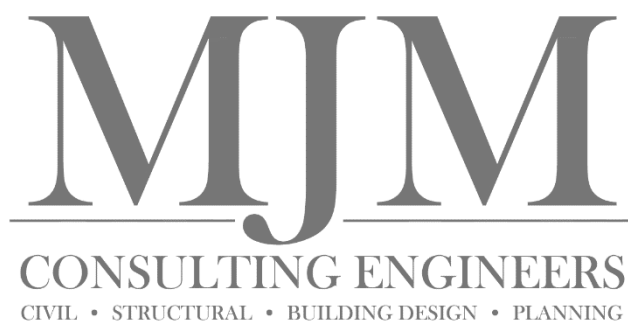


Bushfire Assessment Report


93 Campbells Lane, Coolamon, NSW 2701

Lot 21 DP1224134

Prepared for Brian Pleming



Document Verification Schedule

		Project Bushfire Assessment Report 93 Campbells Lane, Coolamon, NSW 2701.		
Revision No	Date of Issue	Prepared By	Checked By	Approved By
Draft A	29.08.22	Nimeka Pathirana	Michael Mcfeeters	Michael Mcfeeters
Final	16.09.2022	Nimeka Pathirana	Michael Mcfeeters	Michael Mcfeeters

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1 INTRODUCTION

1.1 OVERVIEW

The strategic bushfire study has been prepared on behalf of Brian Fleming (the client) as a part of the scoping proposal prepared for the proposed rezoning at 93 Campbells Lane, Coolamon, NSW 2701 (Lot 21 DP1224134) (the site). An aerial image of the subject site and its surrounds is exhibited in Figure 1 below.



Figure 1 Aerial Image of the development site and surrounds (Source: SIX Maps)

According to the online bushfire prone land tool of NSW rural fire services, the subject land is not identified as a bush fire prone land. But the lands adjoining to the subject land is considered as bushfire prone land. Therefore, this strategic bush fire study is done to ensure that the proposed rezoning is appropriate to allow for adequate emergency access, egress, and water supplies and to ensure whether the new development is appropriate subject to the identified bush fire risk on a landscape scale (PBP, 2019).

2 DESCRIPTION

2.1 SITE DESCRIPTION

Table 1 Site Description

ADDRESS	93 Campbells Lane, Coolamon, NSW 2701
LOT/SECTION/PLAN No	Lot 21 DP1224134
COUNCIL	Coolamon Shire Council
LOCAL ENVIRONMENTAL PLANS	Coolamon Local Environmental Plan 2011
LAND ZONING	RU1 – Primary Production
LAND AREA	67 ha
BUSHFIRE PRONE LAND	No
FDI	80

2.2 PROPOSED REZONING

The proposed rezoning is to rezone the subject land to R5 zone (large lot residential) for residential purposes. Moreover, the subject land is proposed to be subdivided into 24 residential lots.

3 DETAILED BUSHFIRE STRATEGIC STUDY

Following is the detailed strategic bushfire study referring to the table 4.2.1 of planning for bushfire protection 2019.

3.1 BUSH FIRE LANDSCAPE ASSESSMENT

Vegetation

A desktop vegetation assessment was done over a distance of 140m in all directions from the site to identify vegetations which will act as a bushfire threat. As a result of desk study, grasslands were identified as the vegetations that would cause bushfire within 140m distance from the site boundary. However, the grasslands create low risk of bushfire threat as it will be effectively managed by the future land owners.

Topography

The subject site is situated adjacent to a bushfire prone land from its south and west direction. Figure 2 is an extract from the bushfire prone land mapping of NSW planning portal.

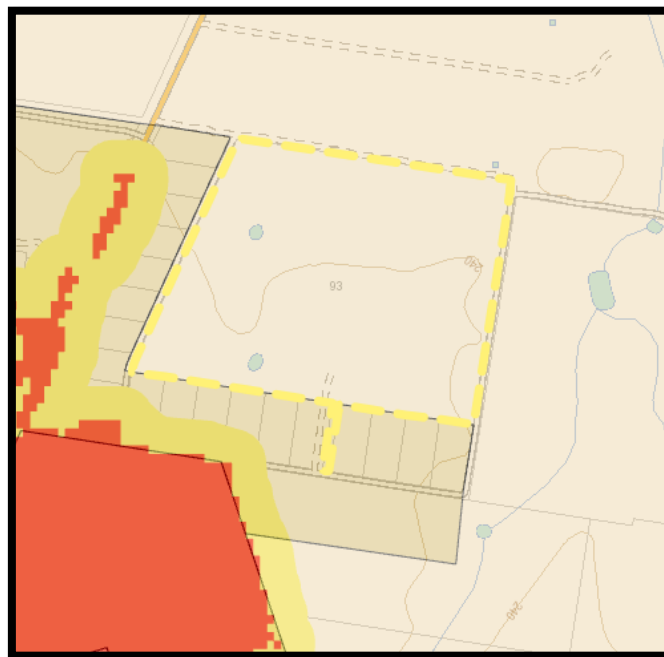


Figure 2 Bushfire Prone Land Map (Source: NSW Planning Portal, 2022)

3.2 LAND USE ASSESSMENT

The subject land will be subdivided into 24 residential lots in future. Therefore, it is needed to introduce an Asset Protection Zone (APZ) to the residential lots in the western and southern boundary of the subject land to protect them from the bushfire flames generated from the adjacent lands.

3.3 ACCESS AND EGRESS

The existing road network has the capacity to supply the services to evacuate residents in a time of bushfire risk and to provide access for emergency services. A new road network will be designed to cater for emergency access.

3.4 EMERGENCY SERVICES

There are existing emergency services to decrease the bushfire impacts. However, if the future development suppress the capacity of existing emergency services a new station or a brigade will be needed.

3.5 INFRASTRUCTURE

The ability of existing reticulated water system will be augmented for the future developments. Moreover, when designing the power lines and gas lines for future developments the bush fire threat needs to be considered.

3.6 ADJOINING LAND

There will be no impact for adjoining lands due to the bushfire management plans of the subject land. Because the subject land is not a bushfire prone land, and it is only an adjoining land to a bushfire prone land.

4 CONCLUSION

This strategic bushfire study has been prepared to support the scoping proposal for the rezoning of existing large lot 93 Campbells Lane, Coolamon, NSW 2701 (Lot 21 DP 1224134) which is zoned as RU1 (Primary Production) to R5 (Large lot residential). The subject site is not a bushfire prone land and the adjoining lands in southern and western direction are bushfire prone lands. However, if the required bushfire risk mitigation plans were executed appropriately by the adjoining landowners, the bush fire risk associated with the subject land is very low.