



Appendix F – Bushfire Self Assessment Report



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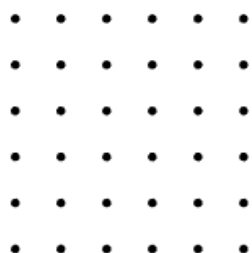
25.07.2025

Bushfire Self-Assessment

Rural Subdivision

Proposed Lot 2

348 Meadows Lane, Warral, 2340



Plan prepared by



Bath Stewart Associates



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1.0 INTRODUCTION

The subject site has been identified as being located in an area considered to be bush fire prone, according to the Tamworth Regional Council and the *NSW Rural Fire Service*. The proposed development relates to a rural subdivision of the subject lands.



Figure 1 - Bushfire Mapping



Figure 2 – Proposed Lot 2 - Current Aerial Imagery + Current Setbacks

The development is considered to be integrated development in accordance with Section 4.46 of the Environmental Planning & Assessment Act 1979. A bushfire risk self-assessment report (BFRA) has been prepared in accordance with the guidelines outlined in the NSW Rural Fire Service's guide Planning for Bushfire Protection produced in November 2019 and Section 100B of the Rural Fires Act.

2.0 COMPLIANCE WITH CLAUSE 45 OF THE RURAL FIRES REGULATION 2022

As identified in Clause 45 of the Rural Fires Regulation 2022, an application for bush fire safety must include the following items:

- The subject land, benefitting from the existing dwelling, is identified as Proposed Lot 2, known as 348 Meadows Lane. The land parcel is legally held under freehold title. The remainder of the parcels involved in the development do not have a dwelling, nor the permissibility to have a dwelling in their current state.
- Vegetation Classification out to 140 metres from the existing dwelling may be viewed in the table below.
- Slope out to 100 metres from the existing dwelling may be viewed in the table below.



- d) The subject site may be described as undulating to steep and is generally covered intermittently by cropping or grasses for the grazing of livestock. The dwelling is within the area considered to be undulating.
- e) The applicant is not aware of a threatened species or ecological community existing on the subject lands. The likelihood of such communities existing is deemed to be low due to the degraded nature of the lands is question.
- f) The subject site is not registered on the Aboriginal Heritage Information Management System (AHIMS). Please see report in Appendix 3.1.
- g) Bushfire Self-Assessment - The subject site is located within the Northern Slopes region with an FFDI rating of 80.

a. Categories of Bush Fire Attack Level (BAL).

Proposed Lot 2 Existing Dwelling				
Allotment	Vegetation Class	Distance to Vegetation	Effective Slope	Min Distance for APZ
North	Grassland	30	+5°	20 -< 50 BAL - 12.5
East	Grassland	30	+5°	20 -< 50 BAL - 12.5
South	Grassland	>150	-5°	23 -< 50 BAL - 12.5
West	Grassland	>150	-5°	23 -< 50 BAL - 12.5

Table 1 – Proposed Lot 2 Existing Dwelling - Determination of BAL

- b. The subject site currently enjoys a large amount of rainwater storage in and around the existing dwelling and appurtenant shedding. The dwelling also enjoys connection to a farm wide water system fed from a reliable bore.
- c. The subject lands are well connected to the public road network, with unfettered access to a variety of routes into and out of the locality.
- d. The proposal does not include, nor require, the connection of fire trails.
- e. Access to and from the existing dwelling will be via the existing Spains Lane formation.



- f. The construction standards of the development are not relevant to this application.
- g. Sprinkler systems are not warranted by the scope of this development.
- h. There is no registered fire trail located within the boundaries of the subject lands.
- h) In our opinion, the development generally conforms to the ideals of the Planning for Bushfire Protection 2019 guidelines. Furthermore, the formal bush fire maintenance plan or emergency procedure does not appear to be warranted for the subject development.

Yours Faithfully,

per: John Herdegen

Registered Surveyor

Bath Stewart Associates

Registered Surveyor

PO Box 403 Tamworth NSW 2340 | 239 Marius Street

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3.0 APPENDIX

3.1 Appendix – AHIMS Search

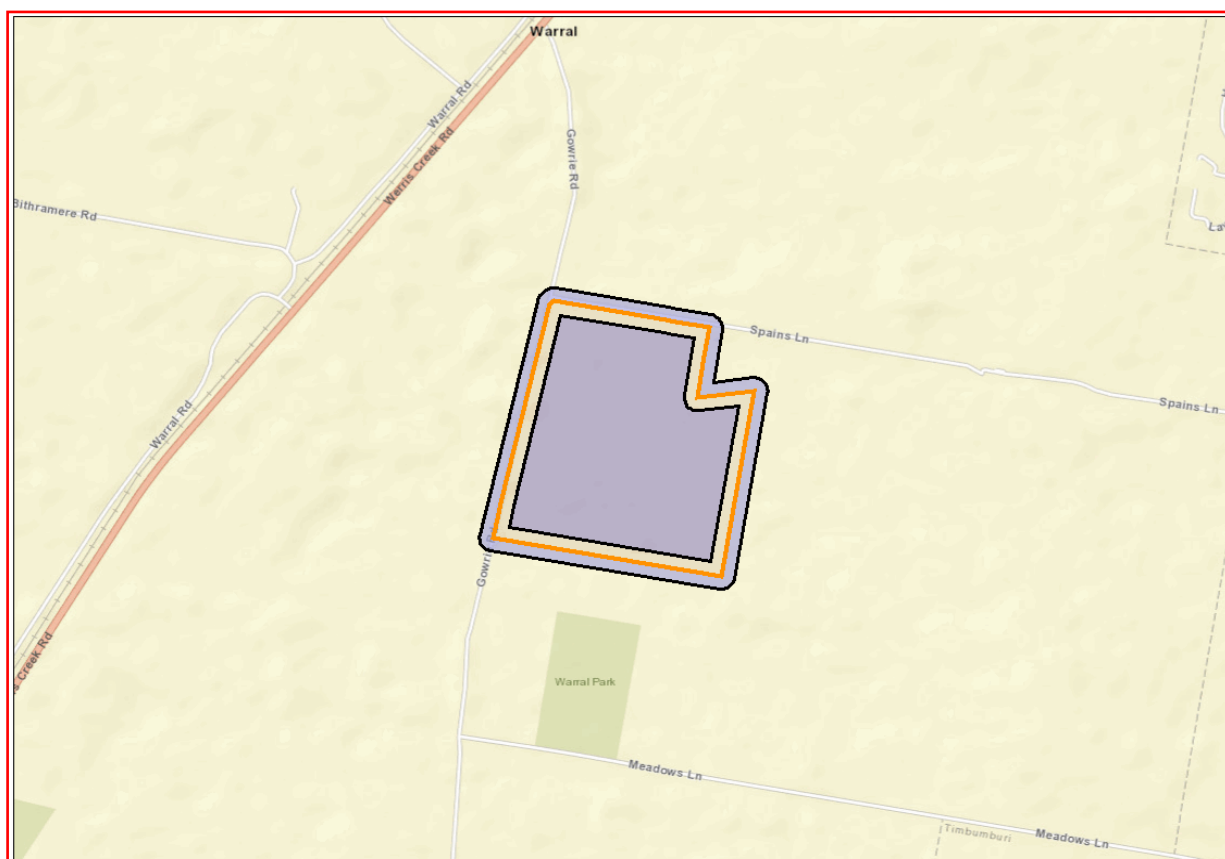
Helen Herdegen
239 Marius Street
Tamworth New South Wales 2340
Attention: Helen Herdegen
Email: office@bathstewart.com.au

Date: 04 July 2025

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 442, DP:DP807359, Section : - with a Buffer of 50 meters, conducted by Helen Herdegen on 04 July 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.



3.2 Appendix – DA Sketch



IMPORTANT NOTES & CAUTIONS:-

- These plans (Marked 23388DA Rev A) have been produced for information purposes. ONLY and under NO circumstance SHALL they be used for Construction
- These plans have been prepared for an A3 plot at the reduction ratio shown. The accuracy of any enlargement or other reproduction may be less than that of the original
- Any and all proposed levels shown on this drawing are indicative ONLY. Preliminary calculations have not checked for potential conflicts with other services
- Actual grades, levels, locations etc may vary during final design stages.
- This plan has been produced as part of the client's development application proposal and as a result the actual location of buildings, roads etc may vary
- The boundaries shown and adopted for the Servicing Strategy have not been confirmed by field survey
- Lot sizes, easements and all dimensions shown on this plan are indicative only and are subject to Development Application (DA) approval & Civil Design
- This plan is copyright and is not to be copied or reproduced in whole or in part without the prior written approval of Bath, Stewart Associates Pty Ltd. Upon payment of all fees invoiced to complete this survey, the client, shall have a licence to use this drawing. (for which it was originally prepared), without the requirement to obtain the afore
- These notes are an integral part of this plan.

SCHEDULE OF EASEMENTS

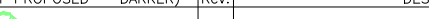
- | | | |
|-----|---|----------------|
| (A) | Easement for Transmission Line 20 Wide | ... V447113 |
| (B) | Easement for Access Use and Maintenance of Pipeline 5 Wide | ... DP 807359 |
| (C) | Easement for Access Use and Maintenance of Pipeline 10 Wide | ... DP 807359 |
| (D) | Easement for Overhead Powerlines 20 Wide | ... DP 1254653 |
| (E) | Easement for Overhead Power Lines 30 Wide | ... DP 1183644 |

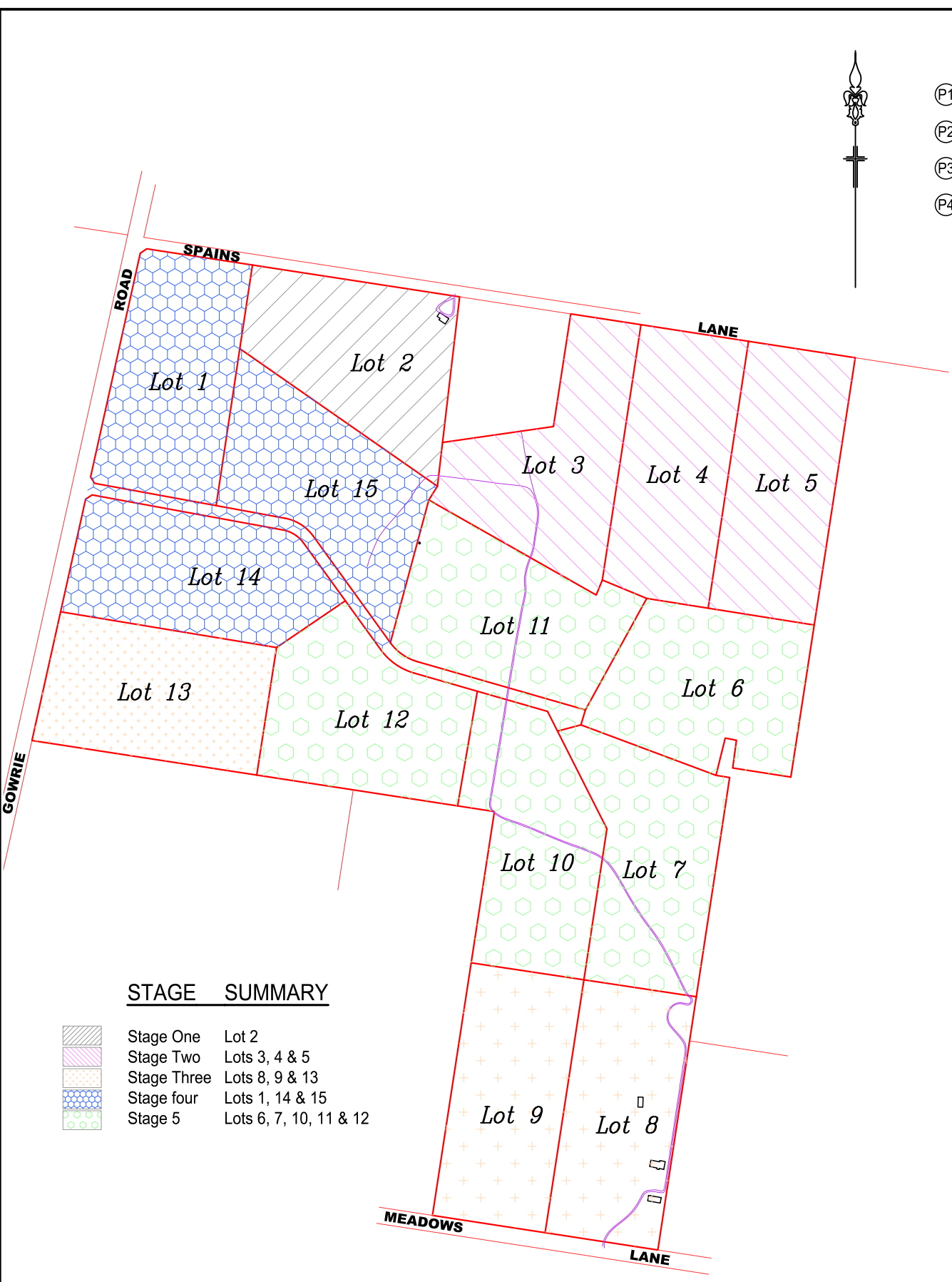
NOTE

- ALL levels, grades, alignments, curves, chainages etc shown on this plan are indicative ONLY. They have been shown to indicate that the site can be designed to suit Tamworth Regional Council's Engineering Minimum Standards (Version 2 - May 2023))
- The FINAL design information shall be subject to the current Engineering Design Guidelines (at the time of design)
- NO Services (current or proposed) are indicated
- The FINAL design shall be subject to the Development Application (DA) conditions imposed by Tamworth Regional Council
- Under NO circumstance SHALL this plan be used for construction or design approval

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LEGEND (EXISTING – LIGHT PROPOSED – DARKER)		Rev.	DESCRIPTION	APPROVED	DATE	Model: 23388V19	Original A3 Drawing Scale Bar: Contours at 1.0m Intervals A3 Scale 1:10,000 100.0 0.0 100.0 200.0	 BATH STEWART ASSOCIATES Pty Ltd DEVELOPMENT CONSULTANTS SURVEYORS – ENGINEERS – PLANNERS – PROJECT MANAGERS 239 Marius Street TAMWORTH NSW 2340 Telephone (02) 6766 5966 A.C.N. 659 162 062 office@bathstewart.com.au This document / plan / drawing / sketch is the copyright property of Bath Stewart Associates Pty Ltd and shall not be copied or reproduced in part or whole, in any media without written approval, nor shall it be used except for the Development and Site Specified.	ALAN & LEANNE JAMES		Ref. No:	
CENTRE LINE KERB AND GUTTER TOP OF BATTER SURFACE DRAINAGE EDGE OF BITUMEN SEAL ENCLOSURE SEWERMAIN WATERMAIN (& SIZE) STORMWATER DRAINAGE OVERHEAD POWER UNDERGROUND ELECTRICAL						DL: Various	Drawing: 23388DA Rev A Datum Description: PM 71512 RL 404.552 GDA 2020 Located on the northern side of Spains Lane opposite Regans Road		23388DA	348 MEADOWS LANE WARRAL NSW 2340		Sheet No: 01 of 10
TREE SHRUB SIGN SEWER MANHOLE, INSPECTION PIT DOWNPIPE & ROOFWATER OUTLET POWER POLE STREETLIGHT GUIDE POST WATER (HYDRANT, VALVE, METER) TELSTRA PIT AND CABLES						Survey: G.Haberle				LOT 41 DP 634499 & LOT 442 DP 807359		Revision: A
		A	Issued as part of the Development Application (DA) documentation	J.Herdegen	30.07.25	Checked: M.Beath				EXISTING CONFIGURATION		©Bath Stewart & Associates Pty Ltd



STAGE SUMMARY

	Stage One	Lot 2
	Stage Two	Lots 3, 4 & 5
	Stage Three	Lots 8, 9 & 13
	Stage four	Lots 1, 14 & 15
	Stage 5	Lots 6, 7, 10, 11 & 12

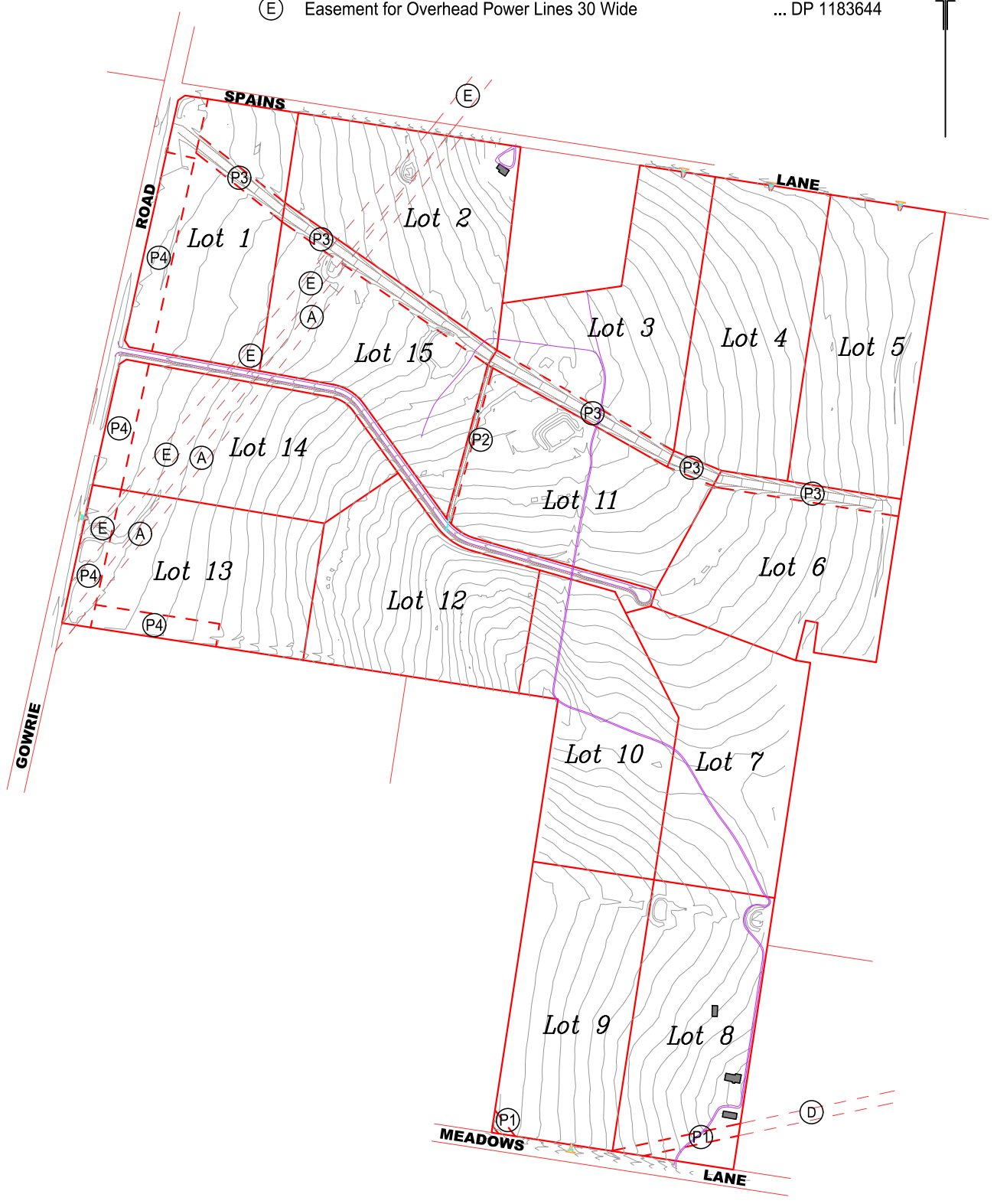
STAGING LAYOUT

PROPOSED SCHEDULE OF EASEMENTS

- P1 Easement for overhead Power Lines 20 Wide
- P2 Easement to Drain Water 10 Wide
- P3 Easement to Drain Water 30 Wide
- P4 Restriction on the Use of Land

EXISTING SCHEDULE OF EASEMENTS

- A Easement for Transmission Line 20 Wide ... V447113
- D Easement for Overhead Powerlines 20 Wide ... DP 1254653
- E Easement for Overhead Power Lines 30 Wide ... DP 1183644

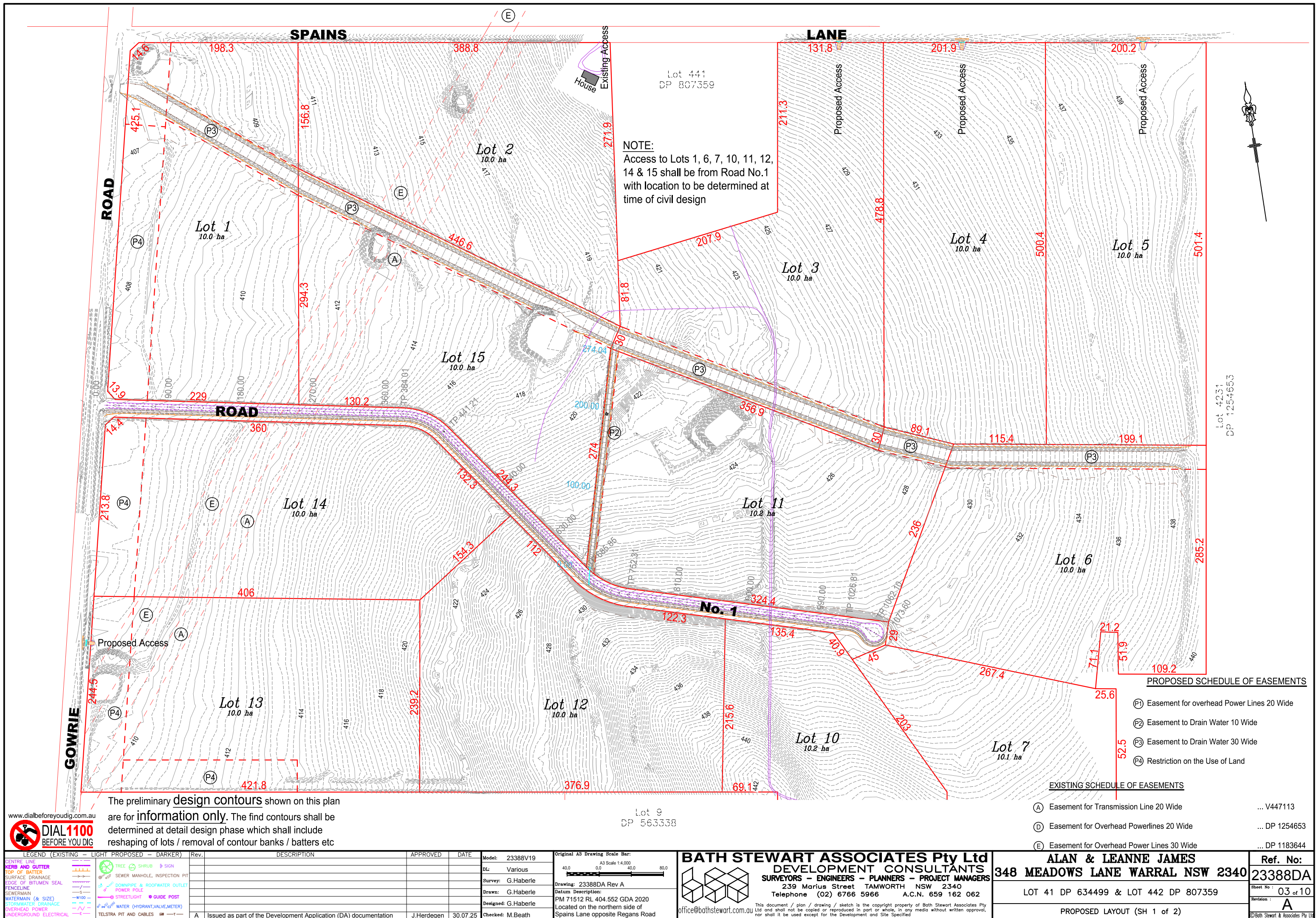


PROPOSED LAYOUT

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CENTRE LINE KERB AND OUTER TOP OF BATTER SURFACE DRAINAGE EDGE OF BITUMEN SEAL FENCELINE SEWERMAIN WATERMAIN (& SIZE) STORMWATER DRAINAGE OVERHEAD POWER UNDERGROUND ELECTRICAL TREE SHRUB SIGN SEWER MANHOLE, INSPECTION PIT DOWNPIPE & ROOFWATER OUTLET POWER POLE STREETLIGHT GUIDE POST WATER (HYDRANT, VALVE, METER) TELSTRA PIT AND CABLES	A	Issued as part of the Development Application (DA) documentation	J.Herdegen	30.07.25	Checked: M.Beath	Drawing: 23388DA Rev A Datum Description: PM 71512 RL 404.552 GDA 2020 Located on the northern side of Spains Lane opposite Regans Road	This document / plan / drawing / sketch is the copyright property of Bath Stewart Associates Pty Ltd and shall not be copied or reproduced in part or whole, in any media without written approval, nor shall it be used except for the Development and Site Specified.		



1. The location of the property access (centre) has been indicated on site with an indicator staked labeled property access with blue surveyors tape. If in doubt ASK. However, actual location of property accesses may be varied with approval of the new location obtained from Tamworth Regional Council prior to construction
2. Typically the property access shall be constructed as per TRC Std Dwg RD012 - Driveways - Rural Access Across Table Drains
3. The existing surface to be stripped of grass / topsoil to a minimum depth of 100mm
4. The stripped surface to be rolled & compacted with any unsuitable areas replaced with suitable materials
5. All utility services shown on this drawing are approximate only and have been located from survey data & site investigation. It is the responsibility of the contractor to confirm services prior to any and all work on site - phone dial before you dig. Before commencing any excavation or construction on this site, you should contact the relevant authorities for verification of the location & depth of their services
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7. These notes are an integral part of this plan

Typical for All Proposed accesses Off the existing Road Network

Visual Inspection $t_a > 5$ seconds
Distance at 1.15m to 1.15m > 240 m

Ⓟ Easement for overhead Power Lines 20 Wide

(D) Easement for Overhead Powerlines 20 Wide

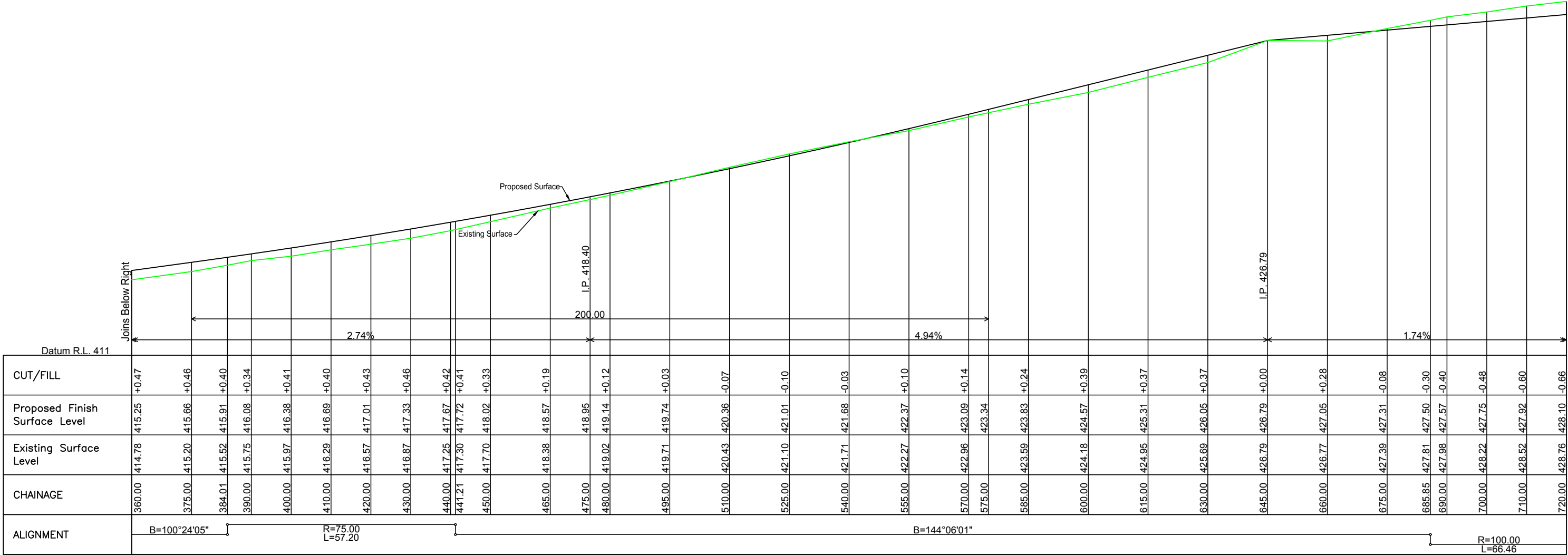
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Lot 2	-	Existing - Off Spains Lane
Lot 3	-	Gravel - Off Spains lane
Lot 4	-	Gravel - Off Spains lane
Lot 5	-	Gravel - Off Spains Lane
Lot 6	-	Bitumen Seal - Off New Road No 1
Lot 7	-	Bitumen Seal - Off New Road No 1
Lot 8	-	Existing & NO work Required
Lot 9	-	Gravel - Off Meadows Lane
Lot 10	-	Bitumen Seal - Off New Road No 1
Lot 11	-	Bitumen Seal - Off New Road No 1
Lot 12	-	Bitumen Seal - Off New Road No 1
Lot 13	-	Bitumen Seal - Off Gowrie Road
Lot 14	-	Bitumen Seal - Off New Road No 1
Lot 15	-	Bitumen Seal - Off New Road No 1



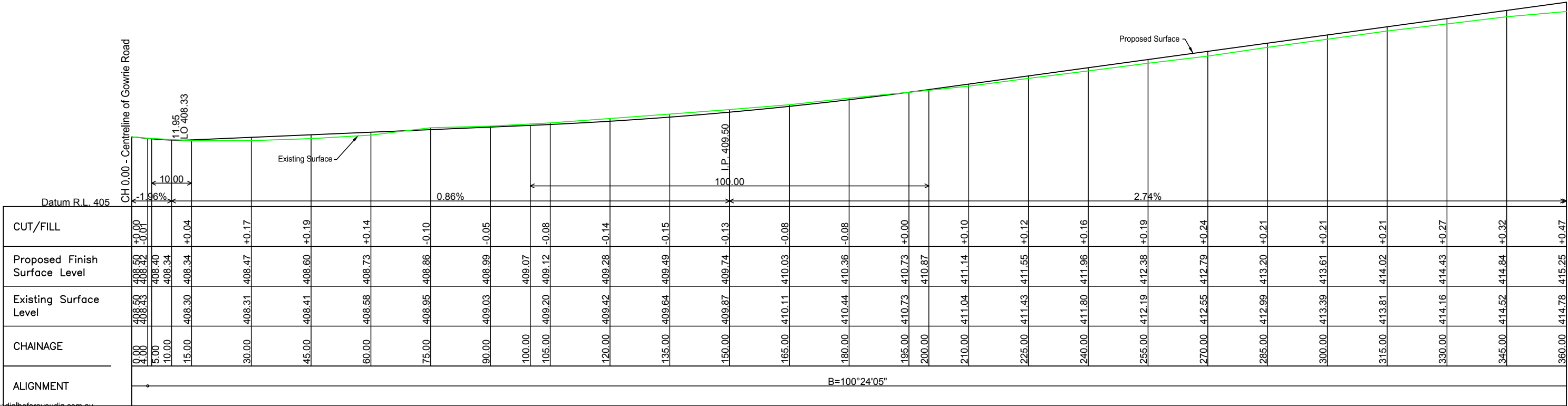
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ROAD No.1 - LONGITUDINAL SECTION



ROAD No.1 - LONGITUDINAL SECTION

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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	Rev.	DESCRIPTION	APPROVED	DATE
CENTRE LINE				
KERB AND GUTTER				
TOP OF BATTER				
SURFACE DRAINAGE				
EDGE OF BITUMEN SEAL				
FENCELINE				
SEWERMAIN				
WATERMAIN (& SIZE)				
STORMWATER DRAINAGE				
OVERHEAD POWER				
UNDERGROUND ELECTRICAL				
TREE				
SHRUB				
SIGN				
SEWER MANHOLE, INSPECTION PIT				
DOWNPIPE & ROOFWATER OUTLET				
POWER POLE				
STREETLIGHT				
GUIDE POST				
WATER (HYDRANT, VALVE, METER)				
TELSTRA PIT AND CABLES				

Rev.	DESCRIPTION	APPROVED	DATE
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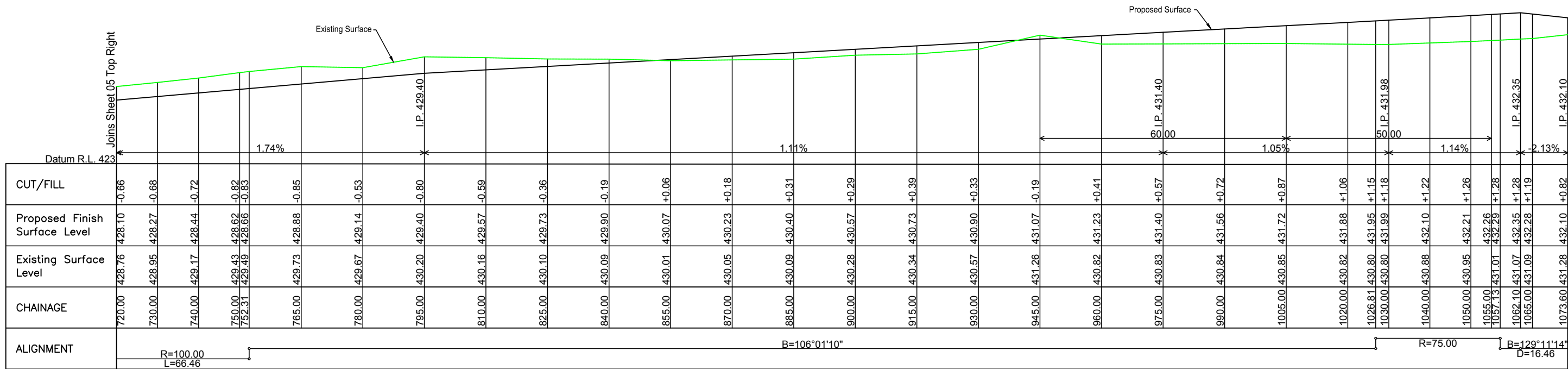
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Survey:	G.Haberle
Drawn:	G.Haberle
Designed:	G.Haberle
Checked:	M.Beath

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Drawing: 23388DA Rev A
Datum Description:
PM 71512 RL 404.552 GDA 2020
Located on the northern side of
Spains Lane opposite Regans Road

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DEVELOPMENT CONSULTANTS
SURVEYORS — ENGINEERS — PLANNERS — PROJECT MANAGERS
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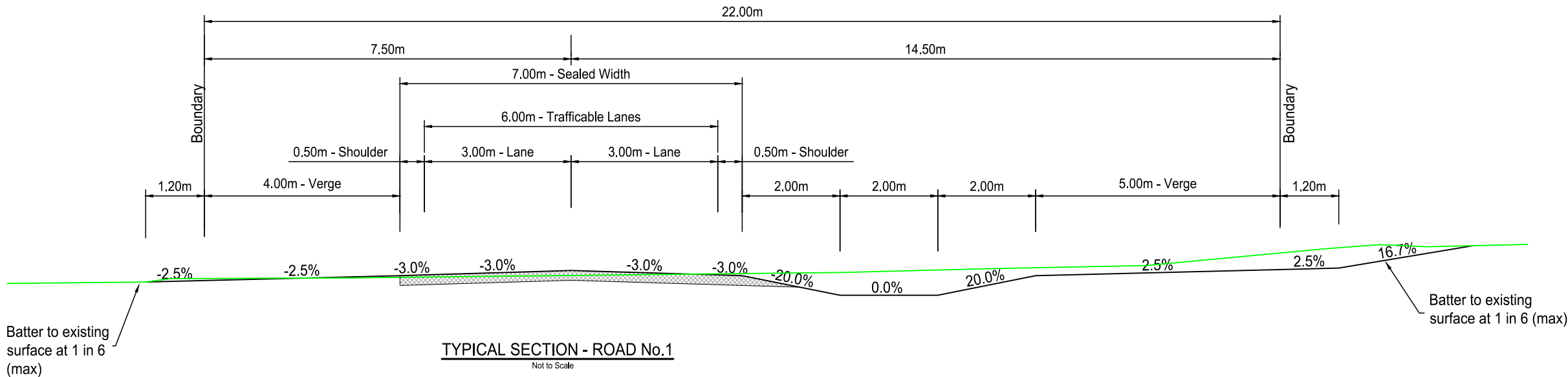
ALAN & LEANNE JAMES 348 MEADOWS LANE WARRAL NSW 2340 LOT 41 DP 634499 & LOT 442 DP 807359 Road No.1 — LONGITINAL SECTION (01 of 02)	Ref. No: 23388DA Sheet No : 05 of 10 Revision : A ©Bath Stewart & Associates Pty Ltd
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ROAD No.1 - LONGITUDINAL SECTION

TYPICAL SECTION NOTES

- The sections shown on this page MAY BE mirrored to suit the detail design. Shown for concept idea only
- The sections shown on this page are preliminary ONLY and have been shown for DA submission purposes
- NO services (Telco, Electrical, Roofwater, Gas or Stormwater) are shown on this plan. It is assumed that were required, they shall be constructed in accordance with the relevant industry standards for the appropriate service
- The location of mains, property connections, levels, grades etc SHALL be determined in the final detail design phase taking into account the DA conditions and other services
- All batter slopes within the road reserves shall be no greater than 1 (V) in 6 (H) and typically no greater than 1 (V) in 4 (H) within proposed allotments



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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	Rev.	DESCRIPTION	APPROVED	DATE
CENTRE LINE				
KERB AND GUTTER				
TOP OF BATTER				
SURFACE DRAINAGE				
EDGE OF BITUMEN SEAL				
FENCELINE				
SEWERMAIN				
WATERMAIN (& SIZE)				
STORMWATER DRAINAGE				
OVERHEAD POWER				
UNDERGROUND ELECTRICAL				
TREE				
SHRUB				
SIGN				
SEWER MANHOLE, INSPECTION PIT				
DOWNPIPE & ROOFWATER OUTLET				
POWER POLE				
STREETLIGHT				
GUIDE POST				
WATER (HYDRANT, VALVE, METER)				
TELSTRA PIT AND CABLES				

Rev.	DESCRIPTION	APPROVED	DATE
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Designed:	G.Haberle
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Original A3 Drawing Scale Bar:
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Drawing: 23388DA Rev A
Datum Description:
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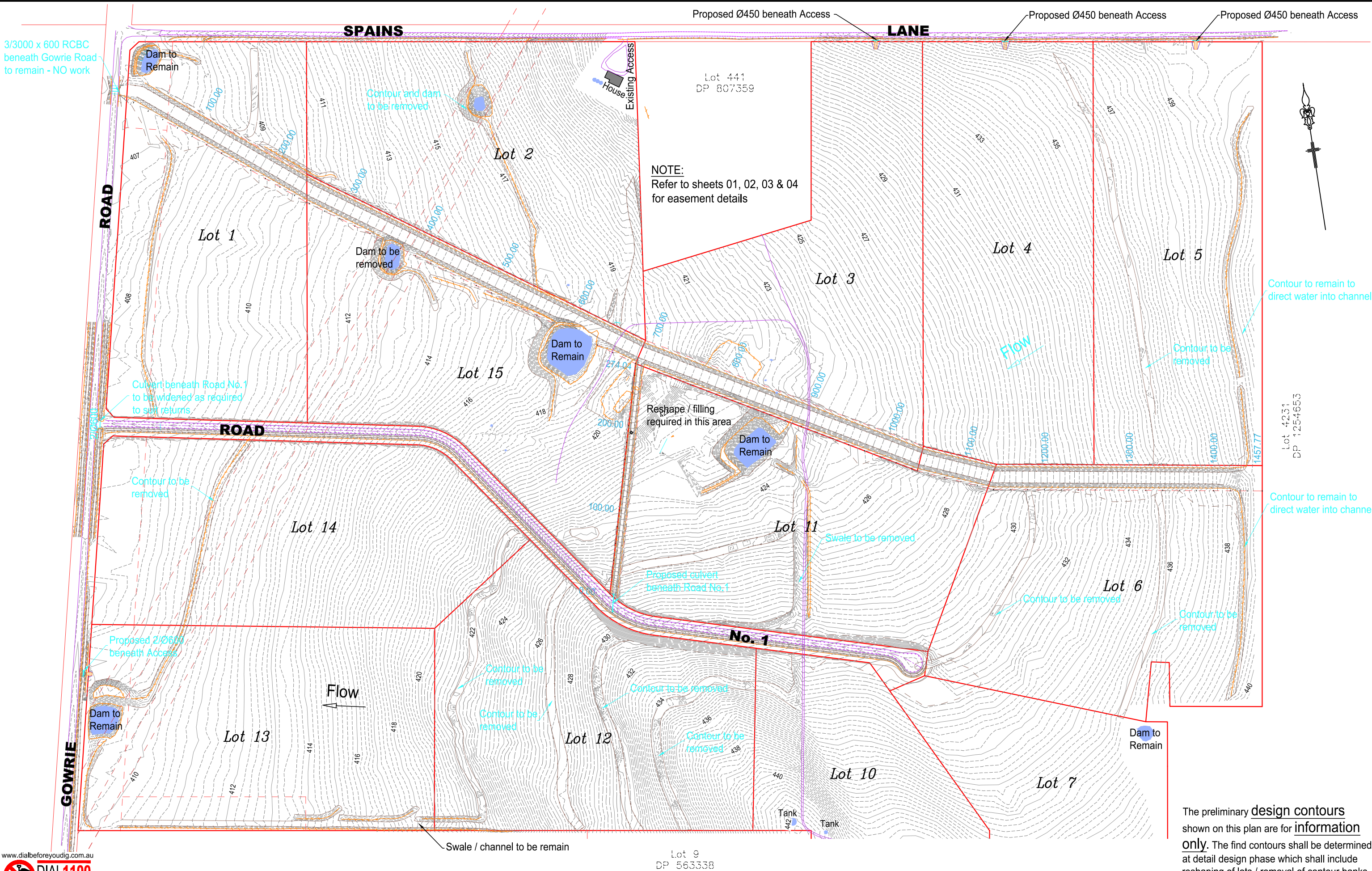
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ALAN & LEANNE JAMES	Ref. No:
348 MEADOWS LANE WARRAL NSW 2340	23388DA
LOT 41 DP 634499 & LOT 442 DP 807359	Sheet No : 06 of 10
ROAD No.1 — LONGITINAL SECTION (02 of 02) & TYPICAL SECTION	Revision : A

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3/3000 x 600 RCBC
beneath Gowrie Road
to remain - NO work



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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	
CENTRE LINE	—
KERB AND GUTTER	—
TOP OF BATTER	—
SURFACE DRAINAGE	—
EDGE OF BITUMEN SEAL	—
FENCELINE	—
SEWERMAIN	—
WATERMAIN (& SIZE)	—
STORMWATER DRAINAGE	—
OVERHEAD POWER	—
UNDERGROUND ELECTRICAL	—
TREE	—
SHRUB	—
SIGN	—
SEWER MANHOLE, INSPECTION PIT	—
DOWNPIPE & ROOFWATER OUTLET	—
POWER POLE	—
STREETLIGHT	—
GUIDE POST	—
WATER (HYDRANT, VALVE, METER)	—
TELSTRA PIT AND CABLES	—

Rev.	DESCRIPTION	APPROVED	DATE
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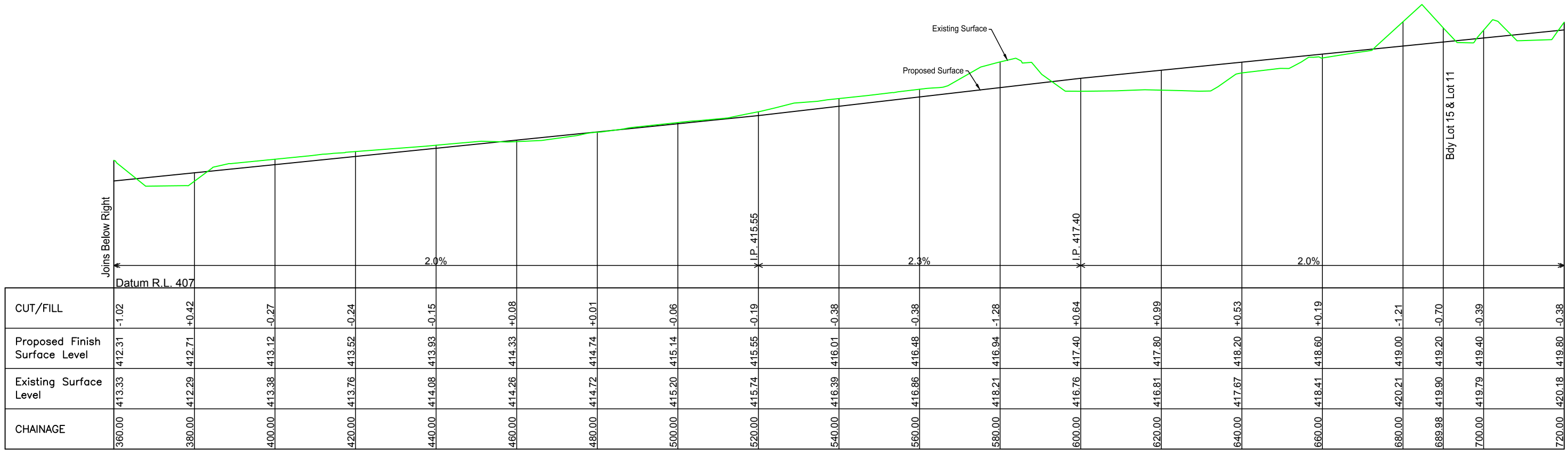
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Datum Description:	
PM 71512 RL 404.552 GDA 2020	
Located on the northern side of	
Spains Lane opposite Regans Road	

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office@bathstewart.com.au

ALAN & LEANNE JAMES
348 MEADOWS LANE WARRAL NSW 2340
LOT 41 DP 634499 & LOT 442 DP 807359
PROPOSED STORMWATER DRAINAGE PLAN

Ref. No:
23388DA
Sheet No: 07 of 10
Revision: **A**
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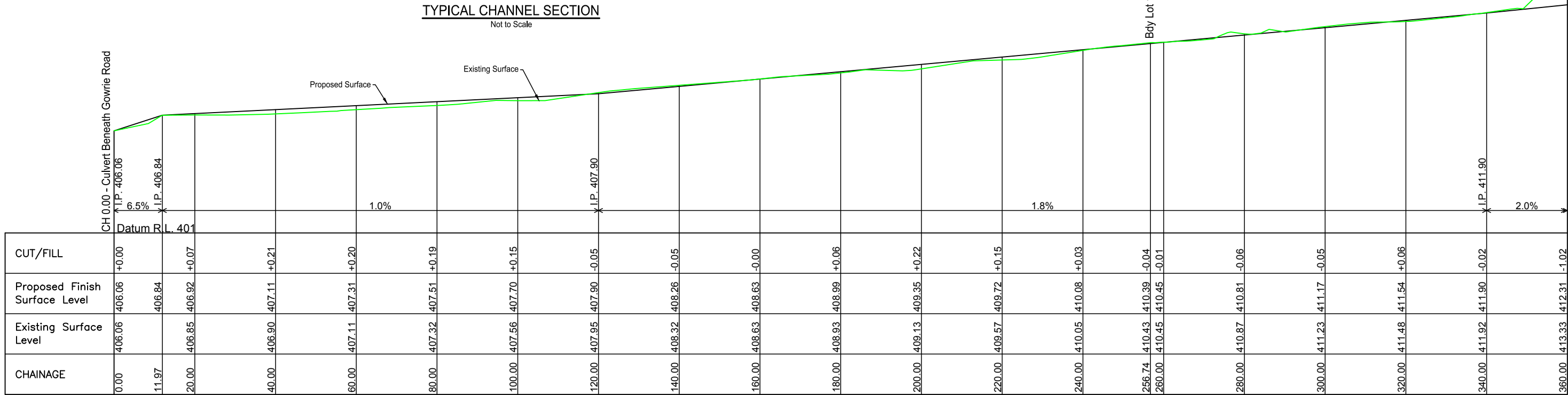
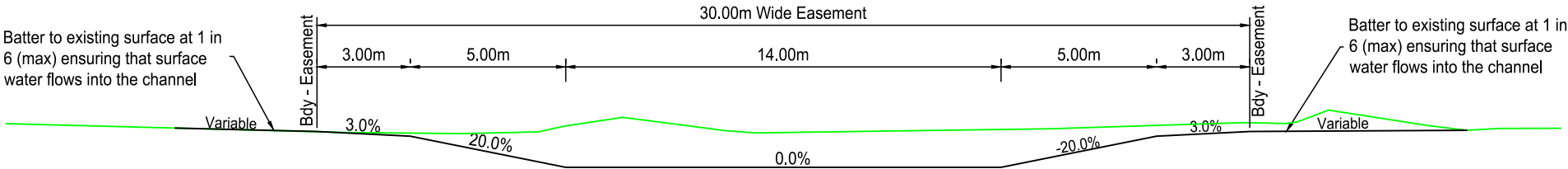
The preliminary design contours shown on this plan are for information only. The final contours shall be determined at detail design phase which shall include reshaping of lots / removal of contour banks / batters etc



CUT/FILL	-1.02	+0.42		-0.27		-0.24		-0.15		+0.08		+0.01		-0.06		-0.19		-0.38		-0.38		-1.28		+0.64		+0.99		+0.53		+0.19		-1.21		-0.70		-0.39		-0.38	
Proposed Finish Surface Level	412.31	412.71		413.12		413.52		413.93		414.33		414.74		415.14		415.55		416.01		416.48		416.94		417.40		417.80		418.20		418.60		419.00		419.20		419.40		419.80	
Existing Surface Level	413.33	412.29		413.38		413.76		414.08		414.26		414.72		415.20		415.74		416.39		416.86		418.21		416.76		416.81		417.67		418.41		420.21		419.90		419.79		420.18	
CHAINAGE	360.00		380.00		400.00		420.00		440.00		460.00		480.00		500.00		520.00		540.00		560.00		580.00		600.00		620.00		640.00		660.00		680.00		689.98		700.00		720.00

DRAINAGE CHANNEL - LONGITUDINAL SECTION

A3 Scale 1:500 (H) 1:100 (V)



CUT/FILL	+0.00		+0.07		+0.21		+0.20		+0.19		+0.15		-0.05		-0.05		-0.00		+0.06		+0.22		+0.15		+0.03		-0.04		-0.01		-0.06		-0.05		+0.06		-0.02		-1.02
Proposed Finish Surface Level	406.06	406.84	406.92		407.11		407.31		407.51		407.70		407.90		408.26		408.63		408.99		409.35		409.72		410.08		410.39		410.45		410.81		411.17		411.54		411.90		412.31
Existing Surface Level	406.06		406.85		406.90		407.11		407.32		407.56		407.95		408.32		408.63		408.93		409.13		409.57		410.05		410.43		410.45		410.87		411.23		411.48		411.92		413.33
CHAINAGE	0.00	11.97	20.00		40.00		60.00		80.00		100.00		120.00		140.00		160.00		180.00		200.00		220.00		240.00		256.74	260.00		280.00		300.00		320.00		340.00		360.00	

DRAINAGE CHANNEL - LONGITUDINAL SECTION

A3 Scale 1:500 (H) 1:100 (V)

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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	
CENTRE LINE	---
KERB AND GUTTER	---
TOP OF BATTER	---
SURFACE DRAINAGE	---
EDGE OF BITUMEN SEAL	---
FENCELINE	---
SEWERMAIN	---
WATERMAIN (& SIZE)	---
STORMWATER DRAINAGE	---
OVERHEAD POWER	---
UNDERGROUND ELECTRICAL	---
TREE	---
SHRUB	---
SIGN	---
SEWER MANHOLE, INSPECTION PIT	---
DOWNPIPE & ROOFWATER OUTLET	---
POWER POLE	---
STREETLIGHT	---
GUIDE POST	---
WATER (HYDRANT, VALVE, METER)	---
TELSTRA PIT AND CABLES	---

Rev.	DESCRIPTION	APPROVED	DATE
A	Issued as part of the Development Application (DA) documentation	J.Herdegen	30.07.25

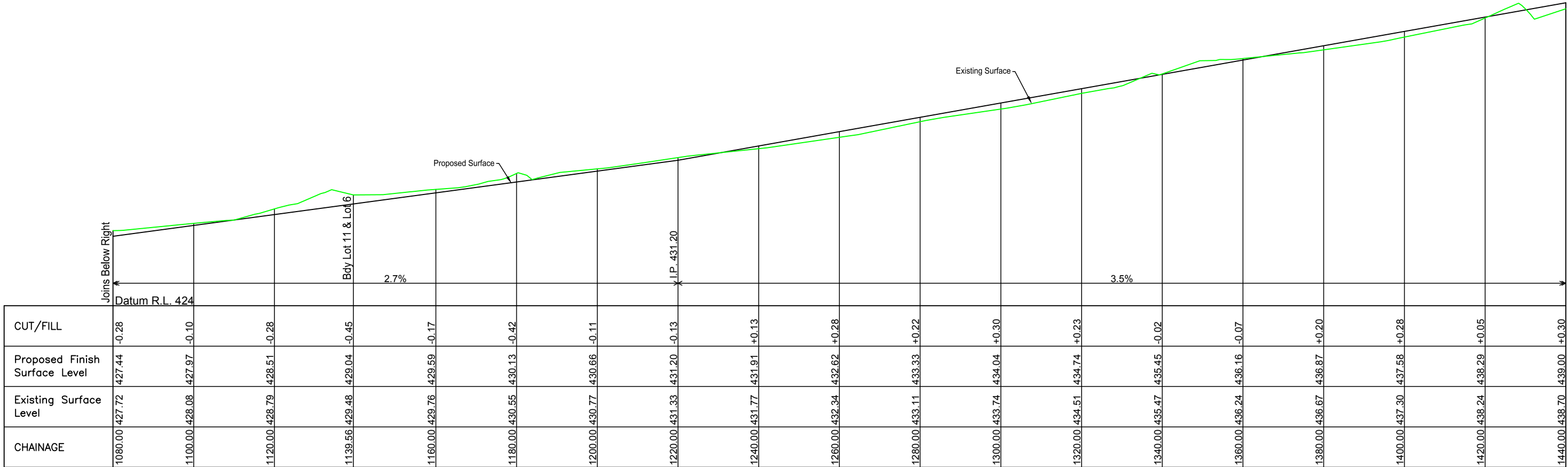
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DL:	Various
Survey:	G.Haberle
Drawn:	G.Haberle
Designed:	G.Haberle
Checked:	M.Beath

Original A3 Drawing Scale Bar:
A3 Scale 1:200
2.0 0.0 2.0 4.0
Drawing: 23388DA Rev A
Datum Description:
PM 71512 RL 404.552 GDA 2020
Located on the northern side of
Spains Lane opposite Regans Road

BATH STEWART ASSOCIATES Pty Ltd
DEVELOPMENT CONSULTANTS
SURVEYORS — ENGINEERS — PLANNERS — PROJECT MANAGERS
239 Marius Street TAMWORTH NSW 2340
Telephone (02) 6766 5966 A.C.N. 659 162 062
office@bathstewart.com.au

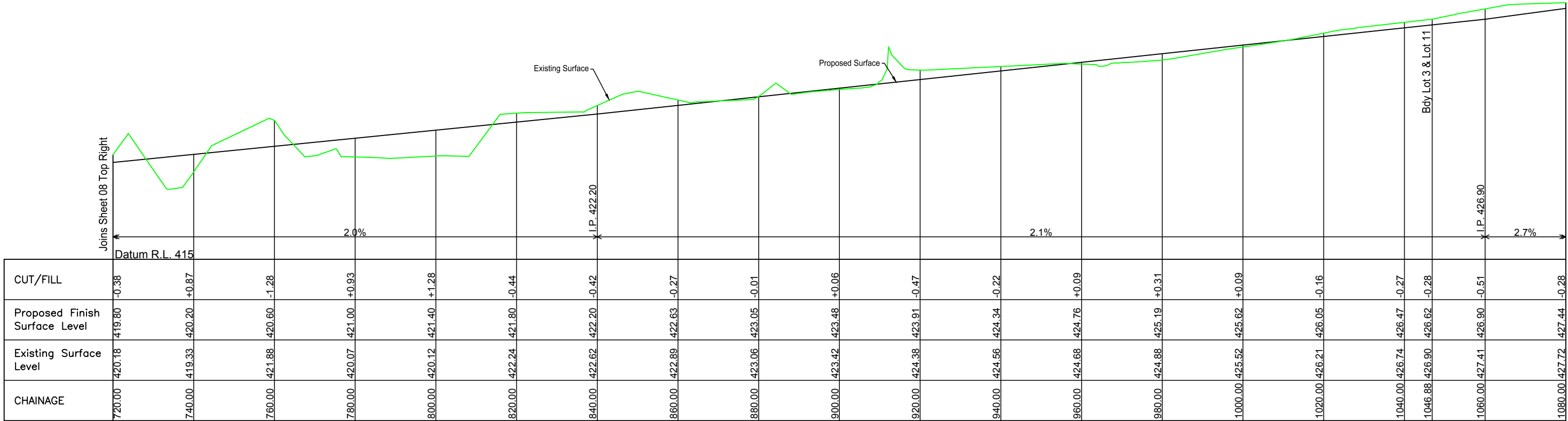
ALAN & LEANNE JAMES
348 MEADOWS LANE WARRAL NSW 2340
LOT 41 DP 634499 & LOT 442 DP 807359
DRAINAGE CHANNEL — LONGITUDINAL SECTION (Sheet 01 of 02)

Ref. No: 23388DA
Sheet No: 08 of 10
Revision: A
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DRAINAGE CHANNEL - LONGITUDINAL SECTION

A3 Scale 1:500 (H) 1:100 (V)



DRAINAGE CHANNEL - LONGITUDINAL SECTION

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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	Rev.
CENTRE LINE	
KERB AND GUTTER	
TOP OF BATTER	
SURFACE DRAINAGE	
EDGE OF BITUMEN SEAL	
FENCELINE	
SEWERMAIN	
WATERMAIN (& SIZE)	
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STREETLIGHT	
GUIDE POST	
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A3 Scale 1:200
2.0 0.0 2.0 4.0
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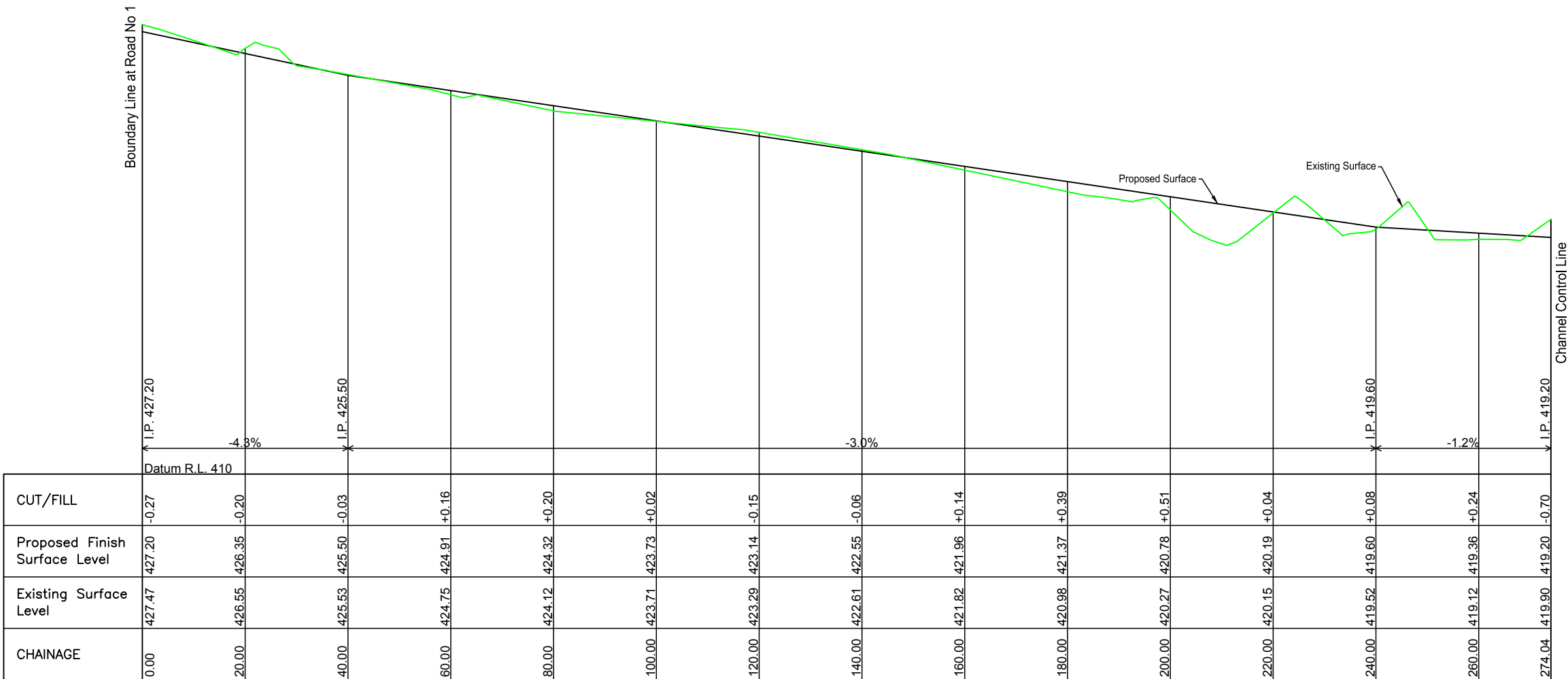
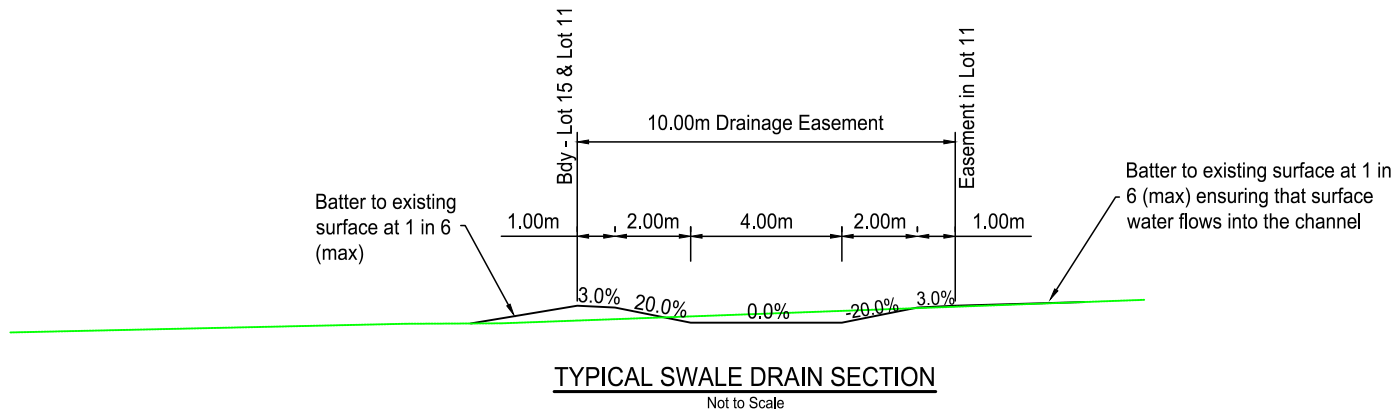
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DRAINAGE CHANNEL - LONGITUDINAL SECTION (Sheet 02 of 02)

Ref. No:
23388DA

Sheet No: 09 of 10

Revision: A

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SWALE DRAIN - LONGITUDINAL SECTION

A3 Scale 1:500 (H) 1:100 (V)

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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)
CENTRE LINE
KERB AND GUTTER
TOP OF BATTER
SURFACE DRAINAGE
EDGE OF BITUMEN SEAL
FENCELINE
SEWERMAIN
WATERMAIN (& SIZE)
STORMWATER DRAINAGE
OVERHEAD POWER
UNDERGROUND ELECTRICAL
TREE
SHRUB
SIGN
SEWER MANHOLE, INSPECTION PIT
DOWNPIPE & ROOFWATER OUTLET
POWER POLE
STREETLIGHT
GUIDE POST
WATER (HYDRANT, VALVE, METER)
TELSTRA PIT AND CABLES

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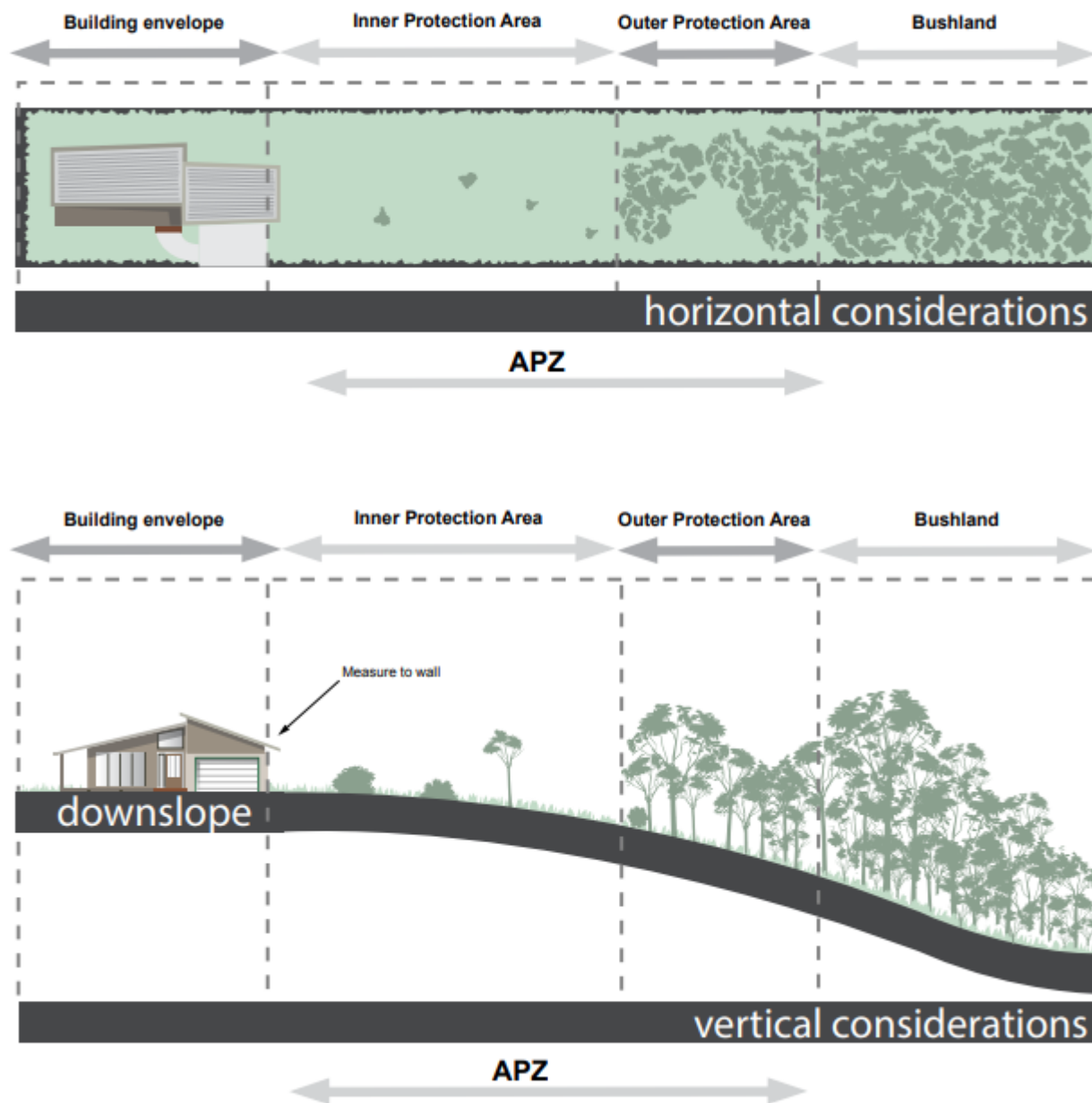
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LOT 41 DP 634499 & LOT 442 DP 807359
SWALE DRAIN — LONGITUDINAL SECTION

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3.3 Appendix – Asset Protection Zone (APZ) Example

Typical Inner and Outer Protection Areas.



(Source: NSW Rural Fire Service)



3.4 Appendix – Site Photos



Figure 3 - Proposed Lot 2 Dwelling - North



Figure 4 - Proposed Lot 2 Dwelling - East



Figure 5 - Proposed Lot 2 Dwelling - South



Figure 6 - Proposed Lot 2 Dwelling - West



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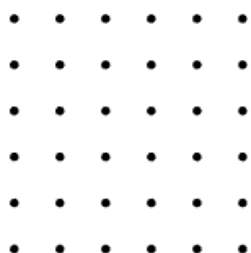
25.07.2025

Bushfire Self-Assessment

Rural Subdivision

Proposed Lot 8

348 Meadows Lane, Warral, 2340



Plan prepared by



Bath Stewart Associates



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1.0 INTRODUCTION

The subject site has been identified as being located in an area considered to be bush fire prone, according to the Tamworth Regional Council and the *NSW Rural Fire Service*. The proposed development relates to a rural subdivision of the subject lands.



Figure 1 - Bushfire Mapping



Figure 2 – Proposed Lot 8 - Current Aerial Imagery + Current Setbacks

The development is considered to be integrated development in accordance with Section 4.46 of the Environmental Planning & Assessment Act 1979. A bushfire risk self-assessment report (BFRA) has been prepared in accordance with the guidelines outlined in the NSW Rural Fire Service's guide Planning for Bushfire Protection produced in November 2019 and Section 100B of the Rural Fires Act.

2.0 COMPLIANCE WITH CLAUSE 45 OF THE RURAL FIRES REGULATION 2022

As identified in Clause 45 of the Rural Fires Regulation 2022, an application for bush fire safety must include the following items:

- The subject land, benefitting from the existing dwelling, is identified as Proposed Lot 8, known as 348 Meadows Lane. The land parcel is legally held under freehold title.
- Vegetation Classification out to 140 metres from the existing dwelling may be viewed in the table below.
- Slope out to 100 metres from the existing dwelling may be viewed in the table below.
- The subject site may be described as undulating to steep and is generally covered intermittently by cropping or grasses for the grazing of livestock.



- e) The applicant is not aware of a threatened species or ecological community existing on the subject lands. The likelihood of such communities existing is deemed to be low due to the degraded nature of the lands is question.
- f) The subject site is not registered on the Aboriginal Heritage Information Management System (AHIMS). Please see report in Appendix 3.1.
- g) Bushfire Self-Assessment - The subject site is located within the Northern Slopes region with an FFDI rating of 80.

a. Categories of Bush Fire Attack Level (BAL).

Proposed Lot 8 Existing Dwelling				
Allotment	Vegetation Class	Distance to Vegetation	Effective Slope	Min Distance for APZ
North	Grassland	>150	+5°	20 -< 50 Bal - 12.5
East	Grassland	15	+5°	14 -< 20 Bal - 19
South	Grassland	>150	0°	20 -< 50 Bal - 12.5
West	Grassland	>150	-5°	20 -< 50 Bal - 12.5

Table 1 - Proposed Lot 8 Existing Dwelling - Determination of BAL

- b. The subject site currently enjoys a large amount of rainwater storage in and around the existing dwelling and appurtenant shedding. The dwelling also enjoys connection to a farm wide water system fed from a reliable bore.
- c. The subject lands are well connected to the public road network, with unfettered access to a variety of routes into and out of the locality.
- d. The proposal does not include, nor require, the connection of fire trails.
- e. Access to and from the existing dwelling will be via the existing Meadows Lane formation.
- f. The construction standards of the development are not relevant to this application.
- g. Sprinkler systems are not warranted by the scope of this development.



- h. There is no registered fire trail located within the boundaries of the subject lands.
- h) In our opinion, the development generally conforms to the ideals of the Planning for Bushfire Protection 2019 guidelines. Furthermore, the formal bush fire maintenance plan or emergency procedure does not appear to be warranted for the subject development.

Yours Faithfully,

per: John Herdegen

Registered Surveyor

Bath Stewart Associates

Registered Surveyor

PO Box 403 Tamworth NSW 2340 | 239 Marius Street

02 6766 5966 | 0427 423 296 | bathstewart.com.au



3.0 APPENDIX

3.1 Appendix – AHIMS Search

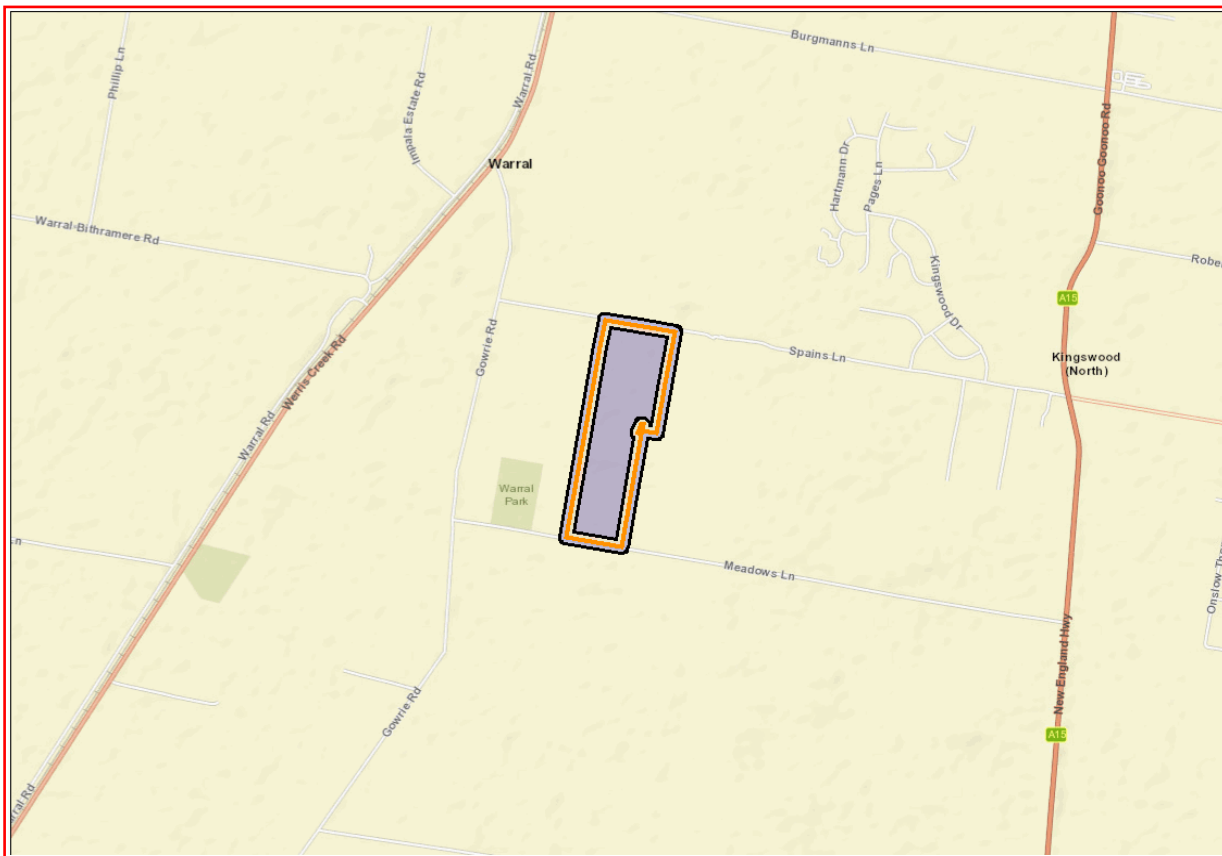
Helen Herdegen
239 Marius Street
Tamworth New South Wales 2340
Attention: Helen Herdegen
Email: office@bathstewart.com.au

Date: 04 July 2025

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 41, DP:DP634499, Section : - with a Buffer of 50 meters, conducted by Helen Herdegen on 04 July 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 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.



3.2 Appendix – DA Sketch



IMPORTANT NOTES & CAUTIONS:-

- These plans (Marked 23388DA Rev A) have been produced for information purposes. ONLY and under NO circumstance SHALL they be used for Construction
- These plans have been prepared for an A3 plot at the reduction ratio shown. The accuracy of any enlargement or other reproduction may be less than that of the original
- Any and all proposed levels shown on this drawing are indicative ONLY. Preliminary calculations have not checked for potential conflicts with other services
- Actual grades, levels, locations etc may vary during final design stages.
- This plan has been produced as part of the client's development application proposal and as a result the actual location of buildings, roads etc may vary
- The boundaries shown and adopted for the Servicing Strategy have not been confirmed by field survey
- Lot sizes, easements and all dimensions shown on this plan are indicative only and are subject to Development Application (DA) approval & Civil Design
- This plan is copyright and is not to be copied or reproduced in whole or in part without the prior written approval of Bath, Stewart Associates Pty Ltd. Upon payment of all fees invoiced to complete this survey, the client, shall have a licence to use this drawing, (for which it was originally prepared), without the requirement to obtain the afore
- These notes are an integral part of this plan.

SCHEDULE OF EASEMENTS

- | | | |
|-----|---|----------------|
| (A) | Easement for Transmission Line 20 Wide | ... V447113 |
| (B) | Easement for Access Use and Maintenance of Pipeline 5 Wide | ... DP 807359 |
| (C) | Easement for Access Use and Maintenance of Pipeline 10 Wide | ... DP 807359 |
| (D) | Easement for Overhead Powerlines 20 Wide | ... DP 1254653 |
| (E) | Easement for Overhead Power Lines 30 Wide | ... DP 1183644 |

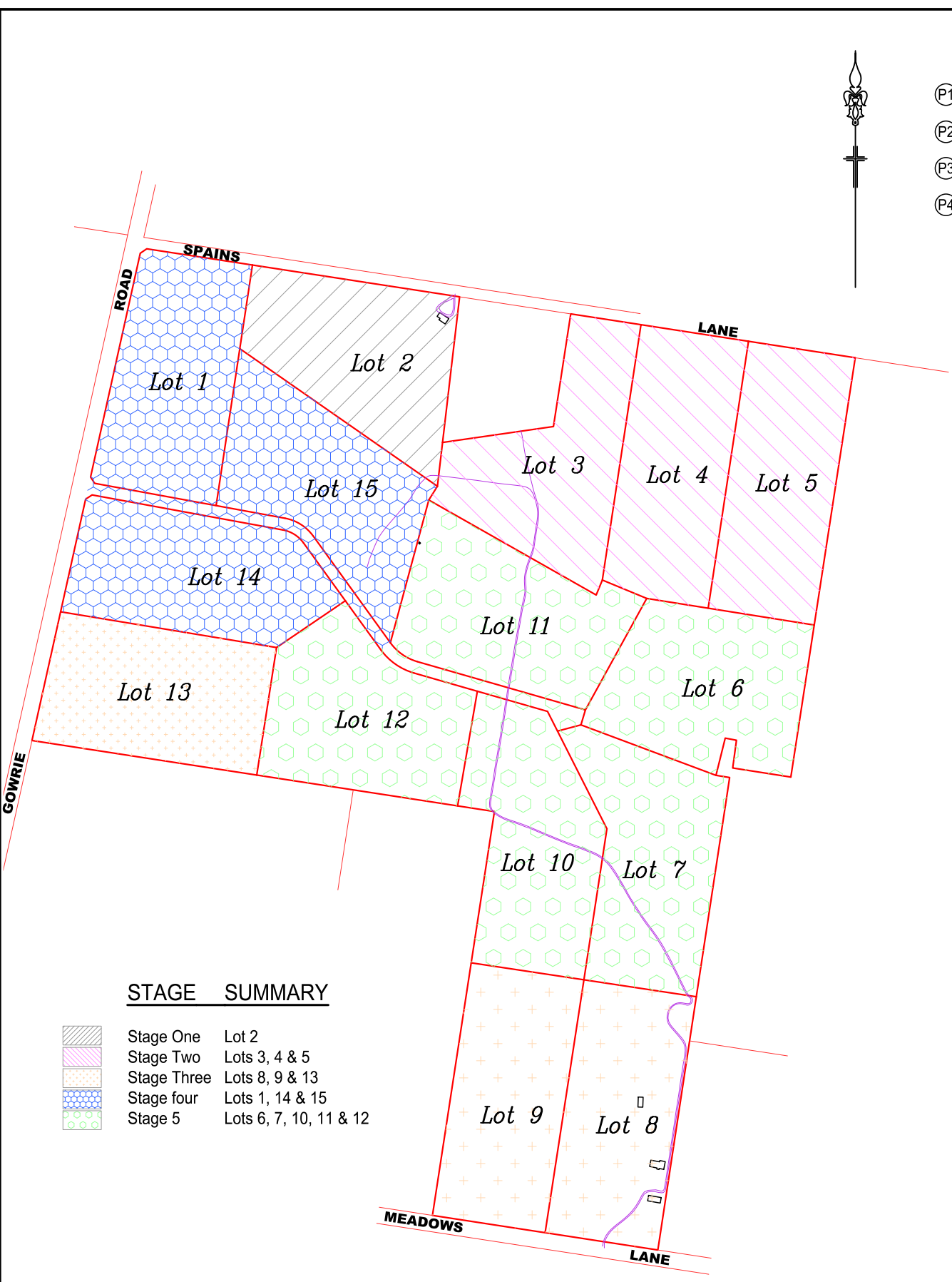
NOTE

- ALL levels, grades, alignments, curves, chainages etc shown on this plan are indicative ONLY. They have been shown to indicate that the site can be designed to suit Tamworth Regional Council's Engineering Minimum Standards (Version 2 - May 2023))
- The FINAL design information shall be subject to the current Engineering Design Guidelines (at the time of design)
- NO Services (current or proposed) are indicated
- The FINAL design shall be subject to the Development Application (DA) conditions imposed by Tamworth Regional Council
- Under NO circumstance SHALL this plan be used for construction or design approval

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CENTRE LINE KERB AND GUTTER TOP OF BATTER SURFACE DRAINAGE EDGE OF BITUMEN SEAL FENCELINE SEWERMAIN (& SIZE) WATERMAIN (& SIZE) STORMWATER DRAINAGE OVERHEAD POWER UNDERGROUND ELECTRICAL	--- --- --- --- --- --- --- --- --- --- ---		Tree Shrub Sign Sewer Manhole, Inspection Pit Downpipe & Roofwater Outlet Power Pole Streetlight Guide Post Water (Hydrant, Valve, Meter) Telstra Pit and Cables			DL: Various Survey: G.Haberle Drawn: G.Haberle Designed: G.Haberle Checked: M.Beath	Drawing: 23388DA Rev A Datum Description: PM 71512 RL 404.552 GDA 2020 Located on the northern side of Spains Lane opposite Regans Road		LOT 41 DP 634499 & LOT 442 DP 807359		Sheet No : Revision : 01 of 10 A
A Issued as part of the Development Application (DA) documentation						J.Herdegen	30.07.25	EXISTING CONFIGURATION		©Bath Stewart & Associates Pty Ltd	



STAGE SUMMARY

	Stage One	Lot 2
	Stage Two	Lots 3, 4 & 5
	Stage Three	Lots 8, 9 & 13
	Stage four	Lots 1, 14 & 15
	Stage 5	Lots 6, 7, 10, 11 & 12

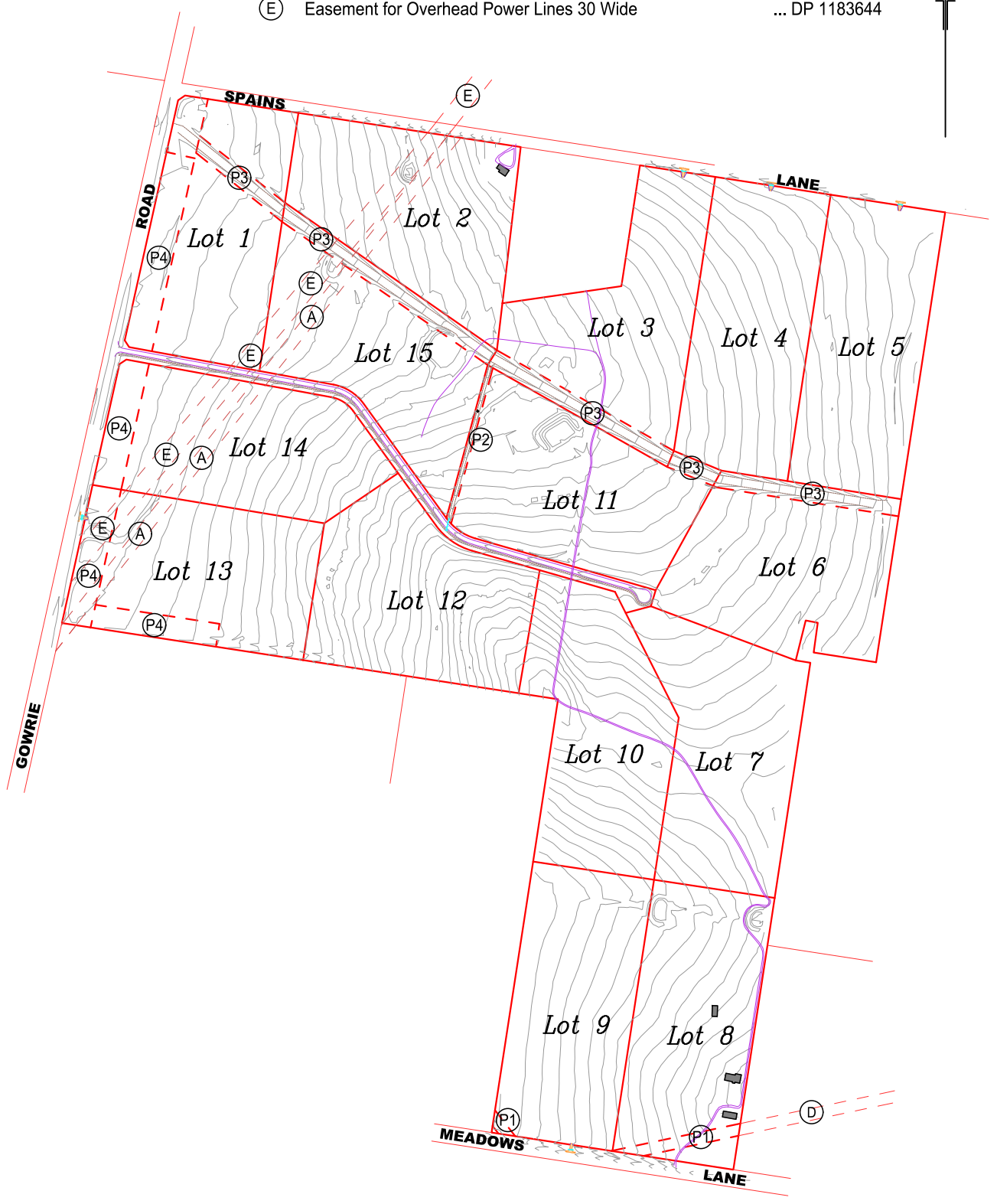
STAGING LAYOUT

PROPOSED SCHEDULE OF EASEMENTS

- P1 Easement for overhead Power Lines 20 Wide
- P2 Easement to Drain Water 10 Wide
- P3 Easement to Drain Water 30 Wide
- P4 Restriction on the Use of Land

EXISTING SCHEDULE OF EASEMENTS

- A Easement for Transmission Line 20 Wide ... V447113
- D Easement for Overhead Powerlines 20 Wide ... DP 1254653
- E Easement for Overhead Power Lines 30 Wide ... DP 1183644

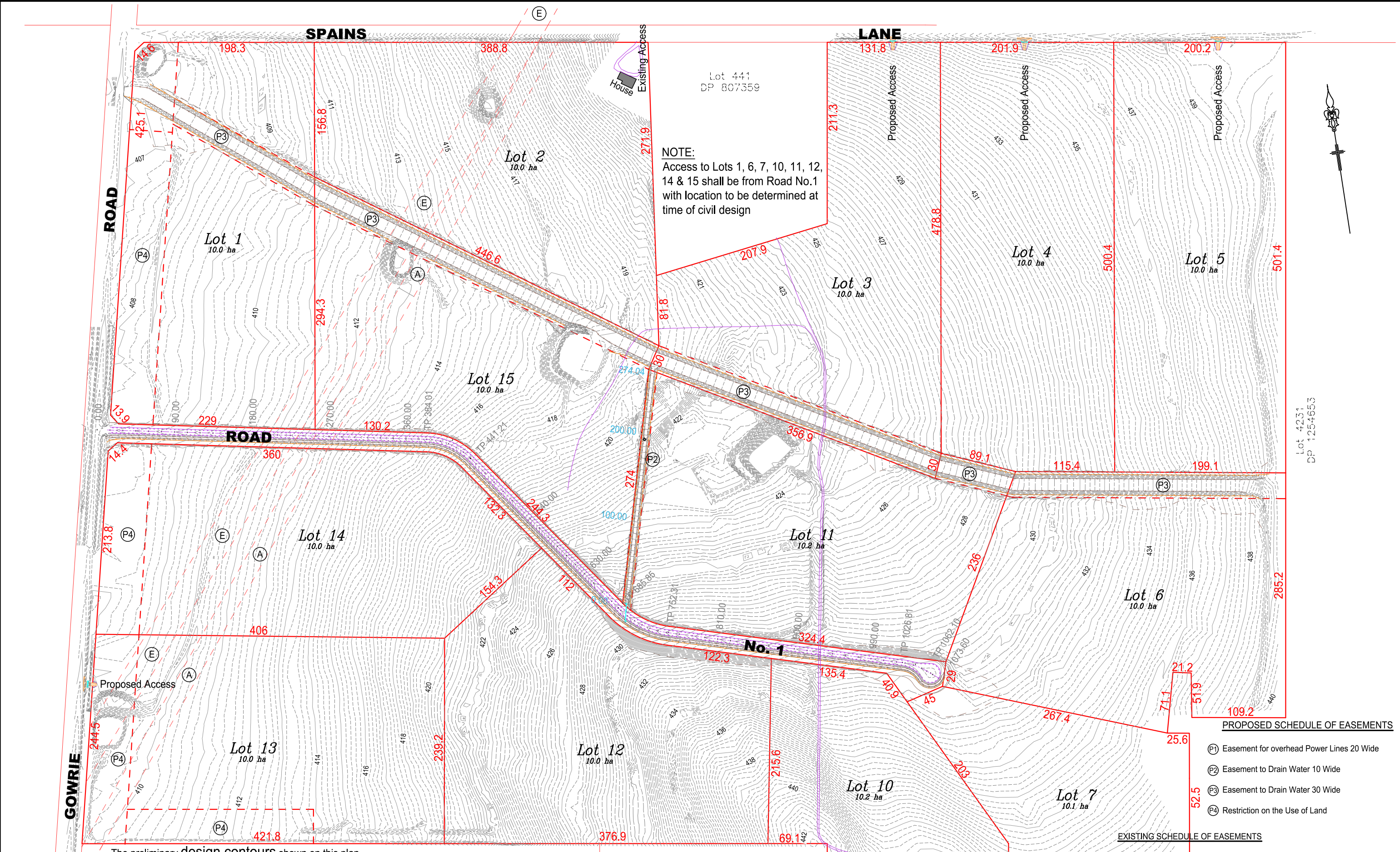


PROPOSED LAYOUT

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CENTRE LINE KERB AND GUTTER TOP OF BATTER SURFACE DRAINAGE EDGE OF BITUMEN SEAL FENCELINE SEWERMAIN WATERMAIN (& SIZE) STORMWATER DRAINAGE OVERHEAD POWER UNDERGROUND ELECTRICAL						Drawing: 23388DA Rev A Datum Description: PM 71512 RL 404.552 GDA 2020 Located on the northern side of Spains Lane opposite Regans Road	23388DA			
TREE SHRUB SIGN SEWER MANHOLE, INSPECTION PIT DOWNPIPE & ROOFWATER OUTLET POWER POLE STREETLIGHT GUIDE POST WATER (HYDRANT, VALVE, METER) TELSTRA PIT AND CABLES							Sheet No : 02 of 10 Revision : A			
		A	Issued as part of the Development Application (DA) documentation	J.Herdegen	30.07.25	Checked: M.Beath				©Bath Stewart & Associates Pty Ltd



The preliminary design contours shown on this plan are for information only. The final contours shall be determined at detail design phase which shall include reshaping of lots / removal of contour banks / batters etc



LEGEND (EXISTING - LIGHT PROPOSED - DARKER)	Rev.	DESCRIPTION	APPROVED	DATE	Model: 23388V19	Original A3 Drawing Scale Bar:	BATH STEWART ASSOCIATES Pty Ltd	ALAN & LEANNE JAMES	Ref. No:
CENTRE LINE					DL: Various	A3 Scale 1:4,000	DEVELOPMENT CONSULTANTS	348 MEADOWS LANE WARRAL NSW 2340	23388DA
KERB AND GUTTER					Survey: G.Haberle	40.0 0.0 40.0 80.0	SURVEYORS - ENGINEERS - PLANNERS - PROJECT MANAGERS	LOT 41 DP 634499 & LOT 442 DP 807359	Sheet No: 03 of 10
TOP OF BATTER					Drawn: G.Haberle	Drawing: 23388DA Rev A	239 Marius Street TAMWORTH NSW 2340		Revision: A
SURFACE DRAINAGE					Designed: G.Haberle	Datum Description: PM 71512 RL 404.552 GDA 2020	Telephone (02) 6766 5966 A.C.N. 659 162 062		
EDGE OF BITUMEN SEAL					Checked: M.Beath	Located on the northern side of Spains Lane opposite Regans Road			
FENCELINE									
SEWERMAIN									
WATERMAIN (& SIZE)									
STORMWATER DRAINAGE									
OVERHEAD POWER									
UNDERGROUND ELECTRICAL									
TREE									
SHRUB									
SIGN									
SEWER MANHOLE, INSPECTION PIT									
DOWNPIPE & ROOFWATER OUTLET									
POWER POLE									
STREETLIGHT									
GUIDE POST									
WATER (HYDRANT, VALVE, METER)									
TELSTRA PIT AND CABLES									
Issued as part of the Development Application (DA) documentation			J.Herdegen	30.07.25				PROPOSED LAYOUT (SH 1 of 2)	©Bath Stewart & Associates Pty Ltd

1. The location of the property access (centre) has been indicated on site with an indicator staked labeled property access with blue surveyors tape. If in doubt ASK. However, actual location of property accesses may be varied with approval of the new location obtained from Tamworth Regional Council prior to construction
2. Typically the property access shall be constructed as per TRC Std Dwg RD012 - Driveways - Rural Access Across Table Drains
3. The existing surface to be stripped of grass / topsoil to a minimum depth of 100mm
4. The stripped surface to be rolled & compacted with any unsuitable areas replaced with suitable materials
5. All utility services shown on this drawing are approximate only and have been located from survey data & site investigation. It is the responsibility of the contractor to confirm services prior to any and all work on site - phone dial before you dig. Before commencing any excavation or construction on this site, you should contact the relevant authorities for verification of the location & depth of their services
6. This plan is copyright and is not to be copied or reproduced in whole or in part without the prior written approval of Bath Stewart Associates Pty Ltd. Upon payment of all fees invoiced to complete this survey, the client, shall have a licence to use this drawing, (for which it was originally prepared), without the requirement to obtain the afore
7. These notes are an integral part of this plan

Typical for All Proposed accesses Off the existing Road Network

Visual Inspection $t_a > 5$ seconds
Distance at 1.15m to 1.15m > 240 m

(P1) Easement for overhead Power Lines 20 Wide

(D) Easement for Overhead Powerlines 20 Wide ... DP 1254653

Lot 1	-	Bitumen Seal - Off New Road No 1
Lot 2	-	Existing - Off Spains Lane
Lot 3	-	Gravel - Off Spains lane
Lot 4	-	Gravel - Off Spains lane
Lot 5	-	Gravel - Off Spains Lane
Lot 6	-	Bitumen Seal - Off New Road No 1
Lot 7	-	Bitumen Seal - Off New Road No 1
Lot 8	-	Existing & NO work Required
Lot 9	-	Gravel - Off Meadows Lane
Lot 10	-	Bitumen Seal - Off New Road No 1
Lot 11	-	Bitumen Seal - Off New Road No 1
Lot 12	-	Bitumen Seal - Off New Road No 1
Lot 13	-	Bitumen Seal - Off Gowrie Road
Lot 14	-	Bitumen Seal - Off New Road No 1
Lot 15	-	Bitumen Seal - Off New Road No 1



Proposed Ø450 beneath Access



NOTE:
Indicator stake labelled with
Proposed Access 7 Lot Number
with Blue Flagging Tape in fence
wire

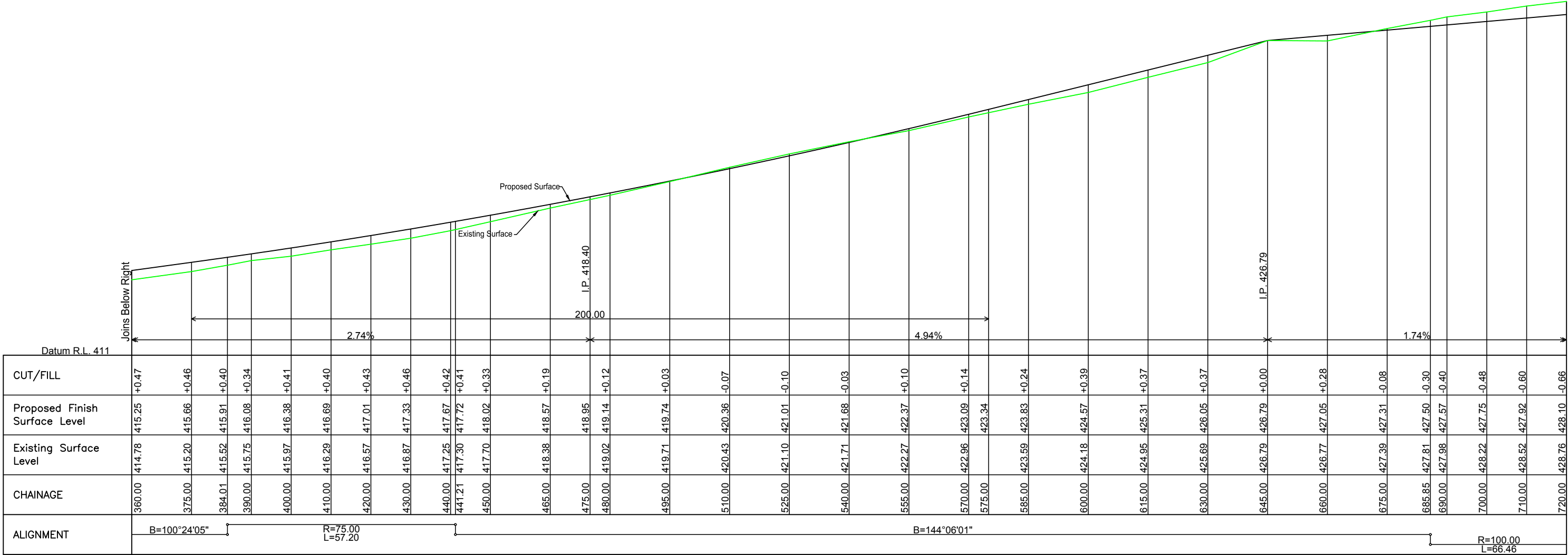
Install Ø450 Pipes with associated headwalls and direct drains to suit. Refer TRC Std Dwg RD012

Remove section of fence and install recessed gates to suit.
(Refer TRC Std Dwg RD0012 Note 14)

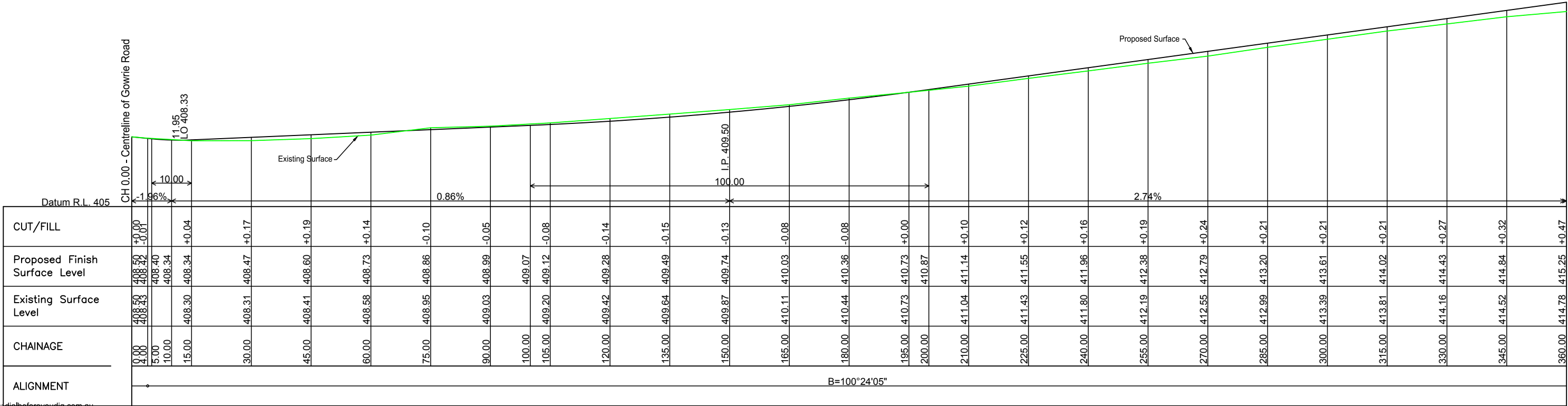
Not to Scale

 **DIAL 1100**
BEFORE YOU DIG

LEGEND (EXISTING - LIGHT PROPOSED - DARKER)										Rev.	DESCRIPTION	APPROVED	DATE	Model: 23388V19	Original A3 Drawing Scale Bar:	BATH STEWART ASSOCIATES Pty Ltd DEVELOPMENT CONSULTANTS SURVEYORS – ENGINEERS – PLANNERS – PROJECT MANAGERS 239 Marius Street TAMWORTH NSW 2340 Telephone (02) 6766 5966 A.C.N. 659 162 062		ALAN & LEANNE JAMES 348 MEADOWS LANE WARRAL NSW 2340		Ref. No: 23388DA	
CENTRE LINE KERB AND GUTTER SURFACE DRAINAGE EDGE OF BITUMEN SEAL FENCELINE SEWERMAIN WATERMAIN (& SIZE) BORROWPIT / DRAINAGE OVERHEAD POWER UNDERGROUND ELECTRICAL TREE SHRUB SIGN SEWER MANHOLE, INSPECTION PIT DOWNSPIPE & ROOFWATER OUTLET POWER POLE STREETLIGHT GUIDE POST WATER (HYDRANT, VALVE, METER) TELSTRA PIT AND CABLES																		LOT 41 DP 634499 & LOT 442 DP 807359		Sheet No : 04 of 10	
														Dt: Various	Drawing: 23388DA Rev A	This document / plan / drawing / sketch is the copyright property of Bath Stewart Associates Pty Ltd and may not be copied, reproduced in part or whole, or by any media without written approval, nor shall it be used except for the Development and Site Specified		PROPOSED LAYOUT (SH 2 of 2) & ACCESS DETAILS		Revision: A	
														Survey: G.Haberle	Datum Description: PM 71512 RL 404.552 GDA 2020	office@bathstewart.com.au				@Bath Stewart & Associates Pty	
														Drawn: G.Haberle	Designed: G.Haberle						
										A	Issued as part of the Development Application (DA) documentation	J Herdgen	30.07.25	Checked: M.Beath	Located on the northern side of Spains Lane opposite Regans Road						



ROAD No.1 - LONGITUDINAL SECTION



ROAD No.1 - LONGITUDINAL SECTION

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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)

CENTRE LINE	---
KERB AND GUTTER	---
TOP OF BATTER	---
SURFACE DRAINAGE	---
EDGE OF BITUMEN SEAL	---
FENCELINE	---
SEWERMAIN	---
WATERMAIN (& SIZE)	---
STORMWATER DRAINAGE	---
OVERHEAD POWER	---
UNDERGROUND ELECTRICAL	---
TREE	---
SHRUB	---
SIGN	---
SEWER MANHOLE, INSPECTION PIT	---
DOWNPIPE & ROOFWATER OUTLET	---
POWER POLE	---
STREETLIGHT	---
GUIDE POST	---
WATER (HYDRANT, VALVE, METER)	---
TELSTRA PIT AND CABLES	---

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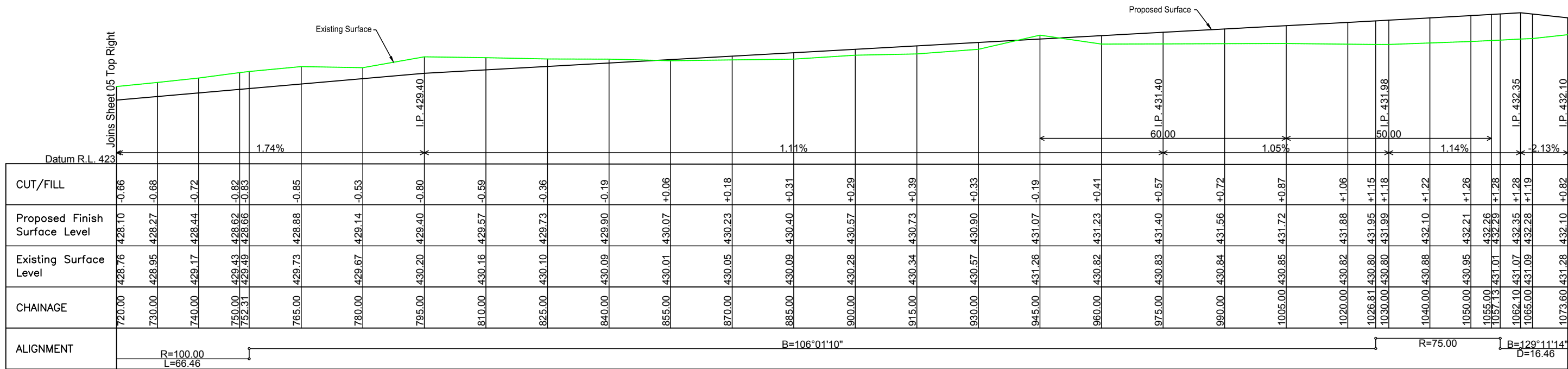
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DL: Various
Survey: G.Haberle
Drawn: G.Haberle
Designed: G.Haberle
Checked: M.Beath

Original A3 Drawing Scale Bar:
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LOT 41 DP 634499 & LOT 442 DP 807359
Road No.1 — LONGITINAL SECTION (01 of 02)

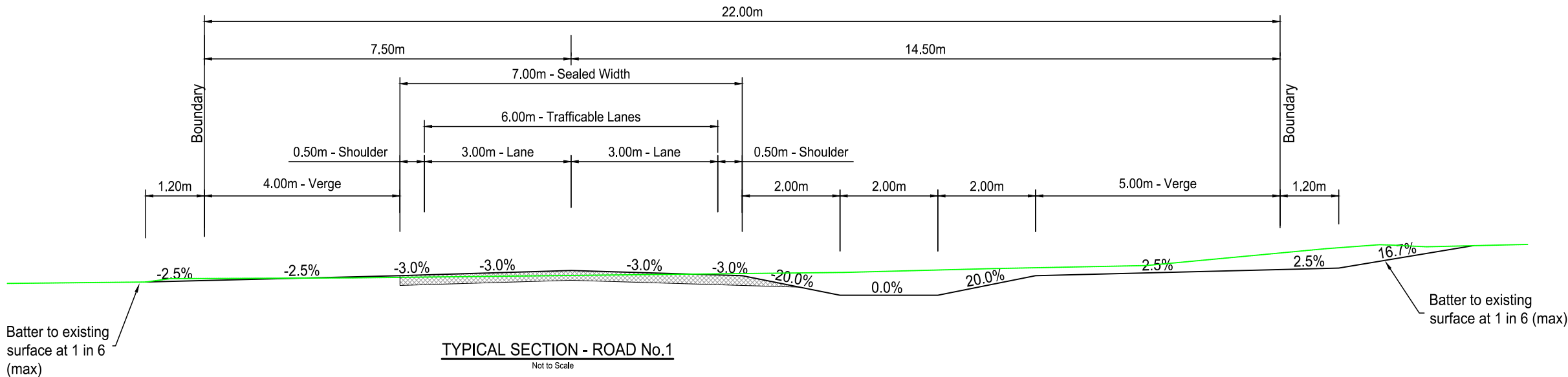
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ROAD No.1 - LONGITUDINAL SECTION

TYPICAL SECTION NOTES

- The sections shown on this page MAY BE mirrored to suit the detail design. Shown for concept idea only
- The sections shown on this page are preliminary ONLY and have been shown for DA submission purposes
- NO services (Telco, Electrical, Roofwater, Gas or Stormwater) are shown on this plan. It is assumed that were required, they shall be constructed in accordance with the relevant industry standards for the appropriate service
- The location of mains, property connections, levels, grades etc SHALL be determined in the final detail design phase taking into account the DA conditions and other services
- All batter slopes within the road reserves shall be no greater than 1 (V) in 6 (H) and typically no greater than 1 (V) in 4 (H) within proposed allotments



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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	Rev.	DESCRIPTION	APPROVED	DATE
CENTRE LINE				
KERB AND GUTTER				
TOP OF BATTER				
SURFACE DRAINAGE				
EDGE OF BITUMEN SEAL				
FENCELINE				
SEWERMAIN				
WATERMAIN (& SIZE)				
STORMWATER DRAINAGE				
OVERHEAD POWER				
UNDERGROUND ELECTRICAL				
TREE				
SHRUB				
SIGN				
SEWER MANHOLE, INSPECTION PIT				
DOWNPIPE & ROOFWATER OUTLET				
POWER POLE				
STREETLIGHT				
GUIDE POST				
WATER (HYDRANT, VALVE, METER)				
TELSTRA PIT AND CABLES				

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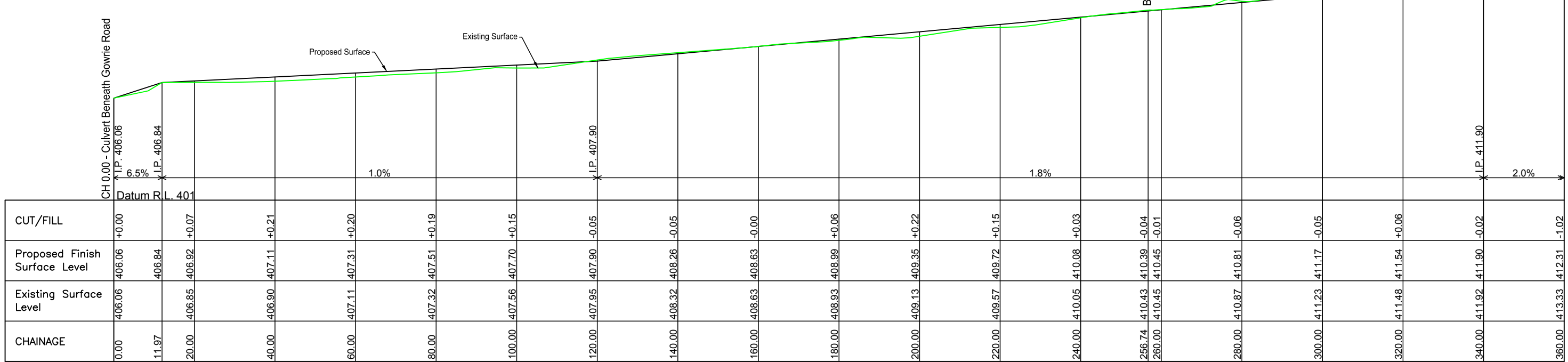
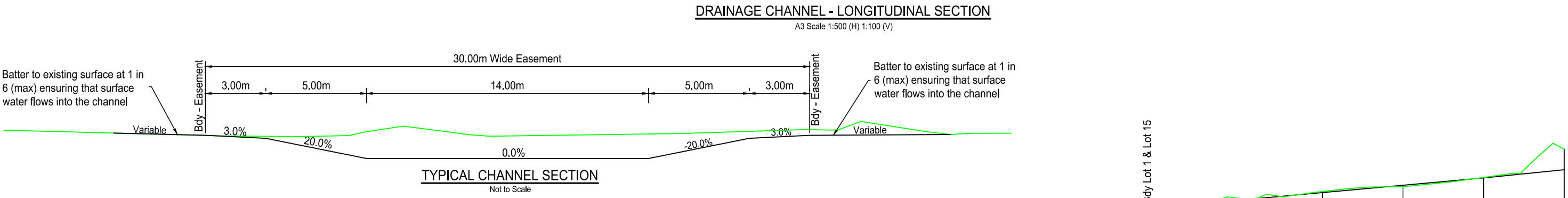
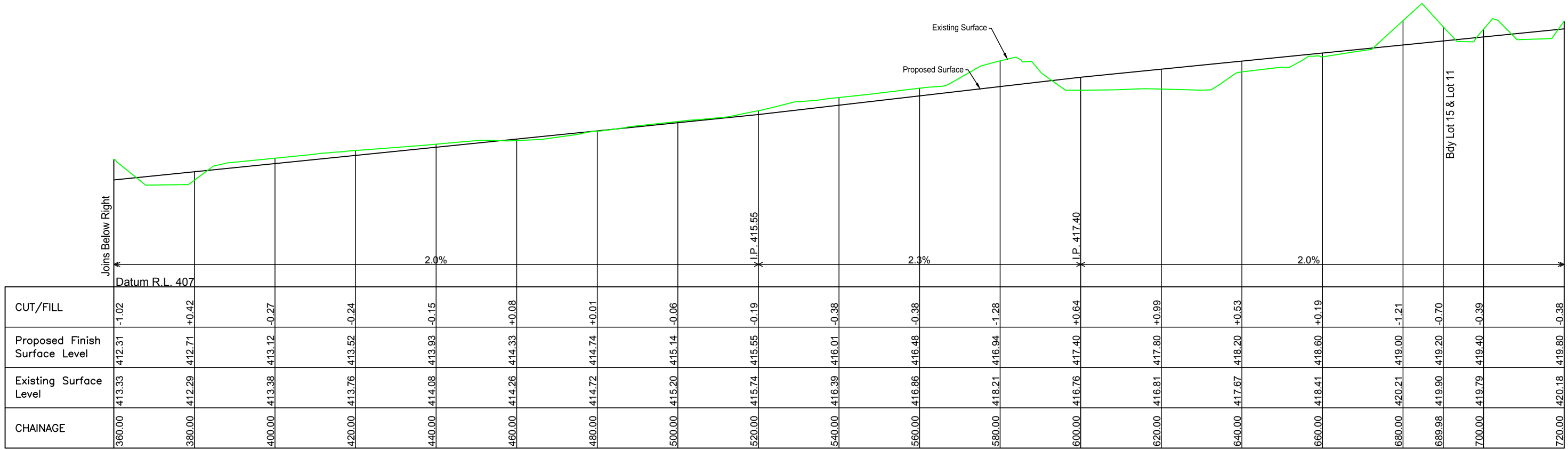
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ROAD No.1 — LONGITINAL SECTION (02 of 02) & TYPICAL SECTION	Revision : A

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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	
CENTRE LINE	---
KERB AND GUTTER	---
TOP OF BATTER	---
SURFACE DRAINAGE	---
EDGE OF BITUMEN SEAL	---
FENCELINE	---
SEWERMAIN	---
WATERMAIN (& SIZE)	---
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OVERHEAD POWER	---
UNDERGROUND ELECTRICAL	---
TREE	---
SHRUB	---
SIGN	---
SEWER MANHOLE, INSPECTION PIT	---
DOWNPIPE & ROOFWATER OUTLET	---
POWER POLE	---
STREETLIGHT	---
GUIDE POST	---
WATER (HYDRANT, VALVE, METER)	---
TELSTRA PIT AND CABLES	---

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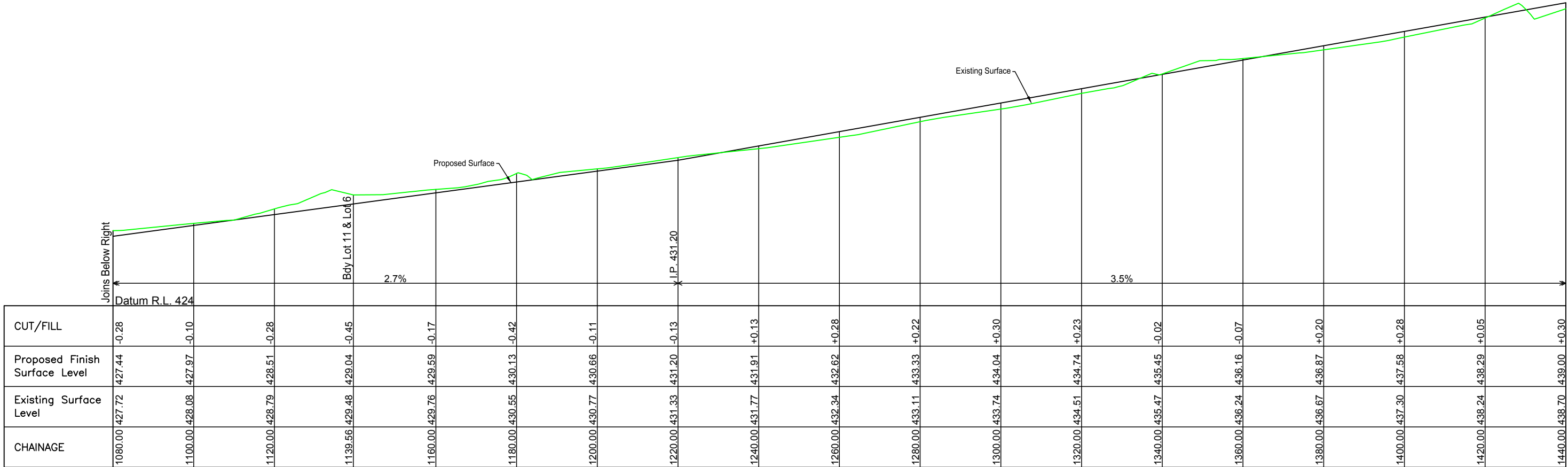
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LOT 41 DP 634499 & LOT 442 DP 807359
DRAINAGE CHANNEL — LONGITUDINAL SECTION (Sheet 01 of 02)

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Sheet No :
08 of 10

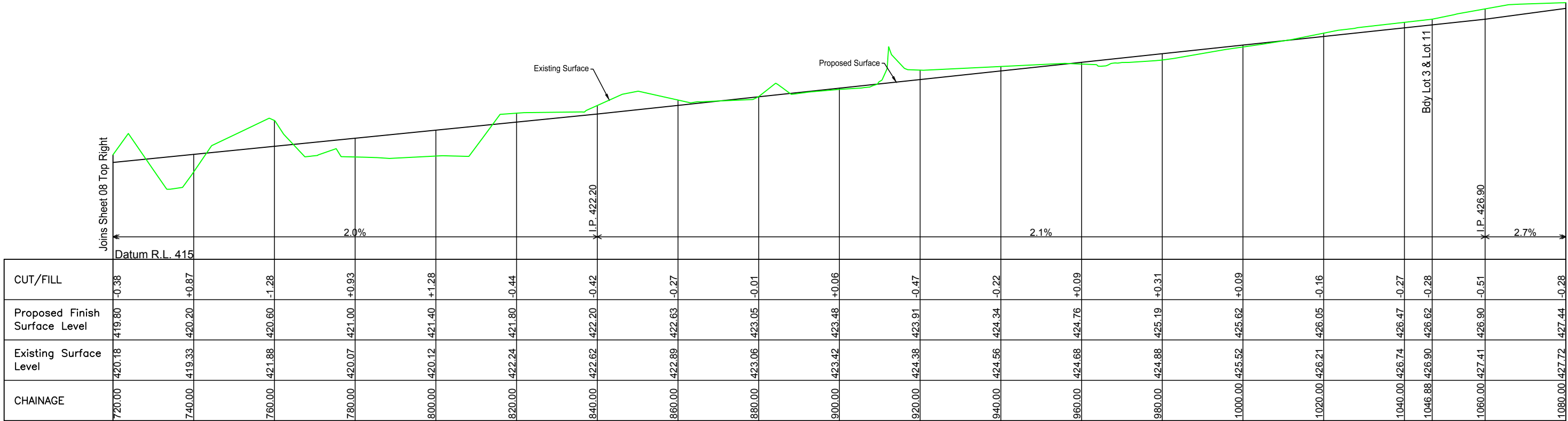
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DRAINAGE CHANNEL - LONGITUDINAL SECTION

A3 Scale 1:500 (H) 1:100 (V)



DRAINAGE CHANNEL - LONGITUDINAL SECTION

A3 Scale 1:500 (H) 1:100 (V)

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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	
CENTRE LINE	---
KERB AND GUTTER	---
TOP OF BATTER	---
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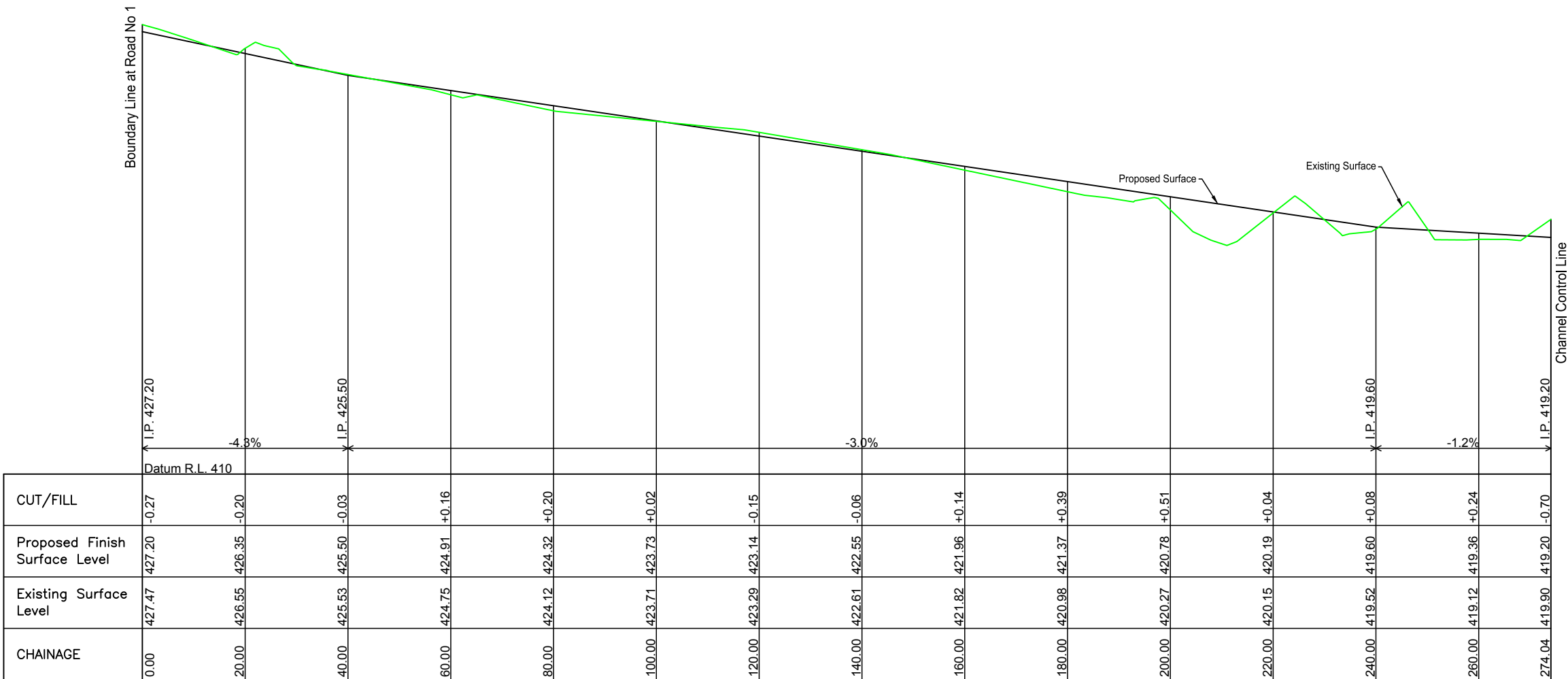
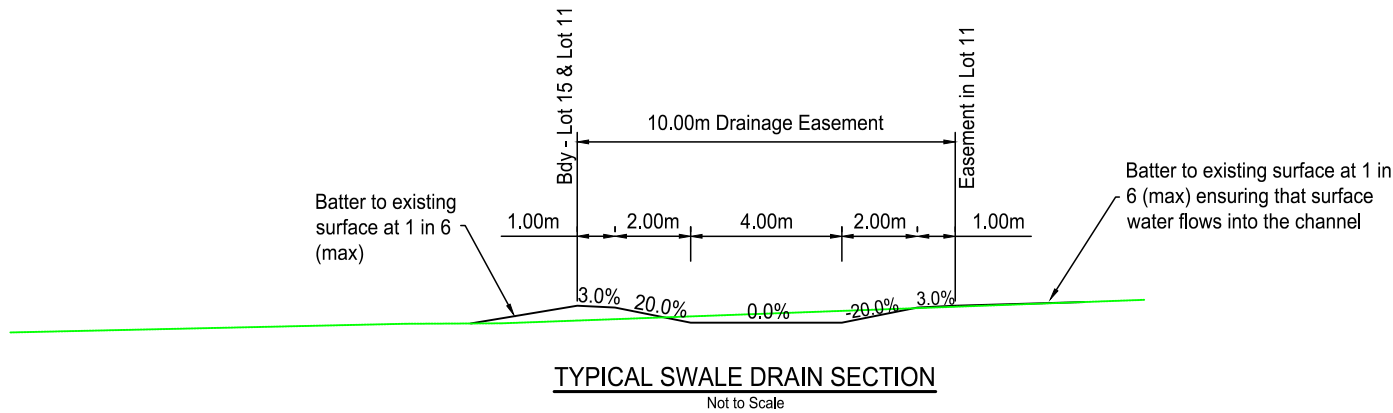
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DRAINAGE CHANNEL - LONGITUDINAL SECTION (Sheet 02 of 02)

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SWALE DRAIN - LONGITUDINAL SECTION

A3 Scale 1:500 (H) 1:100 (V)

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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)
CENTRE LINE
KERB AND GUTTER
TOP OF BATTER
SURFACE DRAINAGE
EDGE OF BITUMEN SEAL
FENCELINE
SEWERMAIN
WATERMAIN (& SIZE)
STORMWATER DRAINAGE
OVERHEAD POWER
UNDERGROUND ELECTRICAL
TREE
SHRUB
SIGN
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DOWNPIPE & ROOFWATER OUTLET
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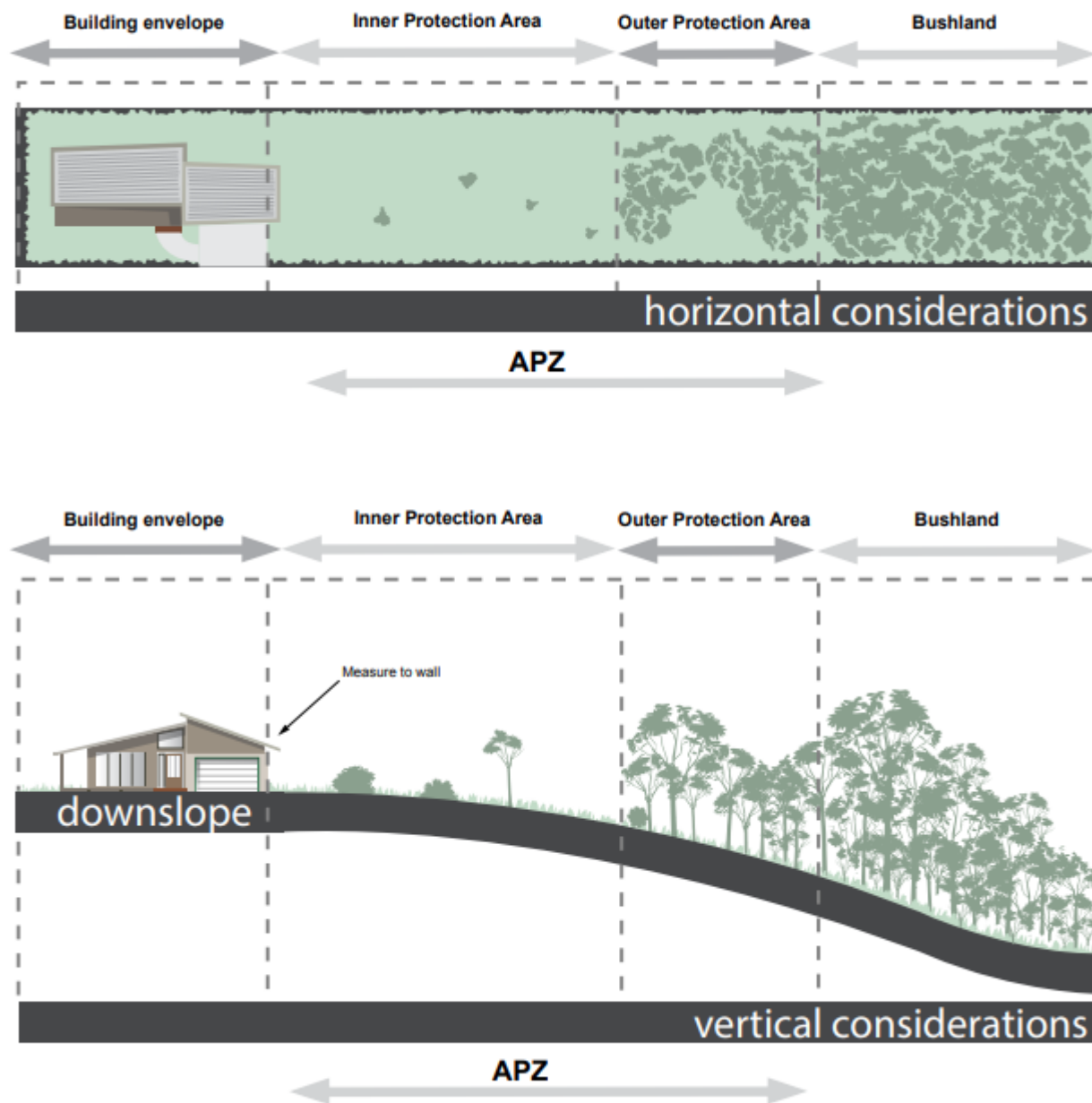
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SWALE DRAIN — LONGITUDINAL SECTION

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3.3 Appendix – Asset Protection Zone (APZ) Example

Typical Inner and Outer Protection Areas.



(Source: NSW Rural Fire Service)



3.4 Appendix – Site Photos



Figure 3 - Proposed Lot 8 Dwelling - North



Figure 4 - Proposed Lot 8 Dwelling - East



Figure 5 - Proposed Lot 8 Dwelling - South



Figure 6 - Proposed Lot 8 Dwelling - West