



# AEP

BIODIVERSITY | BUSHFIRE | ARBORICULTURE

NEWCASTLE SYDNEY

**Our Ref:** 5611  
**Date:** 11 June 2025  
**To:** RSF Land Projects Pty Ltd  
**C/-** Chase DM

**Attention:** John Sutcliffe  
**Via Email:** John.Sutcliffe@ChaseDM.com.au

Dear John,

**RE:** Addendum letter for s4.55 mod changes to approved subdivision development application (DA 210293) at Lot 1 DP32236, at 2155 Sutton Road, Sutton, NSW, 2620.

As requested, Anderson Environment & Planning (AEP) herewith provide an addendum letter to support the s4.55 mod to the approved rural residential subdivision and provide updated bushfire considerations and constraints identified, in line with the associated Bushfire Assessment Report (BAR) produced by Ember Bushfire Consulting (2021) for the above address.

The proposal (**Attachment A**) is to modify the approved rural residential subdivision consent (DA 210293) by:

- *Increase from 17 to 19 x R2 Zoned Lots by shortening the main cul-de-sac and by averaging the developable area over all lots; and*
- *Subdivision of the c.62ha residual R1 land into 1 x c.13ha and 1 x c.48ha lots Land along the line of the Proposed Sutton Bypass.*

The assessment, comments and recommendations within this letter are based upon the original BAR completed by Ember Bushfire Consulting in 2021. The proposed modification has resulted in an increase in Lots and a change to Lot identification and numbering. Consequently, this impacts the requirements for Asset Protection Zones (APZ) and conditions on particular Lots. Where Lot numbers and conditions conflict, this letter should take precedence instead of the original BAR when determining future compliance.

### **Asset Protection Zones**

The Rural Fire Service (RFS) General Terms of Approval (GTA) state that the entirety of the Residential Lots (identified in the s4.55 mod as proposed Lots A1-A19) are to be managed as Inner Protection Areas (IPAs). This is to occur at the issue of the subdivision certificate and continue in perpetuity.

While not specifically considered APZs, the management of these areas is in line with RFS requirements for APZs and as such the entirety of these lots are considered managed and non-hazard vegetation.

Furthermore, the RFS GTAs stipulate the area around the existing dwelling (s4.55 mod proposed Lot A21) is to be maintained as an IPA. The area around this existing dwelling is to be maintained as an IPA as follows:

- North for a distance of 36m;
- East for a distance of 48m; and
- South and West for a distance of 50m.

With the Subdivision of the 62ha residual R1 land into 2 Lots, now identified within the s4.55 mod plans as Lot A20 and Lot A21, an additional area within Lot A20 is identified as requiring management as an IPA APZ. Based on slope and vegetation present, any future residential dwelling within Lot A20 will require the following distances:

- North for a distance of 25m; and
- East, South West for a distance of 22m.

This should allow any proposed dwelling to be built to BAL 12.5 construction standards (noting that a BAL assessment would be required to confirm this – see below).

When establishing and maintaining an IPA the following requirements apply:

- 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;
- Preference should be given to smooth barked and evergreen trees.
- 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;
- Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- 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.

### **Construction Standards**

The original BAR identifies construction standards required for each proposed Lot. The following paragraphs updates the requirements in line with the changes to Lot numbering from the new plan.

As part of the performance solution proposed by the original report Lot (previously numbered 9-18) a building limit of 70m from the front of the lots was provided. This assessment retains that 70m limit. Thus, the building envelopes on proposed Lots A9 - A19 are to be restricted in a similar fashion – as shown on the BAL and Building Envelope Restriction Figure in **Attachment B**, ensuring all dwellings are built closer than the 70m requirement.

Future dwellings on Lots A10 – A17 are to be constructed in accordance with Section 3 and 5 (BAL 12.5) of Australian Standard 3959.2018 Amd 2, or NASH Standard (1.7.14 updated) as appropriate and Section 7.5 of Planning for Bushfire Protection (PBP) (2019).

Future dwellings on Lots A1, A3, A4, A6, A7, A8 and A20 will require a subsequent BAL assessment to determine construction level required in accordance with the applicable standards.

### **Access**

Access into the site remains the same as the original proposal, with the main access via Majura Lane. The 8m wide access into the development remains the same but is shortened from approx. 400m to approx. 300m. The performance measures accepted in the original proposal all remain and a 10m wide access running from the Cul-de-sac onto the 10m wide external right of way.

Access for Lot A20 will be off Majura Lane near the corner of Sutton Road, Guise Street and Bywong Street. Any proposed dwelling on Lot A20 that is located more than 70m from the Majura Lane entry will be required to meet property access requirements set out in table 5.3b of PBP 2019. Specifically, it would require:

- A two-wheel drive, all weather road;
- A minimum 4m carriageway width;
- A minimum vertical clearance of 4m;
- A suitable turning area at the dwelling in accordance with Appendix 3 of PBP 2019;
- A minimum inner curve radius of no less than 6m and the minimum distance between inner and outer curves of 6m; and
- Crossfall of no more than 10 degrees and a grade of no more than 10 degrees.

Access requirements for Lot A21 (the existing dwelling) remain unchanged from the original BAR.

### **Services**

Services requirements and recommendations to the subdivision are to remain as detailed by the original BAR.

If Lot A20 is not serviced by reticulated water then it will require a 20,000L static water supply. This supply is to meet the requirements detailed in Table 5.3 of PBP 2019.

### **Lot 21A – Existing Residence**

Requirements set out in the original BAR for Lot A21 (previously Lot 19) remain the same. These include:

- Formalisation of the APZ surrounding the house as detailed above;
- Provision of a 20,000L static water supply dedicated for fire-fighting purposes; and
- Upgrading of the existing dwelling to ensure ember protection.

### **Conclusion**

Based on the previously accepted performance solutions provided in the original BAR and applying these to the S4.55 modification proposed it is considered that the subdivision development can comply with the specific and broad objectives of PBP 2019 and the requirements of the Rural Fire Regulations (2013). The modification does not substantially change the bushfire management requirements and is broadly in line with the previously issued Bushfire Safety Authority for the subdivision.

We trust this meets your requirements. Please do not hesitate to contact the writer, or Natalie Black (0431 249 360) should you require further information.

Regards,

**Chris Wark**



**Senior Ecologist and Bushfire Co-ordinator**

**Anderson Environment & Planning**

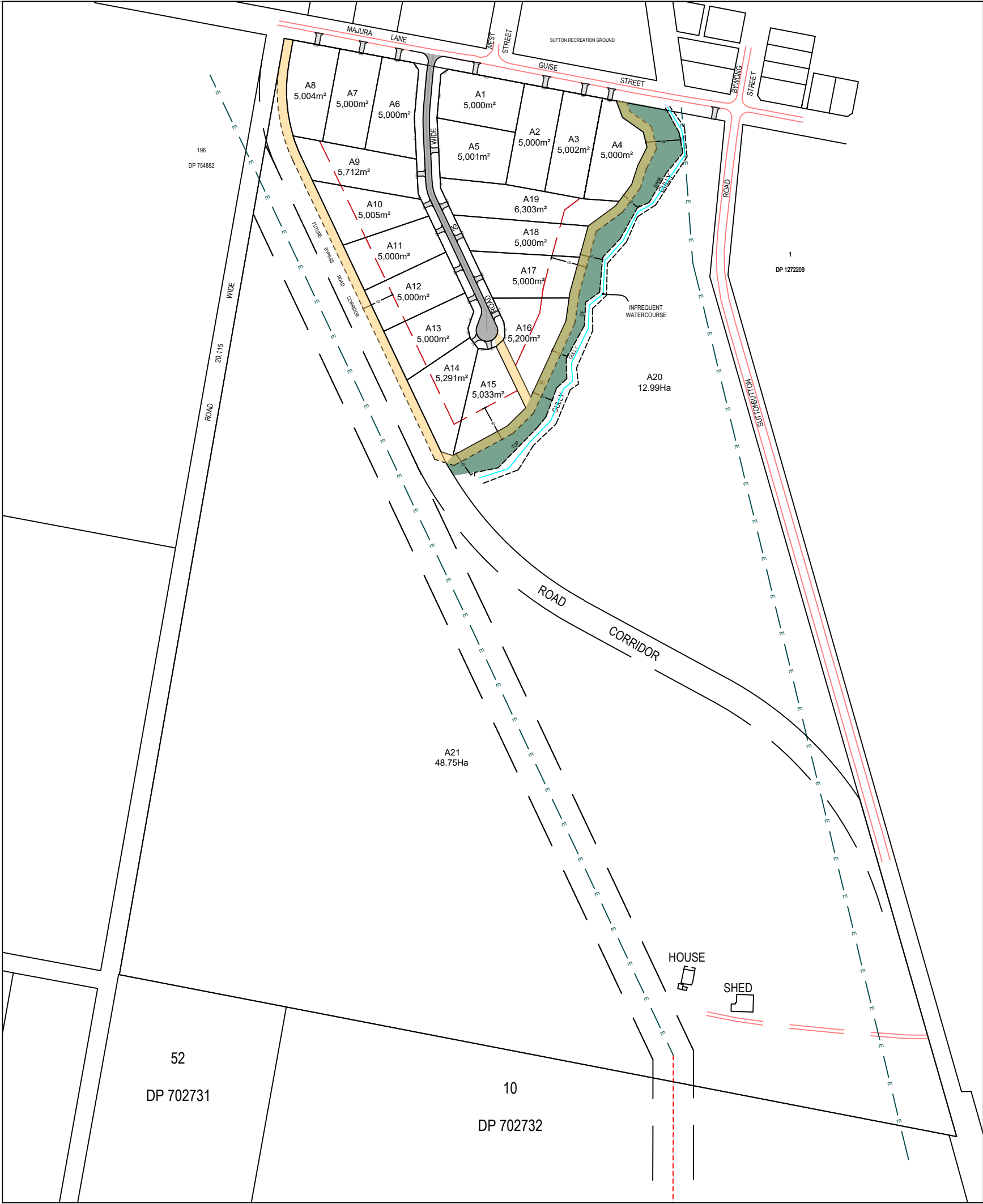
**0468 601 393**

**Attachments:**

**Attachment A** – S4.55 Modified Subdivision Plan

**Attachment B** – BAL and Building Envelope Restriction Map

**Attachment A – Site Plan**

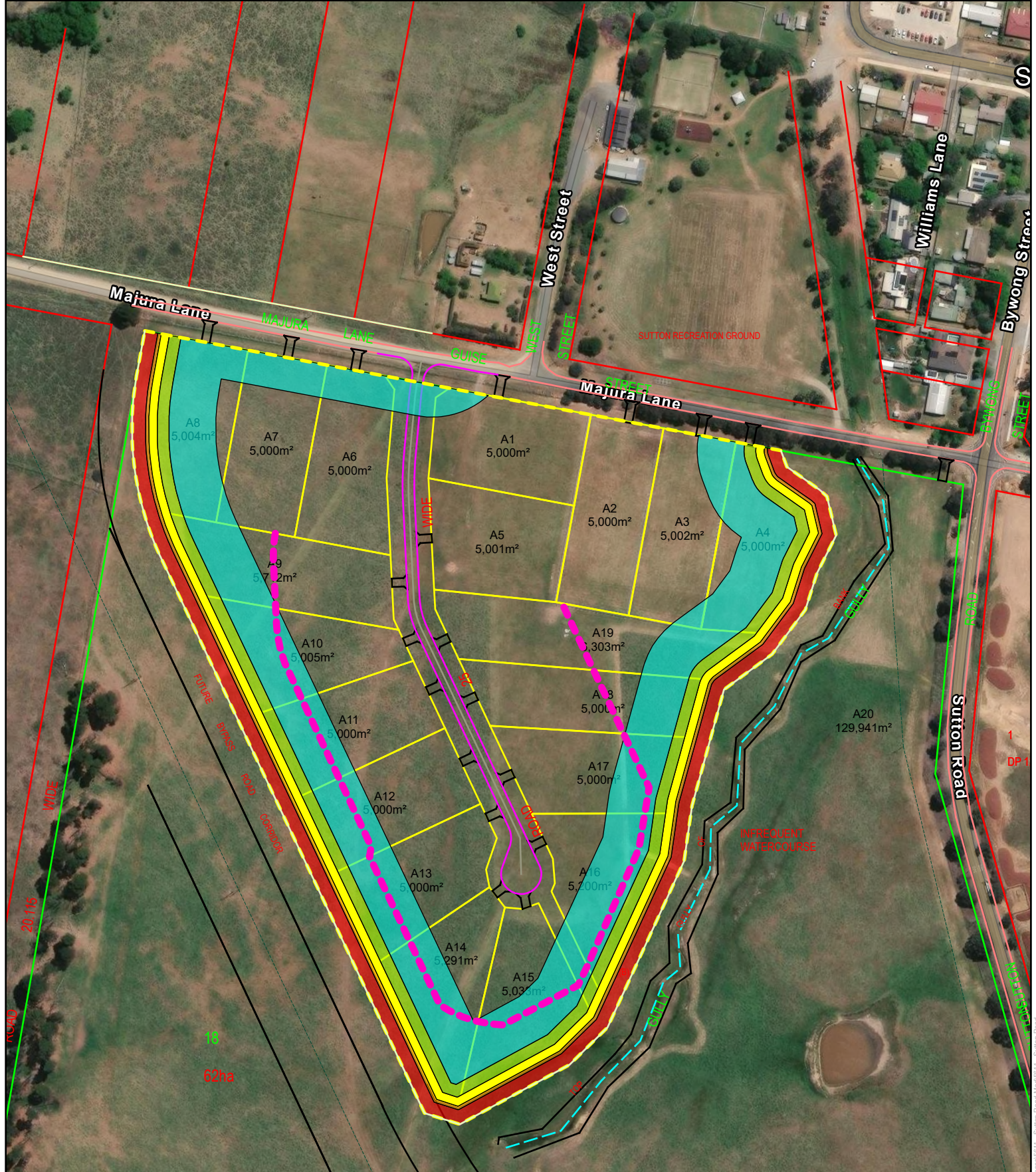



NOTE: ALL AREAS NOMINATED  
WITHIN THIS PLAN ARE SUBJECT  
TO CONFIRMATION FOLLOWING  
SURVEY

- LEGEND
- SITE BOUNDARY
  - PROPOSED BLOCKS
  - EXISTING OH ELECTRICAL
  - ELECTRICAL EASEMENT
  - EXISTING ROADS
  - BUSHFIRE APZ
  - 40m CREEK BUFFER
  - FUTURE BYPASS RESERVATION
  - PROPOSED 7m ROAD
  - PROPOSED DRIVEWAY
  - PROPOSED 10m RIGHT OF WAY
  - EXISTING CREEKLINE
  - 1,300m² OSSM DISPOSAL AREA

	SCALE	NTS
	DATUM	AHD
	CHECK	JPS
PROJECT	RESIDENTIAL DEVELOPMENT	
LOCATION	SUTTON, NSW	
CLIENT	RSF PTY LTD	
DRAWING	OVERALL GA	
DESIGNER	JPS	
DATE	APR   2025	
REVISION	001	
CHASE DEVELOPMENT MANAGEMENT		
JOHN.SUTCLIFFE@CHASEDM.COM.AU		






**Attachment B – BAL and Building Envelope Restriction Map**



 Subject Site

 Building Envelope Restriction

BALs

-  BAL - FZ
-  BAL - 40
-  BAL - 29
-  BAL - 19
-  BAL - 12.5

## BAL and Building Envelope Restriction Map

0 50 100  
m  
Scale: 1:3,000



Address: 2155 Sutton Road  
Client: RSF Land Projects Pty Ltd  
AEP Ref: 5611 | Date: 04 June 2025

Imagery: ESRI World Imagery  
Spatial Reference: GDA2020 MGA Zone 55

Disclaimer: While reasonable care has been taken to ensure the information on this map is accurate and up-to-date, errors or omissions may still occur. Please verify the accuracy of all information before use. Note that boundaries are not survey accurate and do not scale off this plan.