



4. Summary

The feasibility of developing of the subject land, whilst influenced by requirements to ensure bushfire protection, is primarily influenced by ecological and flooding constraints.

As the bushfire prone vegetation identified within the subject land is also classified as one of the two Endangered Ecological Communities (EECs), the limits to which this vegetation can be modified or cleared will determine the layouts for asset protection zones and the development potential for the site.

The retention of all identified EEC (high priority canopy / vegetation – Figure 6) limits options for redevelopment of the site once the asset protection zones are added. Development would potentially be confined to the very western end of Hill Road Reserve (less than 10% of the subject land). It may also impact on the redevelopment of the private property.

Bushfire performance measures in developing this site include:

- Minimising exposure to bushfire hazard through incorporation of a managed APZ;
- Existing public access and egress for emergency crews and residents outside bushfire prone vegetation; and
- Provision of water, access and other services that are adequate to facilitate effective fire fighting.

Residential development will also require the application of specific bushfire protection measures (Section 3) once design features are finalised.

Once a determination is made on how development at the site is to proceed, a Development Application(s) is prepared for the subject land accompanied by a formal Bush Fire Assessment Report.



5. References

Bush Fire Coordinating Committee (BFCC). 2007. *BFCC Policy No. 1/2003 – Fire Trails*, adopted by the NSW Bush Fire Coordinating Committee – Minute No. 26/2007.

GHD (2008) *Report for Hill Road Reserve - Flora and Fauna Report*. Report for Baulkham Hills Shire Council April 2008

Keith, D (2004) *Ocean shores to desert dunes: the native vegetation of New South Wales and the ACT*. Department of Environment and Conservation (NSW), Hurstville

NSW RFS (NSW Rural Fire Service) 2006. *Planning for Bush Fire Protection: A Guide for Councils, Planners, Fire Authorities and Developers*. Prepared by NSW Rural Fire Service in cooperation with the Department of Planning.

Standards Australia 1999. *AS3959 – 1999 Construction of Buildings in Bushfire-prone areas*. Standards Australia and the Australian Building Codes Board, Sydney.

Standards Australia 2002 *AS/NZS 1596 The Storage and Handling of LP Gas*.

Standards Australia 2005. *AS2419.1 – 2005 Fire Hydrant Installations – System design, installation and commissioning*



Appendix A

Mapping

Figure 1: Locality Map

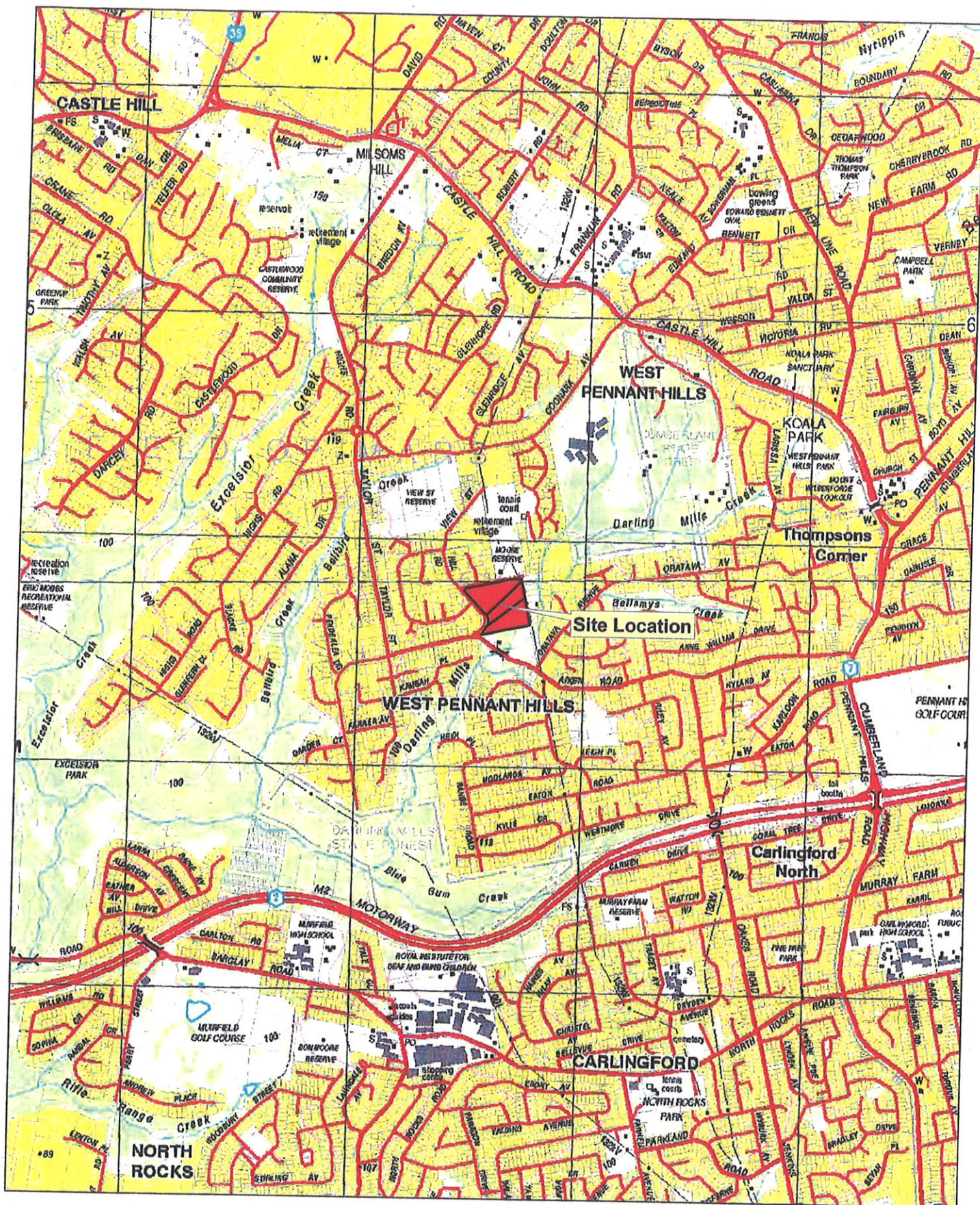
Figure 2: Current Zoning

Figure 3: Aerial Photograph

Figure 4: Bushfire Hazard Map

Figure 5: Slope Class

Figure 6: APZ Layout –High Priority Canopy



Legend

Subject Site Cadastre

1:15,000
0 250 500
Metres

Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia 1994
Grid Map Grid of Australia, Zone 56

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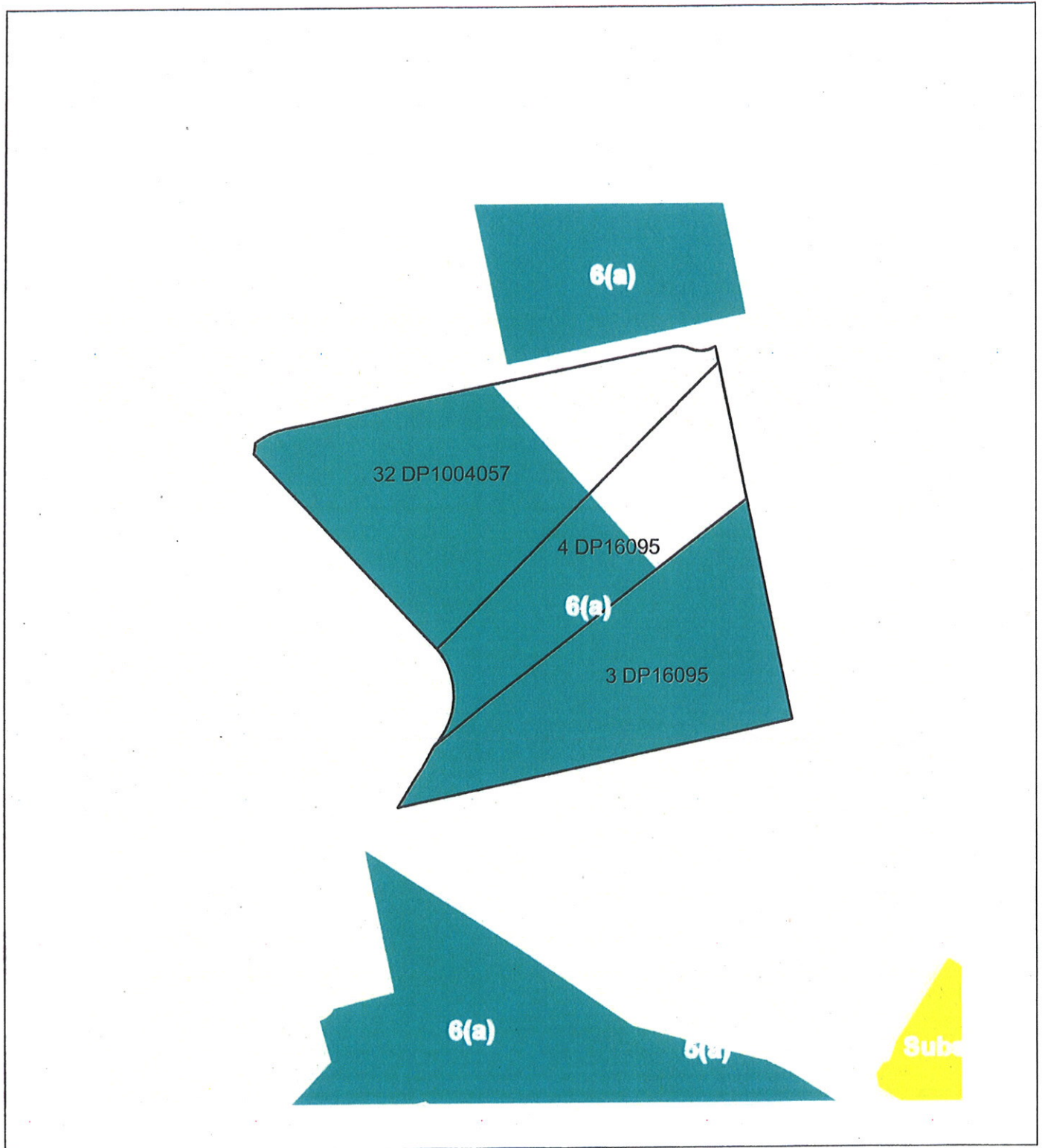


BAULKHAM HILLS SHIRE COUNCIL
Hill Road Reserve

Job Number 21-17235
Revision A
Date 2 April 2008

Locality Map

Figure 1



Legend

	Subject Site Cadastre	Zoning
		2(a)
		2(b)
		2(d)
	5(a) Electricity Substation	
	6(a)	

1:2,000
0 50 100
Metres
Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia 1994
Grid: Map Grid of Australia, Zone 56



BAULKHAM HILLS SHIRE COUNCIL
Hill Road Reserve

Current Zoning

Job Number	21-17235
Revision	A
Date	2 April 2008

Figure 2



Legend

Subject Site Cadastre

0 1:2,000 50 100
Metres
Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia 1984
Grid: Map Grid of Australia, Zone 56



BAULKHAM HILLS SHIRE COUNCIL
Hill Road Reserve

Job Number 21-17235
Revision A
Date 2 April 2008

Aerial Photograph

Figure 3

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Legend

- 2mContours
- Subject Site Cadastre
- Bush Fire Vegetation Categories 1
- Bush Fire Vegetation Categories 2
- Bush Fire Protection Buffer

1:2,000
0 50 100
Metres

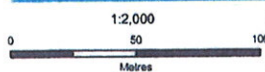
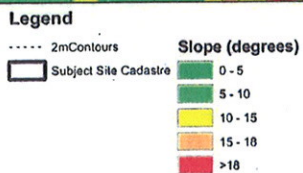
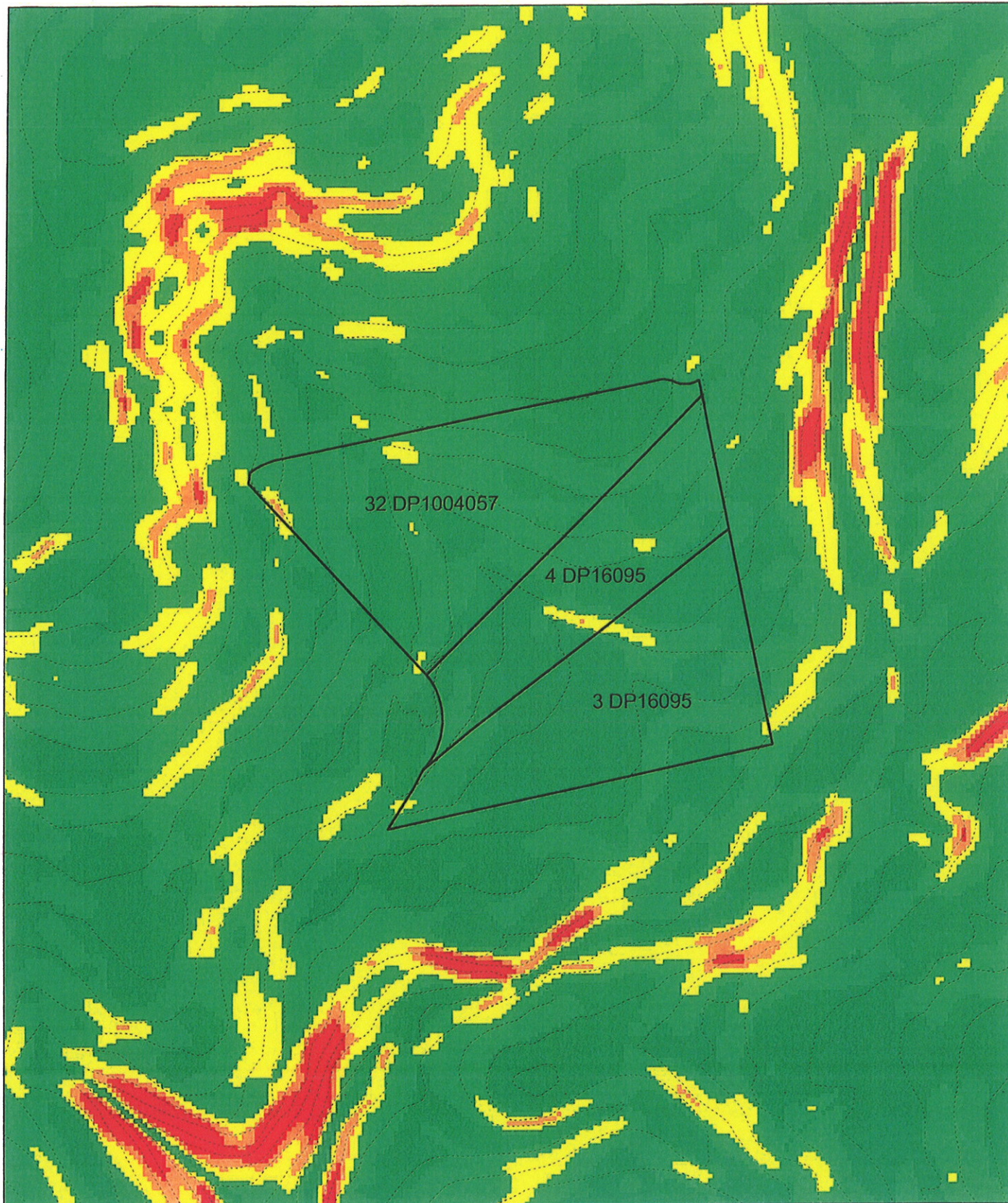


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Hill Road Reserve

Job Number 21-17235
Revision A
Date 2 April 2008

Bushfire Prone Land Map

Figure 4



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Hill Road Reserve

Job Number 21-17235
Revision A
Date 2 April 2008

Slope Class

Figure 5



Legend

- Riparian Corridor
- Subject Site Cadastre

APZLayout - High Priority Canopy

- APZ (35m)
- Vegetation

1:1,200 at A3
0 25 50
Metres
Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia 1994
Grid: Map Grid of Australia, Zone 56



BAULKHAM HILLS SHIRE COUNCIL
Hill Road Reserve
APZ Layout -
High Priority Canopy

Job Number 21-17235
Revision A
Date 2 April 2008

Figure 6