

**TENTERFIELD SURVEYS  
PTY LTD**

342 Rouse Street  
PO Box 549  
TENTERFIELD NSW 2372  
Tel (02) 6736 2655

email: [admin@tenterfieldsurveys.com.au](mailto:admin@tenterfieldsurveys.com.au)  
[www.tenterfieldsurveys.com.au](http://www.tenterfieldsurveys.com.au)

---

TOP OF THE RANGE

---

# Bushfire Threat Assessment

Lot 50 in DP1326177

**45 Neagles Lane, Tenterfield**

Proposed 10 Lot Subdivision on behalf of  
Tenterfield Property Holdings No 2 Pty Ltd

## TABLE OF CONTENTS

|                                                  |   |
|--------------------------------------------------|---|
| Introduction                                     | 1 |
| Subject Site                                     | 1 |
| Proposed Development                             | 1 |
| Vegetation Assessment                            | 1 |
| Slope Assessment                                 | 1 |
| Significant Environmental Features               | 1 |
| Threatened Species                               | 1 |
| Aboriginal Heritage                              | 1 |
| Bush Fire Assessment                             | 4 |
| Conclusion                                       | 4 |
| Figure 1 – Subject Site with Proposed Lot Layout | 5 |

## **Introduction**

Section 100B of the *Rural Fires Act 1997* requires that all applications for rural subdivisions on bush fire prone land are required to be assessed in terms of the document "Planning for Bushfire Protection" prepared by The NSW Rural Fire Service. More particularly Appendix 2 of that document identifies the information necessary for assessment by The NSW Rural Fire Service.

## **Subject Site**

The subject land is located approximately 2.5km west of the centre of the Tenterfield urban area and fronts Neagles Lane and Finnertys Road. The land is formally known as Lot 50 in DP1326177. The subject site is shown on **Figure 1**. The site is cleared rural land and is zoned RU1 under the Tenterfield Local Environmental Plan 2013, within the rural residential zoned area.

## **Proposed Development**

The proposed development comprises a 10 lot subdivision creating proposed Lots 55 to 64 with areas between 1.01ha and 2.08ha. The proposed subdivision lot layout is also shown on **Figure 1** of this assessment.

## **Vegetation Assessment**

The vegetation class within the property consists of grassland with the occasional shade tree. The lots adjoining to the west and across Finnertys Road to the south are cleared rural land comprising grassland with scattered shade trees. The adjoining land to the north is also cleared grazing land with a patch of open woodland whilst the land across Neagles Lane to the east comprises rural residential lots consisting of grassland with scattered shade trees.

## **Slope Assessment**

The property drains internally to Ghost Gully with slopes up to 6 degrees, which crosses under Neagles Lane and flows to the east.

## **Significant Environmental Features**

The site comprises grassland with the occasional shade tree and does not contain any significant environmental features.

## **Threatened Species**

There are no known threatened species located on the property. No clearing of vegetation is proposed as part of this development.

## **Aboriginal Heritage**

There are no known items of Aboriginal significance located on the property.



Looking east across proposed Lots 55 & 56



Looking west across proposed Lots 57, 64 & 63



Looking north across proposed Lots 58 & 59



Looking west across proposed Lots 60 to 62

## **Bush Fire Assessment**

- *Asset Protection Zones*

It is considered that there are locations within the proposed lots, close to the roads, for the placement of a dwelling that would comply with the performance criteria and acceptable solutions for the provision of APZs. APZs could be contained wholly within the relevant lot boundaries on lands with a slope less than 18°.

- *Access and Egress.*

Proposed Lots 55 to 57 shall have access to Neagles Lane and proposed Lots 58 to 64 shall have access to Finnertys Road. Neagles Lane is a Council maintained bitumen road whilst Finnertys Road shall be upgraded and bitumened as part of the subdivision process. It is considered that the roads will have adequate capacity to facilitate movement of traffic in a bushfire emergency. Access roads to any future dwellings should comply with requirements stipulated in Table 5.3b of *Planning for Bush Fire Protection 2019*

- *The siting and adequacy of water supply.*

Any future dwelling will have water supplied by on-site rainwater tanks. It is recommended that static water supplies of at least 20,000 litres be provided if dwellings are established on the proposed lots in the future.

- *Electricity and gas services*

Reticulated gas services are not available to the site. If bottled gas is installed on any future dwelling it is to be maintained in accordance with AS/NZS 1596:2014 and the requirements of the relevant authorities.

## **Conclusion**

This proposal has been assessed against the relevant requirements of the document "Planning for Bushfire Protection". While the site does potentially face risk of bushfire attack it is considered that adequate mitigation measures can be undertaken should dwellings be established on the proposed new lots in the future and it is therefore considered appropriate for the Rural Fire Service to support the proposal as submitted.

