

APPENDIX 3

Bushfire Report



Caddey Searl & Jarman

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Associates

A. Jarman, MIS (Aust)
C. Maxted, MIS (Aust)
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FIRE.doc

Our Ref.: 45613

Your Ref.:

5th November 2007

General Manager
Bega Valley Shire Council
Zingel Place
BEGA NSW 2550

**PLANNING
COPY**

ATTENTION: DEVELOPMENT CONTROL PLANNER

Dear Sir

**RE: PROPOSED SUBDIVISION OF PART PORTIONS 24, 25 &
88 PARISH OF BEGA and PORTION 158 PARISH OF
WALLAGOOT
WALLAGOOT LANE, JELLAT.
JELLAT PASTORAL CO. PTY LTD
BUSHFIRE REPORT**

The subject land is part of an application for a 8 lot subdivision comprising 6 concessional dwelling lots, an agricultural lot and a residue lot. It is located approximately 500 metres south of Tathra Road, and 6 kilometres east of Bega. It is zoned Rural 1(a) under the *Bega Valley LEP 2002* and has a total area of approximately 127 hectares.



Looking south west from Wallagoot Lane towards Lots B & C.

Access to all the lots will be from Wallagoot Lane or via a Right of Carriageway constructed to council standards. Lots B, F & H have existing entries from Wallagoot Lane. Refer to attached sketch. Wallagoot Lane is bitumen sealed up to and including the frontage of Lot F. it is gravel formation from that point south.

There are existing dwellings on Lots B & F.

The vegetation on and around the proposed house sites out to 140 metres is Grassland as classified in Table A2.1 of the “Planning for Bushfire Protection, 2006” publication. The proposed dwelling sites are all located in (and adjacent to) areas which are classified as Grassland.



Looking north along Wallagoot Lane from Lot H.

The land is undulating as can be seen from the attached topographic map.

A bush fire assessment has been carried out in accordance with the methods in Appendix 2 of the NSW Fire Service “Planning for Bushfire Protection, 2006” publication.

- a) For all lots, an Asset Protection Zone of 10 metres upslope and 15~20 metres downslope is required according to Table A2.4. This separation distance is available for all dwelling lots within the boundaries of the subdivision.
- b) All lots contain the potential for a dam site and each of the proposed lots will be required to install rainwater tanks, so the fire services should have access to dam water and / or rainwater tanks on the lots.
- c) Access to the property is from a council maintained road. It has the capacity to handle increased volumes of traffic in the event of a bushfire emergency.
- d) The access to all lots will be via a right of carriageway constructed to Bega Valley Shire Council standards. This right of carriageway accesses directly off Wallagoot Lane and will be of a sufficient standard for emergency vehicles. There will not be any section of driveway longer than 200 metres within bushland.
- e) There are no special bush fire maintenance plans or fire emergency procedures for this development site at this stage.

- f) There are no special fire protection measures to be incorporated into the development at this stage.

The proposed development conforms to the requirements of the NSW Fire Service “Planning for Bushfire Protection, 2006”.



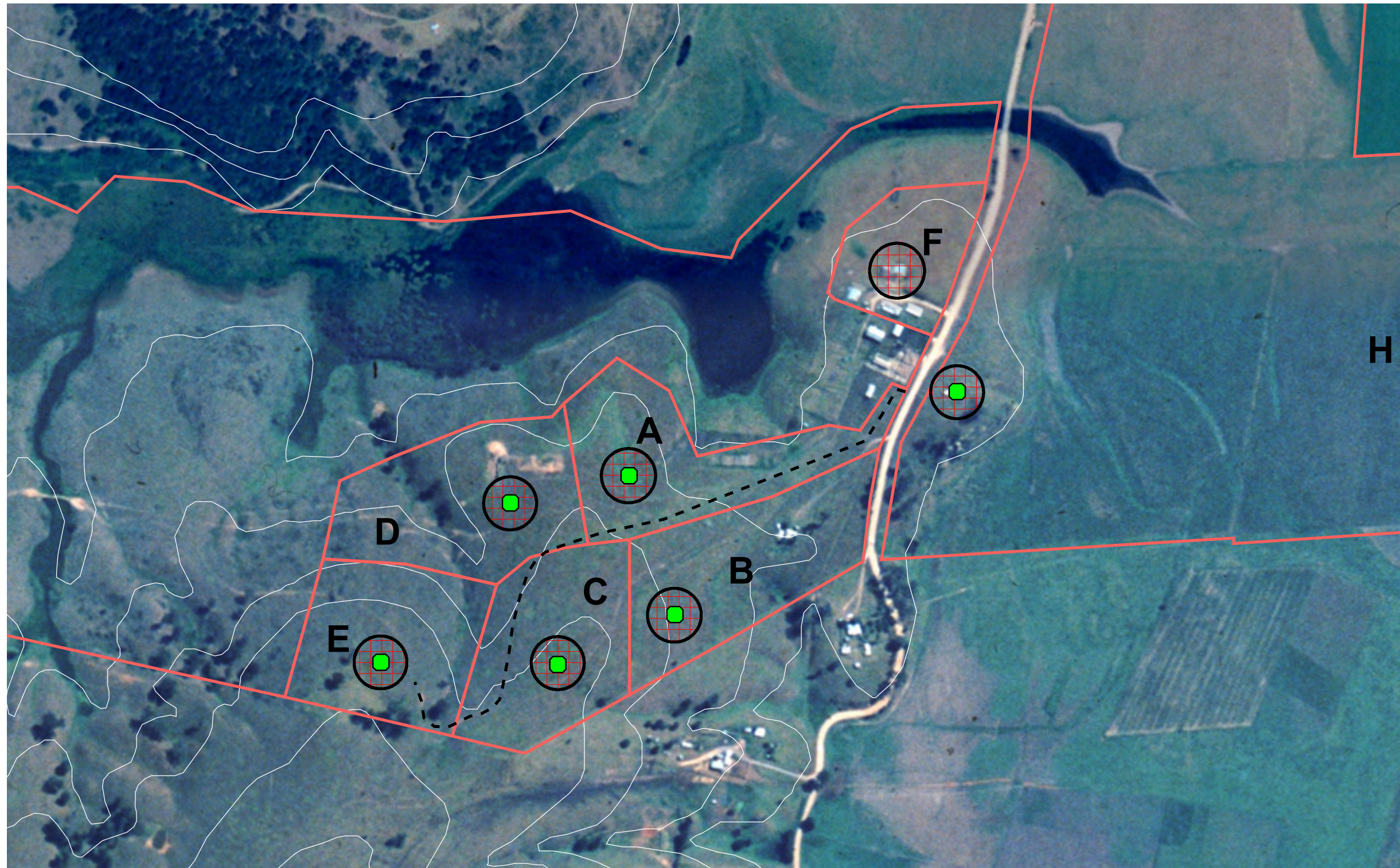
Overall view of site from Tathra Road.

If you have any queries regarding the above please contact Mr Michael Collins at our Bega office.

Yours faithfully
Caddey Searl and Jarman

Michael Collins
Registered Surveyor

Encl.: Cheque for \$250 to NSW Rural Fire Service
Sketch showing proposed lots and dwelling sites



- Potential house site
- Proposed lot
- Proposed Access
- Asset Protection Zone (20m radius as typical)

Lot	Ha.
A	3.8
B	4.1
C	3.6
D	4.1
E	3.5
F	2.1
H	105.8

STAGING:

- 1 LOTS A & B
- 2 LOTS C & D
- 3 LOT E
- 4 LOTS F & H

NOTES:

- 1. Lots A - F concessional lots.
- 2. Lot H is residue lot with dwelling permit.

NOTE
 1. This plan was prepared for the purpose and exclusive use of - (client):..... Jellat Pastoral Co. Pty Ltd..... to accompany an application to Bega Valley Shire Council for approval to subdivide the land described in the plan and is not to be used for any other purpose or by any other person or corporation. Caddey Searl & Jarman and any partner or employee thereof accepts no responsibility for any loss or damage suffered

howsoever arising to any person or corporation who may use or rely on this plan in contravention of this clause or clauses 2, 3 or 4 hereof.

2. The contours shown on this plan are by:
 a) Authorship unknown
 b) Taken from topographic map no.:
 c) Caddey Searl & Jarman plan ref no.:
 And are suitable only for the purposes of this application. The

accuracy of the contours has not been verified and no reliance should be placed upon such contours for any purpose other than for the purpose of this application.

3. The dimensions, areas, size and location of improvements, flood level (if shown), number of lots and agricultural land classification shown on this plan are approximate only and may vary.

4. This plan may not be photocopied unless this note is included.



REF.: 45613

SCALE: 1:5000 @ A3

DATE: 5th November 2007

PROJECT:

PROPOSED SUBDIVISION OF PART PORTIONS 24, 25 & 88 PARISH OF BEGA and PORTION 158 PARISH OF WALLAGOOT

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