

# TENTERFIELD SURVEYS

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TOP OF THE RANGE

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## Bushfire Threat Assessment

Lot 22 in DP1319264

**Mount McKenzie Road, Tenterfield**

Proposed 14 Lot Subdivision on behalf of  
N Cowley

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## **Introduction**

Section 100B of *the Rural Fires Act 1997* requires that all applications for rural subdivisions on bush fire prone land are required to be assessed in terms of the document "Planning for Bushfire Protection" prepared by The NSW Rural Fire Service. More particularly Appendix 2 of that document identifies the information necessary for assessment by The NSW Rural Fire Service.

## **Subject Site**

The subject land is located approximately 2km west of the centre of the Tenterfield urban area and fronts Mount McKenzie Road and Neagles Lane. The land is formally known as Lot 22 in DP1319264. The subject site is shown on **Figure 1**. The site is cleared rural land and is zoned RU1 under the Tenterfield Local Environmental Plan 2013, within the rural residential zoned area.

## **Proposed Development**

The proposed development comprises a 14 lot subdivision creating proposed Lots 23 to 36 with areas between 1ha and 1.36ha. The proposed subdivision lot layout is also shown on **Figure 1** of this assessment.

## **Vegetation Assessment**

The vegetation class within the property consists of grassland with the occasional shade tree. The lots adjoining to the north, across Neagles Lane to the west and across Mount McKenzie Road to the south are cleared rural grazing land comprising grassland with scattered shade trees. The adjoining land to the east comprises Tenterfield Cemetery.

## **Slope Assessment**

The majority of the land drains to Mount McKenzie Road in the south with slopes up to 10 degrees. Proposed lots 33 to 36 drain generally to the south-east with slopes up to 10 degrees.

## **Significant Environmental Features**

The site comprises grassland with the occasional shade tree and does not contain any significant environmental features.

## **Threatened Species**

There are no known threatened species located on the property. No clearing of vegetation is proposed as part of this development.

## **Aboriginal Heritage**

There are no known items of Aboriginal significance located on the property.



Looking east across proposed Lots 23 & 29



Looking north-east across proposed Lots 24, 25, 26 & 30



Looking north-west across proposed Lots 27 & 31



Looking south-west across proposed lots 35, 34 & 33



Looking west across proposed Lots 35, 36 & 33

### **Bush Fire Assessment**

- *Asset Protection Zones*

It is considered that there are locations within the proposed lots, close to the roads, for the placement of a dwelling that would comply with the performance criteria and acceptable solutions for the provision of APZs. APZs could be contained wholly within the relevant lot boundaries on lands with a slope less than 18°.

- *Access and Egress.*

Proposed lots 23, 28 and 29 shall have direct access to Neagles Lane, proposed lots 24 to 27 shall have direct access to Mount McKenzie Road and proposed lots 30 to 36 shall be accessed by the proposed new road. The existing roads are Council maintained bitumen roads. It is considered that the roads have adequate capacity to facilitate movement of traffic in a bushfire emergency. Access roads to any future dwellings should comply with requirements stipulated in Table 5.3b of *Planning for Bush Fire Protection 2019*

- *The siting and adequacy of water supply.*

Any future dwelling will have water supplied by on-site rainwater tanks and there are existing dams available for stock and firefighting purposes on proposed Lots 24, 25, 26 and 27. It is recommended that static water supplies of at least 20,000 litres be provided if dwellings are established on the proposed lots in the future.

- *Electricity and gas services*

Reticulated gas services are not available to the site. If bottled gas is installed on any future dwelling it is to be maintained in accordance with AS/NZS 1596:2014 and the requirements of the relevant authorities.

### **Conclusion**

This proposal has been assessed against the relevant requirements of the document "Planning for Bushfire Protection". While the site does potentially face risk of bushfire attack it is considered that adequate mitigation measures can be undertaken should dwellings be established on the proposed new lots in the future and it is therefore considered appropriate for the Rural Fire Service to support the proposal as submitted.

