



3 May 2023

Addendum to Planning Proposal 21 (PP-2022-2442) South Arm Rd, Urunga

Following the receipt of a Gateway determination in respect of this matter, Council proceeded to consult with NSW Government Agencies prior to proceeding with public exhibition of the proposal.

Comments were received from the NSW Rural Fire Service dated 10 February 2023 (RFS Reference - SPI20221124000151) raising the following concerns with the proposal.

The NSW RFS cannot support the Planning Proposal in its current form.

Council needs to provide a strategic study:

- *for all lands suitable for residential (large lot) development fronting South Arm Road (east of the motorway);*
- *provide a rezoning map that does not rezone land for residential purposes but effectively is constrained by property boundary's and natural landscape features; and*
- *the APZ plan does not appear to reflect the SEPP Resilience and Hazards buffer zone requirements.*

Following a meeting held on 3 March 2023 between the RFS, Council and relevant Consultants the following path forward was confirmed.

1. The RFS are concerned with potential for further R5 rezonings in the locality. Council will provide confirmation that there is no strategic support for extension of the R5 Zone beyond the current extent of the RU4 Zone in this locality.
2. Concerns are held by the RFS with any evacuation scenario proposing to travel further west along South Arm Rd. Increased strategic focus is therefore required on South Arm Rd leading back towards Short Cut Rd and its capability to accommodate evacuation scenarios and bushfire fighting vehicles.
3. Consultants are to jointly undertake audit of this section of South Arm Rd and demonstrate compliance with relevant PBP requirements.
4. Council to investigate whether any upgrades are proposed and whether any current condition data held that may assist in this investigation. (see email attached to this email).
5. Barnsons are to provide additional commentary around potential compliance scenarios involved with proposed lots that have long access handles to Sth Arm Rd and to address comments regarding potential inconsistencies with future clearing requirements and any buffer zone requirements stipulated in relevant SEPPS.
6. Council to co-ordinate production of Appendix document to be uploaded for both Planning proposals upon supply of requested information from Consultants that addresses concerns raised by RFS.
7. RFS to review upon supply and indicate acceptability or otherwise to allow for planning proposals to proceed to next stages.

This document comprises an Addendum to the original Planning Proposal 21 documentation that addresses the matters arising from the RFS correspondence and the subsequent meeting between relevant stakeholders. It is noted that a Planning Proposal Request has been submitted in respect of 261 South Arm Rd (provisionally titled Planning Proposal 23 by Council) however this has not yet been reported to Council. Resolution of the strategic bushfire matters pertinent to Planning Proposal 21 is ultimately necessary in order for Planning Proposal 23 to be supportable by the RFS should Council resolve to request a Gateway Determination in respect of that matter.

In respect of Item 1, the following commentary is hereby provided by Bellingen Shire Council.

Item 1 - Strategic Intentions with respect to further extensions of the R5 Zone in South Arm Rd Locality.

The land that is the subject of Planning proposals 21 & 23 was identified as Precinct LR5 in *Section 8 – Rural Residential Land Release Strategy* of the *Bellingen Shire Growth Management Strategy 2007 (the GMS)*. An extract of the relevant sections from the GMS is provided below. A copy of the Map depicting the extent of the LR5 area is included on the following page.

8.9 South Arm Road Investigation Area (LR5)

8.9.1 Physical Description

The land located at South Arm Road comprises approximately 360 hectares of undulating to steep land. Large tracts of remnant vegetation cover the majority of the western portion of the land. Some cleared land is available to the east of South Arm Road. The land is located approximately 6.5km to the west of the Urunga CBA as illustrated on Figure 8-5.

8.9.2 Existing Development

The land is currently zoned 1(a2), 1(c1), 1(c2), 7(a) land under Bellingen LEP 2003. The eastern cleared portions of the land are currently used for cattle grazing.

8.9.3 Access

Access to the land is via Short Cut Road and South Arm Road. South Arm Road is inundated at times of flood near the intersection of Short Cut Road, which places some constraints on the number of lots that can be developed in the area. The preferred route for the upgrading of the Pacific Highway around Urunga has been selected and is unlikely to affect the development potential of the land.

8.9.4 Environmental Constraints

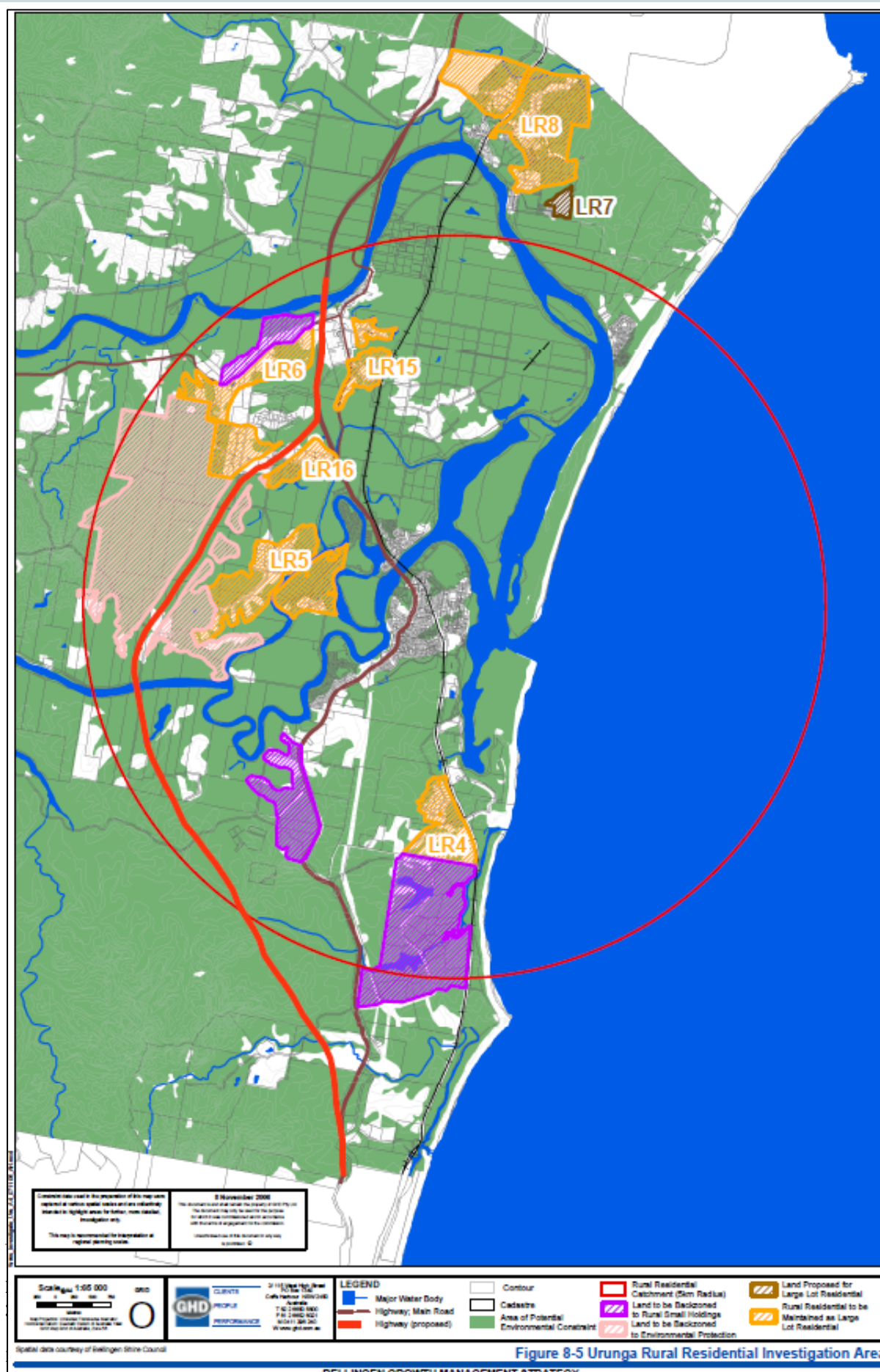
The eastern portion of the land is relatively steep sloping with the lower portions affected by flooding. Native vegetation covers a portion of the land and represents a bushfire threat together with adjoining land. The proximity to the Bellinger River and two significant wetlands (listed in State Environmental Planning Policy No. 14) also limits the potential.

8.9.5 Visual Impact

Any development of this land would be visible from the township of Urunga and from the major thoroughfares through Urunga and may have a detrimental impact on the scenic landscape.

8.9.6 Conclusion

Land at South Arm Road lies adjacent to existing rural residential is considered to be suitable for some additional rural residential development. Expected lot yields for this land (identified in Figure 8-5) are between 20 and 35 lots subject to environmental investigations. In this regard, it is recommended that a Local Environmental Study be prepared to determine the extent of the area to be developed.



Planning Proposals 21 & 23 extend to the western geographical extremity of the area described as LR5 in the GMS. Should these proposals proceed, there would be no opportunity for any additional rezoning proposal to be submitted in this locality that relies upon the facilitative provisions of the GMS.

In terms of the potential for Council to support any further rezonings of land for the purposes of R5 development in this locality, there is no other adopted land release strategy that makes any provision for this. Council received numerous submissions from land owners throughout the Shire as part of the exhibition of the Bellingen Local Housing Strategy 2020-2040 (including in this locality) that advocated for the zoning of new areas of land as R5 Large Lot Residential however the adopted LHS made no provision for any new R5 zonings in the Shire given that there was already approximately 670ha of land zoned for R5 development in the Shire.

Items 2- 7

The remaining matters 2-7 are addressed in the following attachments to this proposal.

Attachment A- Barnson Additional Consideration of Matters Raised by RFS for Planning Proposal 21 (PP-2022-2442)

Attachment B - Holiday Coast Bushfire Solutions Additional Consideration of Matters Raised by RFS - 261 Sth Arm Rd frontage.

Council requests that the RFS review this advice and considers whether an alternative response in respect of this Planning Proposal is warranted.

Kind Regards,



Daniel Bennett
Senior Strategic Planner



to.

Daniel Bennett
33 Hyde Street
Bellingen NSW 2454

date.

20.03.2023

reference.

38340-LE01_A

Dear Daniel,

Re: PP-2022-2442 (Planning Proposal 21) – South Arm Road, Urunga

Barnson Pty Ltd has been engaged by Toothaches Pty Ltd, the applicant of Planning Proposal -2022-2442 to prepare a response to the New South Wales Rural Fire Services correspondence dated the 10th of February 2023 (NSW REF: SPI20221124000151). The correspondence advised that the NSW RFS was unable to support the Planning Proposal at this time until Council provides a strategic study and addresses the following:

- for all lands suitable for residential (large lot) development fronting South Arm Road (east of the motorway);
- provide a rezoning map that does not rezone land for residential purposes but effectively is constrained by property boundaries and natural landscape features; and
- the APZ plan does not appear to reflect the SEPP Resilience and Hazards buffer zone requirements.

A copy of the correspondence has been provided at **Appendix A** of this letter.

A collaborative meeting took place between the NSW Rural Fire Service, Bellingen Shire Council, and consultants representing the neighbouring land Lot 148 in DP75557, who have also submitted a Planning Proposal akin to PP-2022-2442. During the meeting, the NSW RFS highlighted key areas of concern that require addressing by the council and the applicants of both planning proposals.

- The RFS is concerned with the potential for further R5 rezonings in the locality. Council will provide confirmation that there is no strategic support for the extension of the R5 Zone beyond the current extent of the RU4 Zone in this locality.
- Concerns are held by the RFS with any evacuation scenario proposing to travel further west along South Arm Rd. Increased strategic focus is therefore required on South Arm Rd leading back towards Short Cut Rd and its capability to accommodate evacuation scenarios and bushfire fighting vehicles.
- Consultants are to jointly undertake the audit of this section of South Arm Rd and demonstrate compliance with relevant PBP requirements.

- Council to investigate whether any upgrades are proposed and whether any current condition data held that may assist in this investigation. (see email attached to this email).
- Barnson are to provide additional commentary around potential compliance scenarios involved with proposed lots that have long access handles to Sth Arm Rd and to address comments regarding potential inconsistencies with future clearing requirements and any buffer zone requirements stipulated in relevant SEPPs.
- Council to coordinate production of Appendix document to be uploaded for both Planning proposals upon supply of requested information from consultants that addresses concerns raised by RFS.
- RFS to review upon supply and indicate acceptability or otherwise to allow for planning proposals to proceed to the next stages.

Those points needing to be addressed by the applicants have been addressed below.

TASK 1: South Arm Road Audit

In response to points 2 and 3 mentioned above, Barnson has undertaken a visual inspection and audit of the existing public road (South Arm Road) from the intersection of Short Cut Road (Chainage 0) and South Arm Road to the furthest part of the land subject to the proposed alterations under Planning Proposal 2022-2442 (Chainage 2.75km). **Figure 1** and **Appendix B** of this letter demonstrate the location of Proposal 2022-2442- identified as red, the surrounding locality, and the non-perimeter "spine road" that connects the site (to the north) to Short Cut Road and eventually to Pacific Highway (situated to the west of the site) or Ginagay Way (to the east) – identified as black.

An analysis has been undertaken on the 17th of March 2023 along the 2.25km project from the intersection of South Arm Road and Short Cut Road to the furthest point of land subject to the changes proposed under this planning proposal. **Table 1** below provides an analysis of the road reserve at each chainage and a correlating image has been provided in **Table 2**.

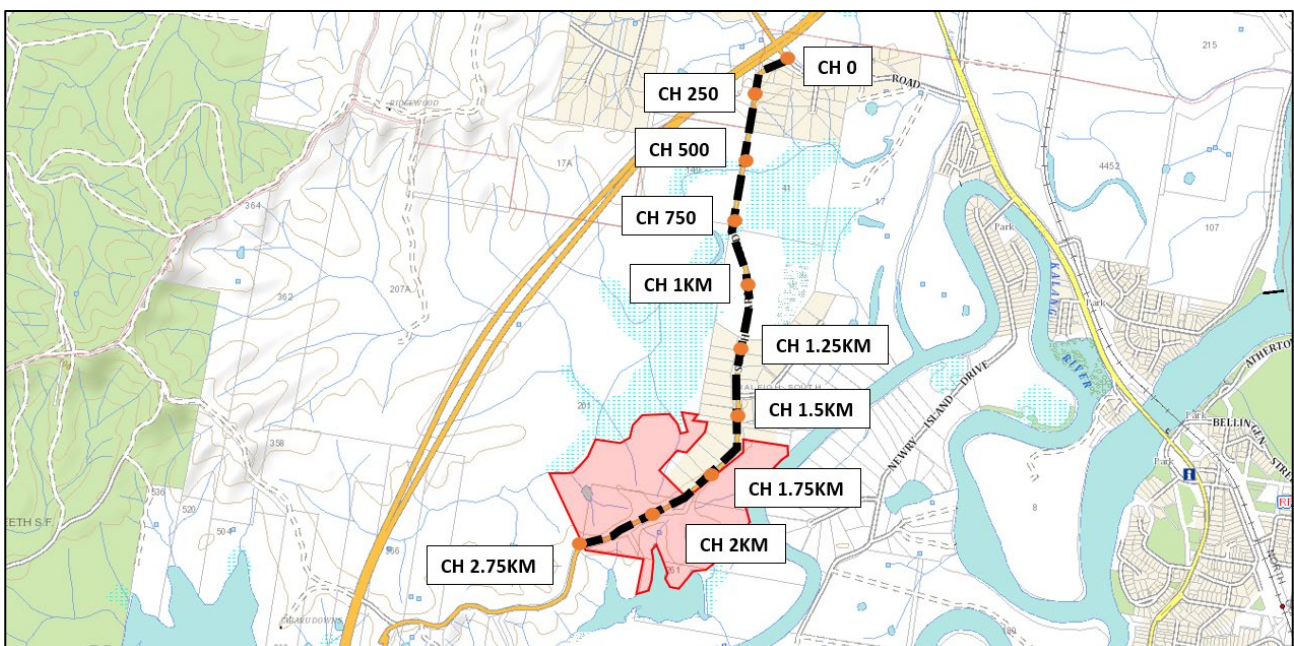


Figure 1: Road Audit

Source: SIXMAPS (Edited by Barnson)

Table 1: South Arm Road Audit

Chainage	Type of Road	Description of Road	Image Number
0m	Non-perimeter road	Sealed pavement 13m in width with grass verge on one side and sealed on the other, with a barrier.	Image 1
250m	Non-perimeter road	Sealed pavement 6m in width with grass verges on both sides.	Image 2
500m	Non-perimeter road	Sealed pavement 6.5m in width, grass verges on both sides.	Image 3
750m	Non-perimeter road	Sealed pavement 5.8m in width with grass verges on both sides.	Image 4
1km	Non-perimeter road	Sealed pavement 5.8m in width with grass verges on both sides.	Image 5
1.25km	Non-perimeter road	Sealed pavement 6.8m in width with grass verges on both sides.	Image 6
1.5km	Non-perimeter road	Sealed pavement 6.5m in width with grass verges on both sides.	Image 7
1.75km	Non-perimeter road	Sealed pavement 6.8m in width with grass verges on one side, and embankment on the other.	Image 8
2km	Non-perimeter road	Sealed pavement 6.5m in width with grass verges on both sides.	Image 9
2.25km	Non-perimeter road	Sealed pavement 5.5m in width with grass verges on both sides.	Image 10

Table 2: Road Audit Photo



Image 1: This image was taken at the intersection of Short Cut Road and South Arm Road. The image was taken looking south, in the direction a car would need to travel to the site.



Image 2: This image was taken at Chainage 250m looking north along South Arm Road. The Image depicts a sealed pavement and roadside grass swales.



Image 3: This image was taken at Chainage 500m looking south along South Arm Road. The Image depicts a sealed pavement and roadside verges.



Image 4: This image was taken at Chainage 750m, looking south along South Arm Road. The Image depicts a sealed road and roadside verges.



Image 5: This image was taken at Chainage 1km, looking north along South Arm Road. The Image depicts a sealed road and roadside verges.



Image 6: This image was taken at Chainage 1.25km looking north along South Arm Road, close to the intersection of Riverside Drive. The Image depicts a sealed road and roadside verges. Notable, this section of South Arm Road widens at this location.



Image 7: This image was taken at Chainage 1.50km looking south along South Arm Road. The Image depicts a sealed road and roadside verges.



Image 8: This image was taken at Chainage 1.75km looking south along South Arm Road. The Image depicts a sealed road and roadside verge on one side and an embankment on the other.



Image 9: This image was taken at Chainage 2km looking south along South Arm Road. The Image depicts a sealed road and roadside verges.



Image 10: This image was taken at Chainage 2.25km looking south along South Arm Road. The Image depicts a sealed road and large roadside verges. Notably the road at this point narrows.

After conducting a thorough road audit of South Arm Road, it has been determined that this particular section of the road serves as a crucial interconnecting non-perimeter "spine road" that runs along the top of the escarpment. While it does not function as a boundary between the urban area and the bush, nor is it situated on the outskirts of the local area, the planning proposal area, or the three-concept subdivision, it is a valuable link that connects the western section of South Arm Road to Short Cut Road in the north. This, in turn, leads to the Pacific Highway and Ginaway, making it a crucial network of roads for residents to use during a bushfire.

The road audit has confirmed that:

1. The road pavement from Chainage 0 – 2.25km varies between 5.5m to 13m.
2. For the majority of the south arm projection the road reserve benefits from existing roadside verges that can also operate as parking.
3. Road cross-falls were not viewed to exceed 3 degrees.
4. Vertical clearances of 4m is mostly complied with throughout the area of South Arm Road that the planning proposal fronts. Nonetheless, between Chainage 500m to 1.25k where the road traverses through bushland/wetland, a significant amount of roadside native vegetation is present that may impact the road's compliance at times. Therefore, to provide strict compliance with NSW RFS policy, ongoing roadside tree management and pruning would need to be undertaken through this section of South Arm Road.

5. It's important to note that this section of South Arm Road primarily passes through existing managed land associated with existing rural residential development or agricultural operations and therefore benefits from ample Asset Protection Zones that are associated with neighbouring properties. While it does cut through a small stretch of bushland (approx. 800m), it is part of the Urunga Wetlands and is saturated with water, resulting in low-flammability vegetation and a reduced fuel load (Image 11).



Image 11: Existing wetland on either side of the South Arm Road (at Chainage 550-750m)

6. Similarly, Short Cut Road also falls under the category of a non-perimeter road and is an essential link for residents to egress safely during a bushfire. The stretch of Short Cut Road from the intersection with South Arm Road to Ginagay Way is surrounded by existing R5 – Large Lot Residential Development with ample Asset Protection Zones, rural lands, or waterways.



Image 12: Short Cut Road (existing R5 Land).

Overall, based on the site audit, both South Arm Road and Short Cut Road are viable egress paths for residents to safely evacuate during a bushfire, given the existing R5 Development north of the planning proposal area and their associated Asset Protection Zones and well-managed rural lands in the area.

TASK 2: Concept Subdivision Design.

As part of the Planning Proposal Barnson had prepared three subdivision concept that could be proposed if the proposed changes to the underlying land zoning and reduction in minimum allotment size proposed under the Planning Proposal is supported and adopted. A copy of the three options has been attached at **Appendix C** of this letter. Each have been discussed below.

Option 1 – Concept Subdivision:

- The proposed subdivision concept proposed to subdivide all properties subject to the Planning Proposal together.
- The proposed subdivision also relies on the closure of the Crown Road that currently dissects Lot 2 in DP 1232259.
- The subdivision proposes 18 R5 – Rural Residential lots.
- Each rural residential lot would have direct access to South Arm Road through direct frontage to access via a battle axe handle.
- Proposed Lots 1,4,8, 16 and 17 would have an access handle of less than 200m in length.

- The Asset Protection Zone, which has been calculated in line with Table A1.12.3 of Planning for Bushfire Protection 2019, can be accommodated solely within each lot created and does not rely on the management of any land zoned C2 – Environmental Conservation

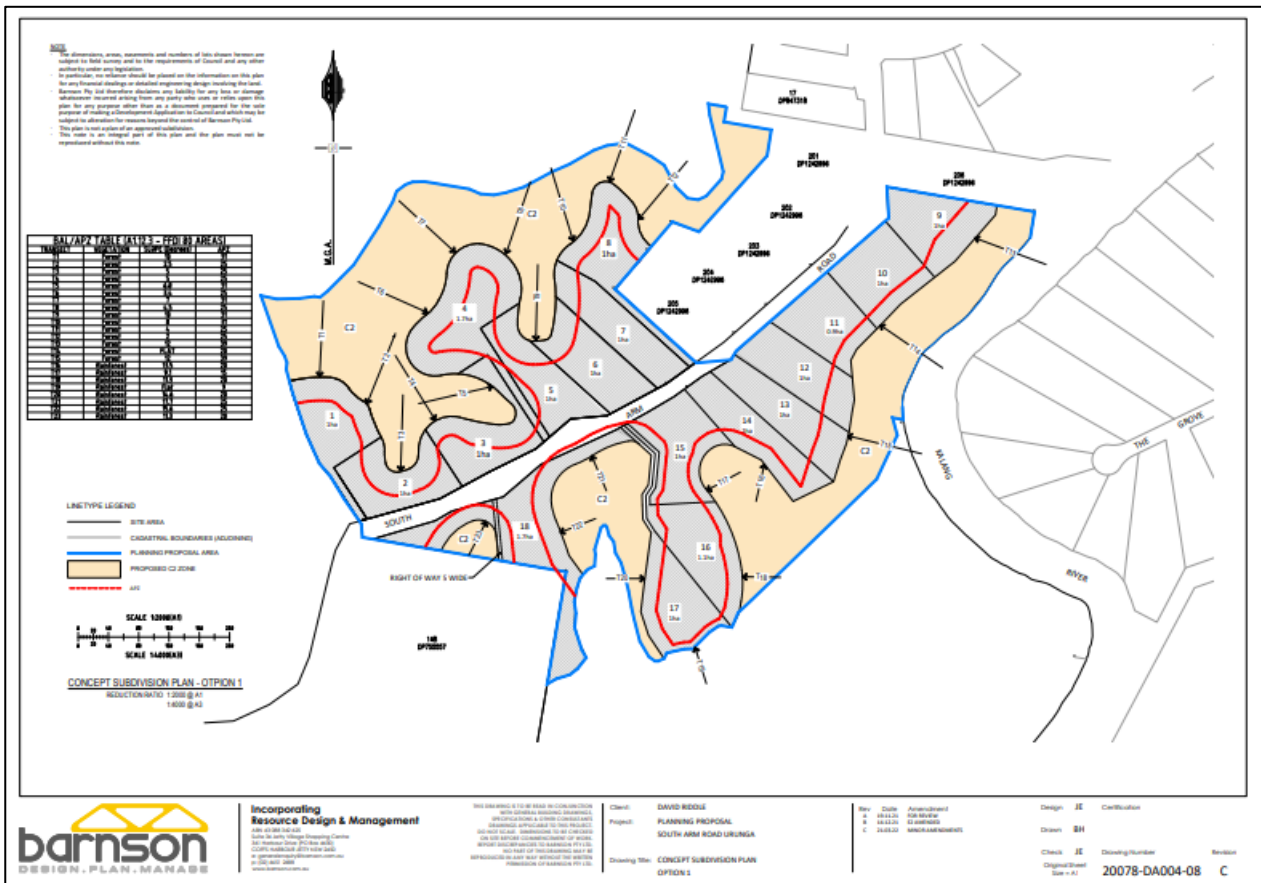


Figure 2: Subdivision (Option 1)

Source: SIXMAPS (Edited by Barnson)

Options 2 – Concept Subdivision

- The proposed subdivision concept proposes to subdivide the properties separately from one another.
- The proposed subdivision also relies on the closure of the Crown Road that currently dissects Lot 2 in DP 1232259.
- The subdivision proposes 17 R5 – Rural Residential lots.
- Each rural residential lot would have direct access to South Arm Road either through direct frontage to access via a battle axe handle.
- Proposed Lot 1, 4, 8, 13, and 16 would have an access handle of less than 200m in length.

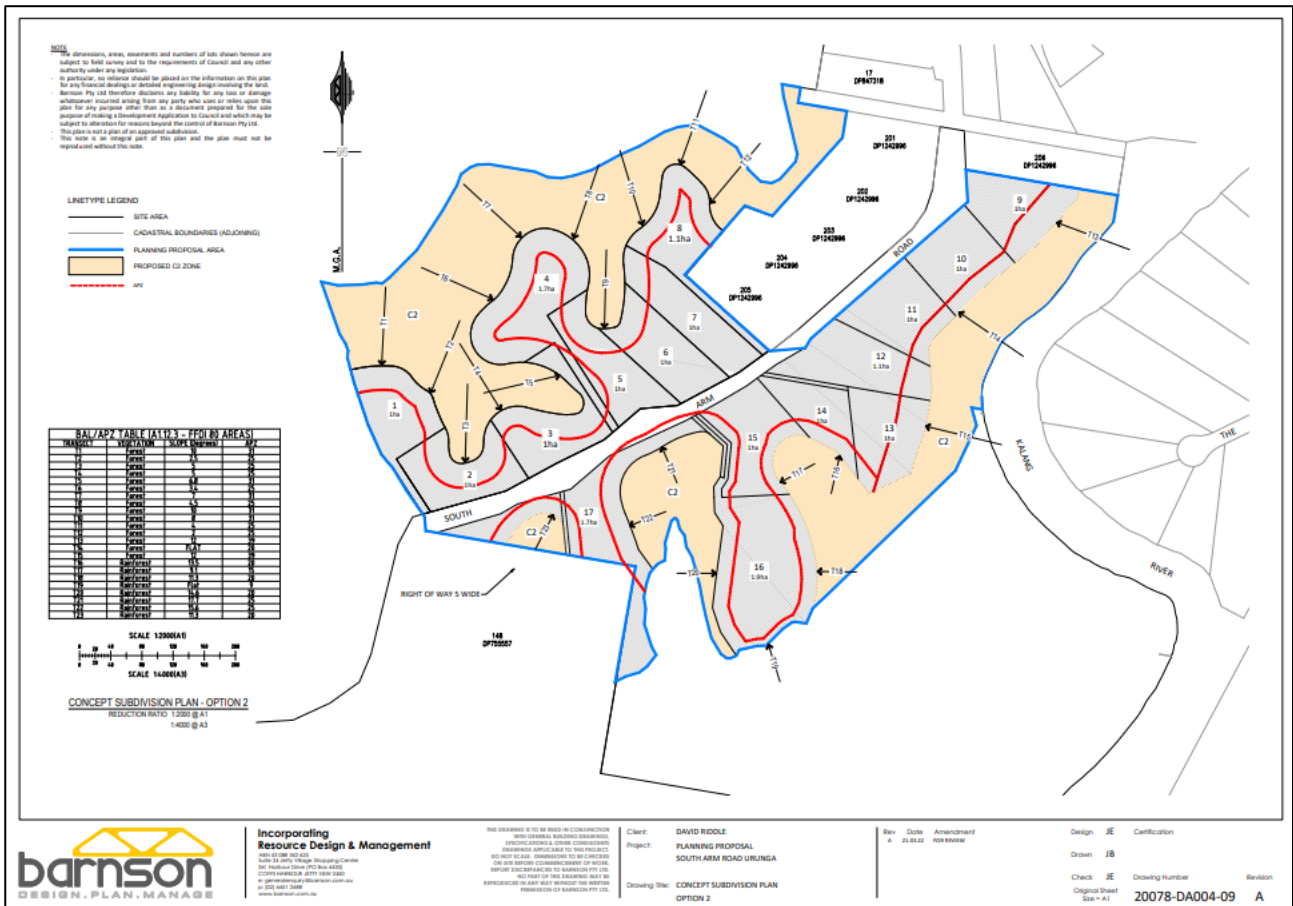


Figure 3: Subdivision (Option 2)
Source: SIXMAPS (Edited by Barnson)

Options 3 – Concept Subdivision

- The proposed subdivision concept proposes to subdivide the properties separately from one another.
- The proposed subdivision also assumes that the closure of the Crown Road that currently dissects Lot 2 in DP 1232259 does not happen or is delayed.
- The subdivision proposes 16 R5 – Rural Residential lots.
- Each rural residential lot would have direct access to South Arm Road either through direct frontage to access via a battle axe handle.
- Proposed Lot 1, 4, 8, 13, and 16 would have an access handle of less than 200m in length.

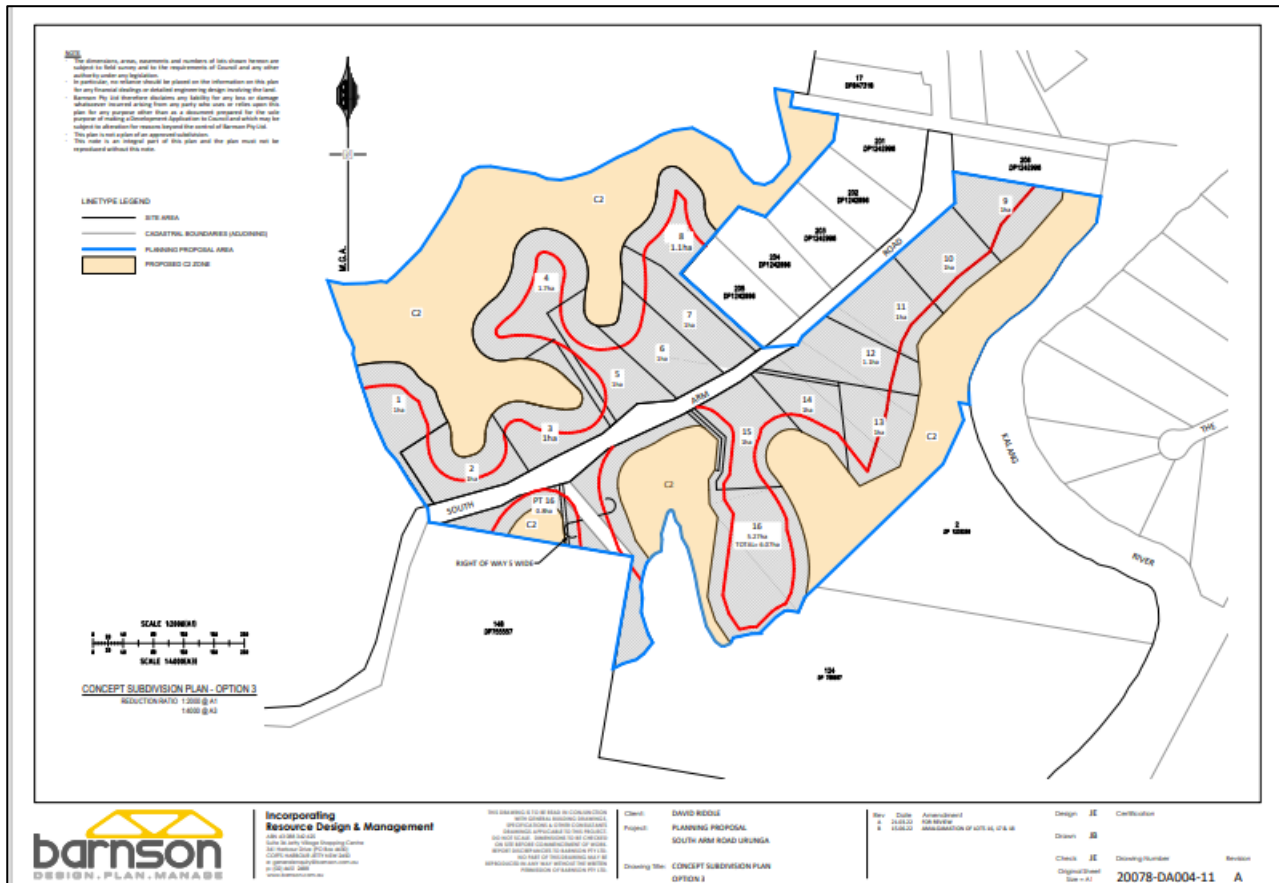


Figure 4: Subdivision (Option 3)

Source: SIXMAPS (Edited by Barnson)

Each of the three proposed subdivision concepts strictly complies with the requirements outlined in Planning for Bushfire Protection 2019. A key aspect of compliance with these guidelines is the implementation of the Asset Protection Zone (APZ). The APZ in each concept has been calculated according to Table A1.12.3 of the guidelines and is designed to provide adequate clearance between the proposed residential lots and any surrounding bushfire hazard zones to create reasonably sized building envelopes. Importantly, no part of the APZ extends over the land proposed to be rezoned as C2 - Environmental Conservation. This ensures that the implementation of the APZ would have negligible environmental impacts. These impacts have been considered within the ecological assessment submitted in the Planning Proposal package.

Access roads/driveways have also been carefully planned and designed in each concept to ensure that they do not traverse any land that has a bushfire hazard on both sides. No access road exceeds 200m (including battle-axe handles) and each battle-axe lot can accommodate a turning area for fire vehicles.

Through careful planning and adherence to the guidelines outlined in Planning for Bushfire Protection 2019, each of the proposed subdivision concepts ensures that the risk of bushfires is minimized while also preserving the natural environment. By taking a holistic approach to land development, these concepts provide a safe and sustainable environment for future residents while also protecting the surrounding ecosystem.

Task 3: SEPP – Resilience and Hazard.

As part of the preparation of the Planning Proposal, the applicant engaged Eco-Logical Australia to prepare a biodiversity values assessment of the site. The assessment included the ground truthing of the site, which in turn assisted with the development of the proposed Land Zoning plans. Upon completion of the ground truthing and assessment and review of other legislation (including SEPP – Resilience and Hazard 2021) pertaining to the site, the project team was able to determine the most appropriate land zonings for the site. Areas of high biodiversity constraint including the mapped wetland and areas consistent with High Environmental Value land under the North Coast Regional Plan, were prioritised for increased protection as C2 (Environmental Conservation) zone, and areas of lower biodiversity constraint are proposed for R5 (Large Lot Residential) zoning.

The Planning Proposal included retention of approximately 98% of the area of TEC and 75% of the native PCTs vegetation within the C2 (Environmental Conservation) zone. The proposed R5 (Large Lot Residential) areas are predominantly cleared paddocks, with native vegetation in this area generally restricted to lower condition areas including regenerating vegetation, small patches, and isolated trees. As part of the gateway process, Bellingen Shire Council referred the application to the Department of Planning and Environment Biodiversity Conservation Division (BCD) for consideration and assessment. BCD has supported the adoption of the C2 – land zoning (as illustrated) within the planning proposal area.

The Planning Proposal included concept subdivisions to ensure that the land could be subdivided in the future according to the Bellingen Local Environmental Plan. The intention of the subdivisions was to create R5 lots while protecting the proposed C2 land, and they did not rely on future management of any coastal wetland for the creation of the lots. The proposed lots and their associated APZ partially overlapped with land mapped as being in proximity to a coastal wetland under the SEPP. The biodiversity values assessment conducted for the Planning Proposal found that these areas had no vegetation and low biodiversity value. However, a future Development Application would need to address Clause 2.8 of the SEPP to show that the land's development would not impact the biophysical, hydrological, or ecological integrity of the adjacent wetland. The Planning Proposal demonstrated that each lot could accommodate a reasonably sized building envelope and associated infrastructure, including onsite effluent systems, without adversely impacting the nearby wetland.

Yours faithfully,

BARNSON PTY LTD



Josh Eagleton
Bach. Urban & Enviro Planning
Senior Town Planner

Attached to this document:

Appendix A: NSW REF: SPI20221124000151 Letter
Appendix B: Road Audit Plan
Appendix C: Plan of Subdivision (concepts).

APPENDIX A

NSW REF: SP120221124000151
Letter



NSW RURAL FIRE SERVICE

Bellingen Shire Council
PO Box 117
BELLINGEN NSW 2454

Your reference: (REF-1840) PP-2022-2442
Our reference: SPI20221124000151

ATTENTION: Daniel Bennett

Date: Friday 10 February 2023

Dear Sir/Madam,

Strategic Planning Instrument

Rezoning – Planning Proposal

Bellingen Local Environmental Plan 2010 - Rezone the land (in portion) to R5 – Large Lot Residential and C2 – Environmental Conservation

I refer to your correspondence dated 24/11/2022 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

Council correspondences states:

The Planning Proposal seeks to undertake a review of the site's current land zoning, specifically, the portion of each of the sites that has a current land zoning of RU4 – Rural Landscape under the Bellingen Local Environmental Plan 2010. The Planning Proposal seeks to rezone the land (in portion) to R5 – Large Lot Residential and C2 – Environmental Conservation and subsequently amend the Minimum Lot Size to facilitate further land subdivision

Council has received a proponent initiated request to prepare a planning proposal that would act to rezone land at South Arm Road Urunga. The rezoning request proposes to rezone land currently zoned as RU4 - Primary Production Small Lots to a mix of land zoned R5 Large Lot Residential and C2 Environmental Conservation. The land that is proposed to be rezoned R5 would be subject to a 1ha minimum lot size and could potentially yield in the order of 17 lots if the rezoning proceeds and the land is subdivided.

The NSW RFS cannot support the Planning Proposal in its current form.

Council needs to provide a strategic study:

- for all lands suitable for residential (large lot) development fronting South Arm Road (east of the motorway);
- provide a rezoning map that does not rezone land for residential purposes but effectively is constrained by property boundary's and natural landscape features; and
- the APZ plan does not appear to reflect the SEPP Resilience and Hazards buffer zone requirements.

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

For any queries regarding this correspondence, please contact Alan Bawden on 1300 NSW RFS.

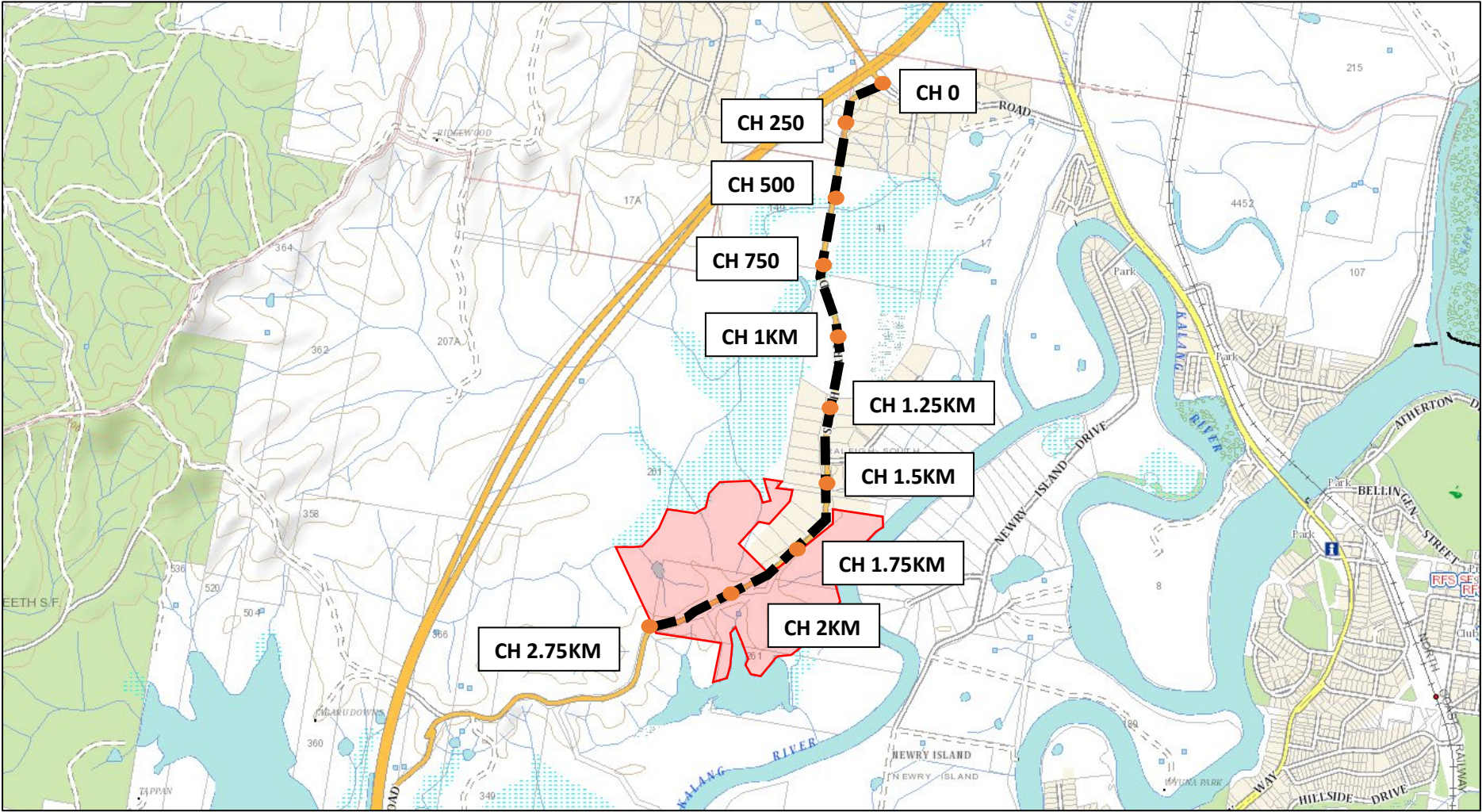
Yours sincerely,

Allyn Purkiss
Manager Planning & Environment Services
Built & Natural Environment

APPENDIX B

Road Audit Plan

Appendix A - Road Audit



APPENDIX C

Plan of Subdivision (Concept)

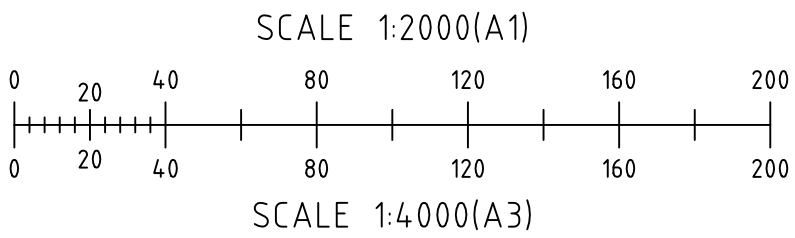
NOTE

- The dimensions, areas, easements and numbers of lots shown hereon are subject to field survey and to the requirements of Council and any other authority under any legislation.
- In particular, no reliance should be placed on the information on this plan for any financial dealings or detailed engineering design involving the land.
- Barnson Pty Ltd therefore disclaims any liability for any loss or damage whatsoever incurred arising from any party who uses or relies upon this plan for any purpose other than as a document prepared for the sole purpose of making a Development Application to Council and which may be subject to alteration for reasons beyond the control of Barnson Pty Ltd.
- This plan is not a plan of an approved subdivision.
- This note is an integral part of this plan and the plan must not be reproduced without this note.

BAL/APZ TABLE (A1.12.3 - FFDI 80 AREAS)			
TRANSECT	VEGETATION	SLOPE (Degrees)	APZ
T1	Forest	10	31
T2	Forest	2.5	25
T3	Forest	5	25
T4	Forest	5	25
T5	Forest	6.8	31
T6	Forest	3.4	25
T7	Forest	7	31
T8	Forest	4.5	25
T9	Forest	10	31
T10	Forest	8	31
T11	Forest	4	25
T12	Forest	2	25
T13	Forest	12	39
T14	Forest	FLAT	20
T15	Forest	12	39
T16	Rainforest	13.5	20
T17	Rainforest	9.1	15
T18	Rainforest	11.3	20
T19	Rainforest	Flat	9
T20	Rainforest	14.6	20
T21	Rainforest	17.7	25
T22	Rainforest	15.6	25
T23	Rainforest	11.3	20

LINETYPE LEGEND

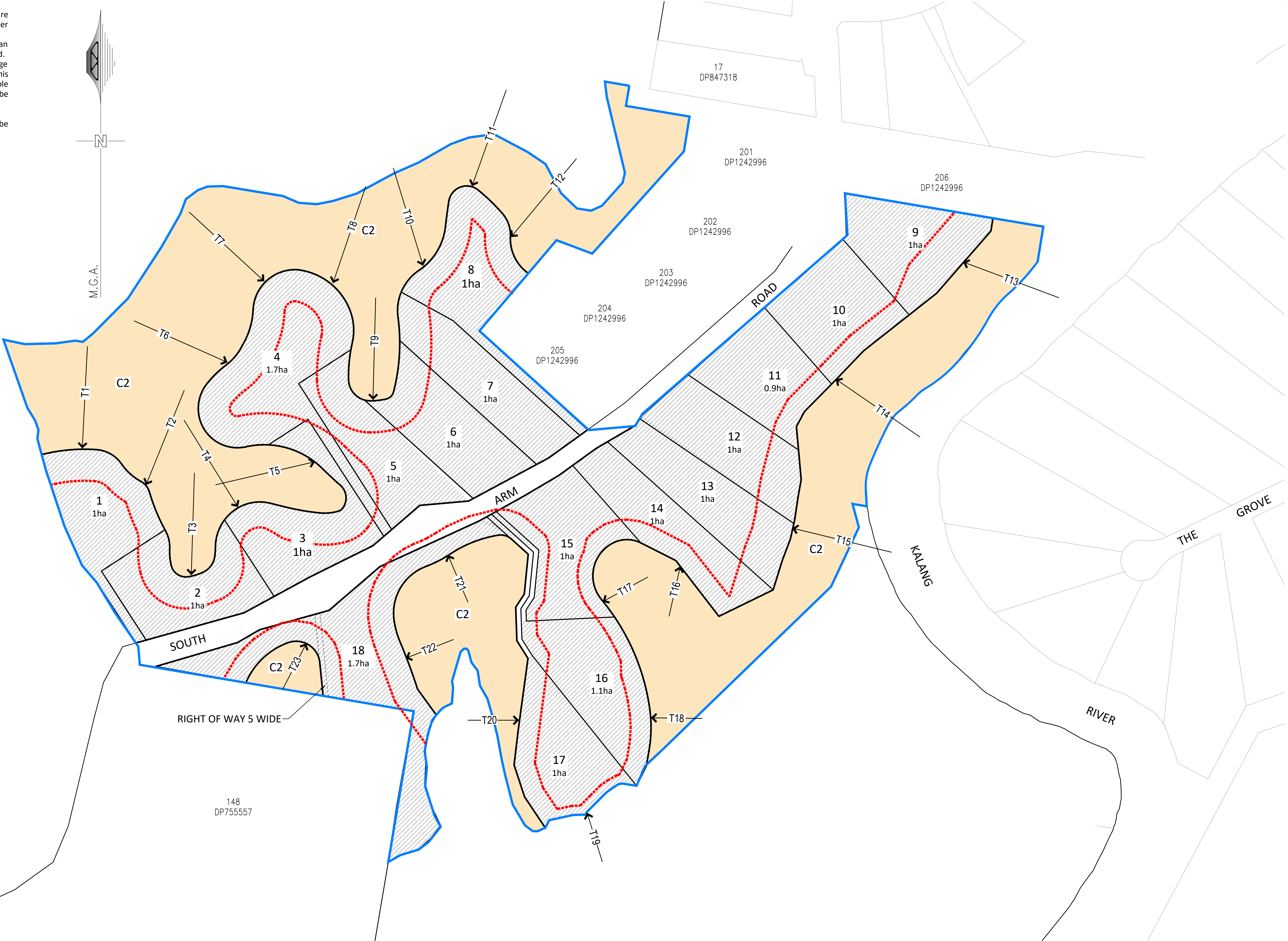
- SITE AREA
- CADASTRAL BOUNDARIES (ADJOINING)
- PLANNING PROPOSAL AREA
- PROPOSED C2 ZONE
- APZ



CONCEPT SUBDIVISION PLAN - OTPION 1

REDUCTION RATIO 1:2000 @ A1

1:4000 @ A3



NOTE

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- This plan is not a plan of an approved subdivision.
- This note is an integral part of this plan and the plan must not be reproduced without this note.

LINETYPE LEGEND

SITE AREA

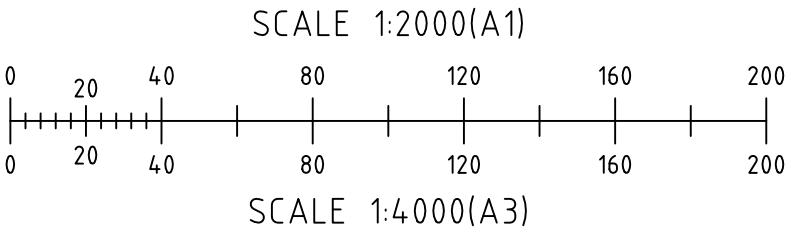
CADASTRAL BOUNDARIES (ADJOINING)

PLANNING PROPOSAL AREA

PROPOSED C2 ZONE

APZ

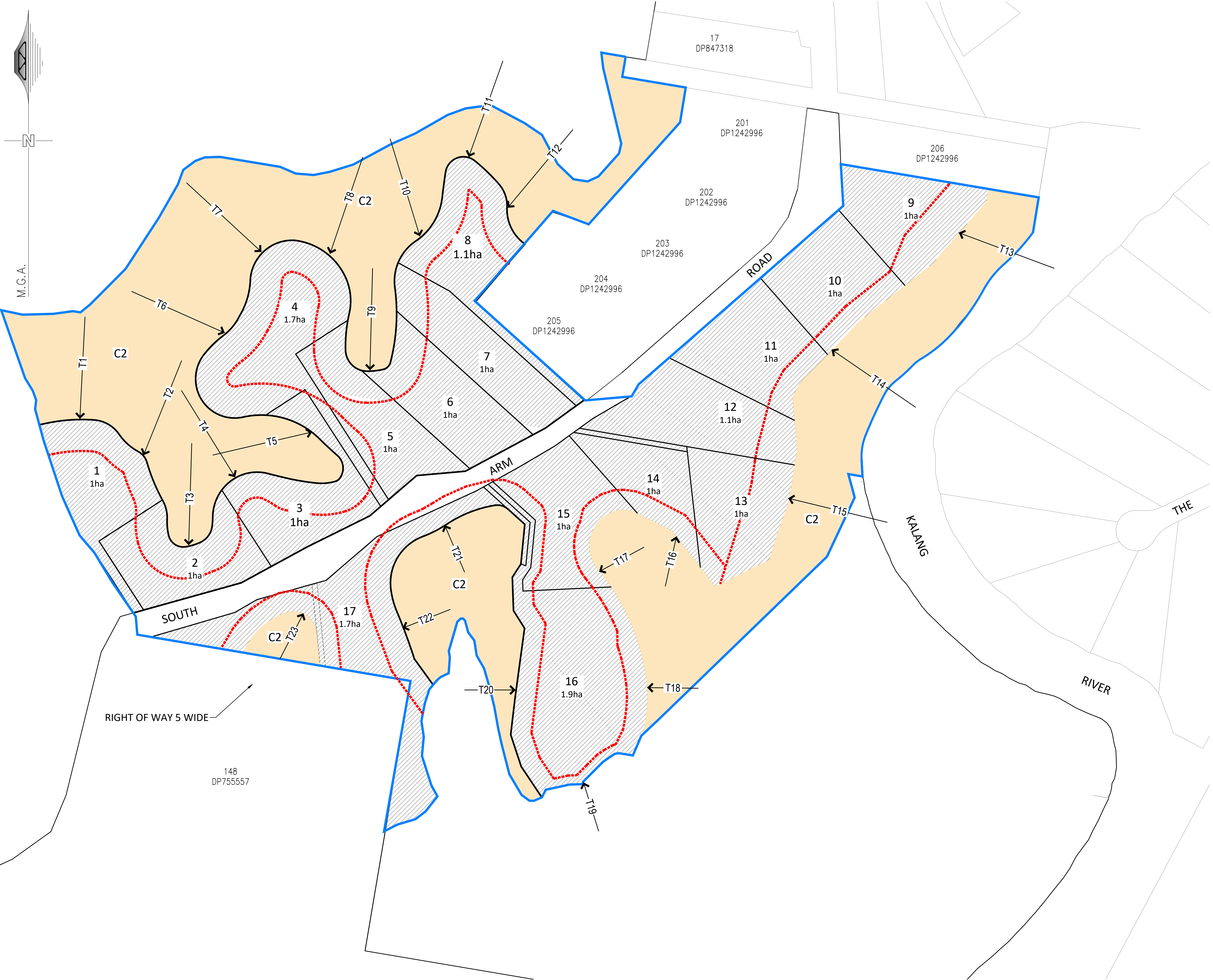
BAL/APZ TABLE (A1.12.3 - FFDI 80 AREAS)			
TRANSECT	VEGETATION	SLOPE (Degrees)	APZ
T1	Forest	10	31
T2	Forest	2.5	25
T3	Forest	5	25
T4	Forest	5	25
T5	Forest	6.8	31
T6	Forest	3.4	25
T7	Forest	7	31
T8	Forest	4.5	25
T9	Forest	10	31
T10	Forest	8	31
T11	Forest	4	25
T12	Forest	2	25
T13	Forest	12	39
T14	Forest	FLAT	20
T15	Forest	12	39
T16	Rainforest	13.5	20
T17	Rainforest	9.1	15
T18	Rainforest	11.3	20
T19	Rainforest	Flat	9
T20	Rainforest	14.6	20
T21	Rainforest	17.7	25
T22	Rainforest	15.6	25
T23	Rainforest	11.3	20



CONCEPT SUBDIVISION PLAN - OPTION 2

REDUCTION RATIO 1:2000 @ A1

1:4000 @ A3



NOTE

- The dimensions, areas, easements and numbers of lots shown hereon are subject to field survey and to the requirements of Council and any other authority under any legislation.
- In particular, no reliance should be placed on the information on this plan for any financial dealings or detailed engineering design involving the land.
- Barnson Pty Ltd therefore disclaims any liability for any loss or damage whatsoever incurred arising from any party who uses or relies upon this plan for any purpose other than as a document prepared for the sole purpose of making a Development Application to Council and which may be subject to alteration for reasons beyond the control of Barnson Pty Ltd.
- This plan is not a plan of an approved subdivision.
- This note is an integral part of this plan and the plan must not be reproduced without this note.

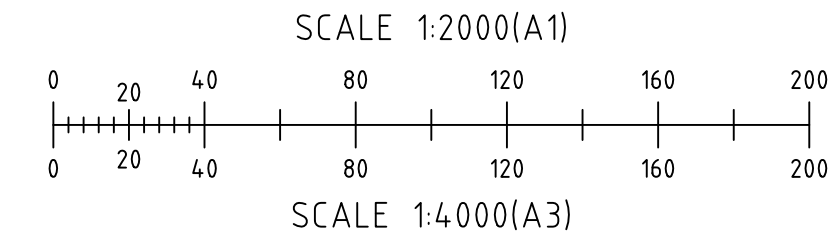
LINETYPE LEGEND

SITE AREA

CADASTRAL BOUNDARIES (ADJOINING)

PLANNING PROPOSAL AREA

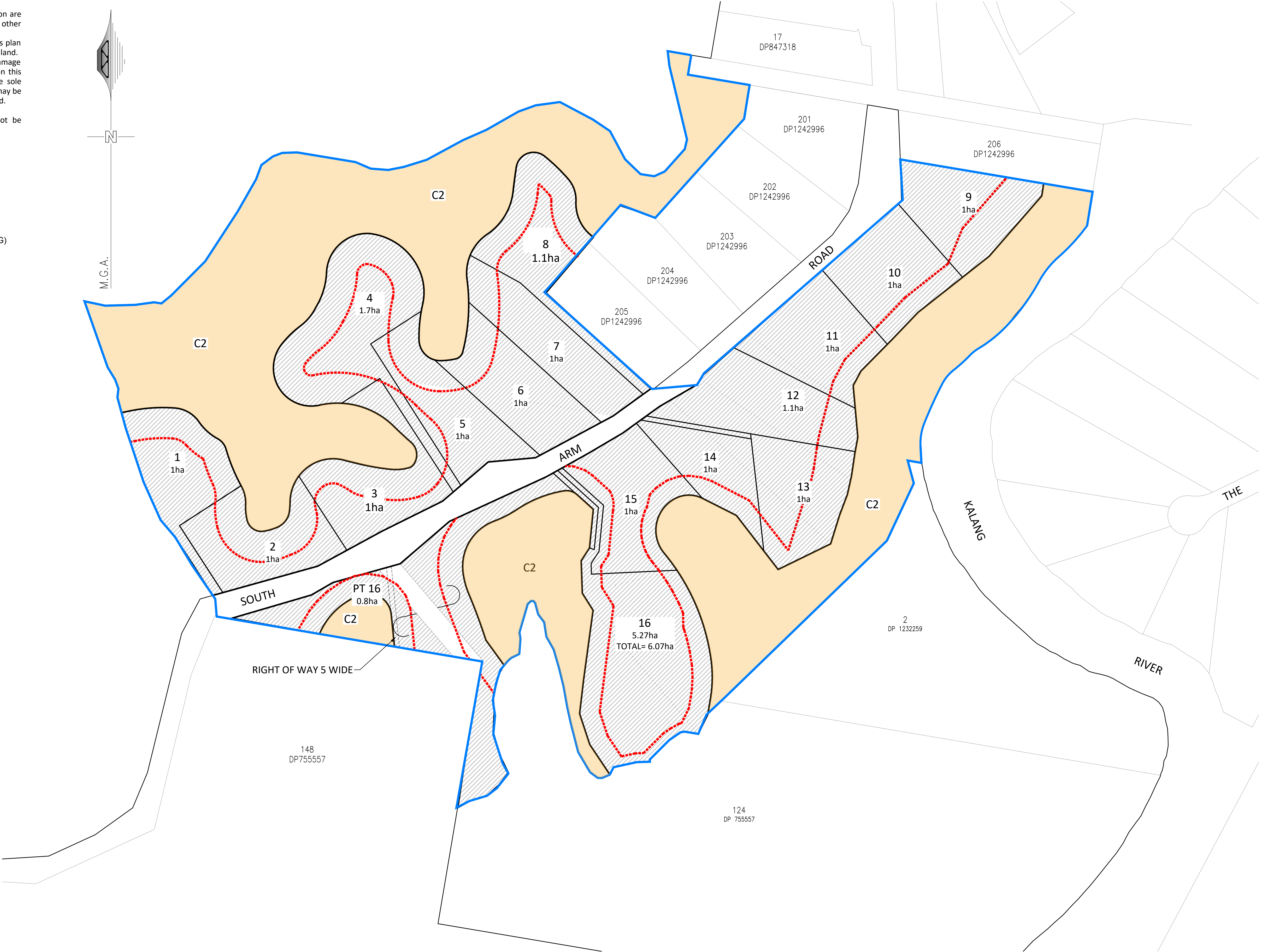
PROPOSED C2 ZONE



CONCEPT SUBDIVISION PLAN - OPTION 3

REDUCTION RATIO 1:2000 @ A1

1:4000 @ A3



Photographs of existing road standard in front of Lot 148 DP 755557, South Arm Road, Urunga.



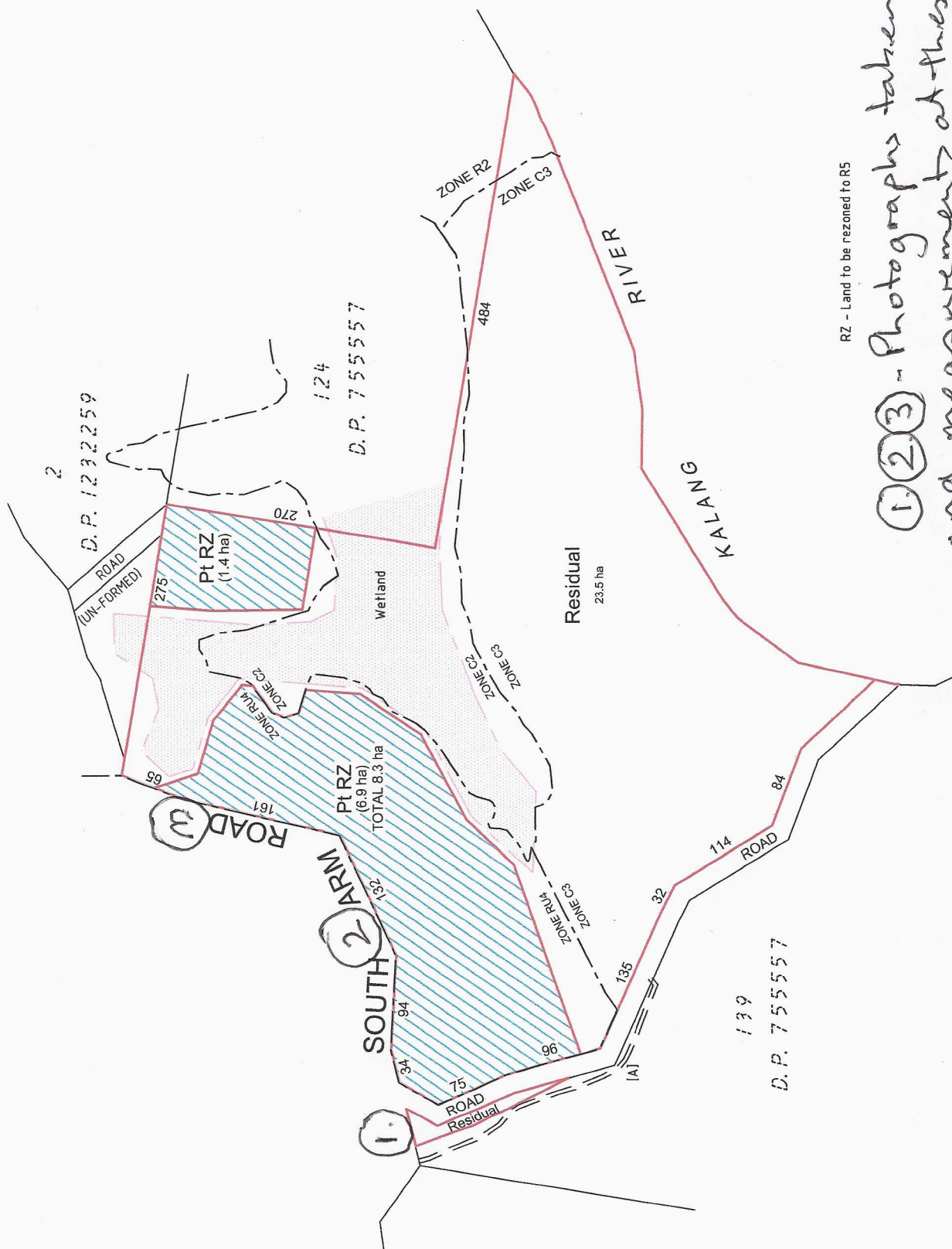
Photo 1. Photograph taken near western end of Lot 148 DP 755557 looking to the east showing existing pavement width of between 5.7m and 5.9m with off pavement parking.



Photo 2 Photograph taken centrally in front of Lot 148 DP 755557 looking to the east showing existing pavement width of 5.9m with off pavement parking.



Photo 3. Photograph taken near the eastern end of Lot 148 DP 755557 looking to the east showing a pavement width of between 5.8m and 5.9m with off pavement parking.



RZ - Land to be rezoned to R5

①②③ - Photographs taken and measurements at these locations

STEVE RUSSELL SURVEYING REGISTERED SURVEYORS P.O. BOX 766 COFFS HARBOUR 2450 Phone: (02) 66 522 922 Email: srs@srsurveying.com.au	
REZONING PROPOSAL LOT 148 D.P. 755557 261 SOUTH ARM ROAD, URUNGA	Client: C WOOD Job No. 1057
Date: JULY 2022 Sheet: 1 of 1	Scale: 1:4,000 - A3

[A] Right of carriageway over track in use (AS186701)

Area of biodiversity value