

MM HYNDES BAILEY & Co.

REGISTERED SURVEYORS - TOWN PLANNING - CIVIL DESIGN

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The General Manager
Upper Hunter Shire Council
PO Box 208
SCONE NSW 2337

**Re: Rural Fire Service NSW
Rural Subdivision – Bushfire Assessment
Proposed Rezoning Lot 52 DP750941
Middlebrook Road, Scone**

The registered proprietor of the land is:

- Shayne Brian Clarke

1 INTRODUCTION

This report has been prepared by MM Hyndes Bailey and Co to support a planning proposal to rezone the subject land and subsequently enable subdivision of that area to be rezoned to minimum 2ha lots.

Description of Land: Lot 52 DP 70941, Middlebrook Road, Scone

LGA: Upper Hunter
Parish: Melbourne
County: Brisbane

2 LOCALITY SKETCHES

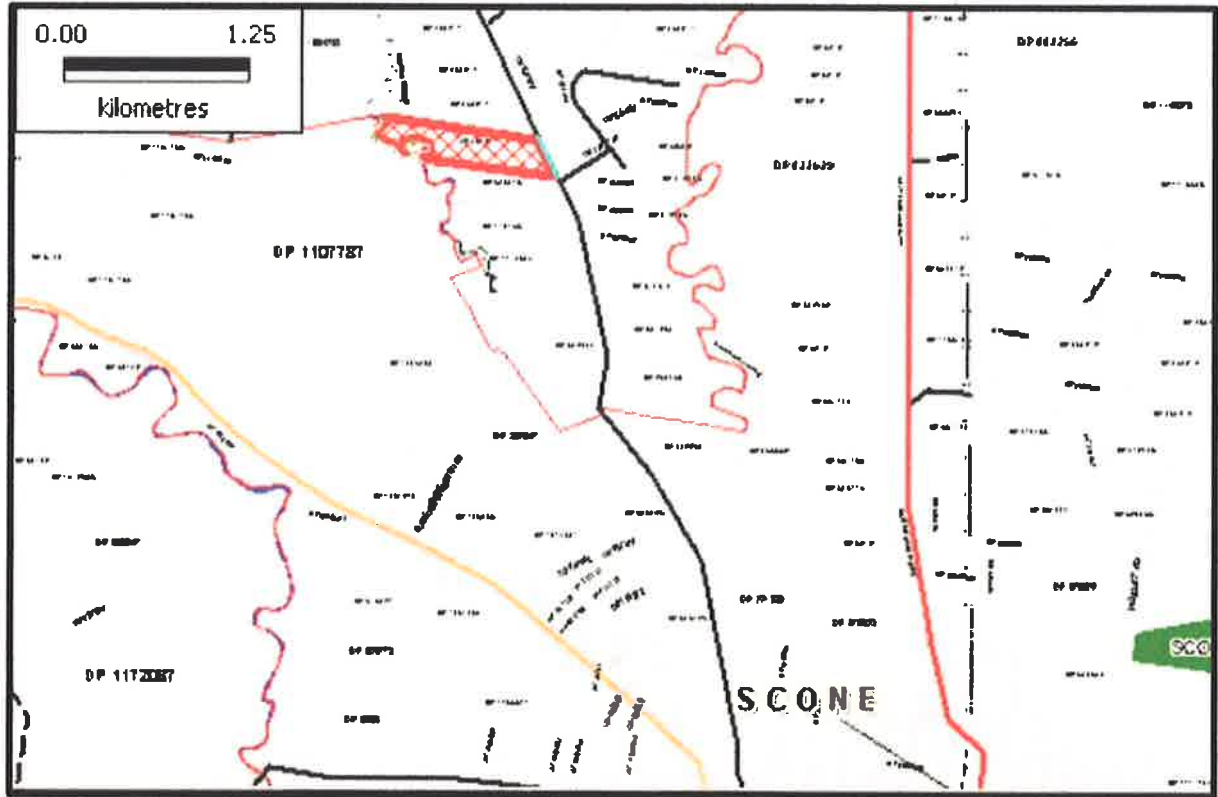


Figure 1 Locality Plan (Source UHSC Maps Online)

Vegetation Classification

As can be verified by the aerial photo in figure 4, the majority of trees have been cleared other than those scattered in the western end of the land and in proximity of the Middle Brook.



Figure 2 View to the west section of the land



Figure 3 Typical view across the subject land

The vegetation classification for the purposes of this report is woody grassland.



Figure 4 Aerial view of subject land (Source: LPI SIX Viewer 2012)

3 Slope Analysis

The slope for the subject land is shown in figure 5.

As previously indicated there is only a relatively small amount of trees clustered across the site, primarily in the western end of the lot, the majority of which are outside the area of the proposed rezoning / future subdivision.

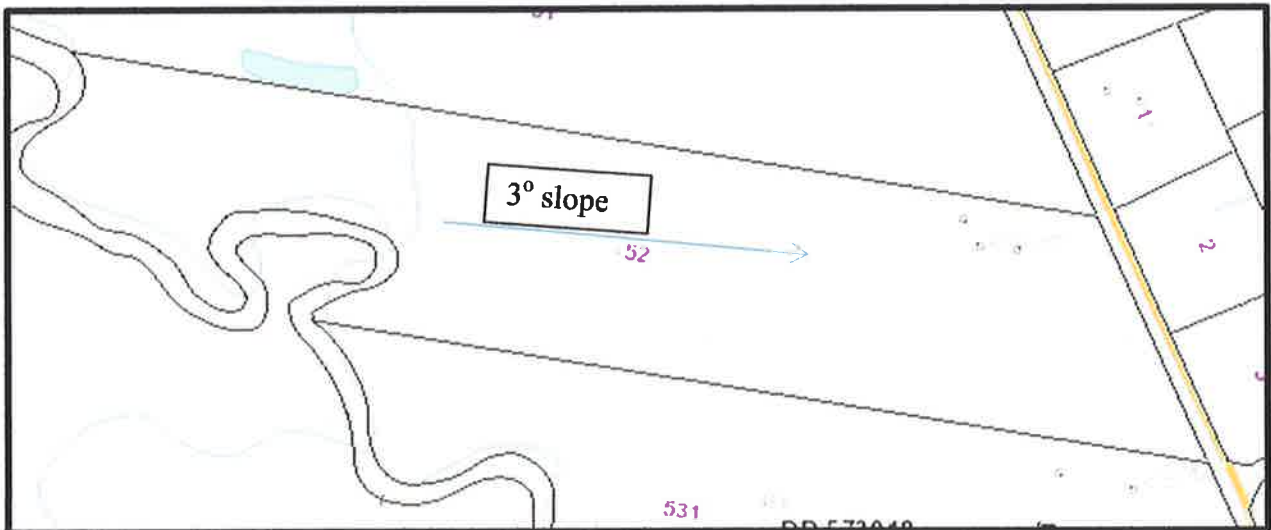
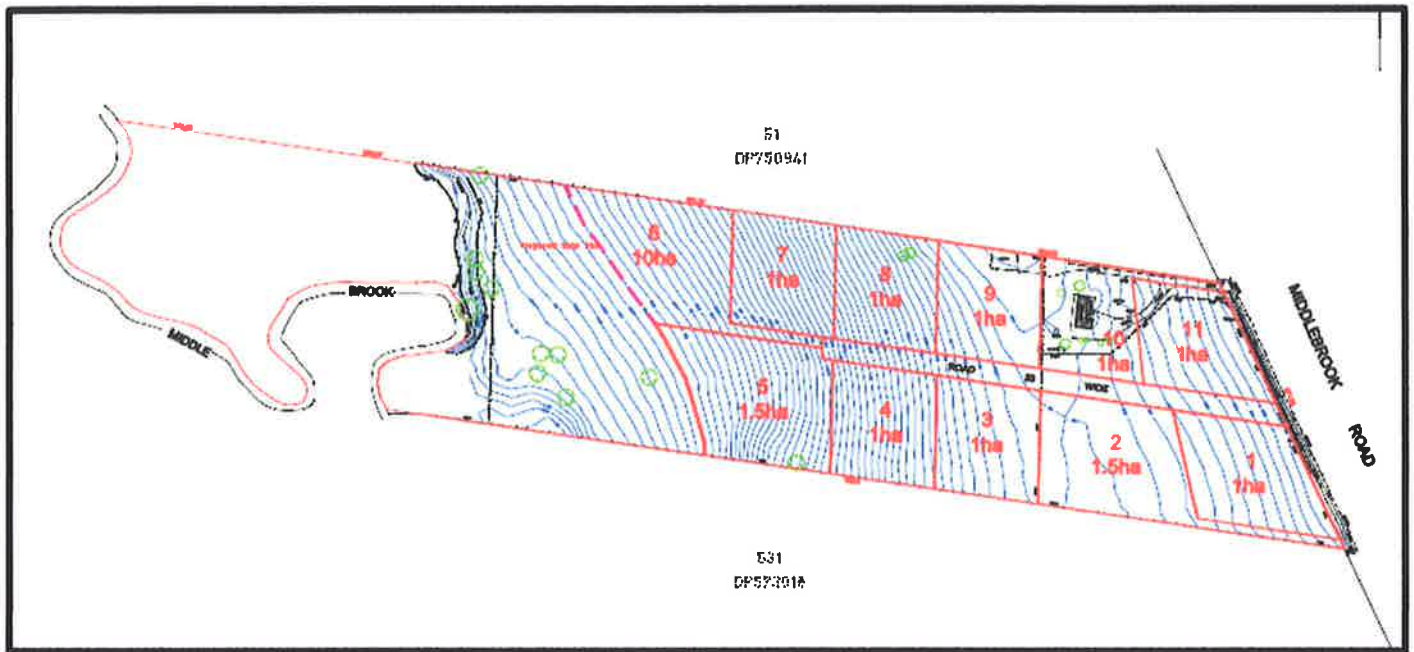


Figure 5 Slope over the subject land (Source LPI SIX Viewer) 1

4 Asset Protection Zones

The subject land comprises primarily grassland vegetation with a slope generally 3° or less. There would be minimal scattered trees across the area of the proposed rezoning / future subdivision.

The conceptual plan of subdivision for the land is shown in figure 6 below. It is suggested that given the size of the lots and the scattered location of the trees, that formal asset protection zones may not be necessary in these circumstances. If they are, 10m APZ should be adequate for the circumstances.



5 Threatened Species

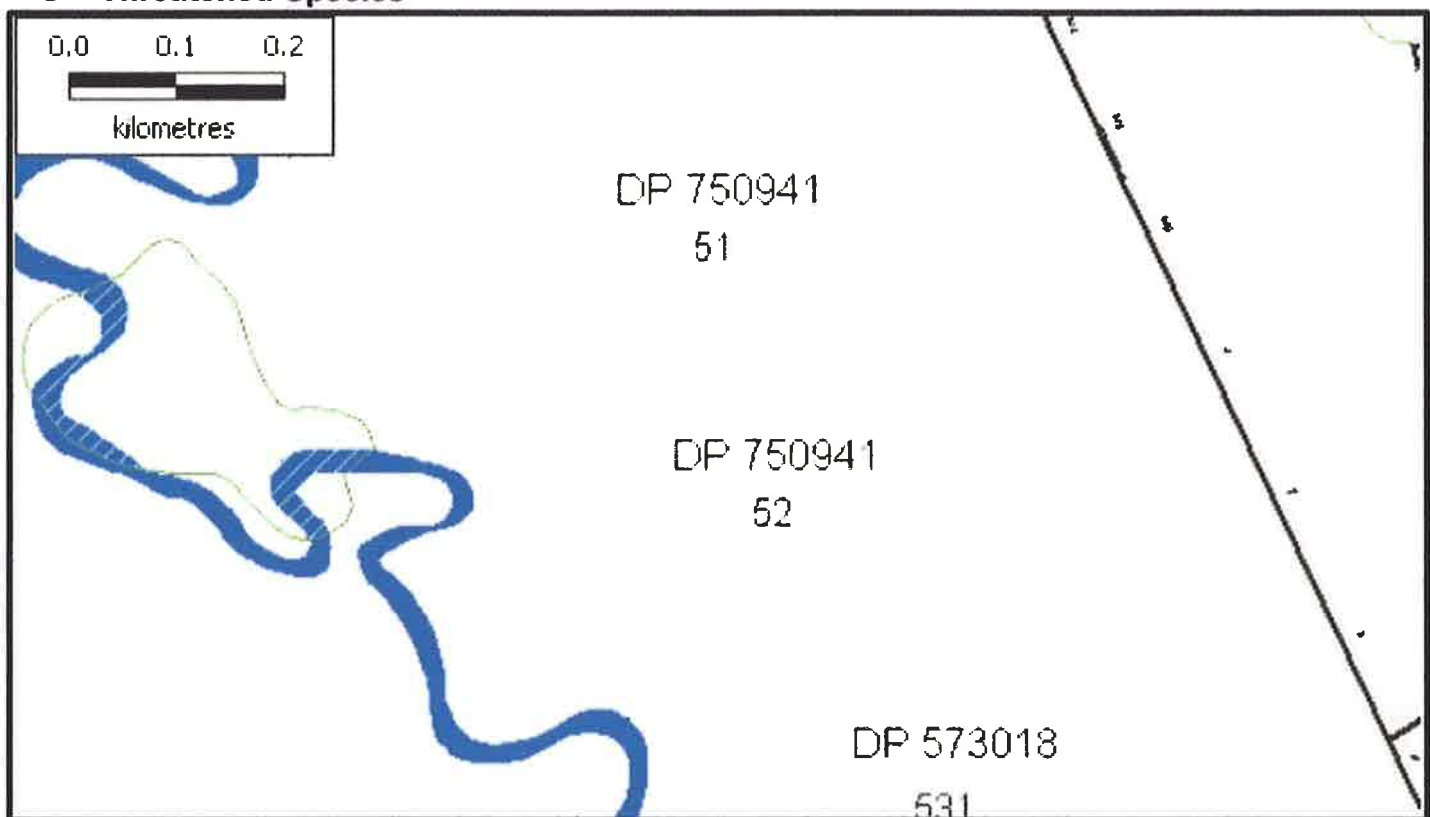


Figure 6 Extent of White Box – Ironbark Grassy Woodland Vegetation (Source UHSC Maps Online)

Figure 6 shows the area which has been 'mapped' as containing White Box – Ironbark Grassy Woodland Vegetation on the subject land. As shown on figure 6 this area is not within that proposed to be rezoned and subsequently subdivided.

There will be minimal if any clearing required to provide access to the lots.

It is therefore concluded that this subdivision will have a negligible effect on flora and fauna in the area.

6 Archaeological

The applicant is not aware of any Aboriginal Cultural issues associated with the site.

7 Water Supply

The land to be rezoned has one existing dwelling on it. The proposal will allow subdivision for rural residential allotments and no town water supply is available. The application does not seek any development consent for dwellings at this time however future applications will comply with Council's and / or Rural Fire Service requirements in terms of provision of minimum rain water storage tanks with appropriate connections and capacity for rural fire service use.

8 Access

All proposed lots have legal practical access from Middlebrook Road. There are numerous potential sites for dwellings and nomination of building envelopes is not proposed for the lots.

It is suggested that with these circumstances that there would be no preliminary concerns in respect of access to the land complying with the requirements. This matter however will be more fully assessed upon lodgement and consideration of a development application for dwellings in the future by Upper Hunter Shire Council.

9 Electricity

Power supply is available to the land.

10 Construction Requirements

The application is for the rezoning (and future subdivision) of the land and does not seek consent for a dwelling at this time. Any new dwelling will require installing of suitable water storage capacity for fire fighting purposes. It is not envisaged that there will be specific construction requirements with these circumstances.

11 Compliance with objectives of Chapter 4 PBP 2006 – Rural Development

1. APZ – There are numerous locations on the lots (within the conceptual plan of subdivision) where a dwelling could be located with minimal potential threat from bush fire. At this time there is no intention of restricting the location of future houses to building envelopes therefore it is suggested that it is unnecessary to require any APZ asset protection zones for proposed lots. Any such requirement would be able to be adequately assessed with a future application for dwelling on the land with particular circumstances considered for the final location of a dwelling/s.

2. Access

Public Roads – All lots have access to Middlebrook Road and / or new road to be constructed to Council requirements.

Internal Roads - Future development applications for dwellings will be able to consider any additional requirements based on final location of dwellings and ensure that they are constructed to RFS rural access standard.

3. Fire Trails – Not applicable for this subdivision.

4. Services

- Electricity is existing overhead and it is not practical to put underground.
- Telstra is available

5. SFPP – Not applicable to this subdivision.

6. Infill development – This is not an infill subdivision.

12 Conclusion

The proposal has been assessed in accordance with the guidelines outlined in "Planning for Bushfire Protection" document and requirements for asset protection zones and exclusion areas from dwelling construction considered with appropriate recommendations put forward.

Yours faithfully,



David Casson
Planning and Development Advisor