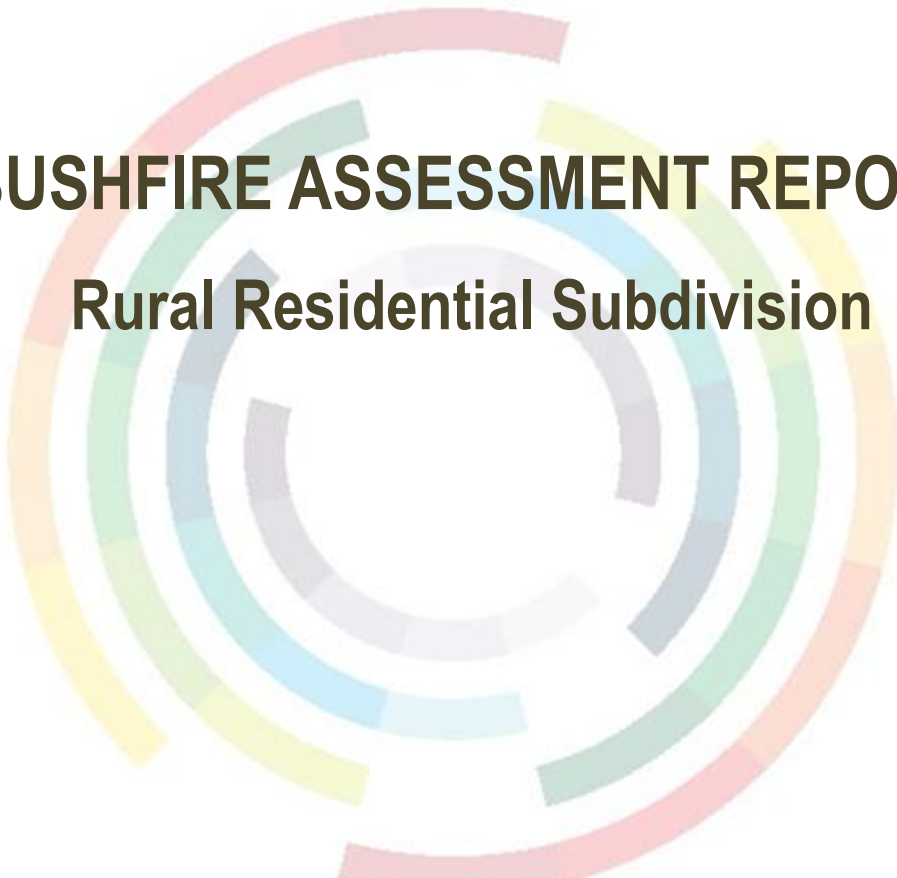




BUSHFIRE ASSESSMENT REPORT

Rural Residential Subdivision

Proposed 2-Lot Subdivision

59 Irvine Drive, Yass NSW

May 2026

Prepared for:

D Pollack c/o DPS Yass
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 YASS NSW 2850

Prepared by:

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Project Details

Project Reference	J452 - Proposed Rural Residential Subdivision Yass
Address	59 Irvine Drive, Yass NSW 2850
Lot Plan	Lot 1 DP1316103
Local Government Area	Yass Valley Council – (FDI 100 GFDI 130)
Zoning	C3: Environmental Management W1: Natural Waterways RE1: Public Recreation (Yass Valley Local Environment Plan 2013)
Bushfire Prone Land	Category 3 Grassland
Proposed Development	2 Lot Subdivision
Approval Pathway	Council Development Application (DA) NSW RFS Bushfire Safety Authority (BFSA)
Building Classification	Rural Residential Development – Class 1 buildings
Assessment Methodology	Site assessment and desktop

Document Control:

Version	Description	Date	Author	Reviewed
1.0	Bushfire Assessment Report - DRAFT	25 May 2026	D Milburn UWS Grad. Cert. (Bushfire Protection) BPAD L2 - 71125	D Pedersen

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1. INTRODUCTION

Dennis Pollack (c/o – Diverse Project Solutions) has engaged Cool Burn Pty Ltd to prepare a Bushfire Assessment Report to accompany a Development Application (DA) for a proposed 2 Lot subdivision of Lot 1 DP1316103, being 59 Irvine Drive, Yass NSW 2850. The development is within the Yass Valley Council Local Government Area (Attachment 1, Figure 1). The Yass Valley Council area is covered by the Southern Tablelands District of the NSW Rural Fire Service (RFS) and falls under the NSW Southern Slopes fire area.

The proposal is to subdivide Lot 1 DP1316103 into two new allotments:

- Proposed Lot 1 (PL-1) – 11ha
- Proposed Lot 2 (PL-2) – 10.6ha.

Each proposed Lot has an indicative building envelope, sited for flexibility to ensure compliance with NSW legislation and statutory documents. This report assesses bushfire risks and protection measures for the rural residential subdivision of Lot 1 DP1316103 based on the site plan provided in Attachment 1 (Site Plans). To satisfy bushfire risk and protection requirements, Cool Burn has 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. The assessment was supported by a site visit on 13 May 2026.

1.1 Location

The subject site is legally identified as Lot 1 DP1316103 (the site), being 59 Irvine Drive in Yass NSW, located to the west of Yass.

In its current state the site consists of one rural allotment that is characterised by grassland paddocks for grazing (Plate 1). PL-2 contains an existing shed and stockyards. The site is situated over land that slopes down towards the Yass River to the north, east, and west. Slopes are moderate to steep in some places, predominantly in the northwest of the existing allotment (PL-2), from the rocky outcrop peak down to Yass River. Riparian vegetation occurs along the Yass River.

The total area of the Lot is 21.6ha (Attachment 1 – Figure 1). It is located within a rural residential setting that is situated close to Yass township (separated by the Yass River). It is accessed by Irvine Drive that connects to Rossi Street in Yass. The site is predominantly zoned C3 - Environmental Management. Additional zones occur around the Yass River W1 - Natural Waterways and RE1 - Public Recreation (Plate 2).



Plate 1: The site looking south from Proposed Lot 2

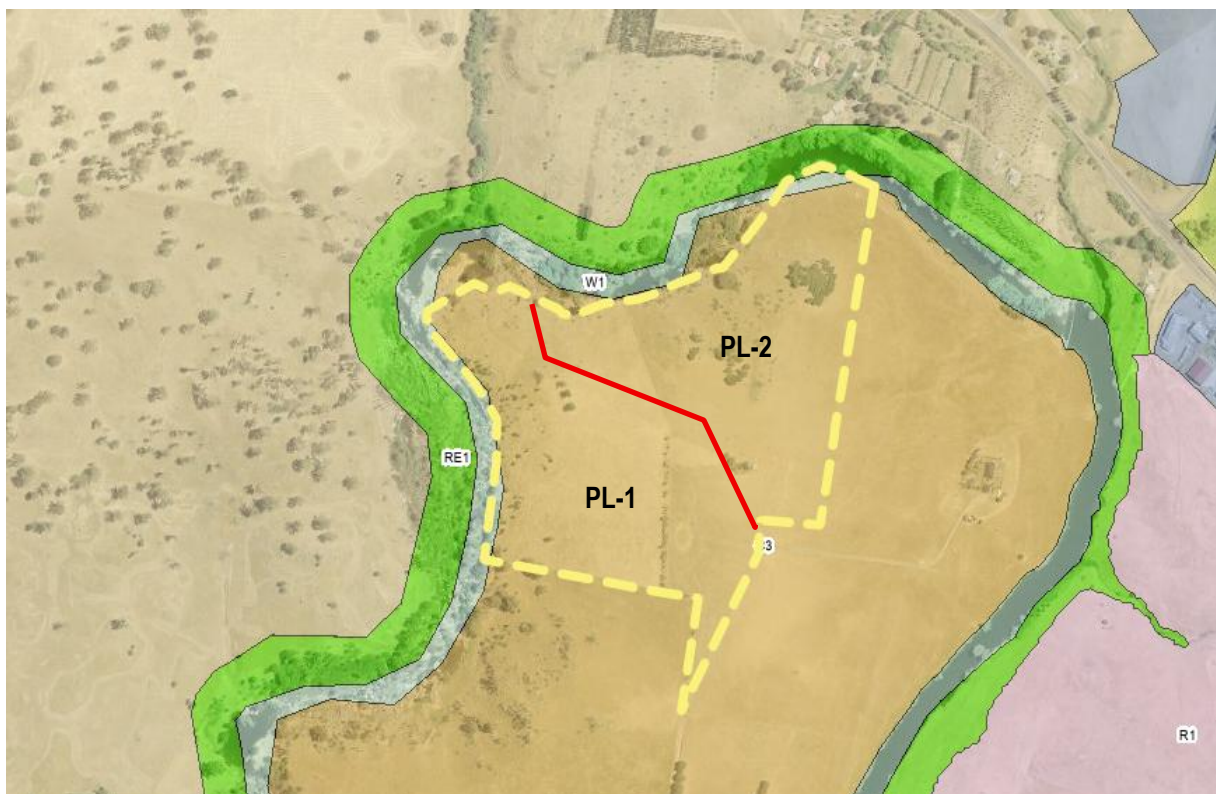


Plate 2: Lot 1 DP1316103 land zoning and approximate proposed subdivision (red line)

2. LEGISLATIVE FRAMEWORK

2.1 Framework

The proposed 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 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 to demonstrate that the proposal can achieve radiant heat levels of not greater than 29kW/m² (or Bushfire Attack Level BAL-29) to future dwellings (or 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.*

2.2.3 Isolated subdivision

The location is constrained by the Yass River and the inability to offer alternative access and egress. Where isolated development occurs, consideration should be given to providing increased bushfire protection measures (Chapter 5.1.1 PBP 2019). The application of increased measures has been considered within this assessment to provide a better bushfire protection outcome.

3. BUSHFIRE RISK ASSESSMENT

This bushfire risk assessment has been supported by a site visit that was conducted on 13 May 2026.

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 3 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 1 is characterised by grasslands with sporadic native trees (Plate 3), Riparian vegetation (Forested Wetland – geo.seed.nsw.gov.au) occurs along the western Lot boundary on the fringes of the Yass River. A row of planted native trees occurs in the middle of the PL-1 approximately 35m to the west of the proposed building envelope (Plate 4). This vegetation is 5 – 10m wide and established perpendicular to the slope, and maintained in a minimal fuel condition. This is assessed as Low-Threat Vegetation in accordance with Appendix A1.10 PBP 2019.

For the purposes of this bushfire assessment and in accordance with Appendix 1 PBP 2019, the predominant hazardous vegetation to affect the building envelope in PL-1 is **Grassland**.



Plate 3: Vegetation surrounding the proposed building envelope (PL-1): N, E, S, W top left to bottom right



Plate 4: The nature strip planted to the west of the proposed building envelope

Grassland vegetation is the predominant vegetation in PL-2 (Plate 5), however small pockets of planted exotic trees (Black Locust) (Plate 6) and Blackberry thickets occur to the north and northwest of the building envelope over rocky outcrop/terrain.

There are two defined parcels of these trees, both are less than 0.25ha in size, are greater than 20m from each and the proposed building envelope, and can therefore be excluded from the assessment as Low-Threat Vegetation in accordance with Appendix A1.10 PBP 2019.

For the purposes of this bushfire assessment and in accordance with PBP 2019, the predominant vegetation hazard for the building envelope in PL-2 has been assessed as **Grassland**.

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).

Hazardous vegetation for the proposed development has been illustrated in Attachment 1 - Figure 3.



Plate 5: Vegetation surrounding the proposed building envelope (PL-2): N, E, S, W top left to bottom right



Plate 6: Exotic tree plantation in PL-2

3.4 Slopes Influencing Bushfire Behaviour

The bushfire behaviour assessment methodology assesses the slope of the land on and surrounding the site out to 100 metres using publicly available spatial data which was verified during the site inspection.

The assessment measures the effective slope, being the slope under hazardous vegetation, and considers the slope that will most significantly influence bushfire behaviour. The assessed effective slopes for the proposed development are:

PL-1

- North: Downslope 0 - 5°
- East: Upslope (75m), then downslope 5 - 10°
- South: Upslope/Flat
- West: Downslope 10 - 15°

PL-2

- Northwest: Downslope 15 - 20°
- East, west: Downslope 10 - 15°
- South: Downslope 0 - 5°

3.5 Bushfire Risk Summary

A summary of vegetation and effective slopes for the proposed subdivision, including the required APZ at the subdivision stage for BAL-29 (from Table A1.12.2), is detailed in Table 1.

Table 1: Bushfire Risk Assessment Summary PL-1 & PL-2

Direction	Vegetation	Slope	Minimum APZ for BAL-29
Proposed Lot 1			
North	Grassland	0 - 5° Downslope	12m
East	Grassland	5 - 10° Downslope	13m
South	Grassland	Flat - Upslope	10m
West	Grassland	10 - 15° Downslope	15m
Proposed Lot 2			
Northwest	Grassland	15 - 20° Downslope	17m
East, west	Grassland	10 - 15° Downslope	15m
South	Grassland	0 - 5° Downslope	12m

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 7).

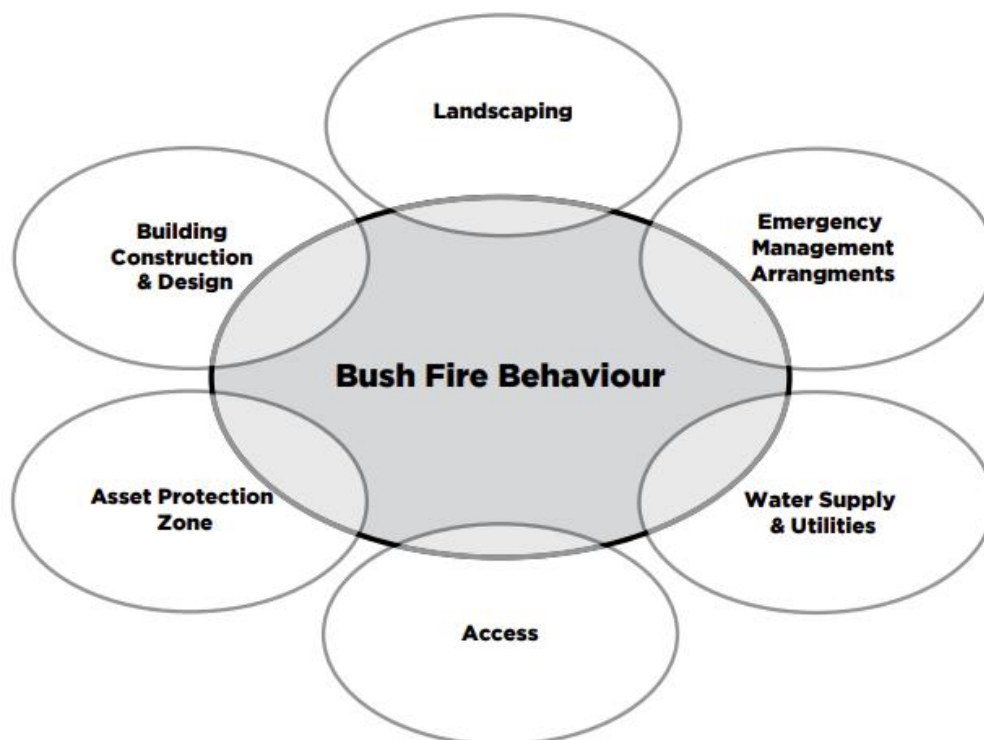


Plate 7: Bushfire protection Measures

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.

In grassland hazard areas, subdivision will not be supported where future building footprints will be exposed to radiant heat yield exceeding 29 kW/m² (Bushfire Attack Level BAL-29). An APZ must be provided to ensure future dwellings can be constructed to Bushfire Attack Level BAL-29 or less.

Table 2 provides the minimum APZ for the two proposed building envelopes to achieve BAL-29. This APZ will satisfy the performance criteria for a bushfire attack level of ≤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). Table 2 includes recommended standardised APZ distances to provide a better bushfire protection outcome for the isolated subdivision in accordance with Chapter 5.1.1 PBP 2019. This would be assessed and determined at the relevant development stages for any proposed new dwelling.

Table 2: Minimum APZ setbacks to achieve BAL-29

Proposed Lot	Minimum APZ for BAL-29	Recommended APZ
PL-1	All directions - 15m	50m
PL-2	Northwest - 17m	50m
	East, south, west - 15m	

The APZs will be fully contained within the respective 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 2 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 future building footprints will not be exposed to radiant heat levels exceeding 29 kW/m².
- ✓ APZs will be managed and maintained to prevent fire spread towards the building (see Landscaping section).
- ✓ APZs will be permanent and wholly within the Lot boundary.
- ✓ APZ maintenance will be 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 (where applicable) 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.

Fencing and gates should be constructed of non-combustible materials. Where BAL-29 applies to the dwelling or if the fence is within 6m of the dwelling, materials will be non-combustible.

The recommended landscaping (APZ) measures will 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) will satisfy the performance for any future dwelling to achieve a BAL rating of BAL 29 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.

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 – Access for both proposed Lots will be from Irvine Drive, an all-weather gravel no-through road with connectivity to Rossi Street in Yass (Plate 8). Irvine Drive is relatively narrow with constrictions to 3.5m in places.

The topographic and allotment characteristics do not support any capacity to provide a through road, and subsequently the proposed subdivision design would include an alternate solution to the future infill development stages, incorporating the following bushfire protection measures to increase bushfire resilience to future dwellings:

- Increased minimum APZ for future dwellings to 50m
- Increased construction standards to BAL12.5 for future dwellings
- A 'ring' road access within each building envelope to allow firefighters with safe all weather access to structures and the hazard.

Perimeter Road – A perimeter road is required for residential subdivision for three or more allotments and is therefore not considered applicable to this development.

Property access – the Each proposed Lot will access the public road system by the existing driveway / property access for the dwelling located on Lot 2 DP1316103. Both property access driveways for the proposed Lots will be through Grassland. The property access provisions to each building envelope 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.



Plate 8: Public road access to the site – Irvine Drive

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 PL-1 and PL-2 (provided at the time of approval of future infill development).

This assessment recommends the following additional specifications be applied for future dwellings:

- 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 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 2019 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 PL-1 and PL-2, a Bush Fire Survival Plan (BFSP) should be prepared 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.

5. SUMMARY AND CONCLUSION

This bushfire assessment report has been prepared for the proposed 2 Lot subdivision of Lot 1 DP1316103 (59 Irvine Drive Yass NSW). 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.

The proposed development can not support a through road or alternate access for the existing dwelling and the proposed subdivision. In the event of a bushfire emergency, the proposed development would increase density in the locality and potential increased traffic on Irvine Drive.

This assessment has identified an alternate solution to mitigate the access provisions, to provide increased preparedness and resilience to future dwellings. The proposed subdivision design would include an alternate solution to the future infill development stages, incorporating the following bushfire protection measures:

- Increased minimum APZ for future dwellings to 50m
- Increased construction standards to BAL12.5 for future dwellings
- A 'ring' road access within each building envelope to allow firefighters with safe all weather access to structures and the hazard.

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 for future dwellings on the respective proposed Lots:

- Minimum 15m in all directions for PL-1
- Minimum 17m northwest, minimum 15m all other directions for PL-2
- Recommended 50m APZ to increase bushfire resilience
- 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(s) for Proposed Lot 2 can be constructed to BAL 29 or less:

- Recommended increased construction standards (BAL 12.5 assuming 50m APZ) applied to mitigate the access provisions.

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.

- A 'ring' road access within each building envelope to allow firefighters with safe all weather access to structures and the hazard to increase bushfire resilience.

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 each respective proposed Lot, 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.

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 sufficient setback from grassland 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 water supply.
<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 relevant vegetation corridors identified or planned. Nature strips are consistent with low threat vegetation. 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	The development is not located on ridgetops 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>	Yes	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>	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 the wider road network.
<i>provide access to hazard vegetation to facilitate bush fire mitigation works and fire suppression; and</i>	Yes	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>	Yes	Water and services will be provided to acceptable PBP 2019 standards.

7. REFERENCES

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Standards Australia, 2018. AS 3959:2018. *Construction of buildings in bushfire-prone areas*, Sydney, NSW.

ATTACHMENT 1. SITE PLANS AND FIGURES

**2 LOT SUBDIVISION
LOT 1//DP1316103**

Name: Pollack
Property: Sunnyside 59 Irvine Drive
Yass NSW 2582

- Legend**
- Proposed Subdivision Boundary
 - 50 m Boundary Buffer
 - Approximate Building Envelope

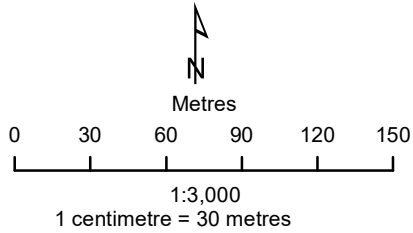




Figure 1: Location

59 Irvine Drive
Yass NSW 2852

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ABN 61 645 633 236

coolburn.com.au



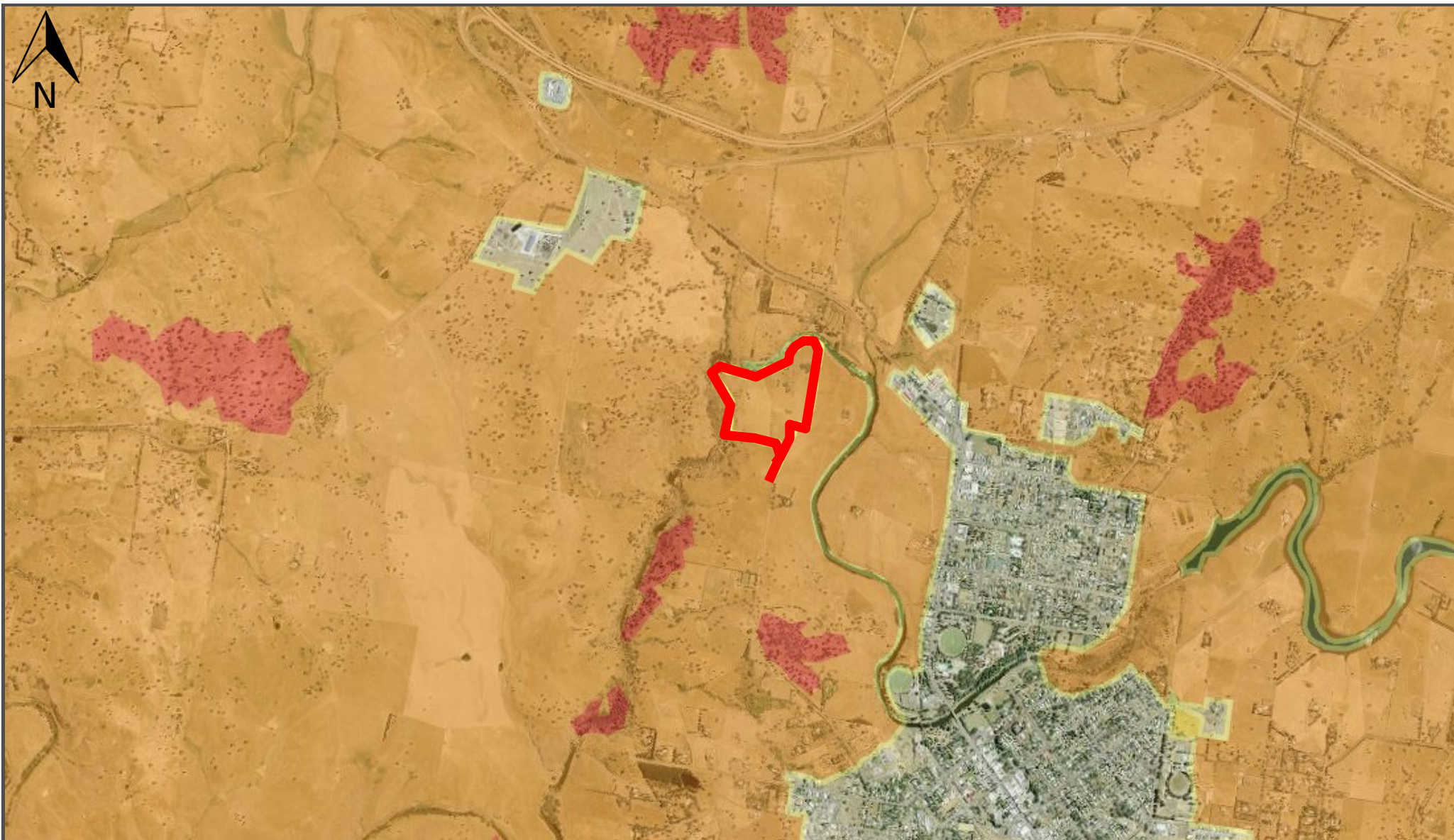


Figure 2: Bushfire Prone Land

59 Irvine Drive
Yass NSW 2852

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Category 3



Category 1

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Figure 3: Vegetation & Slope

59 Irvine Drive,
Yass NSW 28502

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 Study area (140m)

 Riparian

 Building envelope

 Dwelling

 Slope

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