

***BUSHFIRE SAFETY AUTHORITY APPLICATION -  
EXAMPLE***

**APPLICATION FOR BUSH FIRE SAFETY AUTHORITY**

**FOR A PROPOSED SUBDIVISION**

**“HAMALET” PROPERTY**

**XXX L ROAD, COUNTRYTOWN**

**Parish of Catombal  
County of Gordon**



Report prepared by

**Consulting Valuers**

# **Application for Bush Fire Safety Authority**

## **Part A – Property Description**

### **Introduction**

**The proposed subdivision relates to part of “Hamalett” property being Lot 49 in DP 753228. The subject land is currently owned by Mr D.**

**The proposed subdivision will provide 2 new lots primarily for residential purposes with one residue allotment primarily for agricultural purposes. It is intended that the owner will sell lots 1 and 3. An existing dwelling, iron sheds and associated outbuildings stand on the proposed lot 1. Existing iron sheds and sheepyards stand on the proposed lot 3. The proposed layout for the subdivision is shown on the proposed site plan 0644-DA2 in Appendix A.**

**The land is currently utilised for grazing of stock and cultivation of crops.**

**Street Address: xxx L Road, Hamalet**

**Town: Countrytown, NSW**

**Postcode: 2xxx**

**Local Government Area: Wn**

**Lot/DP: Lot 49 DP 753228**

**Type of Area Rural**

**Type of Development Subdivision**

**Number of Lots (Proposed): 3**

**Existing Lots: 1**

## **Part B – Bush Fire Threat Assessment**

The proposed allotments are partially classified as not Bushfire Prone Land according to the W Council, with a small area encroaching on the north western boundary of the land and another on the south eastern corner of the land being Bushfire Prone Land (High Risk Category). The high risk bushfire prone land is contained by the topography and vegetation on the slopes to the west and east of the proposed lots. The proposed residential allotments 1 and 3 are not affected by bushfire prone land.

The bushfire zoning of the area as supplied by W Council can be seen on a diagram in Appendix A.

### **Vegetation Classification**

The vegetation on the subject property varies over the site. The predominant vegetation consists of grassed slopes with scattered mature kurrajong, white and grey box with little or no understorey. The site is predominantly prime crop or pasture land.

The majority of the subject land has a vegetation classification of Grassland (Pasture) – Vegetation Group 3 (Table A2.1 - Planning for Bushfire Protection). The vegetation within a 140 metre radius of the proposed dwelling sites conforms most closely to Grassland (Pasture) – Vegetation Group 3 (Table A2.1 - Planning for Bushfire Protection).

Photographs demonstrating the vegetation on the subject property can be seen in Appendix B.

## **Slope of the Land**

**The subject land is generally undulating with elevation ranging from approximately 500 – 540 metres above sea level. Slopes are variable over the site with slopes of  $>5 - 10^{\circ}$  on all sides of the proposed dwelling site.**

**The slope classification of the land which will most significantly influence the fire behaviour is therefore:**

**Class (d) – ( $>5 - 10^{\circ}$  downslope)**

**(A2.3.3 'Planning for Bushfire Protection')**

**Photographs demonstrating the nature of the topography can be see in Appendix B.**

**The proposed lot layout is shown on the Proposed Site Plan 0638-DA2 in Appendix A.**

## **Part C – Setbacks and Asset Protection Zones**

### **Asset Protection Zone**

**Adequate Asset Protection Zones can be provided for within the boundaries of this subdivision. A minimum separation distance of 20 metres has been adopted for the proposed dwelling site based on a vegetation classification consistent with Vegetation Group 3 and Slope Class (c) (downslopes of >5 – 10°).**

**The Asset Protection Zone for the proposed dwelling site has been designed based on the following information:**

**Vegetation Group 3 (Grassland (Pasture))  
(Planning for Bushfire Protection, A2.3.2)**

**Class (d) Slope  
(Planning for Bushfire Protection, A2.3.3)**

**Asset Protection Zone (APZ) = Inner Protection Area (IPA) + Outer Protection Area (OPA)**

**APZ = 20m (minimum separation distance)**

## **Part D – Water Supply**

**The subject land does not have a connection to Council's reticulated water supply. The water supply for the proposed residential allotment 1 is from a bore located within lot 3. It is proposed that an existing pump with a pipeline through lot 1 to the proposed dwelling sites be utilised for water supply. An easement for water supply is intended to be created over the bore and pipeline. In addition, rainwater tanks are provided on the proposed dwellings and outbuildings.**

**Water supply for lot 2 is proposed to be from an existing dam in the SW corner of the lot. The dam has a capacity of approximately 2,000 cubic metres and a catchment area of approximately 20 hectares. Despite the current drought conditions and the presence of cattle watering from the dam, the dam is currently approximately 50% full.**

**Wellington Council requires as part of the consent for building a dwelling that a 45,000 litres water tank be installed and a minimum of 10,000 litres of water be reserved for bushfire fighting purposes. A suitable connection for RFS purposes will have to be provided.**

## **Part E – Electricity Supply**

**Electricity supply for the proposed residential lot 2 is to be from a proposed new connection from the existing supply within lot 1 via overhead transmission lines.**

**The existing routes of the overhead transmission line passes through open country (vegetation classification Grassland (Pasture)– Vegetation Group 3). The route of the transmission line is maintained by Country Energy and inspected at regular intervals.**



## **Part F – Property Access Roads & Public Road System Capacity**

### **Property Access Roads**

**Access to the proposed residential allotments is via an existing road over a 20m wide road reserve L Road to the west. An existing driveway access is proposed to be used for access to lot 1. A property access driveway to lot 2 is to be constructed to an all-weather standard, allowing for a 4 metre carriageway with 1 metre either side kept free of trees and other vegetation. A right of carriageway is to be created over the access roads upon registration of the plan of subdivision.**

**The capacity of the property access road is sufficient to carry fully loaded firefighting vehicles. Grades of the property access road do not exceed 15°. The roads are of a standard to allow all-weather access to firefighting vehicles.**

### **Public Road System**

**The subject property has access to L Road. L Road is:**

- **Two-way**
- **Two-wheel drive**
- **All-weather**
- **A through road**
- **Gravel sealed (bitumen sealed where property access roads intersect it)**

**L Road has a minimum total reserve width of 20.115m or greater, being approximately 20m in the vicinity of the subject land. In other respects, Loombah Road appears to comply with the requirements of 'Planning for Bushfire Protection', (4.3.1).**



## **Part G – Special Considerations**

**The owner is not aware of any Aboriginal relics, threatened species populations or endangered ecological communities occurring on the subject property.**

## **Part H - Conclusion**

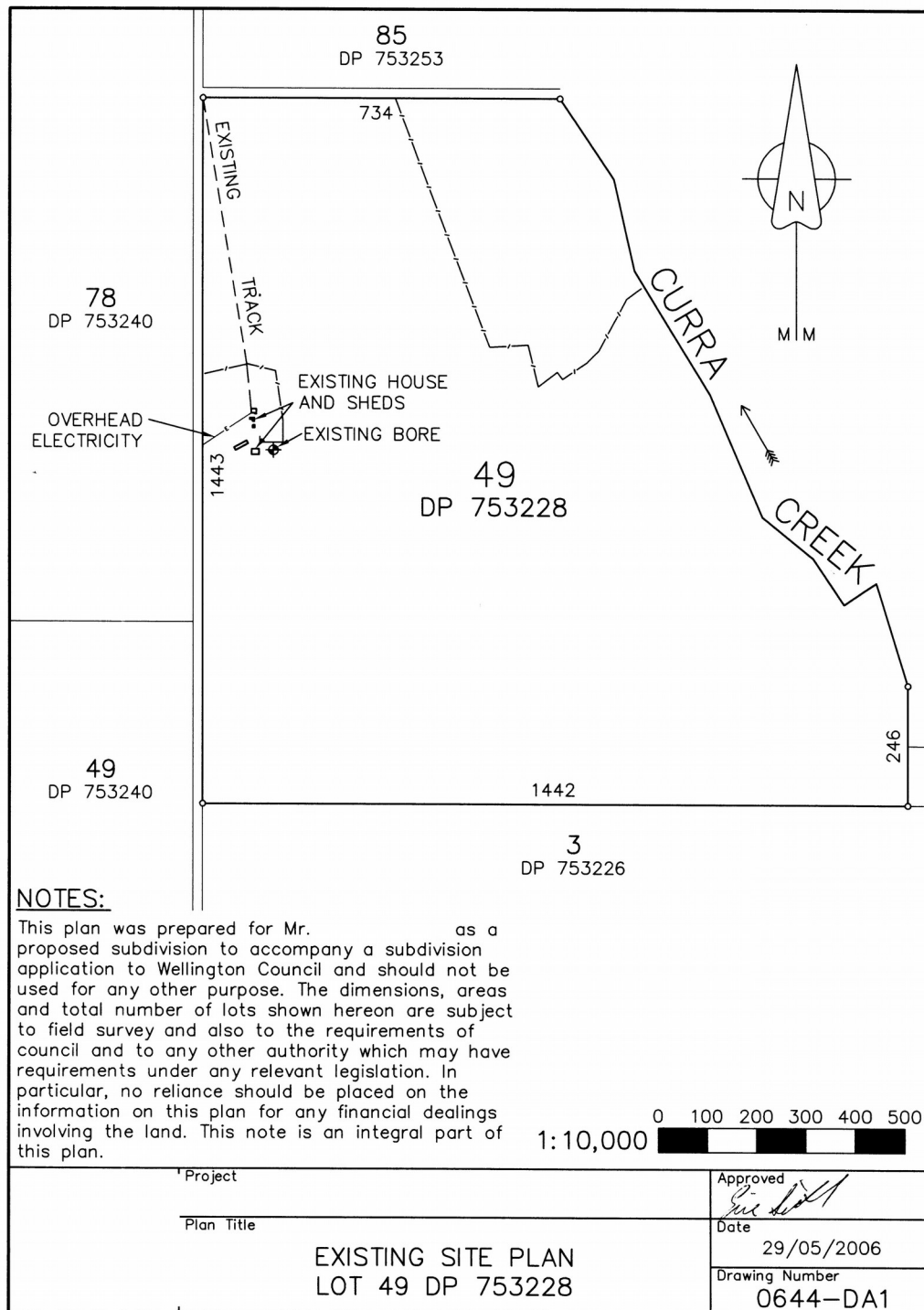
**An adequate APZ has been designed based on the vegetation and slope of the site. The provision of overhead electricity to the proposed dwelling site is acceptable as the proposed route of the line extension does not cross bushfire prone land. Water supply is adequate and Council requirements also address the issue of water for fighting bushfires.**


**Assuming that the requirements of Planning for Bushfire Protection are met there is no reason this application should not be approved.**

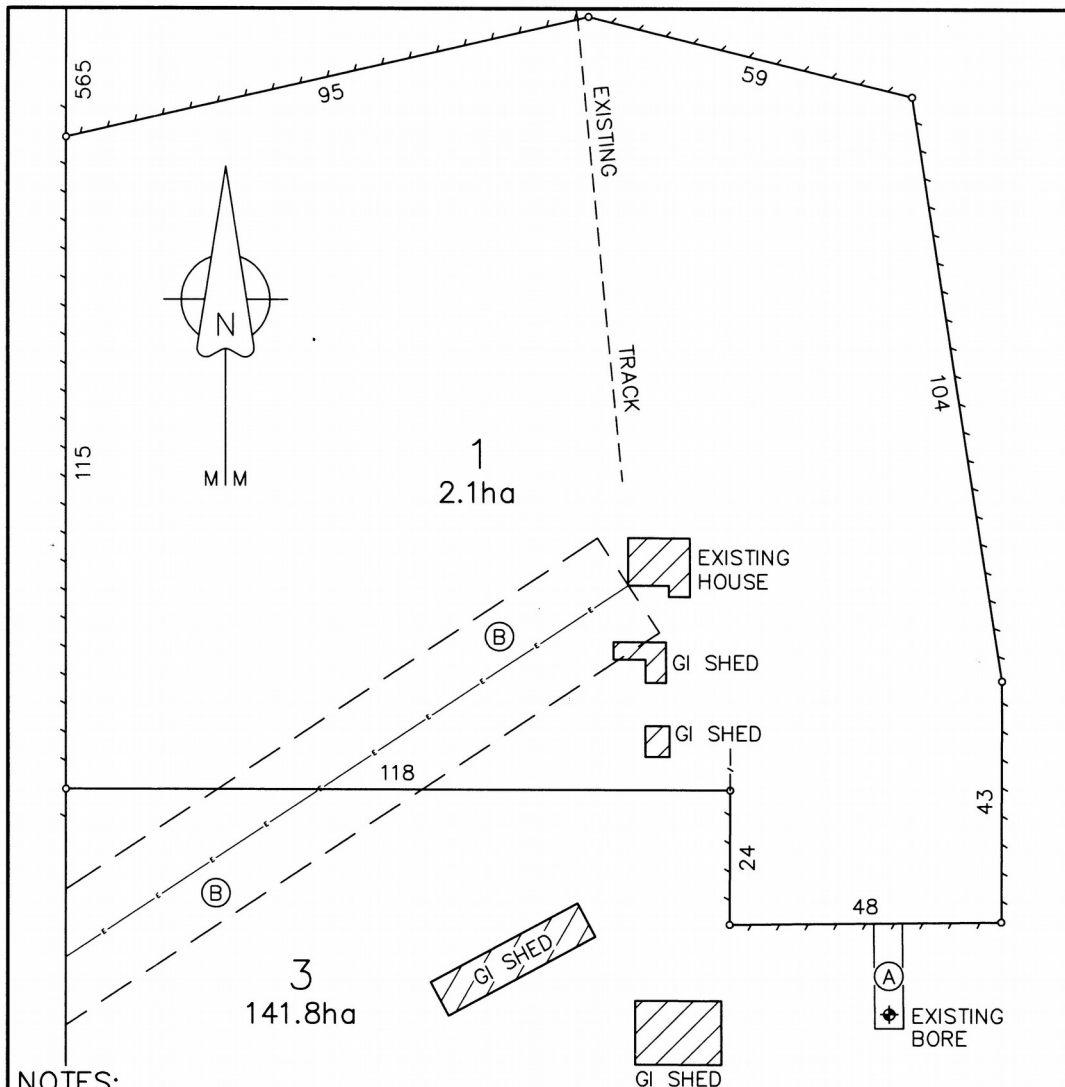
**DJH**

**Valuer without Limitations #**

## Appendix A – Plans and Diagrams



|  |            |  |
|--|------------|--|
| Project                                | Approved   |  |
|  | Plan Title | Date   |
| PROPOSED SITE PLAN<br>LOT 49 DP 753228 |            | 29/05/2006   |
|  |            | Drawing Number   |
|  |            | 0644-DA2   |

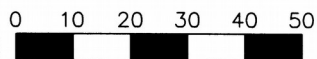


# **NOTES:**

This plan was prepared for Mr. [redacted] as a proposed subdivision to accompany a subdivision application to Wellington Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of council and to any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

- (A) PROPOSED EASEMENT FOR WATER SUPPLY 5 WIDE
- (B) PROPOSED EASEMENT FOR ELECTRICITY PURPOSES 20 WIDE

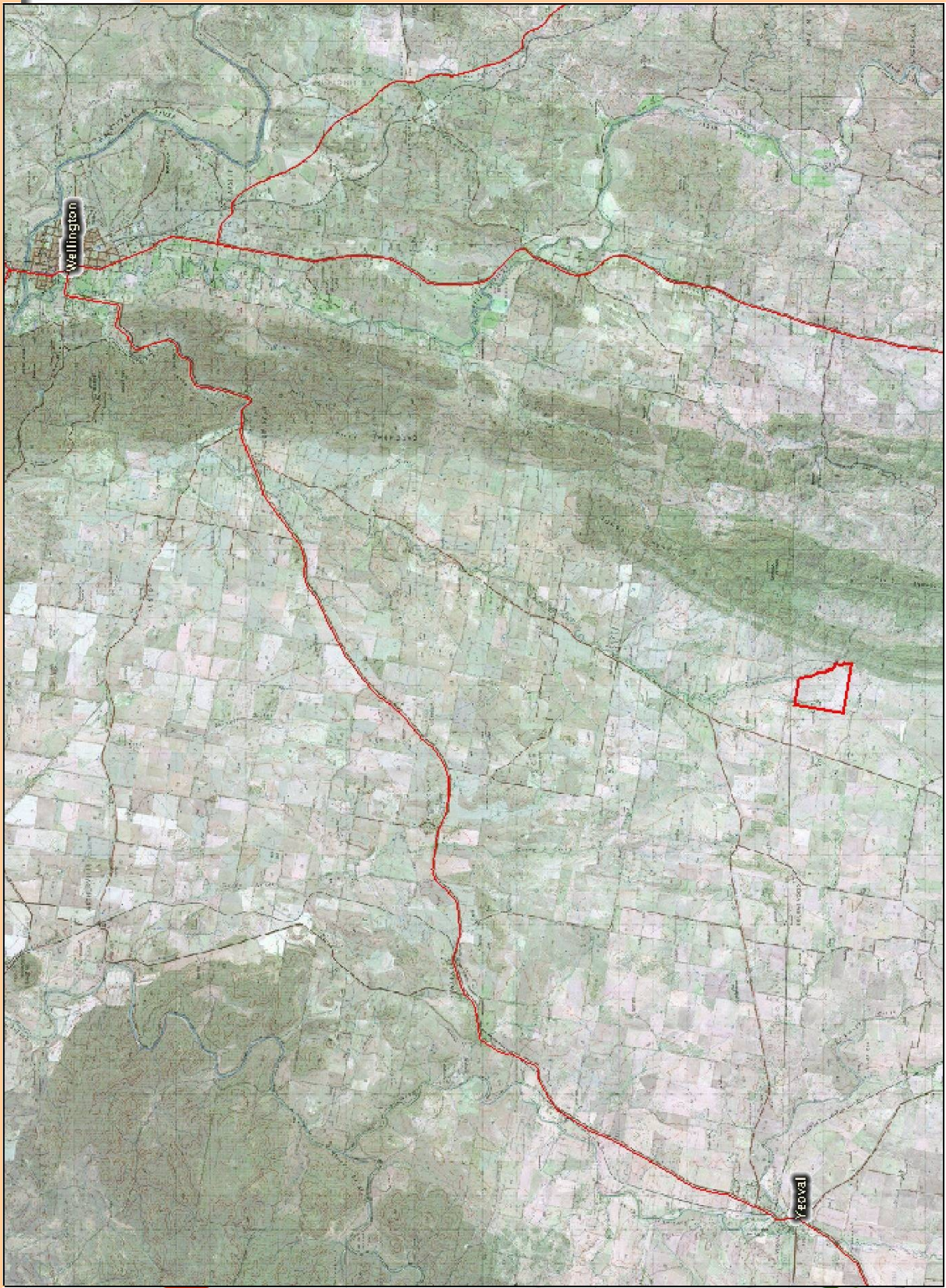
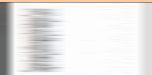
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SHEET 2 OF 2

|  |  |                                |
|--|--|--------------------------------|
|  | Project                                | Approved<br><i>[Signature]</i> |
|  | Plan Title                             | Date<br>29/05/2006             |
|  | PROPOSED SITE PLAN<br>LOT 49 DP 753228 | Drawing Number<br>0644-DA3     |





WE  
COU



## PHOTOS

