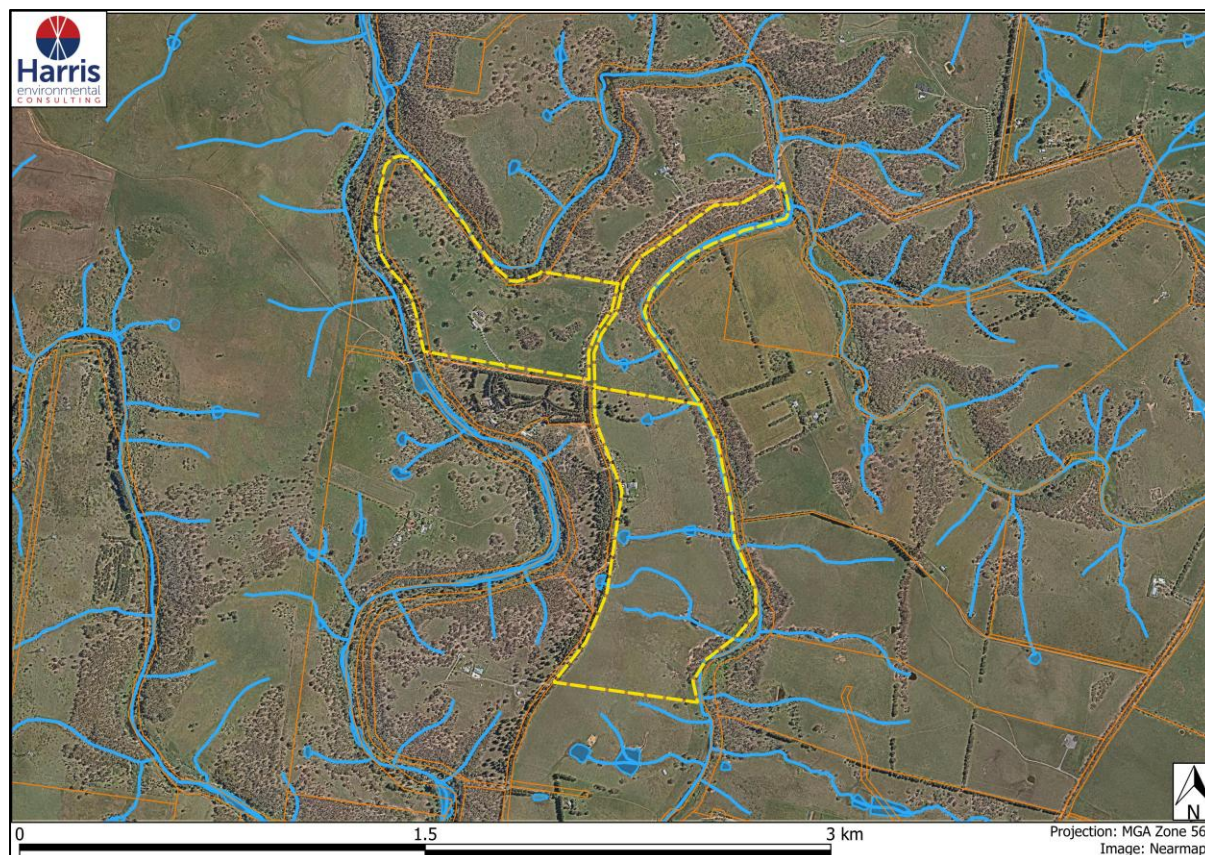


FIGURE 9 *HYDROLOGY*



3.2 Vegetation Formation Within 140m of Proposed Development

3.2.1 Lot 1

Figure 11 shows the vegetation formations within 140m of the existing dwelling on Lot 1.

The vegetation formations are described below and summarised in Table 2.

The vegetation to the northern elevation of the existing dwelling has been mapped as “Southern Tableland Dry Sclerophyll Forest” (DPIE, 2022). In accordance with *Planning for Bush Fire Protection 2019*, this vegetation has been classified as “Forest”.

The small parcel of vegetation to the southeast of the existing dwelling has been classified as Remnant Vegetation under section A1.11.1 of the PBP (2019):

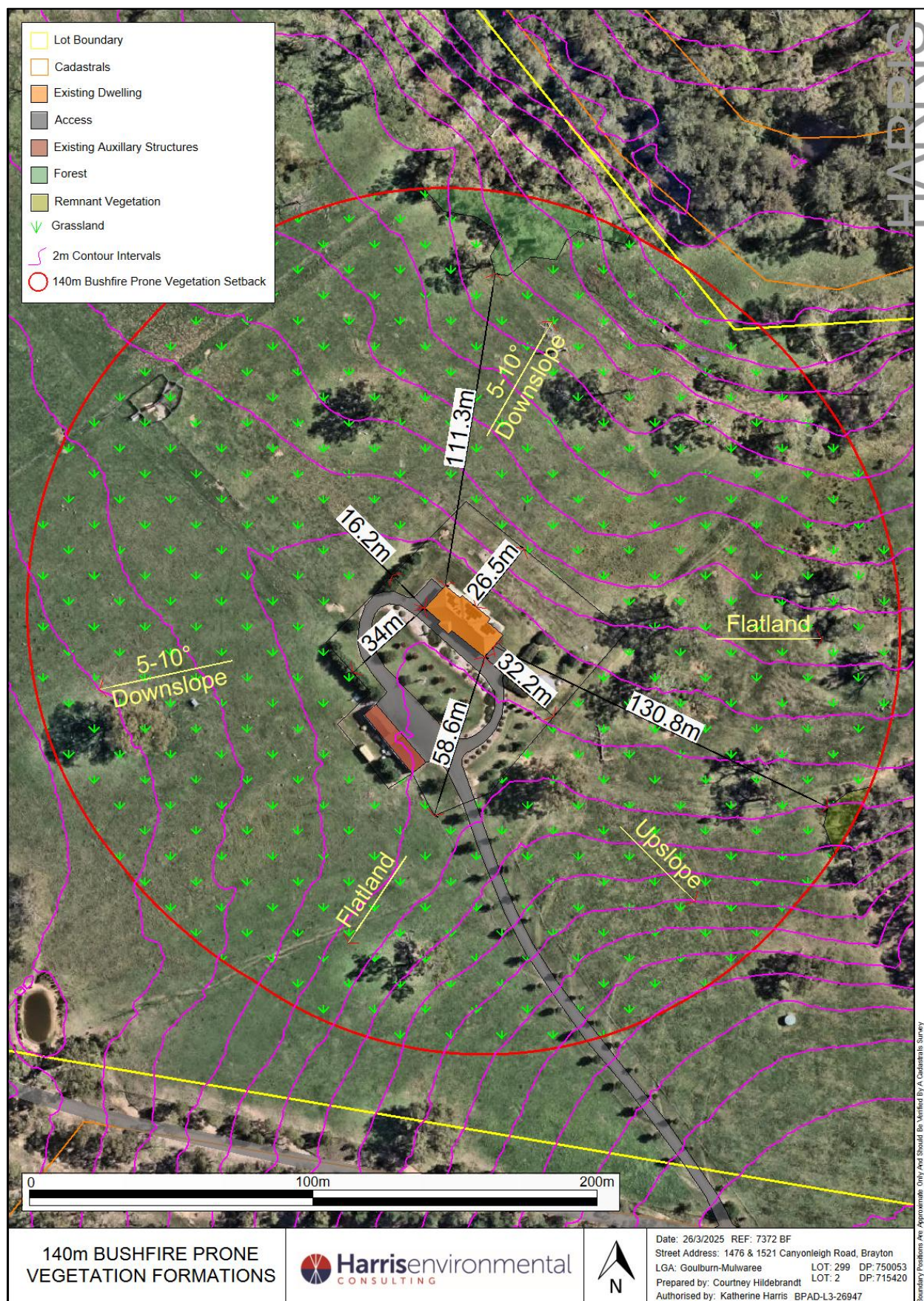
“Remnant vegetation is a parcel of vegetation with a size of less than 1 Ha. These remnants are considered a low hazard and APZ setbacks and building construction standards for these may be the same as for Rainforest.”

The vegetation surrounding dwelling has been classified as Grassland in accordance with *Planning for Bushfire Protection* (2019).

TABLE 2 **PREDOMINATE VEGETATION CLASSIFICATION (LOT 1)**

	Vegetation Formation	Effective Slope	Distance to hazard
North	Grassland	5-10° Downslope	26.5 m
	Forest	5-10° Downslope	111.3 m
East	Grassland	Flatland	32.2 m
	Remnant Vegetation	Flatland	130.8 m
South	Grassland	Flatland	58.6 m
West	Grassland	5-10° Downslope	34.0 m
Northwest	Grassland	5-10° Downslope	16.2 m

FIGURE 11 *BUSHFIRE PRONE VEGETATION WITHIN 140 METRES OF EXISTING DWELLING IN LOT 1*



3.2.2 Lot 2

The vegetation to the western elevation of the existing dwelling has not been mapped as a vegetation type, however, is connected to “Southern Tableland Dry Sclerophyll Forest” (Tozer et al. 2010). Therefore, this vegetation has been classified as “Forest” in accordance with *Planning for Bushfire Protection 2019*.

The small parcel of vegetation to the south of the existing dwelling has been classified as Remnant Vegetation under section A1.11.1 of the PBP (2019):

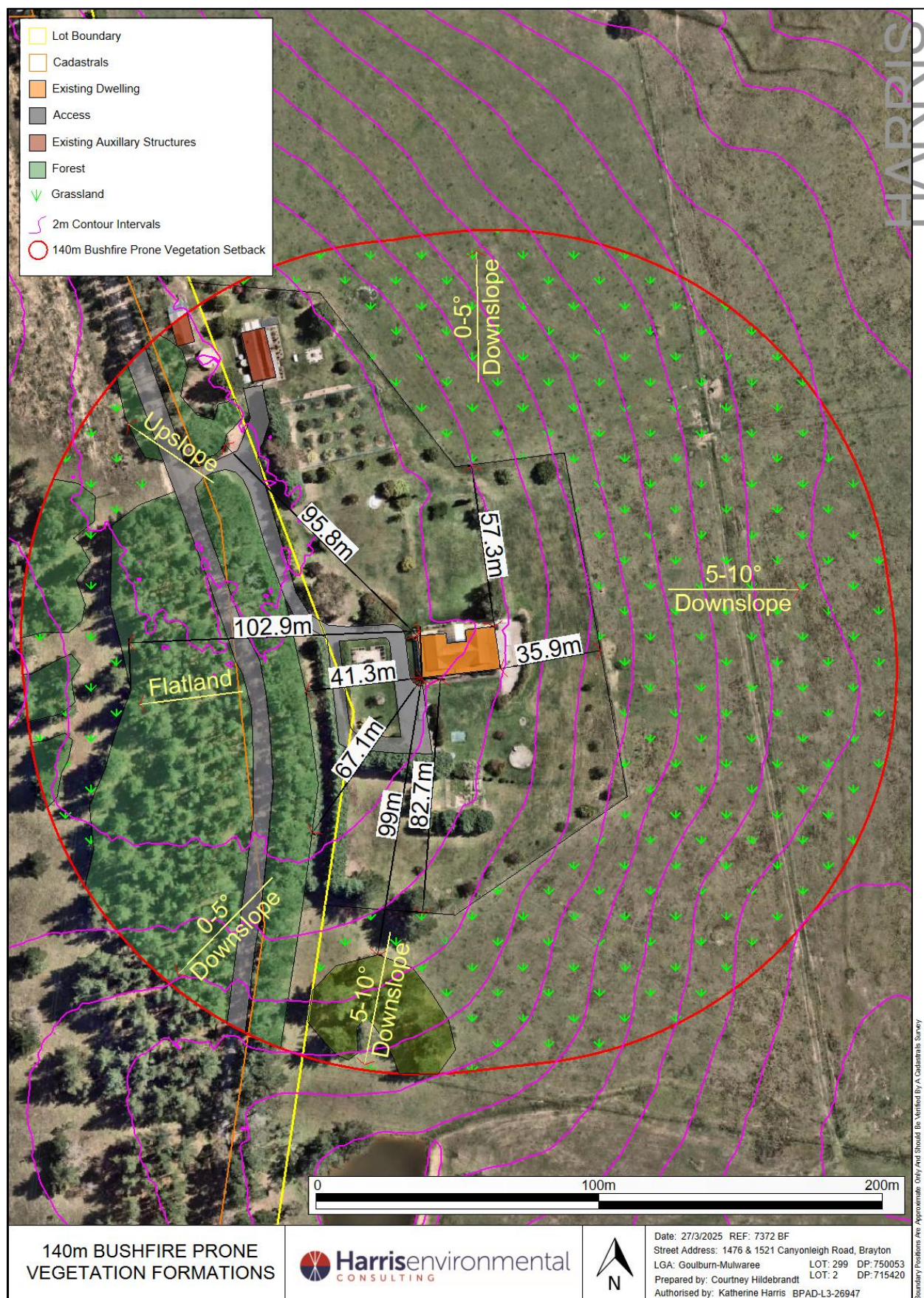
“Remnant vegetation is a parcel of vegetation with a size of less than 1 Ha. These remnants are considered a low hazard and APZ setbacks and building construction standards for these may be the same as for Rainforest.”

The vegetation surrounding the dwelling and in between the sections of forest and remnant vegetation has been classified as Grassland in accordance with *Planning for Bushfire Protection (2019)*.

TABLE 3 **PREDOMINATE VEGETATION CLASSIFICATION (LOT 2)**

	Vegetation Formation	Effective Slope	Distance to hazard
North	Grassland	0-5° Downslope	57.3 m
East	Grassland	5-10° Downslope	35.9 m
South	Grassland	5-10° Downslope	82.7 m
	Remnant Vegetation	5-10° Downslope	99.0 m
Southwest	Forest	0-5° Downslope	67.1 m
West	Forest	Flatland	41.3 m
	Grassland	Flatland	102.9 m
Northwest	Forest	Upslope	95.8 m

FIGURE 12 BUSHFIRE PRONE VEGETATION WITHIN 140 METRES OF EXISTING DWELLING IN LOT 2



4 BUSHFIRE THREAT ASSESSMENT

4.1. Asset Protection Zones (APZ)

4.1.1 Lot 1

Table A1.12.5 PBP 2019 has been used to determine the width of the indicative APZs using the vegetation and slope data identified. This proposal is for the subdivision of the land only and is required to demonstrate an APZ of BAL 29 or less can be provided within the lot boundary. No built development is included in the proposal. The existing dwelling on Lot 1 has been used to demonstrate this.

The existing dwelling can support a building area exposed to radiant heat no greater than 29 kW/m². However, as the dwelling is located greater than 200m from the nearest public through road, a BAL 19 APZ has been provided. Table 4 and Figure 13 demonstrate the setbacks required for BAL 29 or less and the BAL 19 APZ that is proposed for the existing dwelling.

TABLE 4 APZ AND BAL DETERMINATION

	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>	<i>Northwest</i>
Vegetation	Grassland	Grassland	Grassland	Grassland	Grassland
Gradient	5-10° Downslope	Flatland	Flatland	5-10° Downslope	5-10° Downslope
Table A1.12.5 PBP 2019 BAL 29 setbacks	13 -<20 m	10 -< 15 m	10 -< 15 m	13 -<20 m	13 -<20 m
Table A1.12.5 PBP 2019 BAL 19 setbacks	20 -< 28 m	15 -< 22 m	15 -< 22 m	20 -< 28 m	20 -< 28 m
APZ BAL	BAL 19	BAL 19	BAL 19	BAL 19	BAL 19
BAL Achievable	BAL 29 or less	BAL 29 or less	BAL 29 or less	BAL 29 or less	BAL 29 or less

FIGURE 13 APZ FOR EXISTING DWELLING ON LOT 1



4.1.2 Lot 2

Table A1.12.5 PBP 2019 has been used to determine the width of the indicative APZs using the vegetation and slope data identified. This proposal is for the subdivision of the land only and is required to demonstrate an APZ of BAL 29 or less can be provided within the lot boundary. No built development is included in the proposal. The existing dwelling on Lot 2 has been used to demonstrate this.

Table 5 and Figure 14 demonstrate the setbacks required for BAL 29 or less and the BAL 19 APZ that is proposed for the existing dwelling.

TABLE 5 APZ AND BAL DETERMINATION (LOT 2)

	North	East	South		Southwest	West	Northwest
Vegetation	Grassland	Grassland	Grassland	Remnant Vegetation	Forest	Forest	Forest
Gradient	0-5° Downslope	5-10° Downslope	5-10° Downslope	5-10° Downslope	0-5° Downslope	Flatland	Upslope
Table A1.12.5 PBP 2019 BAL 29 setbacks	12 -< 17 m	13 -< 20 m	13 -< 20 m	18 -< 26 m	29 -< 40 m	24 -< 33 m	24 -< 33 m
APZ BAL	BAL 29	BAL 29	BAL 29	BAL 29	BAL 29	BAL 29	BAL 29
BAL Achievable	BAL 29 or less	BAL 29 or less	BAL 29 or less	BAL 29 or less	BAL 29 or less	BAL 29 or less	BAL 29 or less

FIGURE 14 APZ FOR EXISTING DWELLING ON LOT 2



4.2. Relevant Construction Standard

The Australian Standard AS3959 – 2018 and/or *NASH Standard Steel Framed Construction in Bushfire Areas* (2014) are the enabling standards that address the performance requirements of both parts 2.3.4 and Part GF5.1 of the Building Code of Australia for the Construction of Class 1, 2 and Class 3 buildings within a designated Bushfire Prone Area.

The following was determined for this site:

Relevant fire danger index.....FDI 100
Flame temperature1090 K

No development is proposed in this Development Application. All lots can provide APZ's that meets BAL 29 (<29kW/m²) or less.

The existing dwellings are required to be upgraded to improve ember protection, unless already constructed to a relevant standard. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders.

4.3. Emergency Management

The owners are advised to obtain the *NSW Rural Fire Service – "Guidelines for the Preparation of Bush Fire Evacuation Plans" & 'Bush Fire Survival Plan'* In the event of an emergency, the owners should ensure they are familiar with the RFS Bush Fire Alert Levels and use their Bush Fire Survival Plan.

4.4. Adequate Water and Utility Services

The applicant should ensure there is at least 20,000 litre water supply available per lot for firefighting purposes for the existing dwelling. Above ground tanks are required to be manufactured of concrete or metal and raised tanks have their stands protected. All above ground water pipes external to the building are required to be metal including and up to any taps. Pumps are to be shielded. Underground tanks should have an access hole of 200 mm and a hardened ground surface within 4 m of the access hole. A suitable connection for firefighting purposes is required such as a 65mm storz outlet and a gate or ball valve.

Any future residential developments will require a water supply for firefighting which meets *PBP 2019*. This will require a DA to demonstrate infill development under Section 4.14 EPA Act.

Any bottled gas will be installed and maintained under AS1596 and the relevant authority's requirements. If gas cylinders need to be kept close to the buildings, the release valves must be directed away from the building and any combustible material. Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.

Electrical transmission lines, if above ground, will be managed under specifications issued by the relevant energy supplier.

4.5. Safe Operational Access

The *Planning for Bushfire Protection 2019* requires safe operational access to structures and water supply for emergency services while residents are seeking to evacuate from an area.

The proposed subdivision development is located on Canyonleigh Road. This is a two-wheel drive, all weather, through road. Road surfaces and bridges are sufficient to carry fully loaded firefighting vehicles.

The existing dwelling on Lot 1 is located approximately 565 m from the nearest public through road (Figure 15). At least one alternative property access road is required for individual dwellings or groups of dwellings that are located more than 200 meters from a public through road. The access is greater than 200 m in length with no alternate access. Therefore, a BAL 19 APZ to all elevations has been provided as an alternate solution.

The existing dwelling on Lot 2 is located approximately 130 m from the nearest public through road (Figure 17). No changes to the existing access is proposed or required.

FIGURE 15 ACCESS TO EXISTING DWELLING ON LOT 1



FIGURE 16 ACCESS TO EXISTING DWELLING ON LOT 2



5 LANDSCAPING

Provided APZ will be required to be established and should be maintained in perpetuity.

Appendix 4 (*PBP 2019*) provides guidelines for landscaping and Bushfire Provisions within the APZ. To incorporate bushfire protection measures into future development, the owner is advised to consider the following:

- Avoid planting trees species with rough fibrous bark or which retain/shed bark in long strips or retain dead material in their canopy.
- Avoid planting deciduous species that may increase fuel at surface/ground level by the fall of leaves.
- Avoid climbing species to walls and pergolas.
- Locate combustible materials such as woodchips/mulch, flammable fuel stores (LPG gas bottles) away from the building.
- Locate combustible structures such as garden sheds, pergolas, and materials such as timber furniture away from the building.
- Ensure any vegetation planted around the house is a suitable distance away so these plants do not come into physical contact with the house as they mature.
- The property should be developed to incorporate suitable impervious area surrounding the house, including courtyards, paths, and driveways.

The APZ is to be managed as an Inner Protection Area, also known as an IPA. The IPA is the area closest to the building and creates a fuel-managed area which can minimise the impact of direct flame contact and radiant heat on the development and act as a defensible space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 1cm in height and be discontinuous.

In practical terms the IPA is typically the curtilage around the building, consisting of a mown lawn and well-maintained gardens.

When establishing and maintaining an IPA the following requirements apply:

Trees

- tree canopy cover should be less than 15% at maturity.
- trees at maturity should not touch or overhang the building.
- lower limbs should be removed up to a height of 2m above the ground.
- tree canopies should be separated by 2 to 5m; and
- preference should be given to smooth barked and evergreen trees.

Shrubs

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided.
- shrubs should not be located under trees.
- shrubs should not form more than 10% ground cover: and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

Grass

- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

6. HOW THIS PROPOSAL MEETS DEEMED TO SATISFY

The following tables show how the proposal meets the Acceptable Solutions of the PBP (2019) Chapter 5.

TABLE 6 COMPLIANCE TABLE FOR SUBDIVISION (BOUNDARY ADJUSTMENT)

Performance Criteria		Acceptable Solution	Demonstration of Compliance
ASSET PROTECTION ZONES	Potential building footprints must not be exposed to radiant heat levels exceeding 29 kW/m ² on each proposed lot.	APZs are provided in accordance with Tables A1.12.2 and A1.12.3 based on the FFDI.	All proposed residential lots can support a potential building footprint not exposed to radiant heat levels exceeding 29 kW/m ² .
	APZs are managed and maintained to prevent the spread of a fire to the building.	APZs are managed in accordance with the requirements of Appendix 4 of PBP.	BAL 19 APZ have been provided for the existing dwellings.
	The APZ is provided in perpetuity.	APZs are wholly within the boundaries of the development site.	APZs can be located wholly within their respective lot boundaries.
	APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	APZ are located on lands with a slope less than 18 degrees.	The land is less than 18 degrees downslope.
LANDSCAPING	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.	APZ to be managed in perpetuity.
ACCESS (GENERAL REQUIREMENTS)	Firefighting vehicles are provided with safe, all-weather access to structures.	Property access roads are two-wheel drive, all-weather roads.	Provided.
		Perimeter roads are provided for residential subdivisions of three or more allotments.	Development is a boundary adjustment between two lots, therefore not applicable.
		Subdivisions of three or more allotments have more than one access in and out of the development.	Development is a boundary adjustment between two lots, therefore not applicable.
		Traffic management devices are constructed to not prohibit access by emergency services vehicles.	No traffic management devices are proposed.

		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.	No roads are proposed.
		All roads are through roads.	No roads are proposed.
		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.	No roads are proposed.
		Where kerb and guttering are provided on perimeter roads, roll top kerbing should be used to the hazard side of the road.	No roads are proposed.
		Where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access shall be provided to an alternate point on the existing public road system;	No roads are proposed.
	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.	No roads are proposed.
	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.	No roads are proposed.
		Hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - Fire hydrant installations System design, installation, and commissioning	No roads are proposed.
		There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.	Will need to be provided.
	PERIMETER ROADS	Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as	
		Are two-way sealed roads.	No roads are proposed.
		Minimum 8m carriageway width kerb to kerb.	No roads are proposed.
		Parking is provided outside of the carriageway width.	No roads are proposed.

	providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.		Hydrants are located clear of parking areas.	No hydrants are proposed.
			Are through roads, and these are linked to the internal road system at an interval of no greater than 500m.	No roads are proposed.
			Curves of roads have a minimum inner radius of 6m.	No roads are proposed.
			The maximum grade road is 15 degrees and average grade of not more than 10 degrees.	No roads are proposed.
			The road crossfall does not exceed 3 degrees;	No roads are proposed.
			A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.	No roads are proposed.
NON-PERIMETER ROADS	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.	No roads are proposed.
			Parking is provided outside of the carriageway width.	No roads are proposed.
			Hydrants are located clear of parking areas.	No roads are proposed.
			Roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m.	No roads are proposed.
			Curves of roads have a minimum inner radius of 6m.	No roads are proposed.
			The road crossfall does not exceed 3 degrees;	No roads are proposed.
			A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.	No roads are proposed.
PROPERTY ACCESS	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 70kph) that supports the operational use of emergency firefighting vehicles.	Not applicable.
		OR	minimum 4m carriageway width.	Existing road complies.
			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.	Existing road complies.

			provide a suitable turning area in accordance with Appendix 3 of the PBP 2019.	Existing road complies.
			a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches.	Existing road complies.
			curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress.	Existing road complies.
			the minimum distance between inner and outer curves is 6m.	Existing road complies.
			the crossfall is not more than 10 degrees. maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads;	Existing road complies.
			a development comprising more than three dwellings has access by dedication of a road and not by right of way.	Existing road complies.
			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.	Existing road complies.
WATER SUPPLIES	An adequate water supply is provided for firefighting purposes.	Reticulated water is to be provided to the development, where available; or A static water and hydrant supply is provided for non-reticulated developments or where reticulated water supply cannot be guaranteed. Static water supplies shall comply with Table 5.3d.	A static water supply compliant with Table 5.3d will be required for both existing dwelling on the lots.	
	Water supplies are located at regular intervals; and The water supply is accessible and reliable for firefighting operations	Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005.	No hydrants proposed.	
		Hydrants are not located within any road carriageway; and	No hydrants proposed.	
		Reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads.	No hydrants proposed.	

	Flows and pressure are appropriate.	Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005.	No hydrants proposed.
	The integrity of the water supply is maintained.	All above-ground water service pipes external to the building are metal, including and up to any taps.	To comply.
		above-ground water storage tanks shall be of concrete or metal.	To comply.
ELECTRICITY SERVICES	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; and	To comply.
		Where overhead, electrical transmission lines are proposed as follows: <ul style="list-style-type: none"> lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 <i>Guideline for Managing Vegetation Near Power Lines</i>. 	To comply.
GAS SERVICES	Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.	All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side.	To comply.
		Connections to and from gas cylinders are metal.	To comply.
		Polymer-sheathed flexible gas supply lines are not used;	To comply.
		Above-ground gas service pipes are metal, including and up to any outlets.	To comply.

7 SUMMARY

- Both lots can provide building footprints that are not exposed to radiant heat exceeding 29 kW/m².
- No built development is included in the proposal. However, both existing dwellings have been given an APZ.
 - The existing dwelling on Lot 1 can support a building area exposed to radiant heat no greater than 29 kW/m². However, as the dwelling is located greater than 200m from the nearest public through road, a BAL 19 APZ has been provided.
 - The existing dwelling on Lot 2 can support a building area exposed to radiant heat no greater than 29 kW/m² and has been given a BAL 29 APZ.
- The existing dwelling on Lot 1 is located approximately 565 m from the nearest public through road. At least one alternative property access road is required for individual dwellings or groups of dwellings that are located more than 200 meters from a public through road. The access is greater than 200 m in length with no alternate access. Therefore, a BAL 19 APZ to all elevations has been provided as an alternate solution. The existing dwelling on Lot 2 is located approximately 130 m from the nearest public through road.
- The applicant should ensure there is at least 20,000 litre water supply per lot available for firefighting purposes for existing dwelling. Above ground tanks are required to be manufactured of concrete or metal and raised tanks have their stands protected. All above ground water pipes external to the building are required to be metal including and up to any taps. Pumps are to be shielded. Underground tanks should have an access hole of 200 mm and a hardened ground surface within 4 m of the access hole. A suitable connection for firefighting purposes is required such as a 65mm storz outlet and a gate or ball valve.
- Any bottled gas will be installed and maintained under AS1596 and the relevant authority's requirements. If gas cylinders need to be kept close to the buildings, the release valves must be directed away from the building and any combustible material. Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.
- Electrical transmission lines, if above ground, will be managed under specifications issued by the relevant energy supplier.

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APPENDIX I DEFINITION OF ASSET PROTECTION ZONES

Vegetation within the APZ should be managed in accordance with APZ specifications for the purposes of limiting the travel of a fire, reducing the likelihood of direct flame contact, and removing additional hazards or ignition sources. The following outlines some general vegetation management principles for APZs:

- 1) Discontinuous shrub layer (clumps or islands of shrubs not rows);
- 2) Vertical separation between vegetation strata;
- 3) Tree canopies not overhanging structures;
- 4) Management and trimming of trees and other vegetation in the vicinity of power lines and tower lines in accordance with the specifications in "Vegetation Safety Clearances" issued by Endeavour Energy (NS179, April 2002);
- 5) Maintain low ground covers by mowing / whipper snipper / slashing; and
- 6) Noncombustible mulch e.g., stones and removing stores of combustible materials;
- 7) Vegetation to be planted should consist of fire retardant/ less flammable species strategically located to reduce attack from embers (i.e., as ember traps when in small clumps and short wind breaks).

APPENDIX II DEFINITIONS & ABBREVIATIONS

Asset Protection Zone- A fuel reduced area surrounding a buffer zone between a bushfire hazard and an asset. The APZ includes a defendable space within which firefighting operations can be carried out. The size of the required APZ varies with slope, vegetation and FFDI.

AS3959-2019: Australian Standard AS 3959:2018 Construction of buildings in bush fire-prone areas.

Bush fire prone area- an area of land that can support a bush fire or is likely to be subject to bushfire attack, as designated on a bush fire prone land map

Bush fire prone vegetation (BFPV) – A map prepared by Council in accordance with RFS guidelines and defining area of vegetation by BFPV categories

Bushfire prone land map (BFPL) A map prepared in accordance with RFS guidelines and certified by the Commissioner of the NSW RFS under section 146 (2) of the Environmental Planning and Assessment Act (1979)

BFSA: Bush fire safety authority.

Effective Slope: The land beneath the vegetation which most significantly effects fire behaviour, having regard to the vegetation present.

Fire Danger Index (FDI) The chance of a fire starting, its rate of spread, its intensity and the difficulty potential for its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects.

Fire hazard: the potential for land to carry a bush fire, utilizing materials or fuels that can be ignited

Grasslands- Grassed areas capable of sustaining a fire. Under Australia standard 3959 Construction of buildings in bushfire -prone areas, identified as low open shrubland, hummock grassland, closed tussock grassland, tussock grassland, open tussock, sparse open tussock, dense sown pasture, sown pasture, open herb field and sparse open herb field. Grass, whether exotic or native, which is regularly maintained at or below 10 cm in height (includes maintained lawns, golf course, maintained public reserves, parklands, nature strips and commercial nurseries) are regarded as managed land

Inner Protection Area (IPA): the component of an APZ which closest to the asset (measured from unmanaged vegetation). It consists of an area maintained to minimal fuel loads so that a fire path is not created between the hazard and the building.

Managed land- Managed land is land that has vegetation removed or maintained to limit the spread and impact of bushfire. It may include existing developed land (i.e. residential, commercial or industrial) roads, golf course fairways, playgrounds or sports fields, vineyards, orchards, cultivated ornamental gardens, and commercial nurseries.

PBP 2019: Planning for Bushfire Protection 2019.