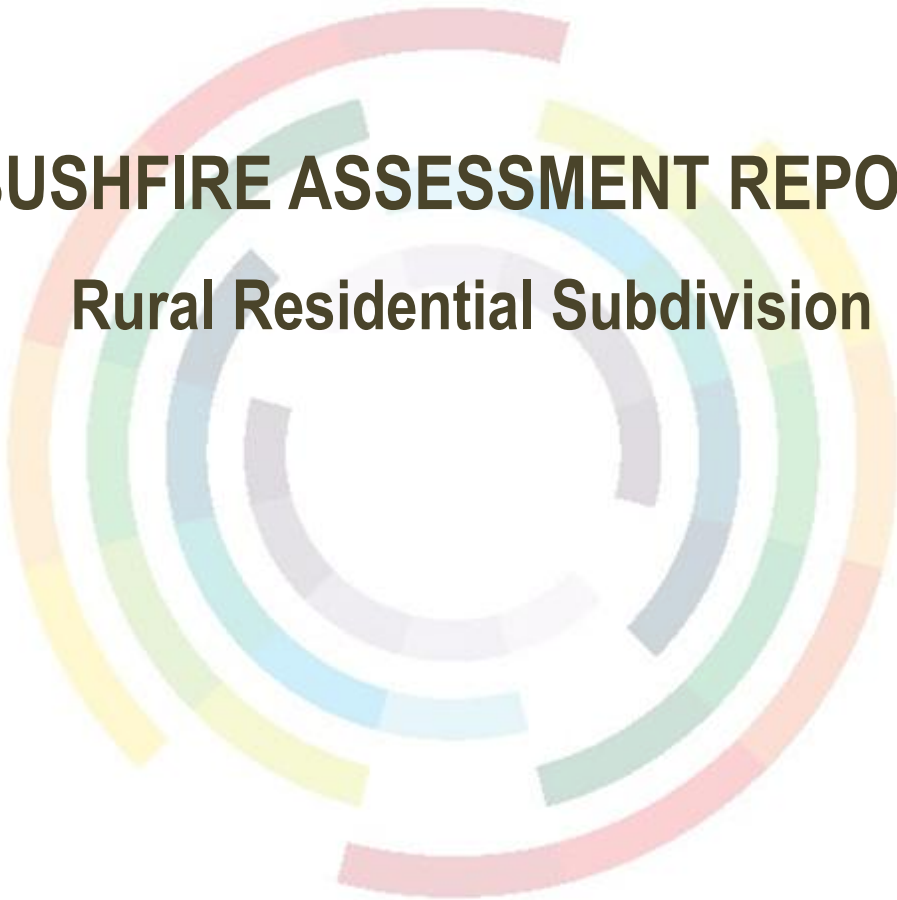




BUSHFIRE ASSESSMENT REPORT

Rural Residential Subdivision

Proposed Lot 200, Lot 201 and Lot 202

1597 Black Range Road NSW

November 2025

Prepared for:

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 YASS NSW 2582

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Project Details

Project Reference	J421 – Proposed Rural Residential Subdivision Woolgarlo
Address	1597 Black Range Road, Woolgarlo NSW 2582
Lot Plan	Lot 202 DP753596 and Lot 203 DP753596
Local Government Area	Yass Valley Council – (FDI 100 GFDI 130)
Zoning	RU1 - Primary production (Yass Valley Local Environment Plan 2013)
Bushfire Prone Land	Category 1 (woodland) Category 3 (grassland)
Proposed Development	Boundary adjustment and 3 – lot subdivision with 2 new proposed building envelopes (BE) and an existing dwelling
Approval Pathway	Council Development Application (DA) NSW RFS Bushfire Safety Authority (BFSa)
Building Classification	Rural Residential Development – Class 1 buildings
Assessment Methodology	Desktop assessment

Document Control:

Version	Description	Date	Author	Reviewed
1.0	Bushfire Assessment Report - draft	25 November 2025	D Milburn UWS Grad. Cert. (Bushfire Protection)	D Pedersen

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1. INTRODUCTION

Colin Medway (c/o- DPS Yass) has engaged Cool Burn Pty Ltd to prepare a Bushfire Assessment Report to accompany a Development Application (DA) for a proposed boundary adjustment and 3-lot rural residential subdivision of 1597 Black Range Road, Woolgarlo NSW 2582. The development is within the Yass Valley Local Government Area (Attachment 1, Figure 1).

At this stage of planning and development approval, the proposal is to adjust the boundary of Lot 202 and Lot 203 on DP753596, resulting in two lots of different configuration (Proposed Lot 1 and Proposed Lot 2). Proposed Lot 2 will then be subdivided into three new allotments which are the focus of this report:

- Proposed Lot 200 – 40.09ha, with a 4000m² building envelope (BE) and independent access to Turton Road
- Proposed Lot 201 – 41.23ha, a 4000m² BE and independent access to Turton Road
- Proposed Lot 203 – 178ha, with an existing dwelling, agricultural sheds, and property access to Black Range Road.

This report assesses bushfire risks and protection measures for the rural residential subdivision of Proposed Lot 2 based on the site plan provided in Attachment 1 (Site Plans). To satisfy bushfire risk and protection requirements, Cool Burn have reviewed and applied the following guidelines and standards:

- Chapter 5 - Planning for Bushfire Protection 2019 (PBP 2019).

This report demonstrates compliance utilising the acceptable solutions of PBP 2019, Chapter 5 – Residential and Rural Residential Subdivision.

1.1 Location

The subject site is legally identified as Lot 202 DP753596 and Lot 203 DP753596, being 1597 Black Range Road in Woolgarlo, NSW (the site), located approximately 18km west of Yass. The current site consists of two rural allotments with a combined area 419ha. The site is zoned RU1 Primary Production under the Yass Valley Local Environment Plan 2013. It is located within a rural setting and is characterised by grassland vegetation for grazing activities interspersed with pockets of woodland and riparian vegetation along ephemeral creeks. Several creeks traverse the property in a (generally) southeast direction towards the Yass River.

The topography of the site is characterised by undulation with moderate slopes, influenced by localised creek lines. Flatter terrain occurs predominantly around Black Range Road. The site is accessed via Black Range Road, a gravel through road that connects to Yass Valley Way and Burrinjuck Road (Attachment 1 – Figure 1).

2. LEGISLATIVE FRAMEWORK

2.1 Framework

The proposed boundary adjustment and rural residential subdivision development is categorised as Integrated Development under s4.46 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Integrated development requires development consent from the local Council and General Terms of Approval from the NSW Rural Fire Service (RFS). Any development application for integrated development must obtain a Bush Fire Safety Authority (BFSA) from the Commissioner of the NSW RFS in accordance with Section 100B of the *Rural Fires Act 1997* (RF Act).

A BFSA authorises development to the extent that it complies with PBP 2019 including standards regarding setbacks, provision of water supply and other measures in combination considered by the Commissioner necessary to protect persons, property or the environment from danger that may arise from a bushfire.

As a proposed rural residential subdivision development, the application needs demonstrate that the proposal can achieve radiant heat levels of not greater than 29kW/m² (or Bushfire Attack Level BAL-29) to all proposed dwellings (building envelopes) and have adequate access and water supply provisions

2.2 Planning for Bushfire Protection

2.2.1 Aim and Objectives

All development on Bushfire prone land (BFPL) must satisfy the aim and objectives of PBP 2019. The aim of PBP 2019 is:

'to provide for the protection of human life and minimise impacts on property from the threat of bushfire, while having due regard to development potential, site characteristics and protection of the environment'.

The objectives are to:

- *Afford buildings and their occupants protection from exposure to a bushfire*
- *Provide for a defensible space to be located around buildings*
- *Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings*
- *Ensure that appropriate operational access and egress for emergency service personnel and occupants is available*
- *Provide for ongoing management and maintenance of BPMs*
- *Ensure that utility services are adequate to meet the needs of firefighters.*

2.2.2 Specific Objectives for Residential Subdivision

The specific objectives for rural residential subdivision (PBP 2019) with a dwelling entitlement are as follows:

- *Minimise perimeters of the subdivision exposed to the bush fire hazard (hourglass shapes, which maximise perimeters and create bottlenecks should be avoided)*
- *Minimise vegetated corridors that permit the passage of bush fire towards buildings*
- *Provide for the siting of future dwellings away from ridge-tops and steep slopes, within saddles and narrow ridge crests*
- *Ensure that APZs between a bush fire hazard and future dwellings are effectively designed to address the relevant bush fire attack mechanisms*
- *Ensure the ongoing maintenance of APZs*
- *Provide adequate access from all properties to the wider road network for residents and emergency services*
- *Provide access to hazard vegetation to facilitate bush fire mitigation works and fire suppression*
- *Ensure the provision of an adequate supply of water and other services to facilitate effective firefighting.*

3. BUSHFIRE RISK ASSESSMENT

This bushfire assessment has been prepared via a desktop analysis. The assessment has been completed and reviewed by Cool Burn employees familiar with the location and Black Range Road.

3.1 Bushfire Prone Land

Bushfire prone land maps provide a trigger for the development assessment provisions and consideration of sites that are bushfire prone. Bushfire prone land (BFPL) is land that has been identified by Council and certified by the Commissioner of the RFS, which can support a bushfire or is subject to bushfire attack.

The site is identified as 'bushfire prone land' as mapped by Yass Valley Council for the purposes of s10.3 of the EP&A Act and the legislative requirements for building on bushfire prone lands are applicable. Attachment 1 Figure 2 shows that the site is affected by:

- Category 1 (High Risk) Bushfire Prone Vegetation
- Category 3 (Moderate Risk) Bushfire Prone Vegetation.

3.2 Fire Weather

The fire weather is dictated by PBP 2019 and assumes a credible worst-case scenario and an absence of any other mitigating factors relating to aspect or prevailing winds.

The site is in the Southern Ranges district which has a Forest Fire Danger Index (FDI) of 100 and a Grassland Fire Danger Index (GFDI) 130 as per PBP 2019.

3.3 Vegetation Assessment

The bushfire behaviour assessment methodology assesses the vegetation classification on and surrounding the area proposed for residential dwellings (out to 140 metres) in accordance with the system for classification of vegetation contained in PBP 2019. Predominant Vegetation is classified by structure or formation using the system adopted by Keith (2004) and by the general description using PBP 2019.

Proposed Lot 200 and Lot 201 are characterised by agricultural grasslands with woodland vegetation that is generally confined to the lower slopes close the creek line. This vegetation has been identified as Grassy Woodland formation of various PCTs by the NSW Department Climate Change, Energy, the Environment and Water (2025) (geo.seed.nsw.gov.au). Riparian vegetation within the creek line has been identified as a Forested Wetland formation. Proposed Lot 202 is primarily agricultural grasslands

with connected patches of Dry Sclerophyll Forest (formation) to the east. This Forest vegetation extends to Turton Road and comes within 50m (south) of the BE in proposed Lot 201.

For the purposes of this bushfire assessment and in accordance with PBP 2019, the predominant hazardous vegetation for the proposed BE within **proposed Lot 200** has been **classified as Grassland** (Attachment 1 - Figure 3).

The predominant hazardous vegetation for the proposed BE within **proposed Lot 201** has been **classified as Grassland** to the north, east, south and west, and **conservatively classified as Forest** to the southwest, due to connectivity to larger patches of woodland and forest vegetation and potential exposure to south-westerly winds during the bushfire season (Attachment 1 - Figure 3).

The existing dwelling in **proposed Lot 202** is surrounded by **agricultural grassland** in all directions. A row of trees occurs down the property access driveway.

This assessment is based on the current vegetation formations and land management activities (grazing). Any future land use must recognise impacts to approved development standards (i.e. any future revegetation programs must consider this assessment if approved).

3.4 Slopes Influencing Bushfire Behaviour

The bushfire behaviour assessment methodology assesses the slope of the land on and surrounding proposed BEs out to 100 metres using publicly available spatial data.

A summary of vegetation and effective slopes for the proposed BE in proposed Lot 200 and Lot 201, including the required APZ at the subdivision stage for BAL-29 (from Table A1.12.2), is detailed in Table 1 and Table 2, and illustrated in Attachment 1 - Figure 3.

Table 1: Assessment Summary – Proposed Lot 200 Building Envelope summary table

Direction	Vegetation	Slope	Minimum APZ for BAL-29
North	Grassland	0 - 5° Downslope	12m
East	Grassland	10 - 15° Downslope	15m
South	Grassland	0 - 5° Downslope	12m
West	Grassland	Flat / Upslope	10m

Table 2: Assessment Summary – Proposed Lot 201 Building Envelope summary table

Direction	Vegetation	Slope	Minimum APZ for BAL-29
North	Grassland	0 - 5° Downslope	12m
East	Grassland	10 - 15° Downslope	15m
South	Grassland	0 - 5° Downslope	12m
West	Grassland	Flat / Upslope	10m
Southwest	Forest	Flat / Upslope	24m

4. BUSHFIRE PROTECTION MEASURES

This bushfire assessment aims to demonstrate the proposed subdivision's compliance with Section 5 of PBP 2019 by recommending a combination of Bushfire Protection Measures (BPMs). The BPMs recommended for the rural residential subdivision development include provisions relating to Asset Protection Zones (APZs) and landscaping, construction standards, access requirements, water supply and electricity and gas services, and emergency management planning (Plate 1).

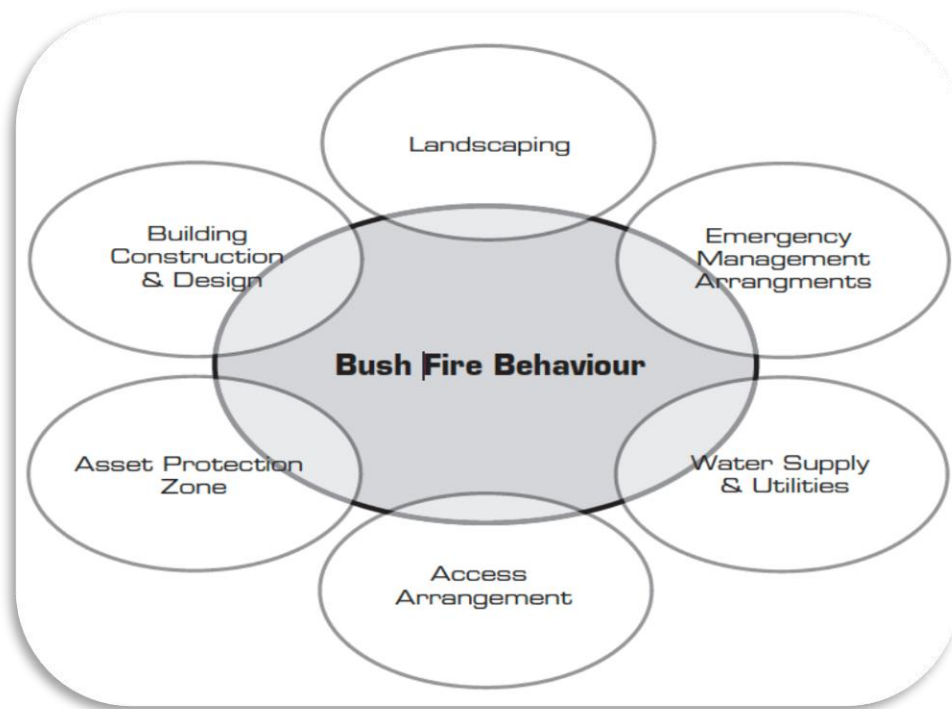


Plate 1: Bushfire protection Measures

4.1 Asset Protection Zones

An Asset Protection Zone (APZ) is a fuel-reduced buffer designed to provide physical separation between buildings and adjacent bushfire hazards. It plays a critical role in reducing radiant heat, flame contact, and ember attack, while also improving access and safety for firefighting operations.

Recommended APZ for Subdivision Development Stage - At the subdivision stage, this assessment recommends a standardised APZ being:

- A minimum of 15 metres around the building envelope on proposed Lot 200
- A minimum of 15 metres around the building envelope on proposed Lot 201, extending out to 24m to the southwest.

This minimum APZ would satisfy the performance criteria for a bushfire attack level of $\leq$ BAL 29, consistent with the acceptable solutions of Table 5.3a of PBP 2019. The proposed building envelopes

have capacity to provide larger APZ setbacks (and subsequently a lower BAL rating). This would be assessed and determined at the relevant development stages for any proposed new dwelling.

Existing Dwelling - The existing dwelling on proposed Lot 202 has sufficient area to provide a formalised APZ out to 50m, which would provide a better bushfire protection outcome for the dwelling, consistent with Chapter 5.1.3 *Existing dwellings* - PBP 2019. In consultation with the land owner, the recommendation of establishing a formal minimum 50m APZ around the existing building will achieve a BAL-Low determination and achieve a better bushfire protection outcome.

The APZs will be fully contained within the respective proposed Lots and would be established and maintained in perpetuity to the standards of an Inner Protection Area (IPA), in accordance with Attachment 4 of PBP 2019 and Table 3 below.

The recommended APZ measures provide an acceptable solution that meets the performance criteria of PBP 2019 (Table 5.3a), by ensuring:

- ✓ The recommended APZ setbacks ensures that the building footprint is not exposed to radiant heat levels exceeding 29 kW/m².
- ✓ APZs are managed and maintained to prevent fire spread towards the building (see Landscaping section).
- ✓ APZs are permanent and wholly within the Lot boundary.
- ✓ APZ maintenance is practical, does not compromise soil stability, and minimises the risk of crown fires.

4.2 Landscaping

This assessment recommends that the APZ on each proposed Lot is managed in accordance with the prescribed standards for an IPA outlined in Attachment 4 PBP 2019.

The IPA is a fuel-managed area designed to:

- Minimise the impact of direct flame contact and radiant heat on the development
- Act as a defendable space for firefighting efforts
- Reduce risks by maintaining vegetation at controlled levels.

In practical terms the IPA is typically the curtilage around the proposed building, consisting of a mown lawn and well-maintained gardens. Vegetation within the IPA should however be kept to a minimum fuel level (see below). The standards for an IPA are detailed in Table 3.

Table 3: Inner Protection Area standards

Inner Protection Area Standards	
Trees:	• Tree canopy cover should be less than 15% at maturity • Trees at maturity should not touch or overhang any structure or asset • 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.
Shrubs	• 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	• Grass should be kept mown or slashed (as a guide grass should be kept to no more than 100mm in height) • Leaves and vegetation debris should be regularly removed.

The recommended landscaping (APZ) measures provide an acceptable solution and meet the performance criteria outlined in Table 5.3a of PBP 2019, ensuring:

- ✓ Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.

4.3 Construction

The Bushfire Attack Level (BAL) measures a building's ability to withstand bushfire exposure, as defined in *AS3959-2018 Construction of buildings in bushfire prone areas*.

At the subdivision stage, the provision of the recommended APZ (Section 4.1) around the proposed building envelopes (proposed Lot 200 and Lot 201) will satisfy the performance for any future dwelling to achieve a BAL 29 rating or less, in accordance with Table A1.12.2 of PBP 2019.

Bushfire construction requirements for any new dwelling (not planned at this stage) will be determined post-subdivision consent, and through a site-specific bushfire assessment, ensuring compliance with the current version of PBP.

Note: while all new dwellings must comply with PBP 2019, existing dwellings on BFPL may benefit from an increased BPMs to provide better a better bushfire protection outcome (Chapter 5.1.3 PBP 2019). A recommended 50m APZ will be formalised around the existing dwelling on proposed Lot 202, and BAL Low determination. This has been recommended to achieve a better bushfire protection outcome and no further upgrades to the existing dwelling are considered necessary.

4.4 Access

The intent of access provisions is to ensure safe, all-weather operational access for emergency services to structures, vegetation hazards, and water supplies, while also allowing for the safe evacuation of residents.

Public road system – Turton Road is a public no-through gravel road connecting to Black Range Road. The location of the southernmost BE (proposed lot 201) is approximately 660m south of the intersection with Black Range Road. Black Range Road is an existing all weather gravel through road offering alternate access and egress (Yass Valley Way and Burrinjuck Road). Road widening is proposed for Turton Road at a culvert crossing to the north of the proposed BE's (Attachment 1 – Site Plans).

Perimeter Road – A perimeter road is required for subdivision for three or more allotments. This performance criteria has been considered on its merits. The acceptable solutions detailed in PBP 2019 for a 'perimeter road around the subdivision' is not considered applicable to this development. Each dwelling location has capacity to provide a path (ring road) within the building envelope (4000m²), that would 'allow safe access and egress for firefighting vehicles (to access the hazard) while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface'.

Property access – Each BE on proposed Lots 200 and 201 would access the public road system by individual driveways off Turton Road. The driveway lengths are approximately 60m through Grassland for each proposed Lot respectively (Attachment 1 – Site Plans).

The property access provisions from the public road systems to each BE can comply with the minimum construction requirements detailed below:

- Minimum 4m carriageway width and 4m vertical clearance
- A suitable turning area for firefighting vehicles will be provided at each dwelling in accordance with Appendix 3 of PBP 2019
- Minimum 6m inner radius on curves
- Minimum 6m distance between inner and outer curves
- Crossfall not exceeding 10 degrees
- Maximum grades:
 - ≤15 degrees for sealed roads.
 - ≤10 degrees for unsealed roads.
- Access must be provided to within 4m of a Static Water Supply.

These measures will ensure safe access and egress for firefighting vehicles whilst maintaining resident evacuation potential in accordance with Table 5.3b of PBP 2019.

The proposed property access measures will ensure compliance with the specific objectives and performance criteria by:

- ✓ Providing adequate access from to the wider road network for both residents and emergency services.
- ✓ Enabling access to hazard vegetation to facilitate bush fire mitigation works and fire suppression activities.
- ✓ Providing firefighters with safe all weather access to structures.
- ✓ Ensuring appropriate access to water supply for firefighting vehicles.
- ✓ Allowing emergency services to efficiently access the subdivision while allowing residents to evacuate safely.
- ✓ Facilitating passing and turning movements to prevent congestion during an emergency.

4.5 Services – water electricity and gas

The intent of services is to provide adequate water for the protection of buildings during and after the passage of bushfire, and to locate electricity and gas so as to not contribute to the risk of fire to a building.

Water supplies - The site is located within a non-reticulated water supply area. In accordance with Table 5.3c & d of PBP 2019, a minimum 20,000L tank dedicated for firefighting purposes (Static Water Supply – SWS) would be provided for the proposed future dwellings at proposed Lots 200 and 201 (provided at the time of approval of future infill development).

This assessment recommends the following additional specifications can be applied for any future dwelling on proposed Lots 100 and Lot 101:

- SWS tank to be non-combustible – steel or concrete (not plastic)
- The SWS tank must be located within the APZ
- A connection for firefighting purposes is located on the non-hazard side and away from the structure; 65mm Storz outlet with a ball valve is fitted to the outlet
- Ball valve and pipes are adequate for water flow and are metal
- Supply pipes from tank to ball valve have the same bore size to ensure flow volume
- A hardened ground surface suitable 23 tonne firefighting vehicle access is to be provided to within 4m of the connection point
- All above ground (exposed) water supply pipes and taps external to the building are to be metal
- A SWS sign should be installed in a visible location on the road front
- Regular testing should occur to ensure that water provisions are maintained in working order.

The existing dwelling (proposed Lot 202) has independent SWS from water tanks (11,000L pers. comms). Provisions should be made to ensure the water is accessible for firefighting units. A large dam

is situated to the east of the dwelling with reliable access for firefighting units. Notably this dam should not be relied on as a reliable source of water.

The recommended SWS measures provide acceptable solutions and meet the performance criteria outlined in PBP Table 5.3c & d, ensuring:

- ✓ An adequate water supply is provided for firefighting purposes.
- ✓ The water supply is accessible and reliable for firefighting operations.
- ✓ The integrity of the water supply is maintained.

Electricity and gas services - It is recommended that all electricity and gas provisions for the future dwellings be installed to relevant standards to limit the possibility of ignition of surrounding bushland or the fabric of buildings. Electricity and gas provisions will meet the following standards:

- Where practicable, electrical transmission lines are underground
- If overhead, electrical transmission lines must be installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas and no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines
- Gas will be installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used
- All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side
- Connections to and from gas cylinders are metal
- Polymer-sheathed flexible gas supply lines are not used
- Above-ground gas service pipes are metal, including and up to any outlets.

For any ground mounted solar:

- Will be a minimum 6m away from the dwelling
- Will have a minimum 10m APZ for the structures and associated infrastructure
- The APZ must be maintained to the standard of an IPA in accordance with Appendix 4 PBP 2019 and Section 4.2 of this report.

The recommended services measures provide an acceptable solution and meet the performance criteria as detailed in PBP Table 5.3c, as follows:

- ✓ The location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.
- ✓ Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.

4.6 Emergency Management

This assessment recommends that post-subdivision and at the time of occupation of future dwellings on proposed Lot 200 and Lot 201, a Bush Fire Survival Plan (BFSP) should be prepared for each allotment, in accordance with the NSW RFS guideline: [Bush fire survival plan - NSW Rural Fire Service](#). This BFSP will help ensure preparedness and safety in the event of a grassfire, outlining essential steps to protect life and property.

The existing dwelling (proposed Lot 202) should also consider development of a BFSP if one is not currently in place.

5. SUMMARY AND CONCLUSION

This bushfire assessment report has been prepared for the proposed boundary adjustment and 3 - lot rural residential subdivision of 1597 Black Range Road in Woolgarlo NSW (this being Proposed Lot 2, to be subdivided into proposed Lots 200, 201 and 202). The site is mapped as bushfire prone, and recommendations have been made to ensure the development can comply with the requirements and standards of Chapter 5 of PBP 2019 for Residential and Rural Residential Subdivision.

Key recommendations are summarised below:

APZ and landscaping – An APZ will be established to the minimum distances described in Section 4.1 of this report:

- Standardised 15m APZ for each proposed BE on proposed Lots 200 and 201, extended out to 24m to the southwest of the BE in proposed Lot 201.
- A 50m APZ will be maintained around the existing dwelling in proposed Lot 202.
- APZs will be managed to the standards of an IPA in perpetuity.

Performance summary: APZs will ensure that the building footprint will not be exposed to radiant heat levels exceeding 29kW/m². APZs will be maintained to IPA standards to minimise flame contact and radiant at the building, and the potential for wind driven embers.

Construction – Establishment of the stipulated APZs will ensure that any future dwelling for proposed BEs on Lot 200 and Lot 201 can be constructed to BAL 29, or less.

No retrofitting of the existing dwelling is required if the provision of a 50m APZ is adopted.

Performance summary: the proposed building can withstand bush fire attack in the form of embers, radiant heat, and flame contact.

Access – Vehicular access will comply with Section 4.4 of this report to provide suitable access and egress for firefighting vehicles to support the protection of the dwelling during a bushfire, whilst residents are evacuating.

Performance summary: firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation. Firefighting vehicles can access the site and exit the property safely whilst allowing simultaneous evacuation of residents.

Water – A dedicated 20,000L Static Water Supply will be installed for the proposed new dwellings on Lot 200 and Lot 201, at the time of construction, and suitable for attending RFS firefighting appliances for bushfire suppression to the specifications detailed in Section 4.5 of this report.

Performance summary: an adequate water supply is provided for firefighting purposes.

Gas and electricity – Will be installed to minimise the risk of ignition to the building or surrounding vegetation.

Performance summary: location of electricity and gas services limits the possibility of ignition of surrounding bushland or the fabric of buildings.

Emergency management – A Bushfire Survival Plan is recommended prior to occupation of future dwellings on the proposed building envelopes.

With the implementation of the recommended bushfire protection measures, the proposed subdivision is considered to address bushfire risk and comply with the general aims and objectives of Planning for Bushfire Protection 2019, providing a suitable outcome commensurate with the bushfire risk.



6. ASSESSMENT AGAINST THE AIM AND OBJECTIVES OF PBP 2019

The bushfire assessment identifies the extent to which the proposed development conforms with or deviates from the aims and specific objectives set out in PBP 2019. Table 4 details the compliance with PBP 2019 aims and objectives.

Table 4: Compliance with the aim and objectives of PBP 2019

Aim	Meets Aim	Comment
<i>to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment.</i>	Yes	The location of the proposed development has considered bushfire risk and applied relevant bushfire protection measures (Section 4 of this report) to mitigate bushfire impact, commensurate with the risk and type of development.
General Objectives	Meets Objective	Comment
<i>afford buildings and their occupants protection from exposure to a bush fire;</i>	Yes	The proposal can accommodate an APZ for BAL-29 or less. APZ will provide exposure protection and a defensible space.
<i>provide for a defensible space to be located around buildings;</i>	Yes	APZs will provide a defensible space around the future dwellings and allow access to hazardous vegetation.
<i>provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;</i>	Yes	The design will provide for a standardised 15m setback from grassland hazard and 24m from forest hazard to achieve BAL-29 at the subdivision stage.
<i>ensure that appropriate operational access and egress for emergency service personnel and occupants is available;</i>	Yes	With the implementation of recommendations proposed, property access will meet the performance criteria of 5.3c of PBP 2019 providing safe all-weather access to vegetation hazards, dwellings and SWS.
<i>provide for ongoing management and maintenance of BPMs; and</i>	Yes	APZ to be located wholly within the Lot boundary ensuring that bushfire management and maintenance responsibility can be maintained in perpetuity.
<i>ensure that utility services are adequate to meet the needs of firefighters.</i>	Yes	Water and services can be provided to acceptable PBP 2019 standards.
Specific Objectives	Meets Objective	Comment
<i>minimise perimeters of the subdivision exposed to the bush fire hazard (hourglass shapes, which maximise perimeters and create bottlenecks should be avoided);</i>	Yes	Simple design is provided.
<i>minimise vegetated corridors that permit the passage of bush fire towards buildings;</i>	Yes	No vegetation corridors planned. Ongoing rural management (grazing) is assumed.
<i>provide for the siting of future dwellings away from ridge-tops and steep slopes, within saddles and narrow ridge crests;</i>	Yes	Proposed Building Envelopes are not on a ridgetop or on/in steep slopes, saddles, or crests.

<i>ensure that APZs between a bush fire hazard and future dwellings are effectively designed to address the relevant bush fire attack mechanisms;</i>	Yes	Minimum APZ designed to BAL-29 or less. Slopes are less than 18 degrees and soil stability is not compromised.
<i>ensure the ongoing maintenance of APZs;</i>		APZ to be located wholly within the Lot boundary ensuring that bushfire management and maintenance responsibility can be maintained in perpetuity.
<i>provide adequate access from all properties to the wider road network for residents and emergency services;</i>		With the implementation of recommendations proposed, property access will meet the performance criteria of 5.3c of PBP 2019 providing safe all-weather access to the wider road network.
<i>provide access to hazard vegetation to facilitate bush fire mitigation works and fire suppression; and</i>		Access can be provided to hazardous vegetation to acceptable PBP 2019 standards.
<i>ensure the provision of an adequate supply of water and other services to facilitate effective firefighting.</i>		Water and services will be provided to acceptable PBP 2019 standards.

7. REFERENCES

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ATTACHMENT 1. SITE PLANS AND FIGURES

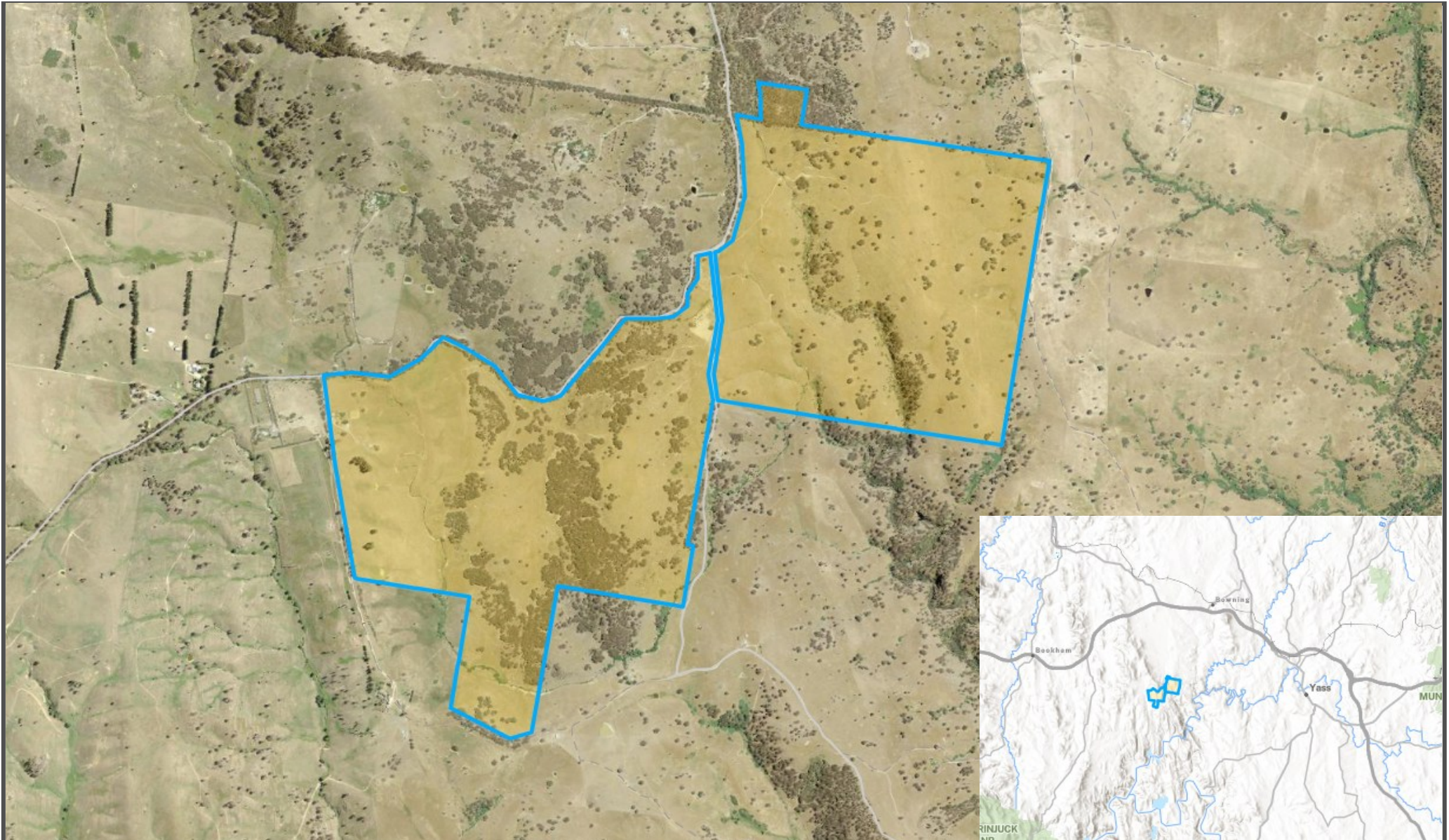


Figure 1: Location

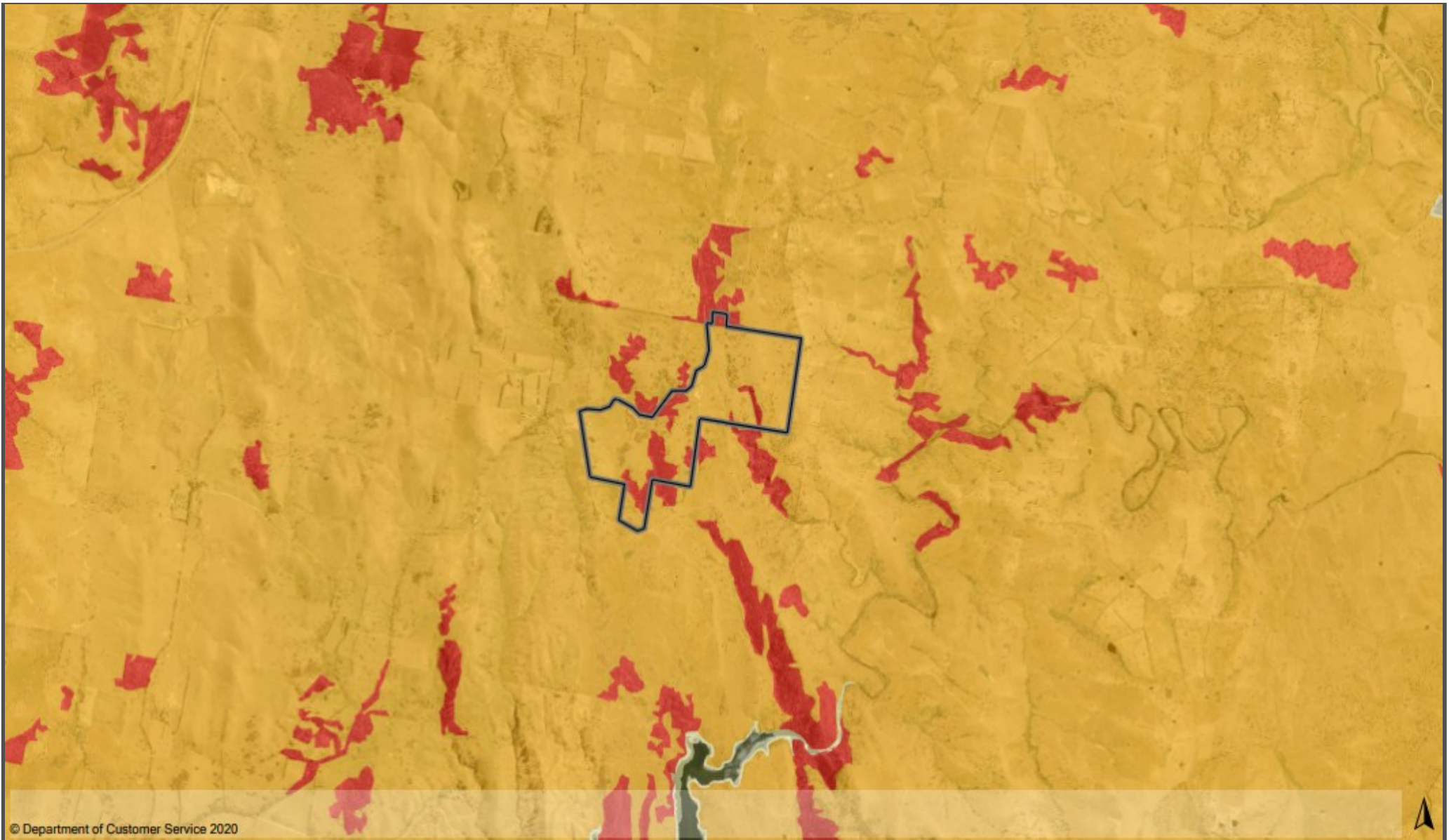
1597 Black Range Road,
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Figure 2: Bushfire Prone Land

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Category 1



Category 3

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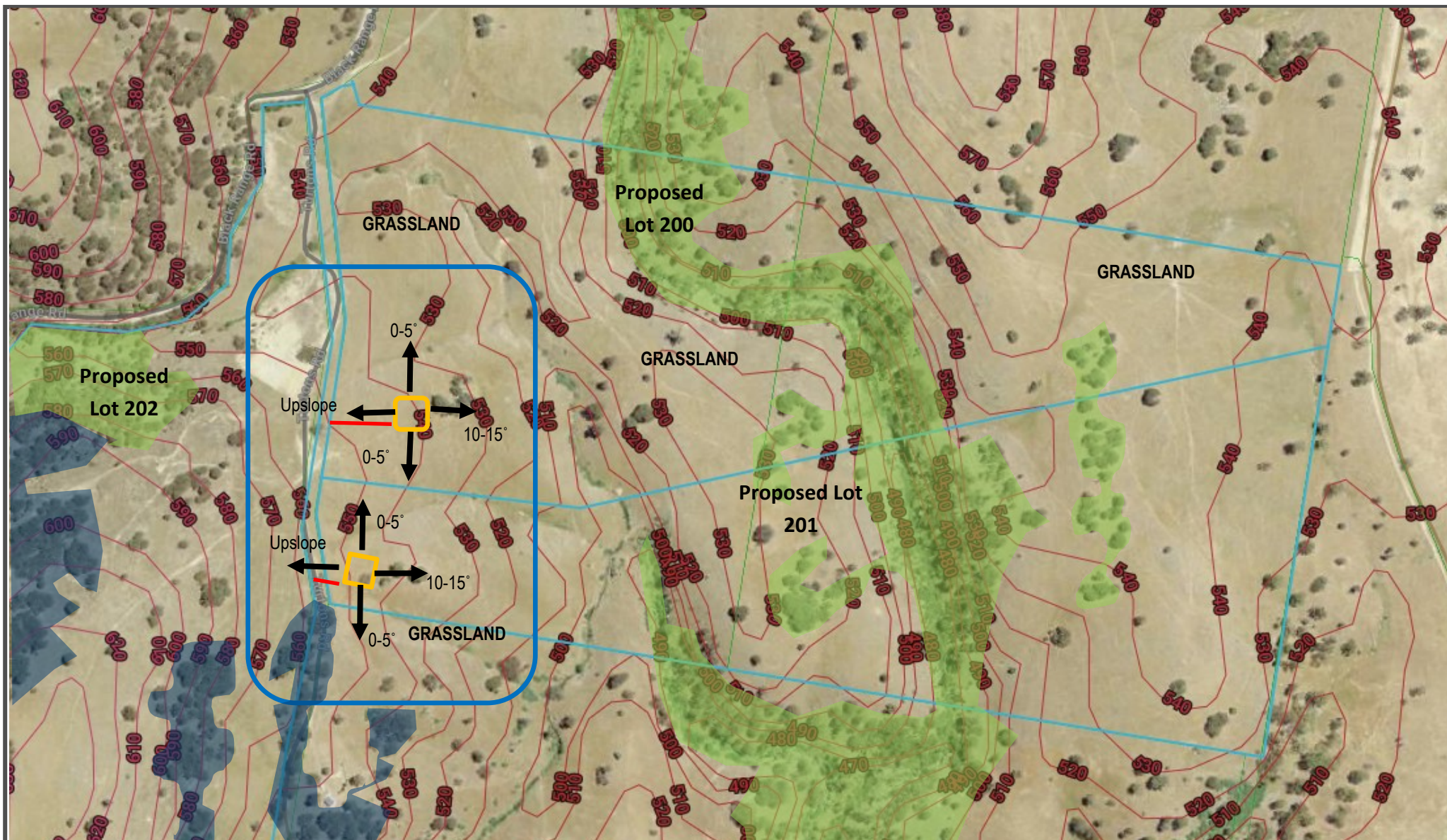


Figure 3: Vegetation & Slope

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Study area (140m)



Building Envelope



Woodland / Forested Wetland



Existing dwelling



Dry Sclerophyll Forest



Proposed access

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