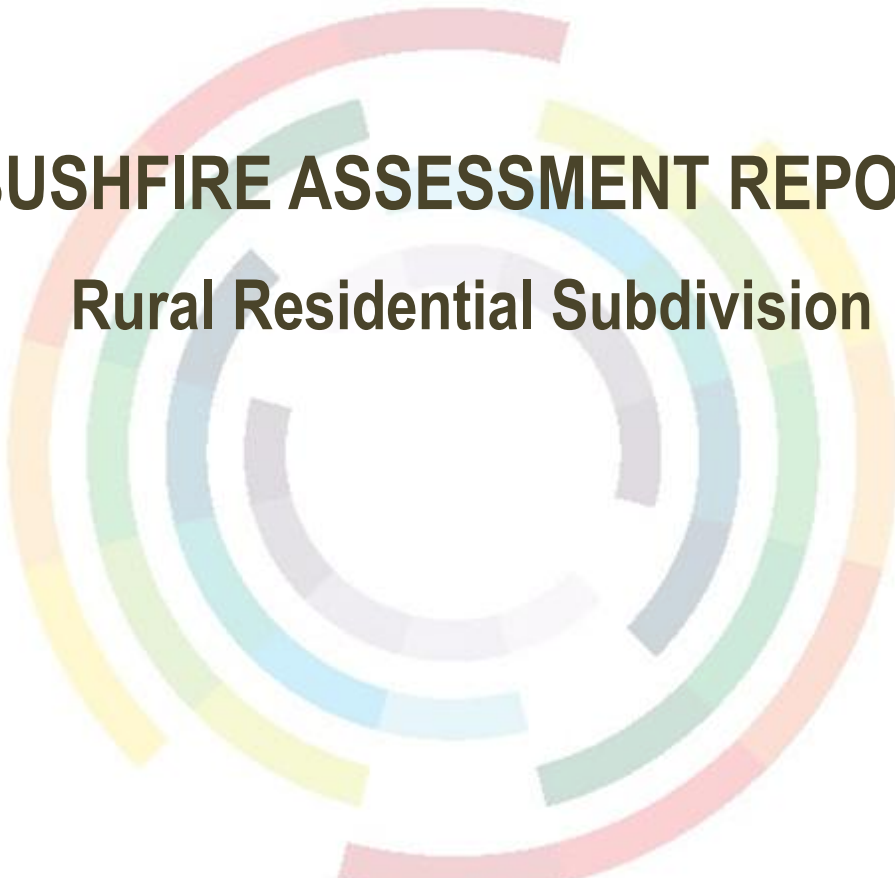




# **BUSHFIRE ASSESSMENT REPORT**

## **Rural Residential Subdivision**

Proposed 3-Lot Subdivision

Tallagandra Road Sutton NSW

July 2026

**Prepared for:**

Ryan Capello  
613 Tallagandra Road  
SUTTON NSW 2620

**Prepared by:**

Cool Burn Pty Ltd  
ABN: 61 645 633 236  
WARNERS BAY NSW 2282

**Project Details**

|                                |                                                                                  |
|--------------------------------|----------------------------------------------------------------------------------|
| <b>Project Reference</b>       | J451 - Proposed Rural Residential Subdivision Sutton                             |
| <b>Address</b>                 | 613 & 592 Tallagandra Lane, Sutton NSW 2620                                      |
| <b>Lot Plan</b>                | Lot 4 DP1086437, Lot 130 DP754908                                                |
| <b>Local Government Area</b>   | Yass Valley Council – (FDI 100 GFDI 130)                                         |
| <b>Zoning</b>                  | RU1 Primary Production (Yass Valley Local Environment Plan 2013)                 |
| <b>Bushfire Prone Land</b>     | Category 3 Grassland                                                             |
| <b>Proposed Development</b>    | 3 Lot Subdivision                                                                |
| <b>Approval Pathway</b>        | Council Development Application (DA)<br>NSW RFS Bushfire Safety Authority (BFSA) |
| <b>Building Classification</b> | Rural Residential Development – Class 1 buildings                                |
| <b>Assessment Methodology</b>  | Site assessment and desktop                                                      |

**Document Control:**

| Version | Description                | Date         | Author                                                              | Reviewed   |
|---------|----------------------------|--------------|---------------------------------------------------------------------|------------|
| 1.0     | Bushfire Assessment Report | 13 July 2026 | D Milburn<br>UWS Grad. Cert. (Bushfire Protection)<br>BPAD L2-71125 | D Pedersen |
|         |                            |              |                                                                     |            |

**Dan Pedersen / Director Cool Burn Fire Ecology**

B.Sc. (ecology), Grad. Dip. (Design for Bush fires)  
Fire Protection Association of Australia BPAD Level 3 BPD-PA 16293


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## Contents

|                      |                                                              |           |
|----------------------|--------------------------------------------------------------|-----------|
| <b>1.</b>            | <b>Introduction</b>                                          | <b>1</b>  |
| 1.1                  | Location.....                                                | 1         |
| <b>2.</b>            | <b>Legislative Framework</b>                                 | <b>4</b>  |
| 2.1                  | Framework .....                                              | 4         |
| 2.2                  | Planning for Bushfire Protection.....                        | 4         |
| 2.2.1                | Aim and Objectives                                           | 4         |
| 2.2.2                | Specific Objectives for Residential Subdivision              | 5         |
| 2.2.3                | Existing Dwellings                                           | 5         |
| <b>3.</b>            | <b>Bushfire Risk Assessment</b>                              | <b>6</b>  |
| 3.1                  | Bushfire Prone Land .....                                    | 6         |
| 3.2                  | Fire Weather .....                                           | 6         |
| 3.3                  | Vegetation Assessment .....                                  | 6         |
| 3.4                  | Slopes Influencing Bushfire Behaviour.....                   | 8         |
| 3.5                  | Bushfire Risk Summary.....                                   | 9         |
| <b>4.</b>            | <b>Bushfire Protection Measures</b>                          | <b>10</b> |
| 4.1                  | Asset Protection Zones .....                                 | 10        |
| 4.2                  | Landscaping.....                                             | 11        |
| 4.3                  | Construction .....                                           | 12        |
| 4.4                  | Access.....                                                  | 13        |
| 4.5                  | Services – water electricity and gas.....                    | 15        |
| <b>5.</b>            | <b>Summary and Conclusion</b>                                | <b>18</b> |
| <b>6.</b>            | <b>Assessment against the aim and objectives of PBP 2019</b> | <b>20</b> |
| <b>7.</b>            | <b>References</b>                                            | <b>22</b> |
| <b>Attachment 1.</b> | <b>Site Plans and Figures</b>                                | <b>23</b> |

## Tables

|                                                                   |    |
|-------------------------------------------------------------------|----|
| Table 1: Bushfire Risk Assessment Summary .....                   | 9  |
| Table 2: Inner Protection Area standards.....                     | 12 |
| Table 3: Compliance with the aim and objectives of PBP 2019 ..... | 20 |

# 1. INTRODUCTION

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Ryan Capello (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 3 Lot rural residential subdivision of 613 and 592 Tallagandra Lane, Sutton NSW 2620. 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 Ranges fire area.

The proposal is to subdivide Lot 4 DP1086437 and Lot 130 DP754908 into three new allotments:

- Proposed Lot 1 (PL-1) – 28.2ha with a 5000m<sup>2</sup> building envelope and, electrical easement, and independent access to Tallagandra Lane (70m)
- Proposed Lot 2 (PL-2) – 59.9ha with an existing dwelling, agricultural sheds, and independent access to Tallagandra Lane
- Proposed Lot 3 (PL-3) – 40ha with a 3000m<sup>2</sup> building envelope and independent access to Tallagandra Lane (220m).

This report assesses bushfire risks and protection measures for the rural residential subdivision of Lot 4 DP1086437 and Lot 130 DP754908 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 07 May 2026.

## 1.1 Location

The subject site is legally identified as Lot 4 DP1086437 being 613 Tallagandra Lane, and Lot 130 DP754908 being 592 Tallagandra Lane in Sutton NSW (the site) (Attachment 1 – Figure 1). The site in its current state consists of two rural allotments containing a recently constructed dwelling and agricultural sheds, dams, and farm access tracks (Plate 1). It is located within a rural setting characterised by agricultural grasslands and cropping activities on the lower elevations around Tallagandra Lane. Sporadic woodland trees occur around the block and parcels of woodland occur in the western elevated extent of Lot 4 DP1086437.

The site is zoned RU1 Primary production under the Yass Valley Local Environment Plan 2013.

The topography of the locality is downslope from the west to the east with steeper slopes to the west and flatter terrain around Tallagandra Lane. Ephemeral drainage lines run through the landscape towards Spring Flat Creek that lies east of Lot 130 DP754908. These drainage lines support various dams within the site.

Tallagandra Lane is a gravel through road connecting to Murrumbateman Road in the north and Mulligans Flat Road in the South.



**Plate 1: Aerial imagery of the existing dwelling at 613 Tallagandra Lane.**



**Plate 2: PL-2 looking east towards Tallagandra Lane from the existing dwelling**



**Plate 3: Looking west from Tallagandra Lane towards PL-3**

## 2. LEGISLATIVE FRAMEWORK

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### 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/m<sup>2</sup> (or Bushfire Attack Level BAL-29) to future dwellings (or building envelopes) and has 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 Existing Dwellings

All new dwellings within a subdivision must comply with PBP 2019. Existing buildings within a subdivision may benefit from, and should consider, the application of Bushfire Protection Measures (BPMs) to provide a better bushfire protection outcome in accordance with Chapter 5.1.3 of PBP 2019.

This report assesses the status of the existing dwelling with regards to bushfire resilience and considers the application of BPMs for the proposed development where relevant and commensurate with the assessed bushfire risk.

### 3. BUSHFIRE RISK ASSESSMENT

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This bushfire risk assessment has been supported by a site visit that was conducted on 07 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 Central 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.

Vegetation across the site is predominantly grassland with sporadic woodland trees. Two parcels of woodland occur within the western extent of PL-2 and PL-3 (outside of the assessment area for each respective Lot). The bushfire assessment identified the following:

- The building envelope in PL-1 is surrounded by grassland in all directions
- The existing dwelling is situated in grassland with few and sporadic trees in the assessment area
- The building envelope in PL-3 is situated in grassland with individual woodland trees scattered to the north, south and west.

For the purposes of this bushfire assessment and in accordance with Appendix 1 of PBP 2019, the hazardous vegetation to affect each building envelope and the existing dwelling has been assessed as **Grassland**.

This assessment is based on the current vegetation formations and land management activities (grazing / cropping). 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 has been illustrated in Attachment 1 - Figure 3.



**Plate 4: PL-1 and the proposed building envelope looking east from Tallagandra Lane**



**Plate 5: Proposed building envelope in PL-3**

### 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 with a clinometer.

The general topography of the location is downslope west to east, with localised steeper slopes influenced by drainage lines and gentle downslopes across flatter terrain to the east. The assessed effective slopes for the proposed building envelopes and existing dwelling in each respective proposed Lot are:

#### **PL-1**

- North, east, and south: Downslope 0 - 5°
- West: Upslope

#### **PL-2**

- North: Downslope 5 – 10°
- East: Downslope 10 – 15°
- South: Upslope for 60m then Downslope 15 – 20°
- West: Upslope

**PL-3**

- Northeast: Downslope 0 - 5°
- Southeast: Downslope 5 – 10°
- Southwest, northwest: Upslope

### 3.5 Bushfire Risk Summary

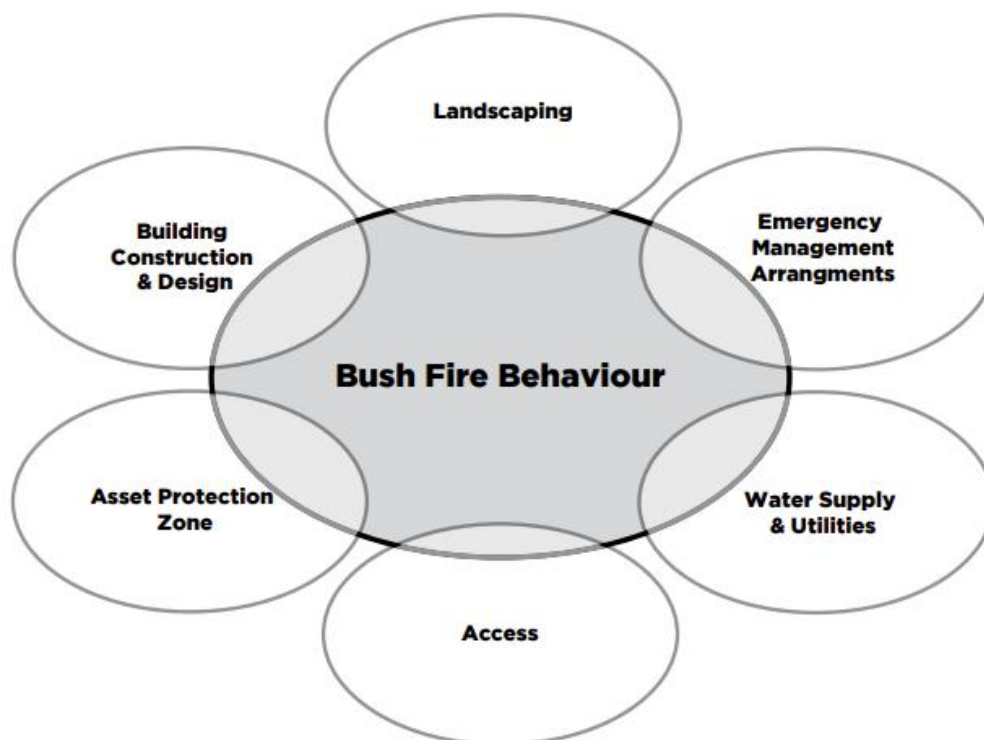
A summary of vegetation and effective slopes for the proposed subdivision, including the required APZ at the subdivision stage for BAL-29 (from Table A1.12.2), is detailed in Table 1.

**Table 1: Bushfire Risk Assessment Summary**

| Direction              | Vegetation | Slope              | Minimum APZ for BAL-29 |
|------------------------|------------|--------------------|------------------------|
| <b>PL-1</b>            |            |                    |                        |
| North, east, and south | Grassland  | 0 - 5° Downslope   | 12m                    |
| West                   | Grassland  | Flat - Upslope     | 10m                    |
| <b>PL-2</b>            |            |                    |                        |
| North                  | Grassland  | 5 – 10° Downslope  | 13m                    |
| East                   | Grassland  | 10 – 15° Downslope | 15m                    |
| South                  | Grassland  | 15 – 20° Downslope | 17m                    |
| West                   | Grassland  | Flat - Upslope     | 10m                    |
| <b>PL-3</b>            |            |                    |                        |
| Northeast              | Grassland  | 0 - 5° Downslope   | 12m                    |
| Southeast              | Grassland  | 5 – 10° Downslope  | 13m                    |
| Southwest, northwest   | Grassland  | Flat - Upslope     | 10m                    |

## 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 6).



**Plate 6: 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/m<sup>2</sup>. An APZ must be provided to ensure future dwellings can be constructed to Bushfire Attack Level BAL-29 or less.

Table 2 provides the recommended standardised 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.

**Table 2: Minimum APZ setbacks to achieve BAL-29**

| Proposed Lot | Recommended APZ for BAL-29 |
|--------------|----------------------------|
| PL-1         | 12m                        |
| PL-3         | 13m                        |

**Existing Dwelling** - The existing dwelling on PL-2 has established APZ the varies between 20m and 90m, ensuring compliance with Table 5.3a of PBP 2019. The dwelling has sufficient area to provide increased APZ setbacks which would aid in providing a better bushfire protection outcome for the dwelling, consistent with Chapter 5.1.3 *Existing dwellings* - PBP 2019. A formalised APZ out to 50m in all directions would result in a BAL-Low rating.

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 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 future building footprints will not be exposed to radiant heat levels exceeding 29 kW/m<sup>2</sup>.
- ✓ 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 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 defensible 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 |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Trees:</b>                   | <ul style="list-style-type: none"> <li>• Tree canopy cover should be less than 15% at maturity</li> <li>• Trees at maturity should not touch or overhang any structure or asset</li> <li>• Lower limbs should be removed up to a height of 2m above the ground</li> <li>• Tree canopies should be separated by 2 to 5m</li> <li>• Preference should be given to smooth barked and evergreen trees.</li> </ul>                                     |
| <b>Shrubs</b>                   | <ul style="list-style-type: none"> <li>• Large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided</li> <li>• Shrubs should not be located under trees</li> <li>• Shrubs should not form more than 10% ground cover</li> <li>• Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.</li> </ul> |
| <b>Grass</b>                    | <ul style="list-style-type: none"> <li>• Grass should be kept mown or slashed (as a guide grass should be kept to no more than 100mm in height)</li> <li>• Leaves and vegetation debris should be regularly removed.</li> </ul>                                                                                                                                                                                                                   |

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-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). The existing dwelling (PL-2) was recently constructed with pre-cast fibre cement sheeting with cement rendered steel portal framing and metal roofing (Plate 7). A managed 50m APZ (BAL-Low) would ensure

that the dwelling is inherently resilient to bushfire attack. Alternatively, retrofitting of ember protection should be considered where applicable.



**Plate 7: The existing dwelling on PL-2**

## 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** – Each proposed Lot will have independent access to Tallagandra Lane, a gravel two way through road connecting Murrumbateman Road to Mulligan Flat Road. Tallagandra Lane has adequate capacity to support heavy vehicle access (23 tonne firefighting vehicles) and simultaneous evacuation of residents.

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

**Property access** – PL-1 will access the public road system by an independent 70m driveway and PL-3 will access the public road system by an independent 220m driveway. Both property access driveways

will be through Grassland. The property access provisions from the public road systems 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 existing dwelling as a sealed property access driveway 4m wide with mown grassy verges (Plate 8). A suitable for turning firefighting vehicles in front of the dwelling.

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: The existing access to PL-2**

## 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-3 (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 existing dwelling (PL-2) has independent SWS from 330KL water tanks. Provisions should be made to ensure the water is accessible for firefighting units. Three large dams are situated in proximity to the driveway and could support existing water supplies. Dams should not be considered 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 PL-1 and PL-3, 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.

The existing dwelling (PL-2) should develop a BFSP if one is not currently in place.

## 5. SUMMARY AND CONCLUSION

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This bushfire assessment report has been prepared for the proposed 3 Lot rural residential subdivision of 613 and 592 Tallagandra Road Sutton NSW (Lot 4 DP1086437 & Lot 130 DP754908). 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 for any new dwellings:

- PL-1 – a standardised 12m APZ
- PL-3 – a standardised 13m APZ

The existing dwelling on PL-2 has established APZ ensuring compliance with Table 5.3a of PBP 2019. Increased APZ setbacks would result in a better bushfire protection outcome.

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/m<sup>2</sup>. 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 dwellings for PL-1 and PL-3 can be constructed to BAL 29, or less. Establishing a 50m APZ for the existing dwelling on PL-2, or, retrofitting of ember protection is recommended where applicable.

*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 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.

The existing dwelling has a suitable existing static water supply.

*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 3 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 for each proposed Lot. 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 existing) 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 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 | Future dwellings will not be 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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Keith, David., 2004. *Ocean Shores to Desert Dunes – The Native Vegetation of New South Wales and the ACT*. The Department of Environment and Climate Change.

NSW Government, 1979. *Environmental Planning and Assessment Act 1979*. NSW Government Printer.

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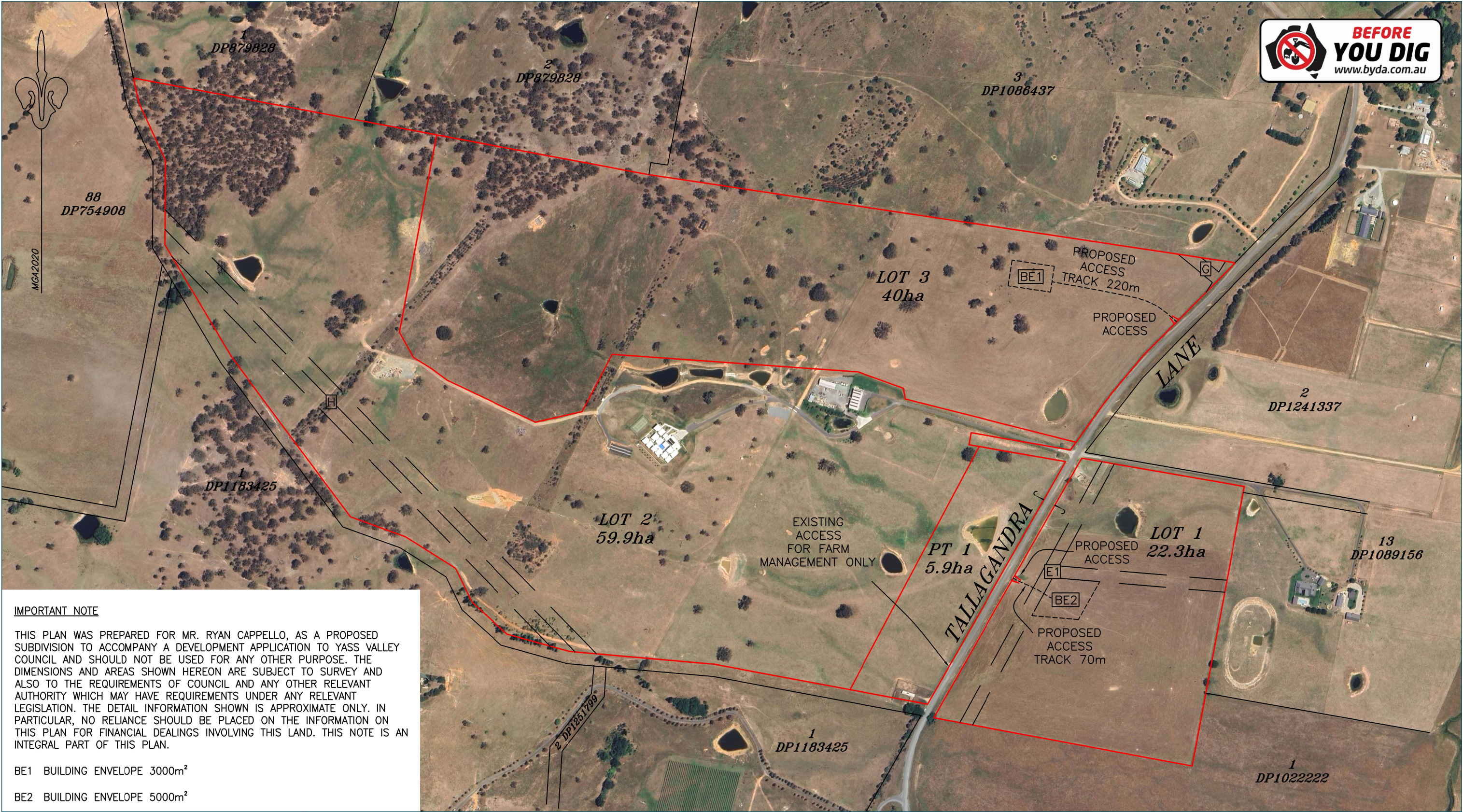
NSW Rural Fire Service RFS, (n.d.). *Standards for Asset Protection Zones*. Retrieved from [https://www.rfs.nsw.gov.au/data/assets/pdf\\_file/0010/13321/Standards-for-Asset-Protection-Zones.pdf](https://www.rfs.nsw.gov.au/data/assets/pdf_file/0010/13321/Standards-for-Asset-Protection-Zones.pdf)

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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**

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**IMPORTANT NOTE**

THIS PLAN WAS PREPARED FOR MR. RYAN CAPPELLO, AS A PROPOSED SUBDIVISION TO ACCOMPANY A DEVELOPMENT APPLICATION TO YASS VALLEY COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS AND AREAS SHOWN HEREON ARE SUBJECT TO SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND ANY OTHER RELEVANT AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION. THE DETAIL INFORMATION SHOWN IS APPROXIMATE ONLY. IN PARTICULAR, NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR FINANCIAL DEALINGS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

BE1 BUILDING ENVELOPE 3000m<sup>2</sup>

BE2 BUILDING ENVELOPE 5000m<sup>2</sup>

PLAN OF PROPOSED SUBDIVISION  
LOT 4 DP1086437  
LOT 130 DP754908  
613 TALLAGANDRA LANE  
SUTTON

|                          |               |
|--------------------------|---------------|
| CLIENT:<br>RYAN CAPPELLO |               |
| A3 SHEET                 | 1 OF 1        |
| DATE OF SURVEY           | JAN 2026      |
| JOB REFERENCE            | 5929          |
| COMPUTER REFERENCE       | 5929_PPS1.dwg |
| LEVEL DATUM              |               |
| ORIGINS OF LEVEL         |               |
| CONTOUR INTERVAL         | 0.25M         |

REDUCTION RATIO:  
1:6000 @ A3

0 150 300 450

ALL DISTANCES IN METRES

**LEGEND:**

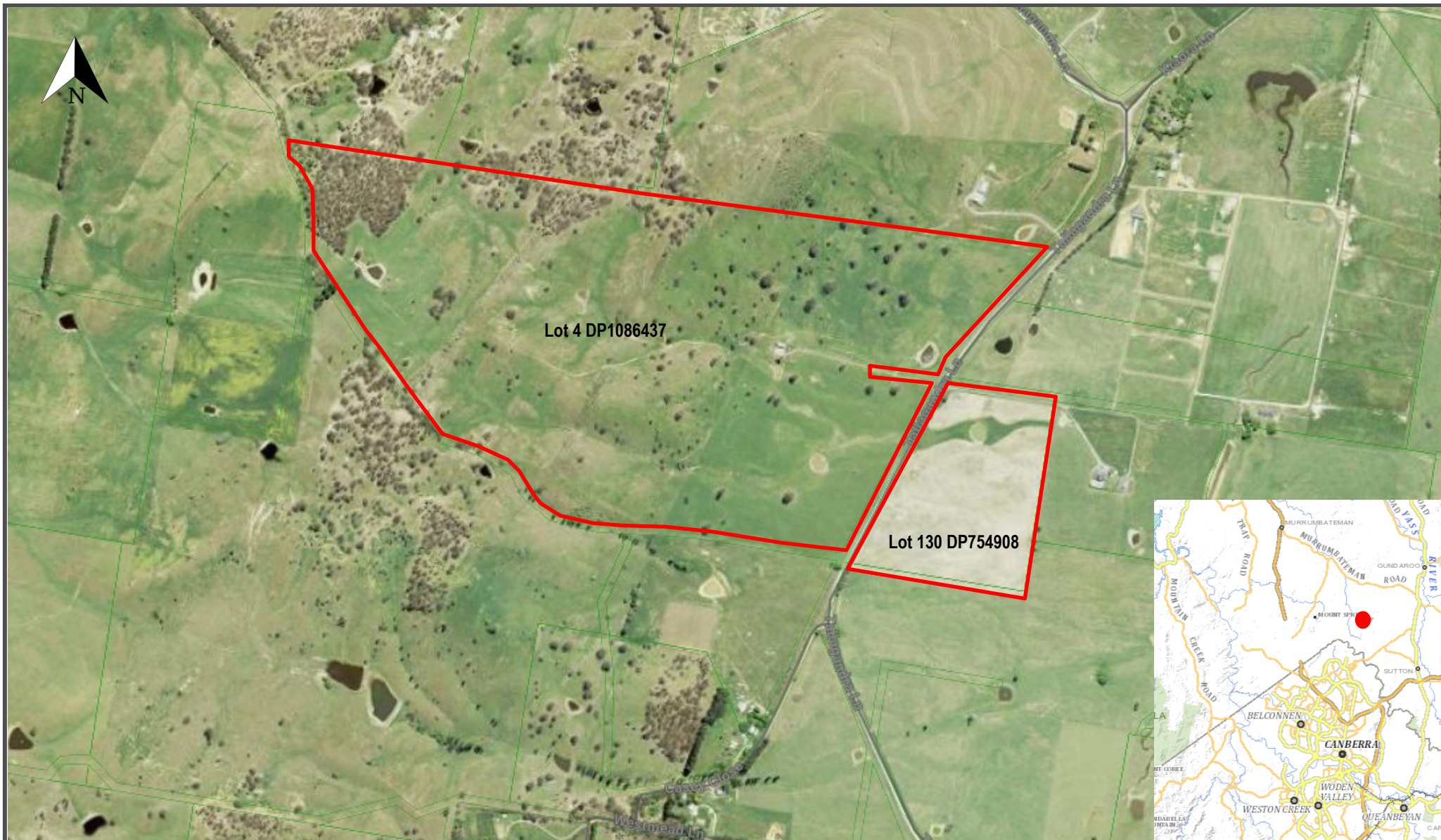
(H) EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (DP109650)

(G) EASEMENT FOR OVERHEAD POWER LINES 20 WIDE (DP1086437)

[E1] PROPOSED EASEMENT FOR OVERHEAD POWER LINES 20 WIDE

7 ADELE STREET, YASS NSW 2582  
P.O. BOX 5, YASS NSW 2582  
(PH) 02 6226 3322  
info@dpsyass.com.au

ABN: 31 602 010 006



## Figure 1: Location

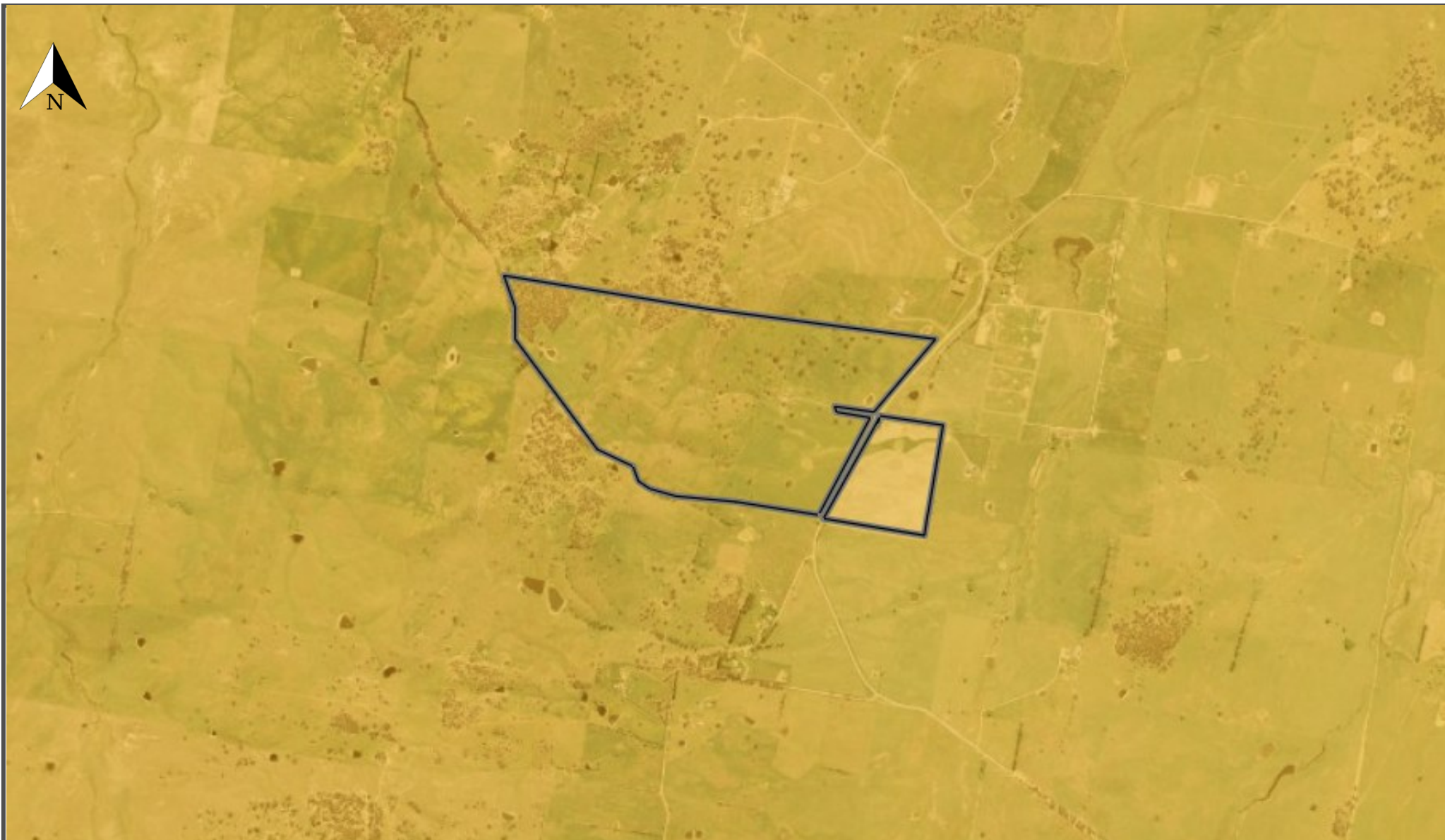
613 Tallagandra Road,  
Sutton NSW 2620

J451 - Bushfire Assessment Report Ryan Capello c/o DPS

Cool Burn Fire and Ecology  
Warners Bay NSW 2282  
ABN 61 645 633 236

[coolburn.com.au](http://coolburn.com.au)





## Figure 2: Bushfire Prone Land

613 Tallagandra Road,  
Sutton NSW 2620

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Category 3

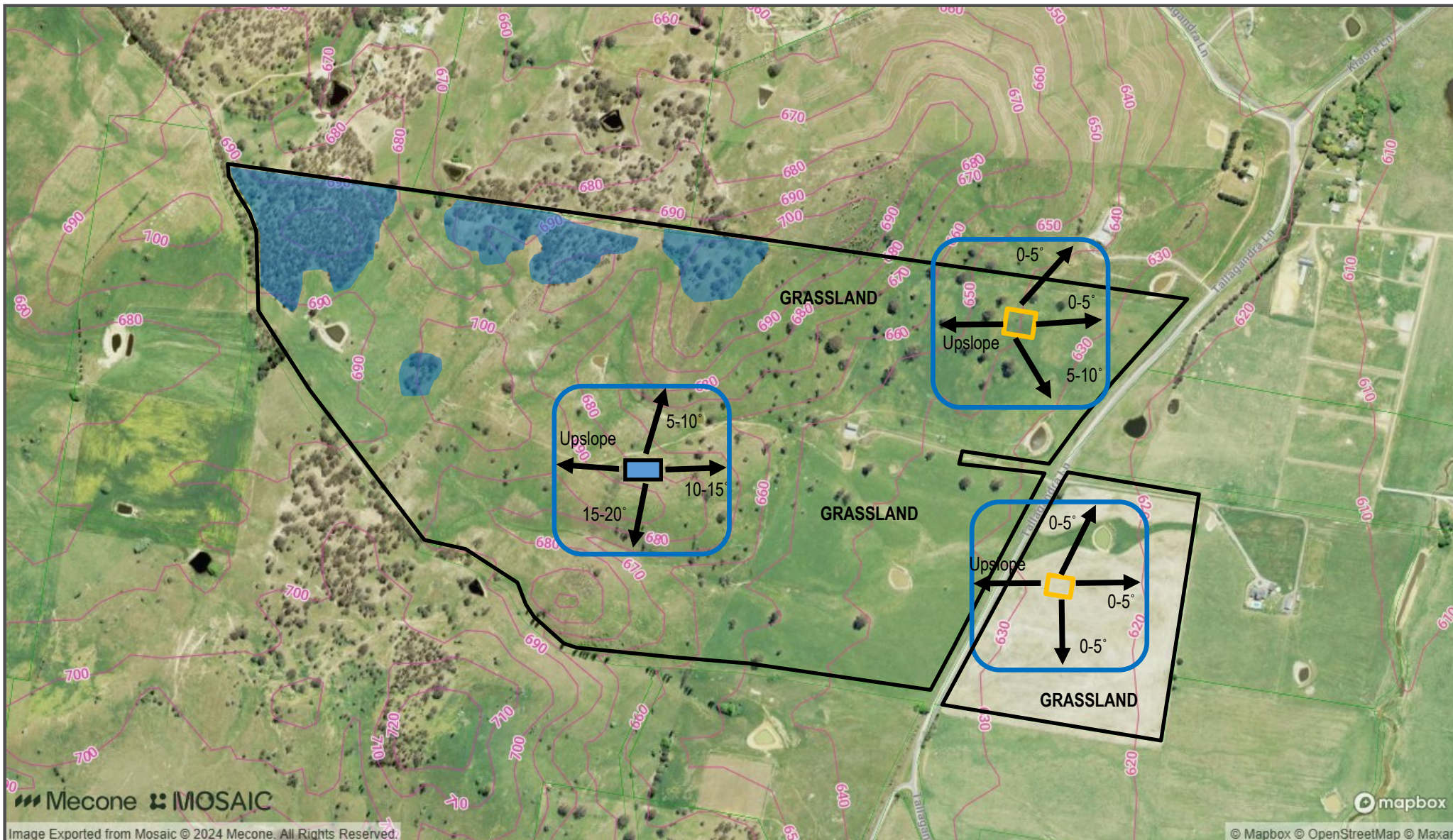


Subject Site

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## Figure 3: Vegetation & Slope

613 Tallagandra Road,  
Sutton NSW 2620

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○ Study area (140m)

■ Woodland

↘ Slope arrows

□ Building envelope

■ Existing dwelling

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