



Bushfire Assessment Report

Huntlee New Town – Stage 2

Prepared for

Huntlee Pty Ltd

Final V7 / February 2026

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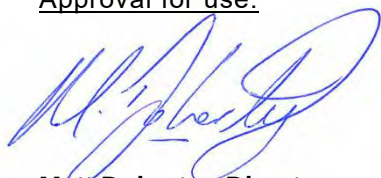
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DOCUMENT STATUS

Project Particulars			
Project Name	Bushfire Assessment Report: Stage 2 Huntlee New Town Development		
Job Number	16015		
Client	Huntlee Pty Ltd		
Status	Final		
Version	Date	Prepared by	Details
V1	8-09-2023	MD/SB/LP/SS	Draft for client review
V2	20-9-2023	MD/SS/LP	Draft with design amendments
V3	1-11-2023	MD/SS/LP	Draft with amendments for client review
V4	28-11-2023	MD/SS/LP	Draft with amendments for adequacy review
V5	4-12-2023	MD	Final for submission
V6	21-6-2024	MD	Final for submission – amended SSD number
V7	18-2-2026	MD/LP	Final for submission – amended subdivision layout

Approval for use:



Matt Doherty - Director

18 February 2026

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Finally, the implementation of the measures and recommendations forwarded within this report would contribute to the amelioration of the potential impact of any bushfire upon the development site, but they do not and cannot guarantee that the area will not be affected by bushfire at some time.

EXECUTIVE SUMMARY

This Bushfire Assessment Report supports an Environmental Impact Statement and State Significant Development Application (SSDA) that seeks consent for the Huntlee New Town Stage 2 development, comprising the concept development for the Stage 2 sites including Villages 2 and 3, land off Old North Road and the Town Centre North area, and the detailed development for the central and southern areas of Village 2. The proposal represents the next phase of an extensive planning, assessment and consultation process completed to date for the development of the Huntlee New Town site consistent with the Major Project Concept Approval (MP10_0137).

This assessment has considered and assessed the bushfire hazard and associated potential threats relevant to the proposal, and outlines the minimum mitigative measures which would be required in accordance with *Planning for Bush Fire Protection 2019* (PBP), as adopted through the *Environmental Planning & Assessment Amendment (Planning for Bush Fire Protection) Regulation 2020*. Reference is made to PPB Addendum (November 2022) where applicable.

In order to determine whether the proposed development is bushfire-prone, and if so, which setbacks and other relevant Bush Fire Protection Measures (BPM) will be appropriate, this assessment adhered to the methodology and procedures outlined in PBP (2019) via assessment of acceptable solutions as outlined in Chapter 5 of PBP (2019).

This assessment has been made based on the bushfire hazards in and around the site at the time of inspection and production (July and September 2023 to February 2026).

The report has been amended for ease of reference to the NSW RFS and NSW DPHI. It takes into account and anticipates the reader is familiar with NSW RFS correspondence and applicant response –

1. NSW RFS (Ref: DA20230220000698-EIS & DA Exhibition-1, dated 19 September 2024);
2. NSW RFS (Ref: DA20250726002963-Response to Submissions-1, dated 11 September 2025); and
3. NSW RFS (Ref: DA20230220000698-Response to Submissions-2, dated 20 February 2026).

In summary, the following key recommendations have been generated to enable the proposal to comply with PBP (2019).

Asset Protection Zones

- A variable APZ of 10m to 45m is required from the Huntlee concept approval boundary for uses that trigger residential APZ setbacks. In the case of a Special Fire Protection Purpose (SFPP) development, increased setbacks in accordance with PBP (2019 and Addendum 2022) shall apply. It is noted that no SFPP developments are proposed as part of the subject SSDA, and this would therefore be a consideration as part of a future application process.
- The development of Stage 2 will occur in a staged fashion. A temporary APZ consistent with Appendix 4 PBP 2019 of 100m or to the Huntlee boundary is required between active or completed development stages and future development areas.
- All lands within the development area including open space outside the nominated riparian corridors will be managed as an APZ to an IPA standard per Appendix 4 of PBP (2019).
 - o on any residential lot effected by APZ, registration of the APZ on title under a Section 88 that prevents construction of a habitable building in the burdened area. Notably this is not intended to prohibit construction of a non-habitable building (detached garage, shed, pergola) in the burdened area.
 - o on public land effected by APZ, registration of the APZ will be provided on title.
- Future dwellings within the site must have due regard to the specific considerations to required BAL as detailed in Chapter 3, Section 3.2 of this report.
- A BAL Schedule and appropriately dimensioned plans with Lot numbers have been provided for endorsement in Appendix B and Appendix C of this report.

Access

- Access for the subdivision design shall comply with the requirements of Table 5.3b and Appendix 3 of PBP (2019)
- All access within the subdivision is generally consistent with the Huntlee Concept Approval where the access to the subdivision will be as recommended within the Traffic Impact Assessment and will include upgrades to existing connections to Wine Country Drive and new connection points. The proposed public perimeter roads and internal roads comply with RFS requirements for access listed in terms of surface, vertical clearance, horizontal width, grades, and minimum curve radius.
- Temporary turning heads will be installed and maintained until future construction occurs in subsequent stages of the development. Temporary turning heads will be compliant with Types A-D outlined in Appendix 3 of PBP (2019).

Services – Water supply, Gas and Electricity

- Services for the subdivision design shall comply with the requirements of Table 5.3c the PBP (2019).
 - o The Site will be connected to the reticulated water and recycled supply.
 - o The site will be connected to power from the existing service available within Huntlee. This shall be extended and augmented within the site.
 - o Any future gas connection will be installed in accordance with the provisions of PBP (2019).
- Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005 or as updated by AS2419.1:2021 (per PBP Addendum Nov 2022).

Landscaping and Fuel Management

- Careful consideration of future site landscaping, fencing and ongoing fuel management must occur to minimise the potential impact of bushfire on the Site; and
- Ongoing fuel management across the Site as part of the maintenance regime should give due consideration to Appendix 4 Asset Protection Zone Requirements of PBP (2019) which provides guidance on maintenance activities to assist in achieving the landscape principles.

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GLOSSARY OF TERMS AND ABBREVIATIONS

Term/ Abbreviation	Meaning
APZ	Asset Protection Zone
AS2419-2005	Australian Standard – Fire Hydrant Installations
AS3959-2018	Australian Standard – Construction of Buildings in Bush Fire Prone Areas
BAR	Bushfire Assessment Report
BCA	Building Code of Australia
BC Act	Biodiversity Conservation Act 2016
BMP	Bush Fire Management Plan
BPA	Bush Fire Prone Area (Also Bushfire Prone Land)
BPL	Bush Fire Prone Land
BPLM	Bush Fire Prone Land Map
BPM	Bush Fire Protection Measures
DoE	Commonwealth Department of the Environment
DPI Water	NSW Department of Primary Industries – Water
EPA Act	NSW Environmental Planning and Assessment Act 1979
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
FDI	Fire Danger Index
FMP	Fuel Management Plan
ha	hectare
IPA	Inner Protection Area
LGA	Local Government Area
LLS Act	Local Land Services Act 2013
OPA	Outer Protection Area
OEH	NSW Office of Environment and Heritage
PBP or PBP (2019)	Planning for Bushfire Protection 2019
RF Act	Rural Fires Act 1997
RF Regulation	Rural Fires Regulation
RFS	NSW Rural Fire Service
SFPP	Special Fire Protection Purpose
TSC Act	NSW Threatened Species Conservation Act 1995 (as repealed)

1 Introduction

This Bushfire Assessment Report supports an Environmental Impact Statement and State Significant Development Application (SSD-70748466 Issued 28-5-2024) that seeks consent for the Huntlee New Town Stage 2 development, comprising the concept development for the Stage 2 sites including Villages 2 and 3, land off Old North Road and the Town Centre North area, and the detailed development for the central and southern areas of Village 2, hereafter referred to as the 'site'.

The proposal represents the next phase of an extensive planning, assessment and consultation process completed to date for the development of the Huntlee New Town site consistent with the Major Project Concept Approval (MP10_0137).

The assessment aims to consider and assess the bushfire hazard and associated potential threats relevant to the proposal, and to outline the minimum mitigative measures which would be required in accordance with *Planning for Bush Fire Protection 2019* (PBP), as adopted through the *Environmental Planning & Assessment Amendment (Planning for Bush Fire Protection) Regulation 2020*. Reference is made to PPB Addendum (November 2022) where applicable.

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3. NSW RFS (Ref: DA20230220000698-Response to Submissions-2, dated 20 February 2026).

1.1 Aims & Objectives

This BAR addresses the aims and objectives of PBP 2019, being:

- Afford buildings and their occupants protection from exposure to a bushfire;
- Provide for a defensible space to be located around buildings;
- Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;
- Ensure that appropriate operational access and egress for emergency service personnel and occupants is available;
- Provide for ongoing management and maintenance of bushfire protection measures; and
- Ensure that utility services are adequate to meet the needs of firefighters.

1.2 Site Context

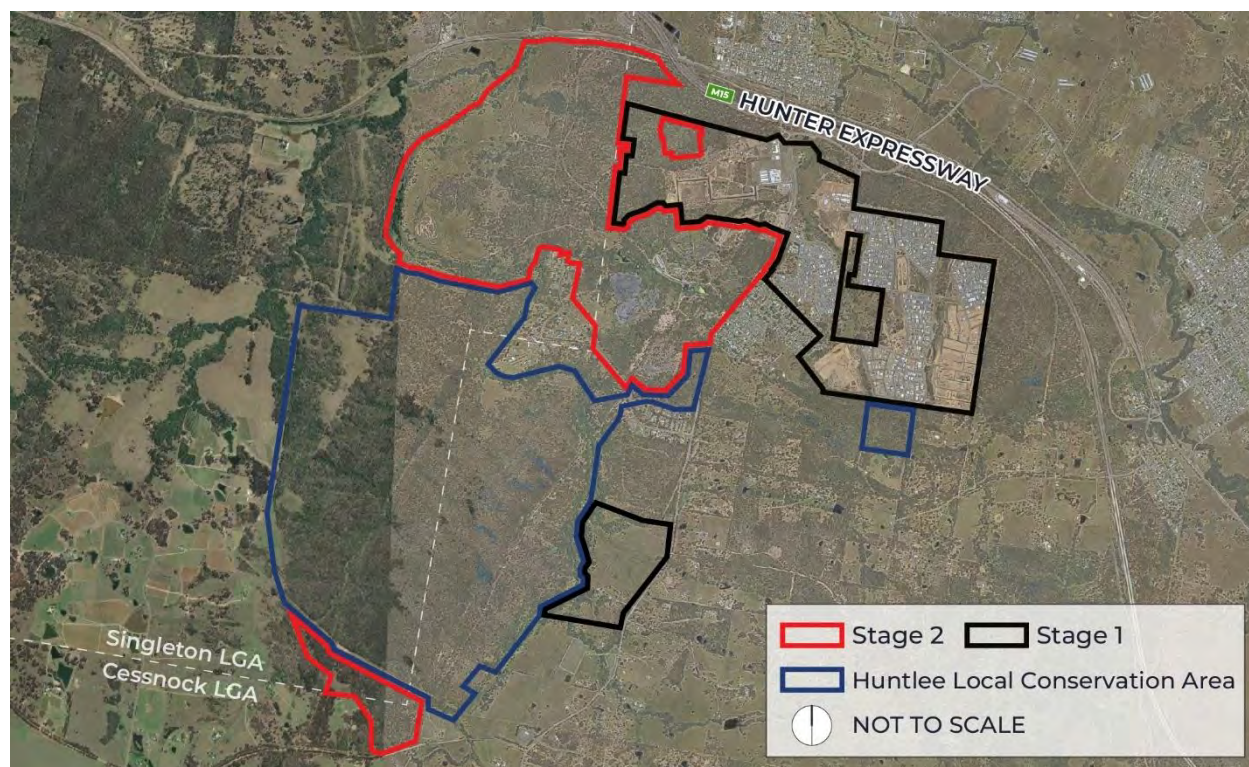
Huntlee, in its regional context is shown in **Figure 1** below and is located to the south of the town of Branxton in the Hunter Valley of NSW. It is located approximately 20km north of Cessnock, 23km south-east of Singleton, and 55km north-west of Newcastle. The Huntlee site straddles Wine Country Drive, which links Cessnock with the New England Highway and Hunter Expressway. Within the overall Huntlee site, the proposed urban area is bounded to the north and east by the Main North Railway and Hunter Expressway corridor, to the south by the village of North Rothbury and to the west by the Black Creek and floodplain. Other adjoining uses include vineyards, rural residential development and general agriculture.



Figure 1 Huntlee Regional Context

The subject site forms a large component of the 1,622 hectare Huntlee New Town, situated to the south of Branxton in the Hunter Valley.

The subject Site comprises a number of allotments located in both Cessnock and Singleton Local Government Areas (LGAs). It has a combined area of approximately 541.71ha, is irregular in shape and is generally extended to the west and south of the approved Huntlee Town Centre. The site is bound to the west by the Black Creek and floodplain. An aerial photo of the site is provided at **Figure 2**.



(Source: Nearmap and Ethos Urban)

Figure 2 Site Aerial

1.3 Description of Proposal

This SSDA proposes the following works for the Huntlee New Town.

A Concept Master plan for the Stage 2 site, comprising:

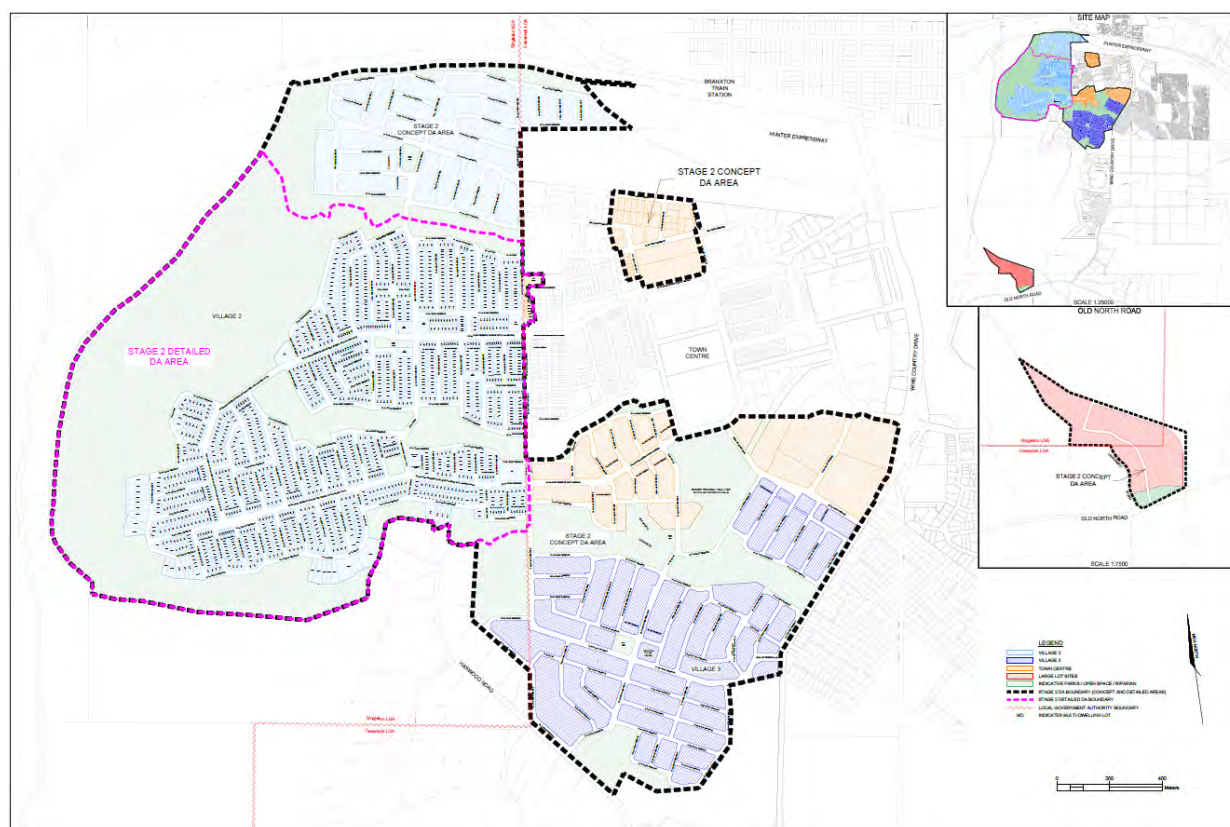
- Overall Stage 2 development footprint, including:
 - o The remaining Town Centre North area,
 - o Villages 2 and 3, and
 - o A large lot residential area located to the south of the site on Old North Road;
- Proposed land use and development yield, including the provision for residential subdivision of approximately 4,000 lots;
- Associated new road network and required upgrades to existing network; and
- Site-wide open space and riparian areas;

Detailed development of Village 2 Central and South and eastern connection to the Town Centre, comprising:

- Demolition and clearing of existing built form structures;
- Clearing of existing vegetation within proposed development footprints;
- Open space, recreation, community and riparian areas;
- Construction of road and access infrastructure;
- Bulk earthworks;
- Stormwater and drainage works;

- Utilities and services, including
 - o Sewer and potable water reticulation;
 - o Electricity and communications infrastructure;
- Subdivision to facilitate approximately 1,722 lots across the Village 2 Central and South areas and Town Centre development lots; and
- Select clearing and grading to establish temporary Asset Protection Zones where development interfaces with the Concept Master plan area.

The location of Stage 2 Concept and Detailed areas is shown in **Figure 3**, in the context of the surrounding development. Refer to **Appendix 1** for higher resolution Plans of the Proposal.



(Source: Daly Smith 2026)

Figure 3 Proposed Concept and Detailed Area layout

The site lies within a geographical area with a Fire Danger Index (FDI) rating of 100. Extreme bushfire weather is therefore associated with long periods of drought, high temperatures, low humidity and gusty often north-westerly winds. The site is classified Vegetation Category 1 on the Bushfire Prone Land Map (DPE 2026). Refer to **Figure 4** below.



HUNTLEE NEW TOWN - STAGE 2

FIGURE 4: BUSHFIRE PRONE LAND MAP

Legend

- Site Boundary

- - - Stage 2 Boundary

— Cadastral Boundary

- - - LGA Boundary

— Parcel Boundary

— Slope Classification Buffer (100 m)

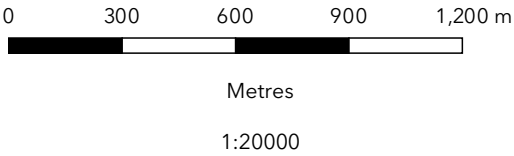
— Vegetation Classification Buffer (140 m)
- Bushfire Prone Land**

Category 1

Category 2

Category 3

BFPV Buffer



Aerial: Nearmap (2023) | Data: MJD Environmental, ADW Johnson, Daly Smith, Groundswell, NSW Spatial Services, NSW Rural Fire Service (2026), Northrop (2023) | Datum/Projection: GDA94 / MGA zone 56 | Date: 19/02/2026 | Version: 4 | Z:16015 - Huntlee, Braxton | This plan should not be relied upon for critical design dimensions.

2 Bushfire Hazard Analysis

2.1 Vegetation Assessment

Methodology

The vegetation in and around the Site, to a distance of 140m, has been assessed in accordance with PBP 2019. This assessment has been made via a combination of:

- aerial photo interpretation;
- on-site vegetation classification; and
- reference to regional community vegetation mapping.

These vegetation communities have been classified for bushfire purposes into structure and formation using the system adopted by Keith (2004) and using Figure A1.2 of PBP (2019) with due regard to Appendix 1 of PBP (2019).

Vegetation Classification

Vegetation classification has been presented in **Table 1** below and **Figure 5** to **Figure 11**.

Note:

- 1) Detention basins that are online will be grassy, however have been treated as riparian and acknowledging the riparian connection and taking a conservative approach, assessed as *rainforest* on a 0-5° Downslope site slope.
- 2) Detention basins that are off line will be grassy and have been treated as *grassland* on a flat site slope.
- 3) Notwithstanding current site conditions, for the purposes of APZ and BAL all vegetation to the north and west of the development area has been assessed as *forest*. This is acknowledged as being a conservative approach, however allows for future regeneration of some or all of those lands and mitigates the worst case scenario up front thus ensuring protection of future residential areas in accordance with PBP 2019 acceptable solution setbacks.

Table 1 Vegetation Classification

Transect	Description	Classification
T01	▪ Main Northern Railway ▪ Forest Vegetation ▪ Managed Land	Forest
T02	▪ Main Northern Railway ▪ Managed Land	Forest
T03	▪ Main Northern Railway ▪ Forest Vegetation	Forest
T04	▪ Main Northern Railway ▪ Managed Land	Forest
T05	▪ Managed Land ▪ Grassland	Forest
T06	▪ Managed Land ▪ Grassland	Forest
T07	▪ 1st order watercourse ▪ Riparian Vegetation	Rainforest
T08	▪ 1st order watercourse ▪ Riparian vegetation ▪ Online Detention Basin	Rainforest
T09	▪ 1st order watercourse ▪ Riparian vegetation	Rainforest

Transect	Description	Classification
T10	1st order watercourse - Riparian vegetation	Rainforest
T11	Online Detention Basin	Rainforest
T12	1st order watercourse - Riparian vegetation - Online Detention Basin	Rainforest
T13	1st order watercourse - Riparian vegetation	Rainforest
T14	1st order watercourse - Riparian vegetation	Rainforest
T15	1st order watercourse - Riparian vegetation - Online Detention Basin	Rainforest
T16	Online Detention Basin	Rainforest
T17	1st order watercourse - Riparian vegetation	Rainforest
T18	Online Detention Basin	Rainforest
T19	Online Detention Basin	Rainforest
T20	1st order watercourse - Riparian vegetation	Rainforest
T21	- Managed Land - Grassland	Forest
T22	- Remnant vegetation - Grassland - Managed Land	Forest
T23	- Forest 1st order watercourse - Riparian vegetation	Forest
T24	Online Detention Basin	Rainforest
T25	Online Detention Basin	Rainforest
T26	Online Detention Basin	Rainforest
T27	1st order watercourse - Riparian vegetation - Online Detention Basin	Rainforest
T28	1st order watercourse - Riparian vegetation	Rainforest
T29	1st order watercourse - Riparian vegetation	Rainforest
T30	1st order watercourse - Riparian vegetation	Rainforest
T31	1st order watercourse - Riparian vegetation	Rainforest
T32	1st order watercourse - Riparian vegetation	Rainforest
T33	Online Detention Basin	Rainforest
T34	Online Detention Basin	Rainforest
T35	1st order watercourse - Riparian vegetation - Online Detention Basin	Rainforest
T36	1st order stream - Riparian vegetation	Rainforest
T37	1st order stream - Riparian vegetation	Rainforest

Transect	Description	Classification
T38	1st order stream - Riparian vegetation	Rainforest
T39	1st order stream - Riparian vegetation	Rainforest
T40	1st order watercourse - Riparian vegetation - Online Detention Basin	Rainforest
T41	Online Detention Basin	Rainforest
T42	Online Detention Basin	Rainforest
T43	1st order stream - Riparian vegetation	Rainforest
T44	1st order stream - Riparian vegetation	Rainforest
T45	1st order stream - Riparian vegetation	Rainforest
T46	1st order stream - Riparian vegetation	Rainforest
T47	1st order stream - Riparian vegetation	Rainforest
T48	1st order stream - Riparian vegetation - Online Detention Basin	Rainforest
T49	1st order stream - Riparian vegetation - Online Detention Basin	Rainforest
T50	Online Detention Basin	Rainforest
T51	Online Detention Basin	Rainforest
T52	- Remnant vegetation - Grassland - Managed Land	Forest
T53	- Remnant vegetation - Grassland - Managed Land	Forest
T54	- Grassland - Managed Land	Forest
T55	- Remnant vegetation - Grassland - Managed Land	Forest
T56	- Remnant vegetation - Grassland - Managed Land	Forest
T57	- Grassland - Managed Land	Forest
T58	Offline Detention Basin	Grassland
T59	- Watercourse - Riparian vegetation - Forest	Forest
T60	- Watercourse - Riparian vegetation - Remnant vegetation	Forest
T61	- Watercourse - Riparian vegetation - Remnant vegetation	Forest

Transect	Description	Classification
T62	- Watercourse - Riparian vegetation - Remnant vegetation	Forest
T63	- Watercourse - Riparian vegetation - Remnant vegetation	Forest
T64	- Watercourse - Riparian vegetation - Remnant vegetation	Forest
T65	- Watercourse - Riparian vegetation - Remnant vegetation	Forest
T66	- Watercourse - Riparian vegetation - Remnant vegetation	Forest
T67	- Watercourse - Riparian vegetation - Remnant vegetation	Rainforest
T68	- Watercourse - Riparian vegetation - Remnant vegetation	Rainforest
T69	- Watercourse - Riparian vegetation - Remnant vegetation	Rainforest
T70	1st order stream - Riparian vegetation	Rainforest
T71	1st order stream - Riparian vegetation	Rainforest
T72	1st order stream - Riparian vegetation	Rainforest
T73	1st order stream - Riparian vegetation	Rainforest
T74	1st order stream - Riparian vegetation	Rainforest
T75	1st order stream - Riparian vegetation	Rainforest
T76	1st order stream - Riparian vegetation	Rainforest
T77	1st order stream - Riparian vegetation	Rainforest
T78	1st order stream - Riparian vegetation	Rainforest
T79	1st order stream - Riparian vegetation	Rainforest
T80	1st order stream - Riparian vegetation	Rainforest
T81	1st order stream - Riparian vegetation	Rainforest
T82	1st order stream - Riparian vegetation	Rainforest
T83	1st order stream - Riparian vegetation	Rainforest
T84	Online Detention Basin	Rainforest
T85	1st order stream - Riparian vegetation	Rainforest

Transect	Description	Classification
T86	1st order stream - Riparian vegetation	Rainforest
T87	Forest	Forest
T88	Managed Land around existing homes	No Hazard
T89	- Managed Land - Forest	Forest
T90	Managed Land around existing homes	No Hazard
T91	Unmanaged vegetated land within NPWS Estate	Forest
T92	- Unmanaged vegetated land within NPWS Estate 1st order stream - Riparian vegetation	Forest
T93	- Unmanaged vegetated land within NPWS Estate 1st order stream - Riparian vegetation	Forest
T94	Unmanaged vegetated land within NPWS Estate	Forest
T95	Unmanaged vegetated land within NPWS Estate	Forest
T96	- Huntlee Stage 1 development area, currently tree'd - Temporary APZ to 100m until clearing for development occurs	No Hazard
T97	- Huntlee Stage 1 development area, currently tree'd - Temporary APZ to 100m until clearing for development occurs	No Hazard
T98	- Huntlee Stage 1 development area, currently tree'd - Temporary APZ to 100m until clearing for development occurs 1st order stream - Riparian vegetation	Rainforest / No Hazard
T99	- Huntlee Stage 1 development area, currently tree'd - Temporary APZ to 100m until clearing for development occurs 1st order stream - Riparian vegetation	Rainforest / No Hazard
T100	Online Detention Basin	Rainforest
T101	- Huntlee Stage 1 development area, currently tree'd - Temporary APZ to 100m until clearing for development occurs 1st order stream - Riparian vegetation	Rainforest
T102	Unmanaged vegetated land outside Huntlee owned or controlled lands	Forest
T103	Unmanaged vegetated land outside Huntlee owned or controlled lands	Forest
T104	Unmanaged vegetated land outside Huntlee owned or controlled lands	Forest
T105	Unmanaged vegetated land outside Huntlee owned or controlled lands	Forest

Transect	Description	Classification
T120	- Remnant vegetation - Grassland - Managed Land	Forest
T121	Retained Central Hunter Riparian Forest	Forest
T122	Retained Central Hunter Riparian Forest	Forest
T123	- Retained Central Hunter Riparian Forest - Remnant vegetation - Riparian corridor outside land owned or controlled by Huntlee	Forest
T124	- Retained Central Hunter Riparian Forest - Remnant vegetation - Riparian corridor outside land owned or controlled by Huntlee	Forest
T125	- Retained Central Hunter Riparian Forest - Remnant vegetation - Riparian corridor outside land owned or controlled by Huntlee	Forest
T126	- Retained Central Hunter Riparian Forest - Remnant vegetation - Riparian corridor	Forest
T127	- Retained Central Hunter Riparian Forest - Riparian corridor	Forest
T128	- Retained Central Hunter Riparian Forest - Remnant vegetation	Forest
T129	- Retained Central Hunter Riparian Forest - Remnant vegetation	Forest
T130	- Retained Central Hunter Riparian Forest - Remnant vegetation	Forest
T131	- Retained Central Hunter Riparian Forest - Remnant vegetation	Forest
Southwest - Old North Road		
T106	Unmanaged vegetated land within NPWS Estate	Forest
T107	Unmanaged vegetated land within NPWS Estate	Forest
T108	Unmanaged vegetated land within NPWS Estate	Forest
T109	Unmanaged vegetated land within Huntlee owned or controlled lands	Forest
T110	Pasture and Vineyard	Grassland
T111	Rural Lands containing paddocks with Pasture	Grassland
T112	Rural Lands containing paddocks with Pasture	Grassland
T113	Unmanaged vegetated land outside Huntlee owned or controlled lands	Forest
T114	Unmanaged vegetated land outside Huntlee owned or controlled lands	Forest
T115	- Pasture and Vineyard - Narrow corridor of unmanaged vegetation	Forest
T116	Unmanaged vegetated land outside Huntlee owned or controlled lands	Forest
T117	Unmanaged vegetated land outside Huntlee owned or controlled lands	Forest
T118	Unmanaged vegetated land outside Huntlee owned or controlled lands	Forest

Transect	Description	Classification
T119	Unmanaged vegetated land outside Huntlee owned or controlled lands	Forest
T132	- Watercourse - Remnant vegetation - Area of future open space	Forest
T133	- Watercourse - Remnant vegetation - Area of future open space	Forest

2.2 Slope Assessment

Methodology

In accordance with PBP (2019), an assessment of the slope throughout the site (where a hazard is to remain) and for a distance of 100m around the site in the hazard direction. Both the average slope and maximum slopes were considered to determine the level of gradient which will most significantly influence fire behaviour on the site. The slope transect was categorised within the slope classification under PBP (2019) Appendix A1.4.

Slope assessment was assisted by:

- Preparation of elevation model based on Digital Elevation Model data; and
- Preparation of slope assessment based on NSW 1m contours.

Effective Slope

The slope class under the bushfire hazards identified in **Section 2.1** is presented in **Table 2** below and **Figure 5** to **Figure 11**.

Table 2 Slope Class

Transect	Vegetation Classification	Height (m) Start	Height (m) Finish	Transect Length (m)	Slope (°)	Slope Class
T001	Forest	46.32	45.48	14.54	-3.2	0-5° Downslope
T002	Forest	48.08	47.33	15.35	-3	0-5° Downslope
T003	Forest	48.88	48.06	19.96	-2.3	0-5° Downslope
T004	Forest	40.42	37.52	28.21	-5.9	5-10° Downslope
T005	Forest	34.99	27.66	99.91	-4.2	0-5° Downslope
T006	Forest	32.27	27.94	99.75	-2.5	0-5° Downslope
T007	Rainforest	32.09	30.57	22.51	-3.8	0-5° Downslope
T008	Rainforest	34.54	34.58	57.43	0.1	Upslope
T009	Rainforest	36.57	35.44	26.26	-2.6	0-5° Downslope
T010	Rainforest	38.12	36.42	22.77	-4.3	0-5° Downslope
T011	Rainforest	39.74	38.42	22.99	-3.2	0-5° Downslope
T012	Rainforest	40.14	39.68	22.78	-1	0-5° Downslope
T013	Rainforest	43.99	43.37	22.54	-1.5	0-5° Downslope
T014	Rainforest	44.66	43.37	29.37	-2.5	0-5° Downslope
T015	Rainforest	40.59	39.68	22.63	-2.3	0-5° Downslope
T016	Rainforest	40.27	38.42	46.00	-2.4	0-5° Downslope
T017	Rainforest	36.41	36.42	22.63	0	Upslope
T018	Rainforest	35.08	35.44	39.35	0.4	Upslope
T019	Rainforest	34.99	34.58	62.64	-0.4	0-5° Downslope
T020	Rainforest	33.84	30.57	22.50	-8.1	5-10° Downslope

Transect	Vegetation Classification	Height (m) Start	Height (m) Finish	Transect Length (m)	Slope (°)	Slope Class
T021	Forest	34.10	32.17	100.06	-1.1	0-5° Downslope
T022	Forest	34.03	33.31	100.20	-0.4	0-5° Downslope
T023	Forest	34.12	30.87	48.47	-3.8	0-5° Downslope
T024	Rainforest	35.02	33.08	56.62	-1.9	0-5° Downslope
T025	Rainforest	34.41	33.38	28.83	-2	0-5° Downslope
T026	Rainforest	35.35	34.49	11.27	-4.6	0-5° Downslope
T027	Rainforest	35.53	34.55	16.60	-3.4	0-5° Downslope
T028	Rainforest	35.76	35.47	12.63	-1.4	0-5° Downslope
T029	Rainforest	36.72	35.68	12.50	-4.6	0-5° Downslope
T030	Rainforest	37.57	36.46	13.13	-4.8	0-5° Downslope
T031	Rainforest	38.68	37.94	12.71	-3.6	0-5° Downslope
T032	Rainforest	39.28	39.33	12.74	0	Upslope
T033	Rainforest	42.96	40.65	36.72	-3.7	0-5° Downslope
T034	Rainforest	43.35	41.87	21.85	-3.9	0-5° Downslope
T035	Rainforest	43.75	42.87	12.73	-4.1	0-5° Downslope
T036	Rainforest	44.71	44.30	12.52	-1.8	0-5° Downslope
T037	Rainforest	48.02	44.87	13.26	-13.1	10-15° Downslope
T038	Rainforest	46.61	44.87	13.15	-7.3	5-10° Downslope
T039	Rainforest	44.97	44.30	14.68	-2.7	0-5° Downslope
T040	Rainforest	43.92	42.87	12.83	-4.5	0-5° Downslope
T041	Rainforest	43.42	41.87	26.15	-3.3	0-5° Downslope
T042	Rainforest	43.90	40.65	68.54	-2.8	0-5° Downslope
T043	Rainforest	39.69	39.33	12.76	-1.8	0-5° Downslope
T044	Rainforest	38.48	37.94	12.57	-2.7	0-5° Downslope
T045	Rainforest	36.73	36.46	18.94	-0.6	0-5° Downslope
T046	Rainforest	36.14	35.68	12.50	-1.8	0-5° Downslope
T047	Rainforest	35.92	35.47	12.55	-1.8	0-5° Downslope
T048	Rainforest	35.98	34.55	12.51	-6.8	5-10° Downslope
T049	Rainforest	35.83	34.49	12.59	-5.9	5-10° Downslope
T050	Rainforest	35.28	33.27	34.51	-3.3	0-5° Downslope
T051	Rainforest	34.71	32.67	66.44	-1.7	0-5° Downslope
T052	Forest	34.15	33.20	100.01	-0.5	0-5° Downslope
T053	Forest	34.03	33.52	100.01	-0.3	0-5° Downslope
T054	Forest	34.08	33.56	100.05	-0.3	0-5° Downslope
T055	Forest	33.46	31.36	100.04	-1.2	0-5° Downslope
T056	Forest	34.85	30.46	99.89	-2.5	0-5° Downslope
T057	Forest	33.54	31.26	97.73	-1.3	0-5° Downslope
T058	Grassland	33.40	34.23	55.16	0.8	Upslope
T059	Forest	30.23	22.70	45.01	-9.5	5-10° Downslope
T060	Forest	31.49	22.64	45.46	-11.1	10-15° Downslope
T061	Forest	30.39	22.77	45.04	-9.6	5-10° Downslope
T062	Forest	31.31	23.05	45.17	-10.4	10-15° Downslope
T063	Forest	30.73	22.87	47.54	-9.3	5-10° Downslope
T064	Forest	31.06	23.43	45.02	-9.7	5-10° Downslope
T065	Forest	32.05	23.24	47.59	-10.6	10-15° Downslope
T066	Forest	37.35	23.88	50.77	-14.8	10-15° Downslope
T067	Rainforest	38.89	28.49	39.08	-14.9	10-15° Downslope
T068	Rainforest	33.97	30.39	35.76	-5.7	5-10° Downslope
T069	Rainforest	36.49	31.92	36.67	-7.1	5-10° Downslope
T070	Rainforest	36.28	33.52	22.68	-7	5-10° Downslope
T071	Rainforest	36.54	35.88	15.99	-2.1	0-5° Downslope
T072	Rainforest	40.19	38.78	12.54	-6.4	5-10° Downslope

Transect	Vegetation Classification	Height (m) Start	Height (m) Finish	Transect Length (m)	Slope (°)	Slope Class
T073	Rainforest	45.44	45.34	40.81	-0.1	0-5° Downslope
T074	Rainforest	51.11	48.97	12.52	-9.5	5-10° Downslope
T075	Rainforest	57.15	53.82	12.50	-15.2	15-20° Downslope
T076	Rainforest	58.76	58.68	12.86	-0.4	0-5° Downslope
T077	Rainforest	60.32	59.81	12.51	-2.3	0-5° Downslope
T078	Rainforest	62.01	61.75	12.50	-1.4	0-5° Downslope
T079	Rainforest	62.37	61.75	12.50	-3.2	0-5° Downslope
T080	Rainforest	60.16	59.81	12.51	-1.8	0-5° Downslope
T081	Rainforest	58.92	58.68	12.85	-0.9	0-5° Downslope
T082	Rainforest	54.23	53.82	12.50	-1.8	0-5° Downslope
T083	Rainforest	50.55	48.97	12.44	-6.9	5-10° Downslope
T084	Rainforest	46.56	45.34	72.18	-1	0-5° Downslope
T085	Rainforest	39.26	38.78	12.51	-2.3	0-5° Downslope
T086	Rainforest	37.01	35.88	12.52	-5	0-5° Downslope
T087	Forest	46.71	49.66	100.01	1.7	Upslope
T088	No Hazard	58.59	54.04	100.02	-2.6	0-5° Downslope
T089	Forest	53.31	52.85	99.91	-0.2	0-5° Downslope
T090	No Hazard	41.27	38.86	84.62	-1.6	0-5° Downslope
T091	Forest	42.90	39.76	100.12	-1.8	0-5° Downslope
T092	Forest	43.04	37.61	120.90	-2.6	0-5° Downslope
T093	Forest	42.82	39.92	94.56	-1.8	0-5° Downslope
T094	Forest	55.11	52.96	100.17	-1.2	0-5° Downslope
T095	Forest	73.50	65.88	101.18	-4.3	0-5° Downslope
T096	No Hazard	71.99	65.10	100.01	-3.9	0-5° Downslope
T097	No Hazard	60.04	64.05	100.08	2.3	Upslope
T098	Rainforest / No Hazard	52.34	51.35	12.93	-4.4	0-5° Downslope
T099	Rainforest / No Hazard	50.13	49.25	12.53	-4.1	0-5° Downslope
T100	Rainforest	50.44	47.45	53.29	-3.1	0-5° Downslope
T101	Rainforest	46.36	45.76	12.50	-2.7	0-5° Downslope
T102	Forest	63.95	54.88	100.19	-5.2	5-10° Downslope
T103	Forest	57.31	59.80	100.03	1.4	Upslope
T104	Forest	53.07	60.61	100.06	4.3	Upslope
T105	Forest	49.38	46.27	67.33	-2.6	0-5° Downslope
T120	Forest	33.83	33.21	100.01	0.63	0-5° Downslope
T121	Forest	35.02	34.19	100.01	0.83	0-5° Downslope
T122	Forest	34.80	34.00	100.01	0.80	0-5° Downslope
T123	Forest	42.36	28.72	81.89	16.66	5-10° Downslope
T124	Forest	29.26	40.40	92.61	12.03	Upslope
T125	Forest	38.97	30.01	86.19	10.40	5-10° Downslope
T126	Forest	43.09	36.77	100.17	6.30	0-5° Downslope
T127	Forest	43.45	38.69	35.28	13.47	5-10° Downslope
T128	Forest	42.33	39.41	100.01	2.93	0-5° Downslope
T129	Forest	43.92	45.34	112.23	1.26	Upslope
T130	Forest	48.89	52.74	100.01	3.85	Upslope
T131	Forest	54.82	49.94	100.01	4.88	0-5° Downslope
Southwest – Old North Road						
T106	Forest	75.52	66.21	113.92	-4.7	0-5° Downslope
T107	Forest	66.38	65.01	100.12	-0.8	0-5° Downslope
T108	Forest	58.87	50.12	112.43	-4.5	0-5° Downslope
T109	Forest	47.14	39.03	101.31	-4.6	0-5° Downslope

Transect	Vegetation Classification	Height (m) Start	Height (m) Finish	Transect Length (m)	Slope (°)	Slope Class
T110	Grassland	49.53	43.32	108.03	-3.3	0-5° Downslope
T111	Grassland	43.25	41.03	100.45	-1.3	0-5° Downslope
T112	Grassland	49.31	53.39	100.78	2.3	Upslope
T113	Forest	54.94	59.98	100.01	2.9	Upslope
T114	Forest	58.38	70.03	148.48	4.5	Upslope
T115	Forest	92.09	81.37	100.01	-6.1	5-10° Downslope
T116	Forest	92.61	83.18	100.01	-5.4	5-10° Downslope
T117	Forest	102.62	88.64	100.37	-7.9	5-10° Downslope
T118	Forest	84.58	84.85	100.31	0.1	Upslope
T119	Forest	74.54	81.94	100.02	4.2	Upslope
T132	Forest	49.08	50.93	118.38	1.56	Upslope
T133	Forest	43.77	47.21	89.74	3.84	Upslope



HUNTLEE NEW TOWN - STAGE 2

FIGURE 5: VEGETATION & SLOPE CLASSIFICATION (SHEET 1 - OVERALL / KEY PLAN)

Legend

- Site Boundary

--- Stage 2 Boundary

— Cadastral Boundary

— Parcel Boundary

--- Riparian Corridor

— Watercourse

— Slope Classification Buffer (100 m)

— Vegetation Classification Buffer (140 m)

— Transects

Vegetation (Keith 2004)

Forest

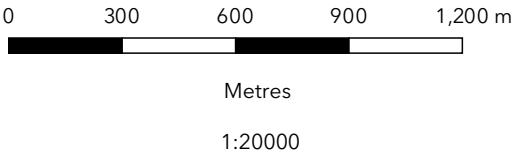
Grassland

Grassland (Offline Basin)

Rainforest

Rainforest (Online Basin)

Managed Land



Aerial: Nearmap (2023) | Data: MJD Environmental, ADW Johnson, Daly Smith, Groundswell, NSW Spatial Services (2026), Northrop (2023) | Datum/Projection: GDA94 / MGA zone 56 | Date: 19/02/2026 | Version: 4 | Z:\16015 - Huntlee, Branxton | This plan should not be relied upon for critical design dimensions.

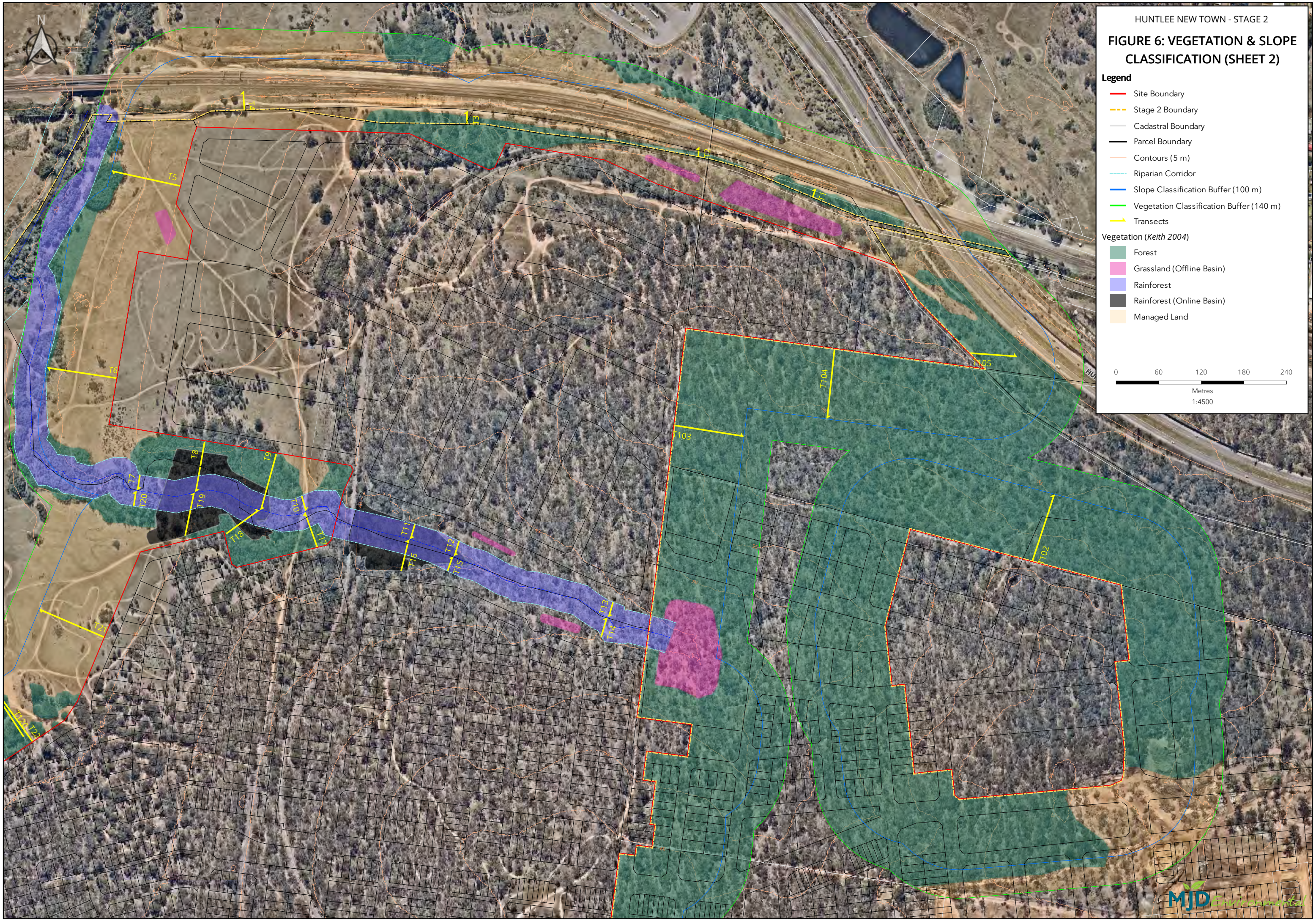


FIGURE 6: VEGETATION & SLOPE CLASSIFICATION (SHEET 2)

Legend

- Site Boundary
- Stage 2 Boundary
- Cadastral Boundary
- Parcel Boundary
- Contours (5 m)
- Riparian Corridor
- Slope Classification Buffer (100 m)
- Vegetation Classification Buffer (140 m)
- Transects

Vegetation (Keith 2004)

- Forest
- Grassland (Offline Basin)
- Rainforest
- Rainforest (Online Basin)
- Managed Land

0 60 120 180 240
Metres
1:4500

FIGURE 7: VEGETATION & SLOPE CLASSIFICATION (SHEET 3)

Legend

- Site Boundary
- Stage 2 Boundary
- Cadastral Boundary
- Parcel Boundary
- Contours (5 m)
- Riparian Corridor
- Slope Classification Buffer (100 m)
- Vegetation Classification Buffer (140 m)
- Transects

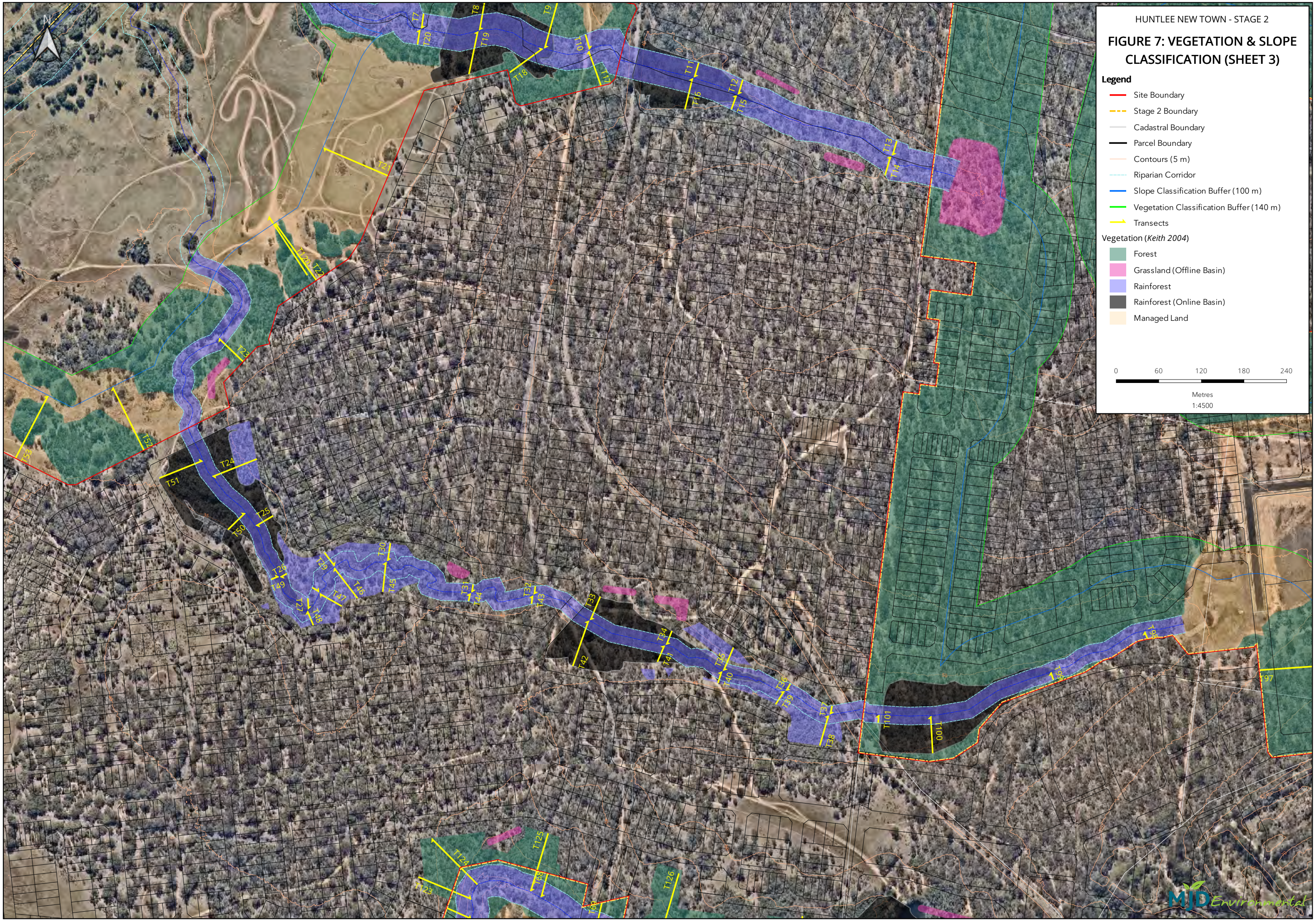
Vegetation (Keith 2004)

- Forest
- Grassland (Offline Basin)
- Rainforest
- Rainforest (Online Basin)
- Managed Land

060120180240

Metres

1:4500



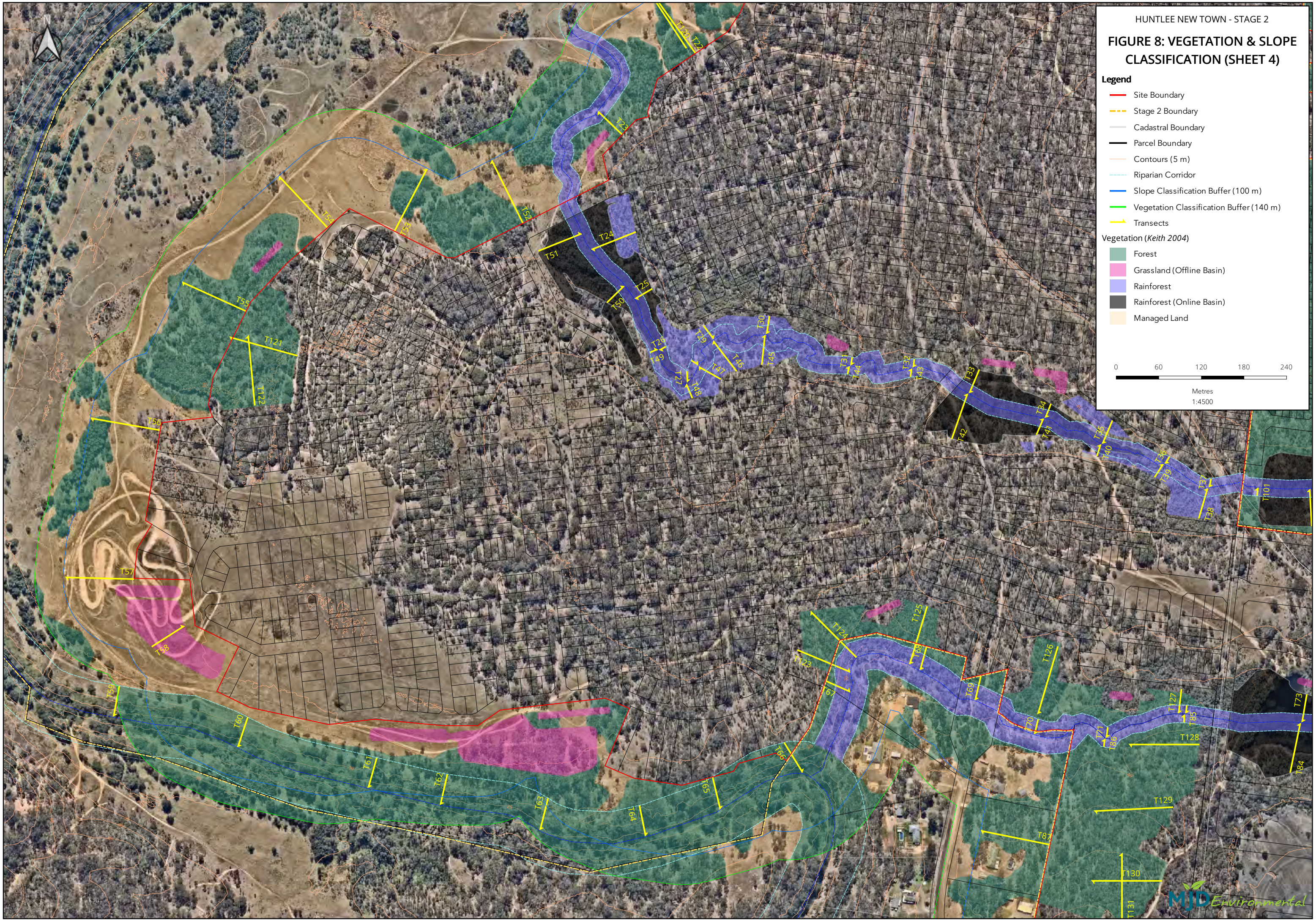


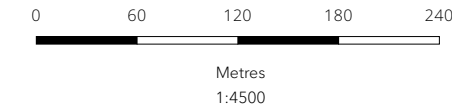
FIGURE 8: VEGETATION & SLOPE CLASSIFICATION (SHEET 4)

Legend

- Site Boundary
- Stage 2 Boundary
- Cadastral Boundary
- Parcel Boundary
- Contours (5 m)
- Riparian Corridor
- Slope Classification Buffer (100 m)
- Vegetation Classification Buffer (140 m)
- Transects

Vegetation (Keith 2004)

- Forest
- Grassland (Offline Basin)
- Rainforest
- Rainforest (Online Basin)
- Managed Land



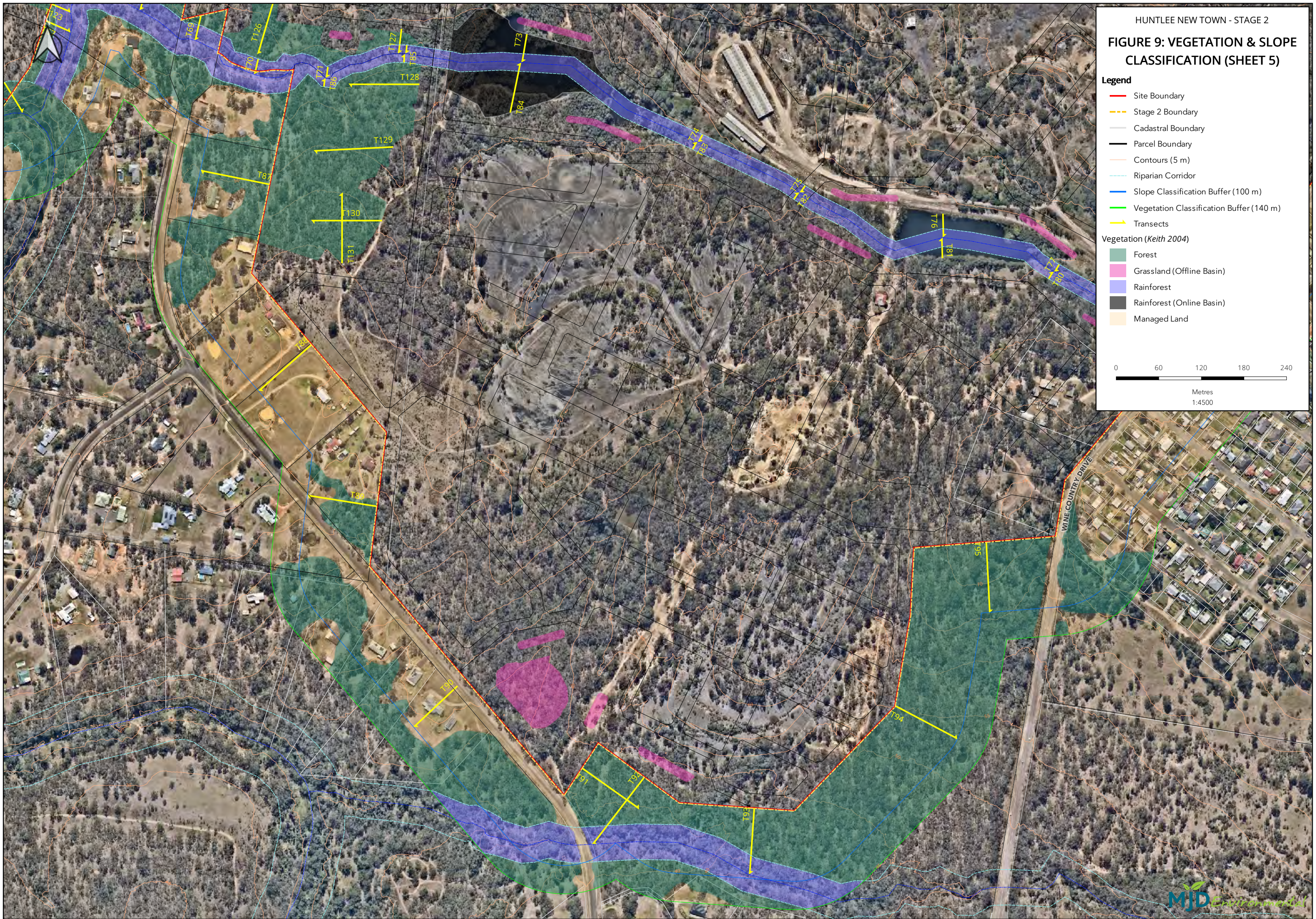
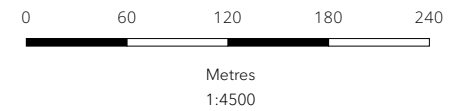
**FIGURE 9: VEGETATION & SLOPE
CLASSIFICATION (SHEET 5)**

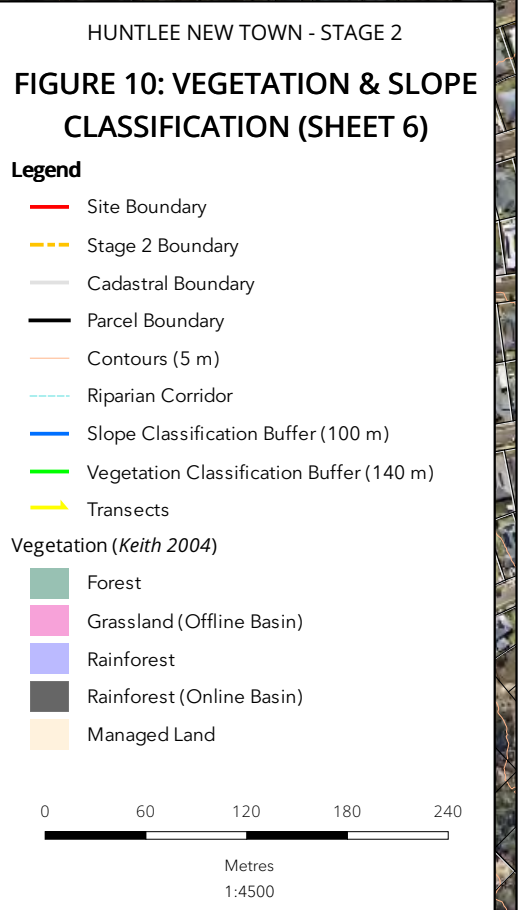
Legend

- Site Boundary
- - - Stage 2 Boundary
- Cadastral Boundary
- Parcel Boundary
- Contours (5 m)
- Riparian Corridor
- Slope Classification Buffer (100 m)
- Vegetation Classification Buffer (140 m)
- Transects

Vegetation (Keith 2004)

- Forest
- Grassland (Offline Basin)
- Rainforest
- Rainforest (Online Basin)
- Managed Land







HUNTLEE NEW TOWN - STAGE 2

FIGURE 11: VEGETATION & SLOPE CLASSIFICATION (SHEET 7)

Legend

- Site Boundary
- Stage 2 Boundary
- Cadastral Boundary
- Parcel Boundary
- Contours (5 m)
- Riparian Corridor
- Slope Classification Buffer (100 m)
- Vegetation Classification Buffer (140 m)
- Transects

Vegetation (*Keith 2004*)

- Tag
- Forest
- Grassland
- Grassland (Offline Basin)
- Grassland (Online Basin)
- Rainforest
- Rainforest (Online Basin)

0 80 160 240 320

Metres
1:5500



3 Bushfire Protection Measures

PBP sets out a suite of BPMs and criteria that require consideration and assessment for applicable proposals on bushfire prone land in order to provide an adequate level of protection to new developments.

The measures required to be assessed are listed below and discussed throughout this chapter:

- Asset Protection Zones (APZ)
- Bushfire Attack Levels (BAL)
- Access
- Services – Water supply, Gas and Electricity
- Landscaping and Fuel Management
- Emergency Management

3.1 Asset Protection Zone

An APZ is a buffer zone between the hazard and buildings that is progressively managed to minimise bushfire hazard (fuel loads and reduce potential radiant heat levels, flame, ember and smoke attack) PBP (2019), in order to mitigate risk to life and asset.

An APZ can include the following:

- Lawns;
- discontinuous gardens;
- swimming pools;
- driveways;
- detached garages;
- open space / parkland;
- car parking; and
- cycleway and formed walkways.

The site sits across both the Cessnock and Singleton LGAs and therefore is assessed under an FFDI (Forest Fire Danger Index) rating of 100. As per Table A1.12.2 within PBP (2019), the acceptable solution setbacks have been calculated based on the bushfire hazard analysis presented in Chapter 2. Refer to **Table 3** detailing the acceptable solution residential development APZ setbacks. Acceptable solution APZ for residential development is detailed in **Figure 12** to **Figure 18**.

Note:

- 1) If a development type that triggers SFPP provisions set out within Chapter 6 of PBP 2019 is proposed in the Stage 2 area, independent assessment will be required and APZ is to meet the acceptable solution setbacks detailed in Table A1.12.1 of PBP (2019) and address the provisions of PPB Addendum (November 2022).
- 2) Detention basins that are on line will be grassy or contain existing riparian vegetation, however have been treated as riparian and acknowledging the riparian connection and taking a conservative approach, assessed as riparian *rainforest* and acceptable solution APZ applied per applicable slope and PBP 2019 Appendix 1 Table A1.12.2.
- 3) Detention basins that are off line will be grassy and acknowledging periodic management have been treated as *grassland* on a flat site slope and a 10m APZ applied.
- 4) Bio basins that are offline have been conservatively assessed as grassland (acknowledging periodic management) and a 10m APZ applied.

- 5) Notwithstanding current site conditions, for the purposes of APZ and BAL all vegetation to the north and west of the development area has been assessed as *forest*. This is acknowledged as being a conservative approach, however allows for future regeneration of some or all of those lands and mitigates the worst case scenario up front thus ensuring protection of future residential areas in accordance with PBP 2019 acceptable solution setbacks.

Table 3 Required APZ (PBP 2019)

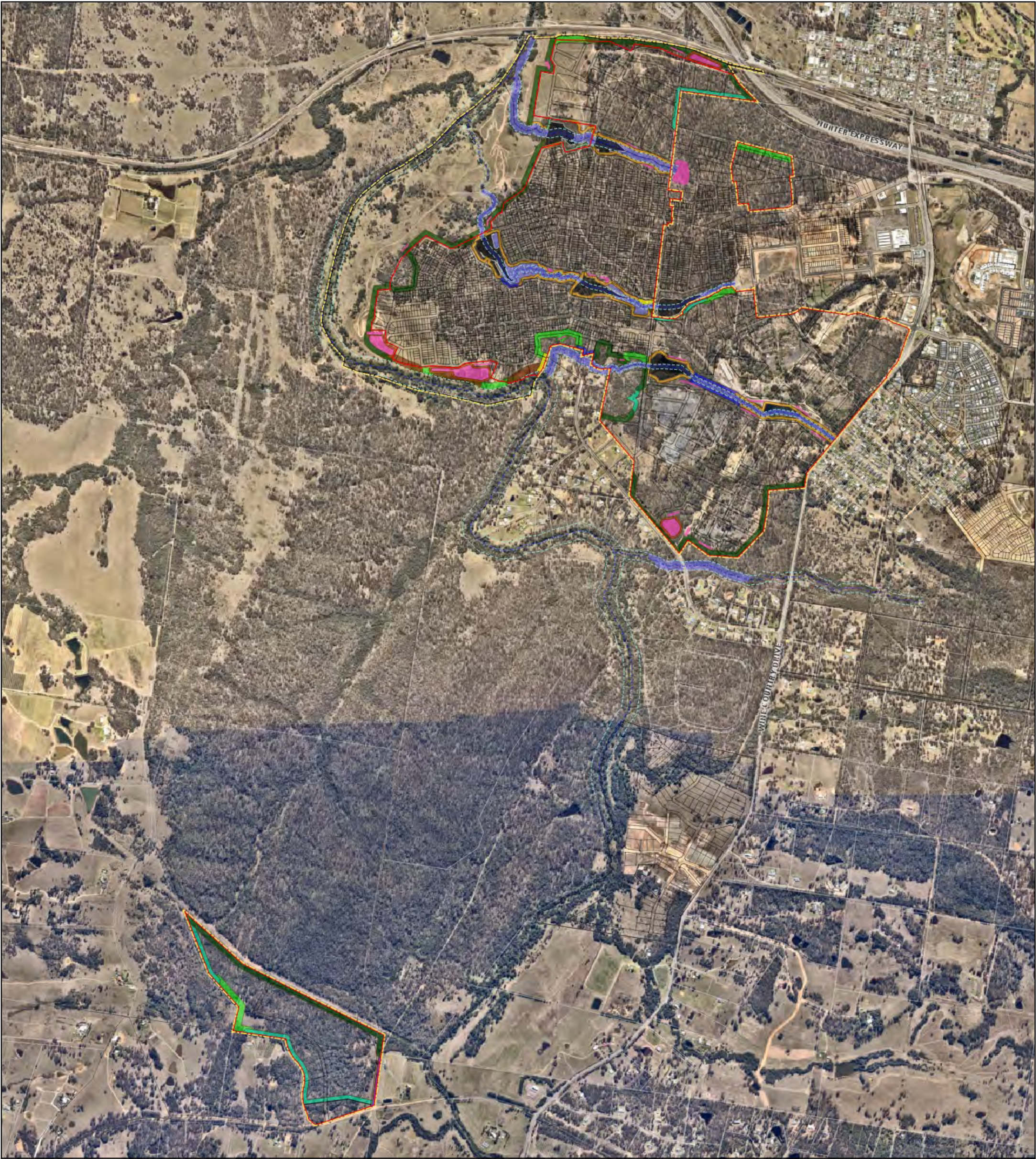
Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)
T001	Forest	0-5° Downslope	29m
T002	Forest	0-5° Downslope	29m
T003	Forest	0-5° Downslope	29m
T004	Forest	5-10° Downslope	36m
T005	Forest	0-5° Downslope	29m
T006	Forest	0-5° Downslope	29m
T007	Rainforest	0-5° Downslope	14m
T008	Rainforest	Upslope	11m
T009	Rainforest	0-5° Downslope	14m
T010	Rainforest	0-5° Downslope	14m
T011	Rainforest	0-5° Downslope	14m
T012	Rainforest	0-5° Downslope	14m
T013	Rainforest	0-5° Downslope	14m
T014	Rainforest	0-5° Downslope	14m
T015	Rainforest	0-5° Downslope	14m
T016	Rainforest	0-5° Downslope	14m
T017	Rainforest	Upslope	11m
T018	Rainforest	Upslope	11m
T019	Rainforest	0-5° Downslope	14m
T020	Rainforest	5-10° Downslope	18m
T021	Forest	0-5° Downslope	29m
T022	Forest	0-5° Downslope	29m
T023	Forest	0-5° Downslope	29m
T024	Rainforest	0-5° Downslope	14m
T025	Rainforest	0-5° Downslope	14m
T026	Rainforest	0-5° Downslope	14m
T027	Rainforest	0-5° Downslope	14m
T028	Rainforest	0-5° Downslope	14m
T029	Rainforest	0-5° Downslope	14m
T030	Rainforest	0-5° Downslope	14m
T031	Rainforest	0-5° Downslope	14m
T032	Rainforest	Upslope	11m
T033	Rainforest	0-5° Downslope	14m
T034	Rainforest	0-5° Downslope	14m
T035	Rainforest	0-5° Downslope	14m
T036	Rainforest	0-5° Downslope	14m
T037	Rainforest	10-15° Downslope	23m
T038	Rainforest	5-10° Downslope	18m
T039	Rainforest	0-5° Downslope	14m
T040	Rainforest	0-5° Downslope	14m
T041	Rainforest	0-5° Downslope	14m
T042	Rainforest	0-5° Downslope	14m

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)
T043	Rainforest	0-5° Downslope	14m
T044	Rainforest	0-5° Downslope	14m
T045	Rainforest	0-5° Downslope	14m
T046	Rainforest	0-5° Downslope	14m
T047	Rainforest	0-5° Downslope	14m
T048	Rainforest	5-10° Downslope	18m
T049	Rainforest	5-10° Downslope	18m
T050	Rainforest	0-5° Downslope	14m
T051	Rainforest	0-5° Downslope	14m
T052	Forest	0-5° Downslope	29m
T053	Forest	0-5° Downslope	29m
T054	Forest	0-5° Downslope	29m
T055	Forest	0-5° Downslope	29m
T056	Forest	0-5° Downslope	29m
T057	Forest	0-5° Downslope	29m
T058	Grassland	Upslope	10m
T059	Forest	5-10° Downslope	36m
T060	Forest	10-15° Downslope	45m
T061	Forest	5-10° Downslope	36m
T062	Forest	10-15° Downslope	45m
T063	Forest	5-10° Downslope	36m
T064	Forest	5-10° Downslope	36m
T065	Forest	10-15° Downslope	45m
T066	Forest	10-15° Downslope	45m
T067	Rainforest	10-15° Downslope	23m
T068	Rainforest	5-10° Downslope	18m
T069	Rainforest	5-10° Downslope	18m
T070	Rainforest	5-10° Downslope	18m
T071	Rainforest	0-5° Downslope	14m
T072	Rainforest	5-10° Downslope	18m
T073	Rainforest	0-5° Downslope	14m
T074	Rainforest	5-10° Downslope	18m
T075	Rainforest	15-20° Downslope	30m
T076	Rainforest	0-5° Downslope	14m
T077	Rainforest	0-5° Downslope	14m
T078	Rainforest	0-5° Downslope	14m
T079	Rainforest	0-5° Downslope	14m
T080	Rainforest	0-5° Downslope	14m
T081	Rainforest	0-5° Downslope	14m
T082	Rainforest	0-5° Downslope	14m
T083	Rainforest	5-10° Downslope	18m
T084	Rainforest	0-5° Downslope	14m
T085	Rainforest	0-5° Downslope	14m
T086	Rainforest	0-5° Downslope	14m
T087	Forest	Upslope	24m
T088	No Hazard	0-5° Downslope	-
T089	Forest	0-5° Downslope	29m
T090	No Hazard	0-5° Downslope	-
T091	Forest	0-5° Downslope	29m
T092	Forest	0-5° Downslope	29m
T093	Forest	0-5° Downslope	29m

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)
T094	Forest	0-5° Downslope	29m
T095	Forest	0-5° Downslope	29m
T096	No Hazard	0-5° Downslope	Temporary APZ 100m
T097	No Hazard	Upslope	Temporary APZ 100m
T098	Rainforest / No Hazard	0-5° Downslope	14m
T099	Rainforest / No Hazard	0-5° Downslope	14m
T100	Rainforest	0-5° Downslope	14m
T101	Rainforest	0-5° Downslope	14m
T102	Forest	5-10° Downslope	36m
T103	Forest	Upslope	24m
T104	Forest	Upslope	24m
T105	Forest	0-5° Downslope	29m
T120	Forest	0-5° Downslope	29m
T121	Forest	0-5° Downslope	29m
T122	Forest	0-5° Downslope	29m
T123	Forest	5-10° Downslope	36m
T124	Forest	Upslope	24m
T125	Forest	5-10° Downslope	36m
T126	Forest	0-5° Downslope	29m
T127	Forest	5-10° Downslope	36m
T128	Forest	0-5° Downslope	29m
T129	Forest	Upslope	24m
T130	Forest	Upslope	24m
T131	Forest	0-5° Downslope	29m
Southwest – Old North Road			
T106	Forest	0-5° Downslope	29m
T107	Forest	0-5° Downslope	29m
T108	Forest	0-5° Downslope	29m
T109	Forest	0-5° Downslope	29m
T110	Grassland	0-5° Downslope	12m
T111	Grassland	0-5° Downslope	12m
T112	Grassland	Upslope	10m
T113	Forest	Upslope	24m
T114	Forest	Upslope	24m
T115	Forest	5-10° Downslope	36m
T116	Forest	5-10° Downslope	36m
T117	Forest	5-10° Downslope	36m
T118	Forest	Upslope	24m
T119	Forest	Upslope	24m
T132	Forest	Upslope	24m
T133	Forest	Upslope	24m

A variable APZ of 10m to 45m is required from the Huntlee concept approval boundary for uses that trigger residential APZ setbacks. In the case of a SFPP increased setbacks in accordance with PBP (2019) shall apply.

The development of Stage 2 will occur in a staged fashion. As such a temporary APZ of 100m or to the Huntlee boundary will be established between active or completed development stages and future development areas.

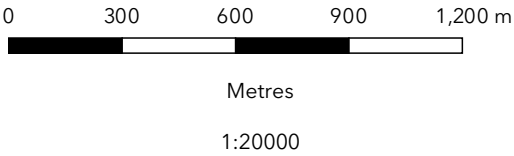


HUNTLEE NEW TOWN - STAGE 2

FIGURE 12: APZ MAP (SHEET 1 - OVERALL / KEY PLAN)

Legend

Site Boundary	Vegetation (Keith 2004)	Asset Protection Zones (PBP 2019)	Rainforest 11 m (Up slope and flat)
Stage 2 Boundary	Grassland (Offline Basin)	Forest 24 m (Up slope and flat)	Rainforest 11 m (Up slope and flat)
Cadastral Boundary	Rainforest	Forest 29 m (>0° - 5°)	Rainforest 14 m (>0° - 5°)
Parcel Boundary	Rainforest (Online Basin)	Forest 36 m (>5° - 10°)	Rainforest 18 m (>5° - 10°)
Riparian Corridor		Forest 45 m (>10° - 15°)	Rainforest 23 m (>10° - 15°)
Watercourse		Grassland 10 m (Up slope and flat)	



Aerial: Nearmap (2023) | Data: MJD Environmental, ADW Johnson, Daly Smith, Groundswell, NSW Spatial Services (2026), Northrop (2023) | Datum/Projection: GDA94 / MGA zone 56 | Date: 02/03/2026 | Version: 4 | Z:\16015 - Huntlee, Branxton | This plan should not be relied upon for critical design dimensions.

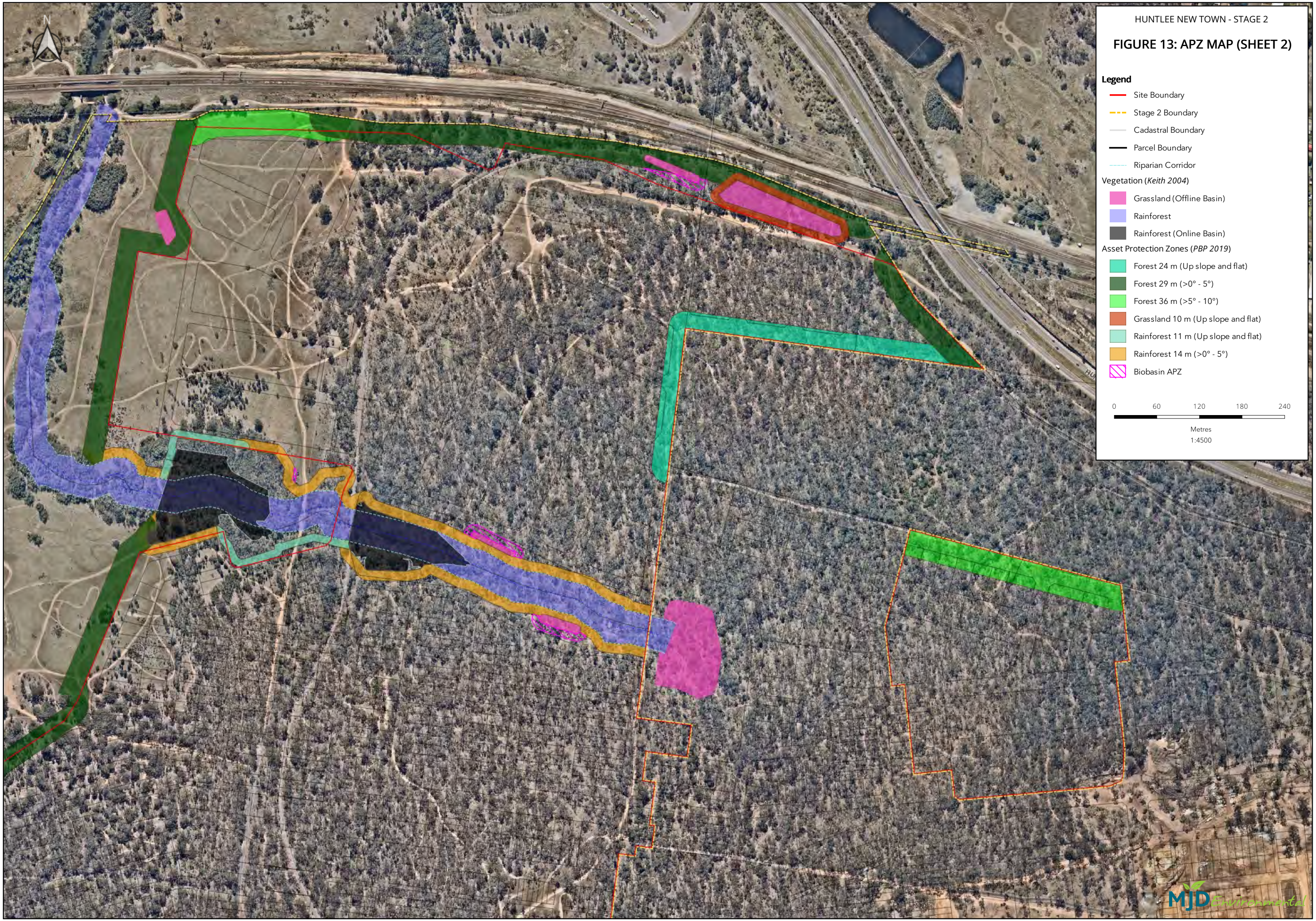


FIGURE 13: APZ MAP (SHEET 2)

Legend

- Site Boundary
- Stage 2 Boundary
- Cadastral Boundary
- Parcel Boundary
- Riparian Corridor

Vegetation (Keith 2004)

- Grassland (Offline Basin)
- Rainforest
- Rainforest (Online Basin)

Asset Protection Zones (PBP 2019)

- Forest 24 m (Up slope and flat)
- Forest 29 m (>0° - 5°)
- Forest 36 m (>5° - 10°)
- Grassland 10 m (Up slope and flat)
- Rainforest 11 m (Up slope and flat)
- Rainforest 14 m (>0° - 5°)
- Biobasin APZ

0 60 120 180 240
Metres
1:4500

FIGURE 14: APZ MAP (SHEET 3)

Legend

- Site Boundary
- Stage 2 Boundary
- Cadastral Boundary
- Parcel Boundary
- Riparian Corridor

Vegetation (Keith 2004)

- Grassland (Offline Basin)
- Rainforest
- Rainforest (Online Basin)

Asset Protection Zones (PBP 2019)

- Forest 24 m (Up slope and flat)
- Forest 29 m (>0° - 5°)
- Forest 36 m (>5° - 10°)
- Rainforest 11 m (Up slope and flat)
- Rainforest 14 m (>0° - 5°)
- Rainforest 18 m (>5° - 10°)
- Rainforest 23 m (>10° - 15°)
- Biobasin APZ (10 m)

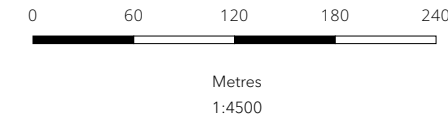


FIGURE 15: APZ MAP (SHEET 4)

Legend

- Site Boundary
- Stage 2 Boundary
- Cadastral Boundary
- Parcel Boundary
- Riparian Corridor

Vegetation (Keith 2004)

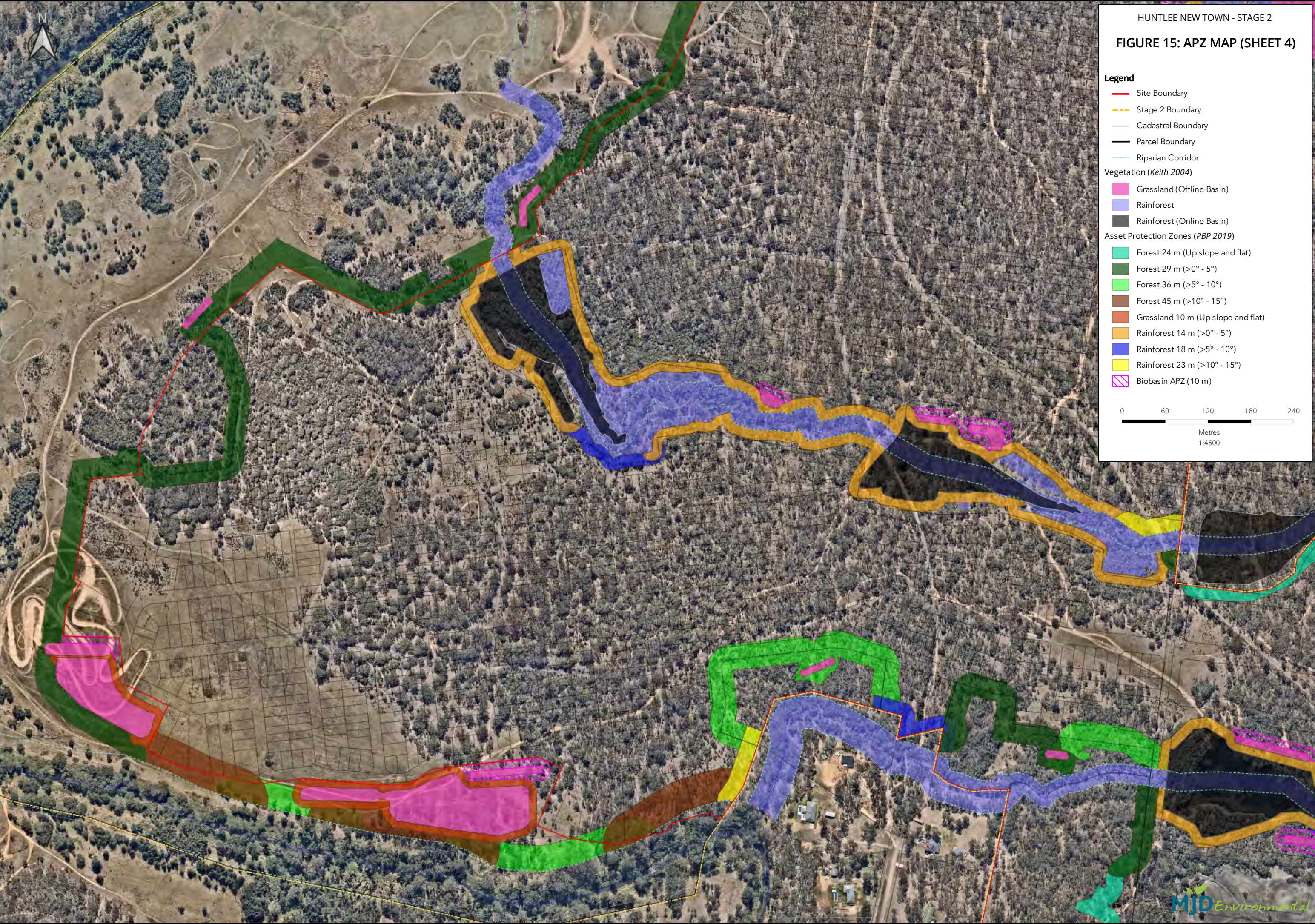
- Grassland (Offline Basin)
- Rainforest
- Rainforest (Online Basin)

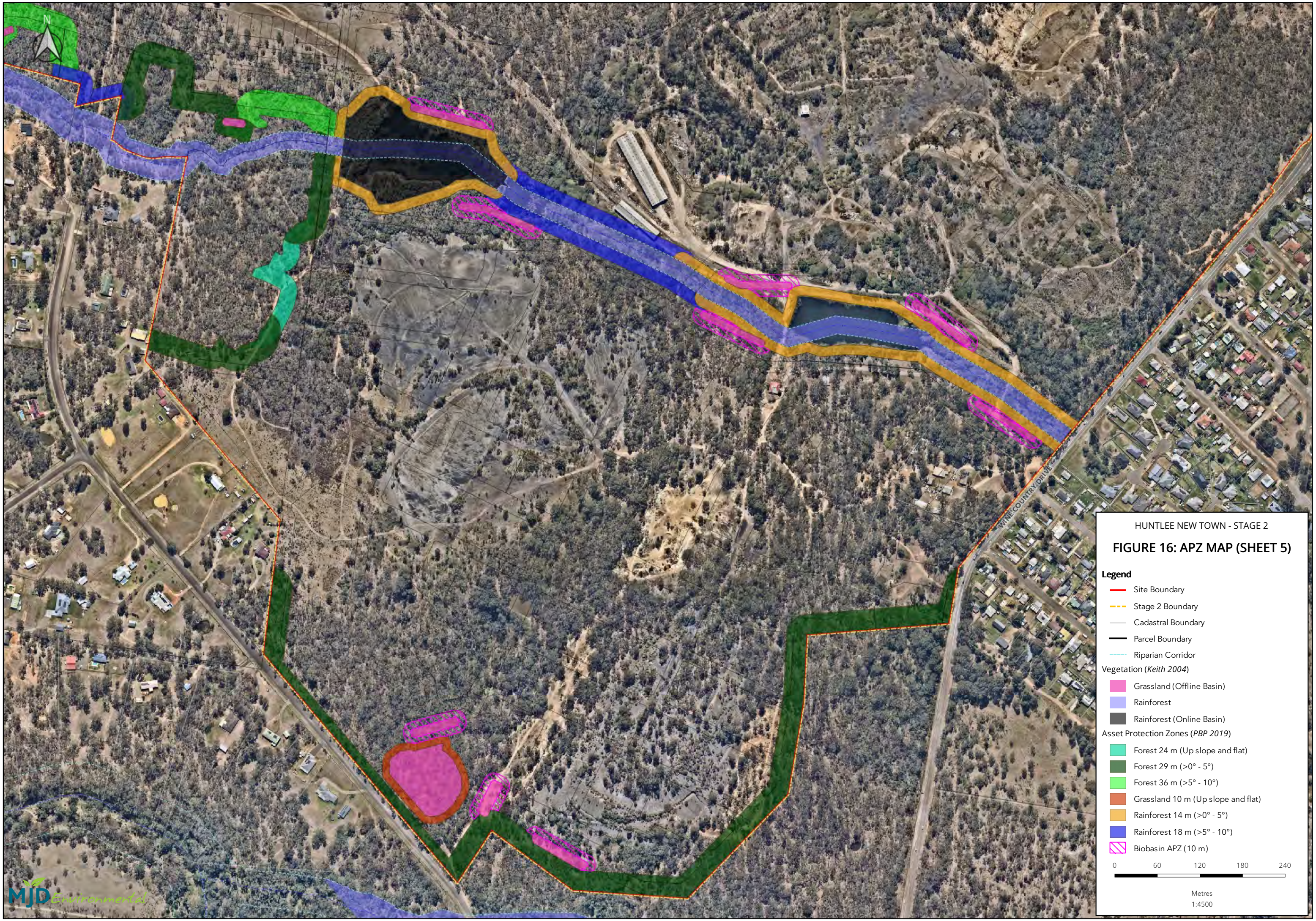
Asset Protection Zones (PBP 2019)

- Forest 24 m (Up slope and flat)
- Forest 29 m (>0° - 5°)
- Forest 36 m (>5° - 10°)
- Forest 45 m (>10° - 15°)
- Grassland 10 m (Up slope and flat)
- Rainforest 14 m (>0° - 5°)
- Rainforest 18 m (>5° - 10°)
- Rainforest 23 m (>10° - 15°)
- Biobasin APZ (10 m)

0 60 120 180 240

Metres
1:4500





HUNTLEE NEW TOWN - STAGE 2

FIGURE 16: APZ MAP (SHEET 5)

Legend

- Site Boundary
- Stage 2 Boundary
- Cadastral Boundary
- Parcel Boundary
- Riparian Corridor

Vegetation (Keith 2004)

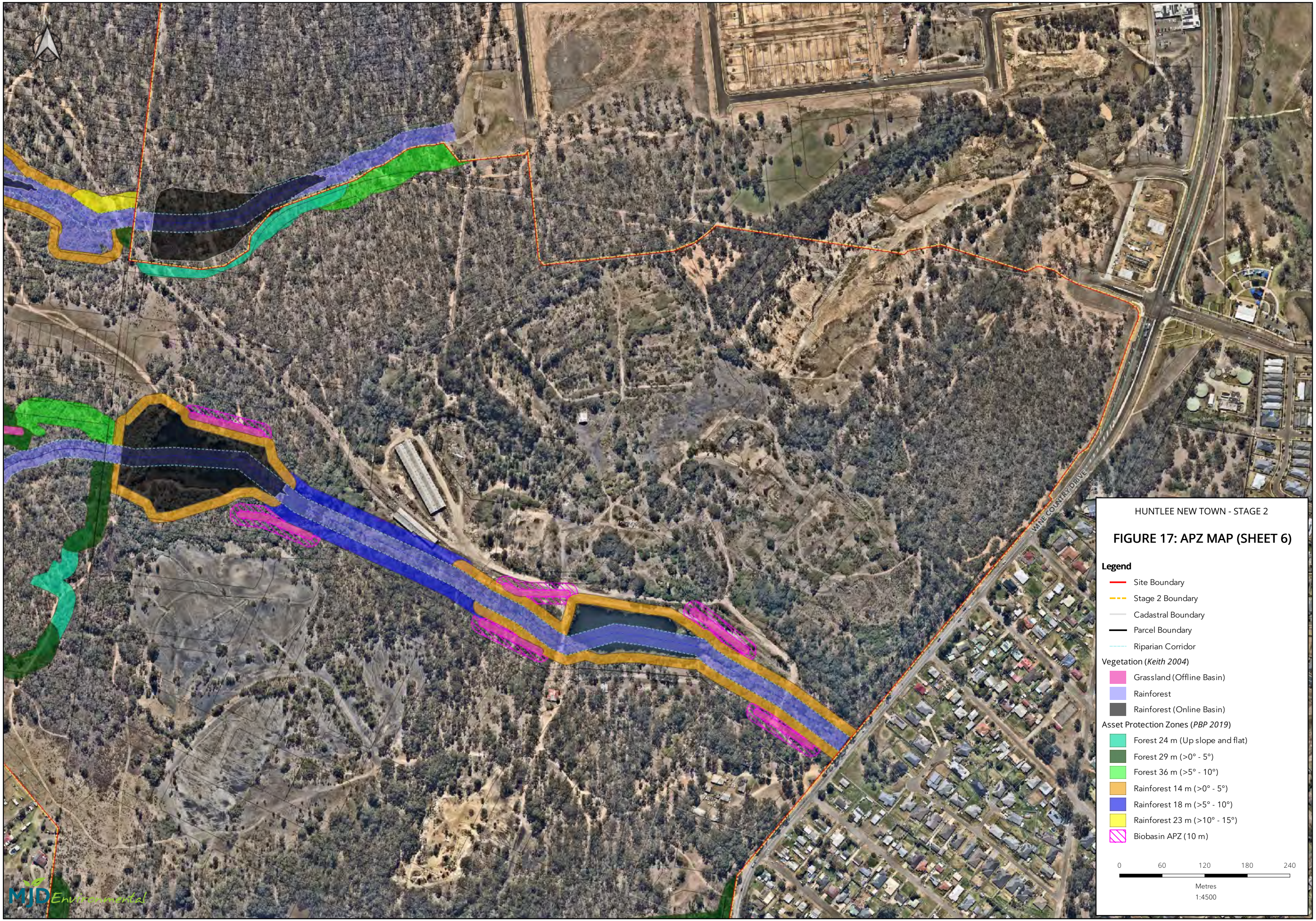
- Grassland (Offline Basin)
- Rainforest
- Rainforest (Online Basin)

Asset Protection Zones (PBP 2019)

- Forest 24 m (Up slope and flat)
- Forest 29 m (>0° - 5°)
- Forest 36 m (>5° - 10°)
- Grassland 10 m (Up slope and flat)
- Rainforest 14 m (>0° - 5°)
- Rainforest 18 m (>5° - 10°)
- Biobasin APZ (10 m)

060120180240

Metres
1:4500



HUNTLEE NEW TOWN - STAGE 2

FIGURE 17: APZ MAP (SHEET 6)

Legend

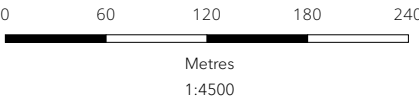
- Site Boundary
- Stage 2 Boundary
- Cadastral Boundary
- Parcel Boundary
- Riparian Corridor

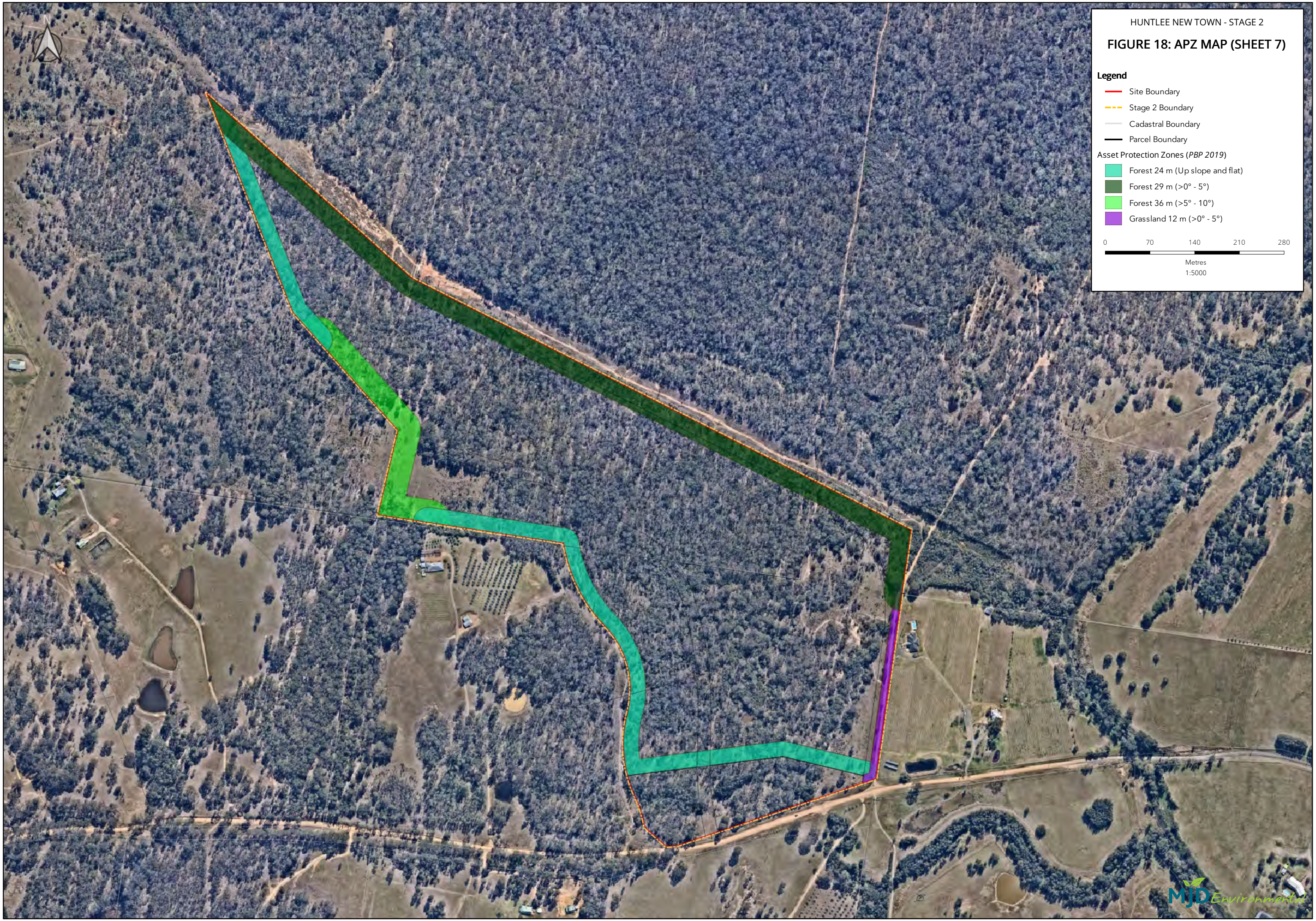
Vegetation (Keith 2004)

- Grassland (Offline Basin)
- Rainforest
- Rainforest (Online Basin)

Asset Protection Zones (PBP 2019)

- Forest 24 m (Up slope and flat)
- Forest 29 m ($>0^{\circ}$ - 5°)
- Forest 36 m ($>5^{\circ}$ - 10°)
- Rainforest 14 m ($>0^{\circ}$ - 5°)
- Rainforest 18 m ($>5^{\circ}$ - 10°)
- Rainforest 23 m ($>10^{\circ}$ - 15°)
- Biobasin APZ (10 m)





HUNTLEE NEW TOWN - STAGE 2

FIGURE 18: APZ MAP (SHEET 7)

Legend

- Site Boundary
- Stage 2 Boundary
- Cadastral Boundary
- Parcel Boundary

Asset Protection Zones (PBP 2019)

- Forest 24 m (Up slope and flat)
- Forest 29 m (>0° - 5°)
- Forest 36 m (>5° - 10°)
- Grassland 12 m (>0° - 5°)

0 70 140 210 280

Metres

1:5000



3.2 Determining BAL

By considering the bushfire hazard analysis outcomes presented in Chapter 2, Table A1.12.5 of Appendix 1 of PBP (2019) was applied to the vegetation classification and slope analysis to calculate BAL for residential development based on separation from the hazard for the site. Refer to **Table 4** and **Figure 19** to **Figure 25**.

Note:

- 1) Detention basins that are off line will be grassy and acknowledging periodic management have been treated as *grassland* on a flat site slope and a 10m APZ applied. No BAL has been assigned to the structures on the basis of their small footprint and management coupled with site context where APZ and BAL associated with the riparian corridor is greater than that of the offline basin.
- 2) Bio basins that are offline have been conservatively assessed as grassland (acknowledging periodic management) and a 10m APZ applied and no BAL. No BAL has been assigned to the structures on the basis of their small footprint and management coupled with site context where APZ and BAL associated with the riparian corridor is greater than that of the offline basin.

Appropriately dimensioned plans with Lot numbers that show BAL and APZ and a BAL schedule for each lot for the Stage 2 Detailed DA area, have been provided as Appendix B and Appendix C.

Table 4 Required BAL (PBP 2019)

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T001	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T002	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T003	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T004	Forest	5-10° Downslope	36m	<28m 28-<36m 36-<49m 49-<65m 65-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T005	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T006	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T007	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T008	Rainforest	Upslope	11m	<8m 8-<11m 11-<16m 16-<23m 23-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T009	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T010	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T011	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T012	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T013	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T014	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T015	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T016	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T017	Rainforest	Upslope	11m	<8m 8-<11m 11-<16m 16-<23m 23-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T018	Rainforest	Upslope	11m	<8m 8-<11m 11-<16m 16-<23m 23-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T019	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T020	Rainforest	5-10° Downslope	18m	<14m 14-<18m 18-<26m 26-<37m 37-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T021	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T022	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T023	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T024	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T025	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T026	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T027	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T028	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T029	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T030	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T031	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T032	Rainforest	Upslope	11m	<8m 8-<11m 11-<16m 16-<23m 23-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T033	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T034	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T035	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T036	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T037	Rainforest	10-15° Downslope	23m	<17m 17-<23m 23-<34m 34-<46m 46-<100m >100	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T038	Rainforest	5-10° Downslope	18m	<14m 14-<18m 18-<26m 26-<37m 37-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T039	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T040	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T041	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T042	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T043	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T044	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T045	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T046	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T047	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T048	Rainforest	5-10° Downslope	18m	<14m 14-<18m 18-<26m 26-<37m 37-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T049	Rainforest	5-10° Downslope	18m	<14m 14-<18m 18-<26m 26-<37m 37-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T050	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T051	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T052	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T053	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T054	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T055	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T056	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T057	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T058	Grassland	Upslope	10m	<8m 8-<10m 10-<15m 15-<22m 22-<50m >50m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T059	Forest	5-10° Downslope	36m	<28m 28-<36m 36-<49m 49-<65m 65-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T060	Forest	10-15° Downslope	45m	<36m 36-<45m 45-<60m 60-<77m 77-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T061	Forest	5-10° Downslope	36m	<28m 28-<36m 36-<49m 49-<65m 65-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T062	Forest	10-15° Downslope	45m	<36m 36-<45m 45-<60m 60-<77m 77-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T063	Forest	5-10° Downslope	36m	<28m 28-<36m 36-<49m 49-<65m 65-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T064	Forest	5-10° Downslope	36m	<28m 28-<36m 36-<49m 49-<65m 65-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T065	Forest	10-15° Downslope	45m	<36m 36-<45m 45-<60m 60-<77m 77-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T066	Forest	10-15° Downslope	45m	<36m 36-<45m 45-<60m 60-<77m 77-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T067	Rainforest	10-15° Downslope	23m	<17m 17-<23m 23-<34m 34-<46m 46-<100m >100	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T068	Rainforest	5-10° Downslope	18m	<14m 14-<18m 18-<26m 26-<37m 37-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T069	Rainforest	5-10° Downslope	18m	<14m 14-<18m 18-<26m 26-<37m 37-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T070	Rainforest	5-10° Downslope	18m	<14m 14-<18m 18-<26m 26-<37m 37-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T071	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T072	Rainforest	5-10° Downslope	18m	<14m 14-<18m 18-<26m 26-<37m 37-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T073	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T074	Rainforest	5-10° Downslope	18m	<14m 14-<18m 18-<26m 26-<37m 37-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T075	Rainforest	15-20° Downslope	30m	<23m 23-<30m 30-<42m 42-<56m 56-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T076	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T077	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T078	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T079	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T080	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T081	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T082	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T083	Rainforest	5-10° Downslope	18m	<14m 14-<18m 18-<26m 26-<37m 37-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T084	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T085	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T086	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low

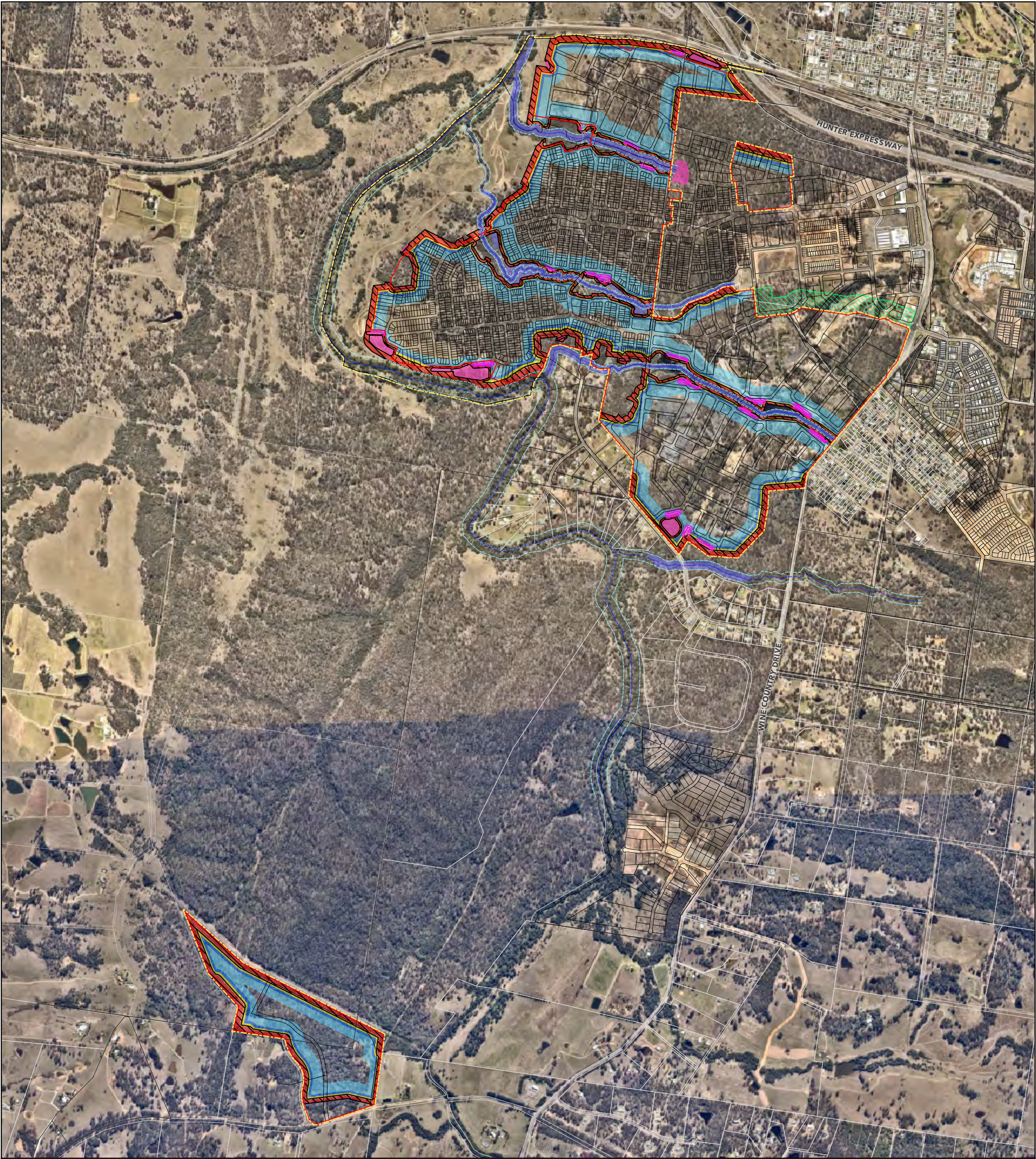
Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T087	Forest	Upslope	24m	<18m 18-<24m 24-<33m 33-<45m 45-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T088	No Hazard	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T089	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T090	No Hazard	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T091	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T092	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T093	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T094	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T095	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T096	No Hazard	0-5° Downslope	Temporary 100m APZ		
T097	No Hazard	Upslope	Temporary 100m APZ		

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T098	Rainforest / No Hazard	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T099	Rainforest / No Hazard	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T100	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T101	Rainforest	0-5° Downslope	14m	<11m 11-<14m 14-<21m 21-<29m 29-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T102	Forest	5-10° Downslope	36m	<28m 28-<36m 36-<49m 49-<65m 65-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T103	Forest	Upslope	24m	<18m 18-<24m 24-<33m 33-<45m 45-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T104	Forest	Upslope	24m	<18m 18-<24m 24-<33m 33-<45m 45-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T105	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T120	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T121	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T122	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T123	Forest	5-10° Downslope	36m	<28m 28-<36m 36-<49m 49-<65m 65-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T124	Forest	Upslope	24m	<18m 18-<24m 24-<33m 33-<45m 45-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T125	Forest	5-10° Downslope	36m	<28m 28-<36m 36-<49m 49-<65m 65-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T126	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T127	Forest	5-10° Downslope	36m	<28m 28-<36m 36-<49m 49-<65m 65-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T128	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T129	Forest	Upslope	24m	<18m 18-<24m 24-<33m 33-<45m 45-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T130	Forest	Upslope	24m	<18m 18-<24m 24-<33m 33-<45m 45-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T131	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
Southwest – Old North Road					
T106	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T107	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T108	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T109	Forest	0-5° Downslope	29m	<22m 22-<29m 29-<40m 40-<54m 54-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T110	Grassland	0-5° Downslope	12m	<9m 9-<12m 12-<17m 17-<25m 25-<50m >50m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T111	Grassland	0-5° Downslope	12m	<9m 9-<12m 12-<17m 17-<25m 25-<50m >50m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T112	Grassland	Upslope	10m	<8m 8-<10m 10-<15m 15-<22m 22-<50m >50m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low

Transect	Vegetation Classification	Slope Class	Required APZ (Table A1.12.2 PBP 2019)	Separation Distance	BAL (Table A1.12.5 PBP 2019)
T113	Forest	Upslope	24m	<18m 18-<24m 24-<33m 33-<45m 45-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T114	Forest	Upslope	24m	<18m 18-<24m 24-<33m 33-<45m 45-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T115	Forest	5-10° Downslope	36m	<28m 28-<36m 36-<49m 49-<65m 65-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T116	Forest	5-10° Downslope	36m	<28m 28-<36m 36-<49m 49-<65m 65-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T117	Forest	5-10° Downslope	36m	<28m 28-<36m 36-<49m 49-<65m 65-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T118	Forest	Upslope	24m	<18m 18-<24m 24-<33m 33-<45m 45-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T119	Forest	Upslope	24m	<18m 18-<24m 24-<33m 33-<45m 45-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T132	Forest	Upslope	24m	<18m 18-<24m 24-<33m 33-<45m 45-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low
T133	Forest	Upslope	24m	<18m 18-<24m 24-<33m 33-<45m 45-<100m >100m	BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-Low

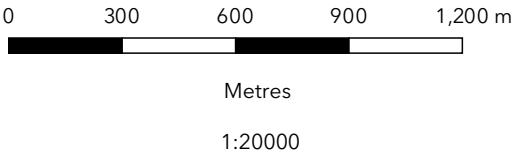


HUNTLEE NEW TOWN - STAGE 2

FIGURE 19: BAL MAP (SHEET 1 - OVERALL / KEY PLAN)

Legend

- | | | |
|--------------------|-----------------------------------|-----------------------------------|
| Site Boundary | Asset Protection Zones (PBP 2019) | Bushfire Attack Levels (PBP 2019) |
| Stage 2 Boundary | Biobasin APZ (10 m) | BAL-12.5 |
| Cadastral Boundary | Temporary APZ (100 m) | BAL-19 |
| Parcel Boundary | Vegetation (Keith 2004) | BAL-29 |
| Riparian Corridor | Grassland (Offline Basin) | BAL-40 |
| Watercourse | Rainforest | BAL-FZ |



Aerial: Nearmap (2023) | Data: MJD Environmental, ADW Johnson, Daly Smith, Groundswell, NSW Spatial Services (2026), Northrop (2023) | Datum/Projection: GDA94 / MGA zone 56 | Date: 19/02/2026 | Version: 4 | Z:\16015 - Huntlee, Branxton | This plan should not be relied upon for critical design dimensions.

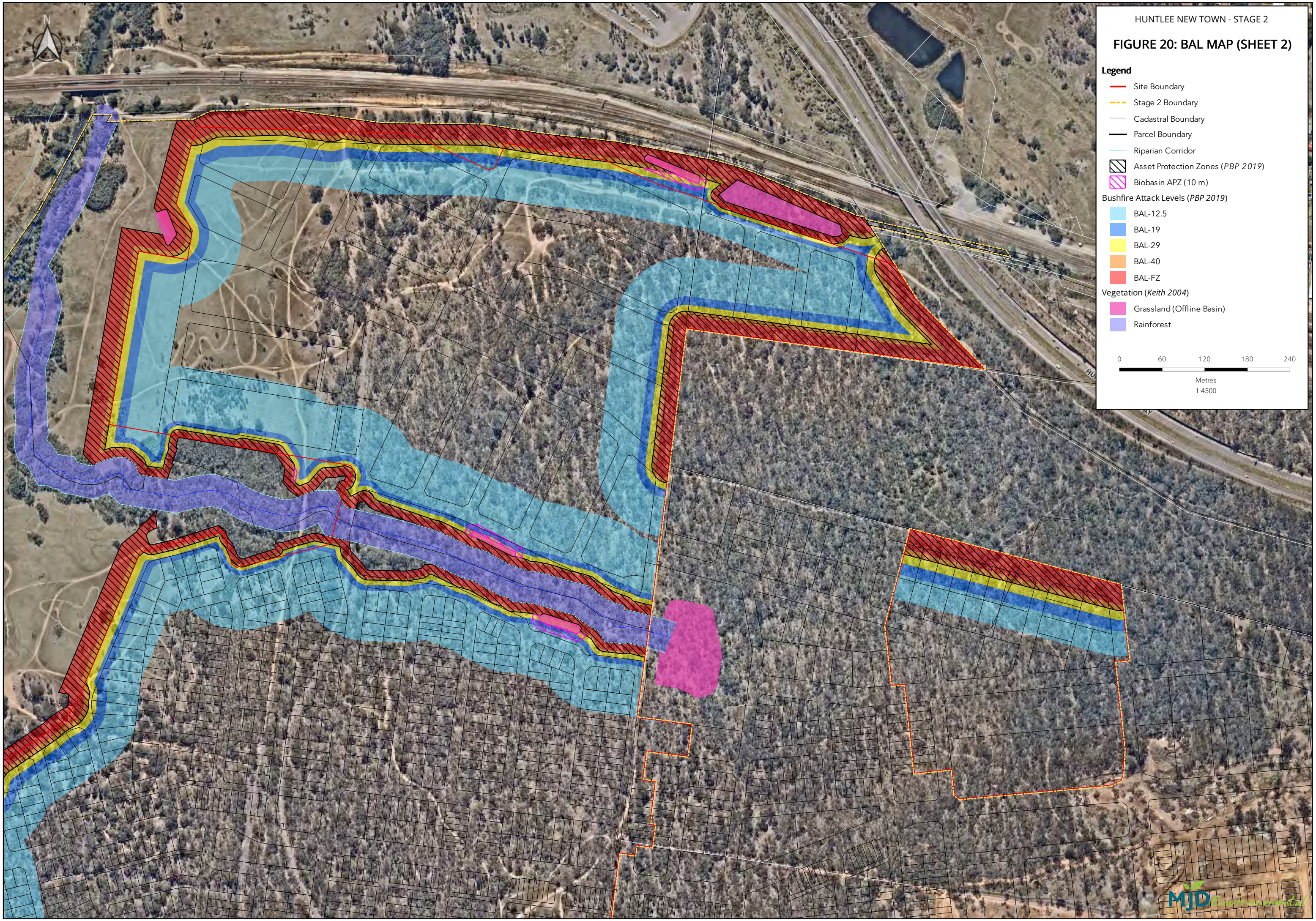
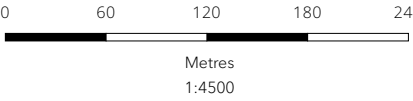


FIGURE 20: BAL MAP (SHEET 2)

- Legend**
- Site Boundary
 - Stage 2 Boundary
 - Cadastral Boundary
 - Parcel Boundary
 - Riparian Corridor
 - Asset Protection Zones (PBP 2019)
 - Biobasin APZ (10 m)
- Bushfire Attack Levels (PBP 2019)**
- BAL-12.5
 - BAL-19
 - BAL-29
 - BAL-40
 - BAL-FZ
- Vegetation (Keith 2004)**
- Grassland (Offline Basin)
 - Rainforest



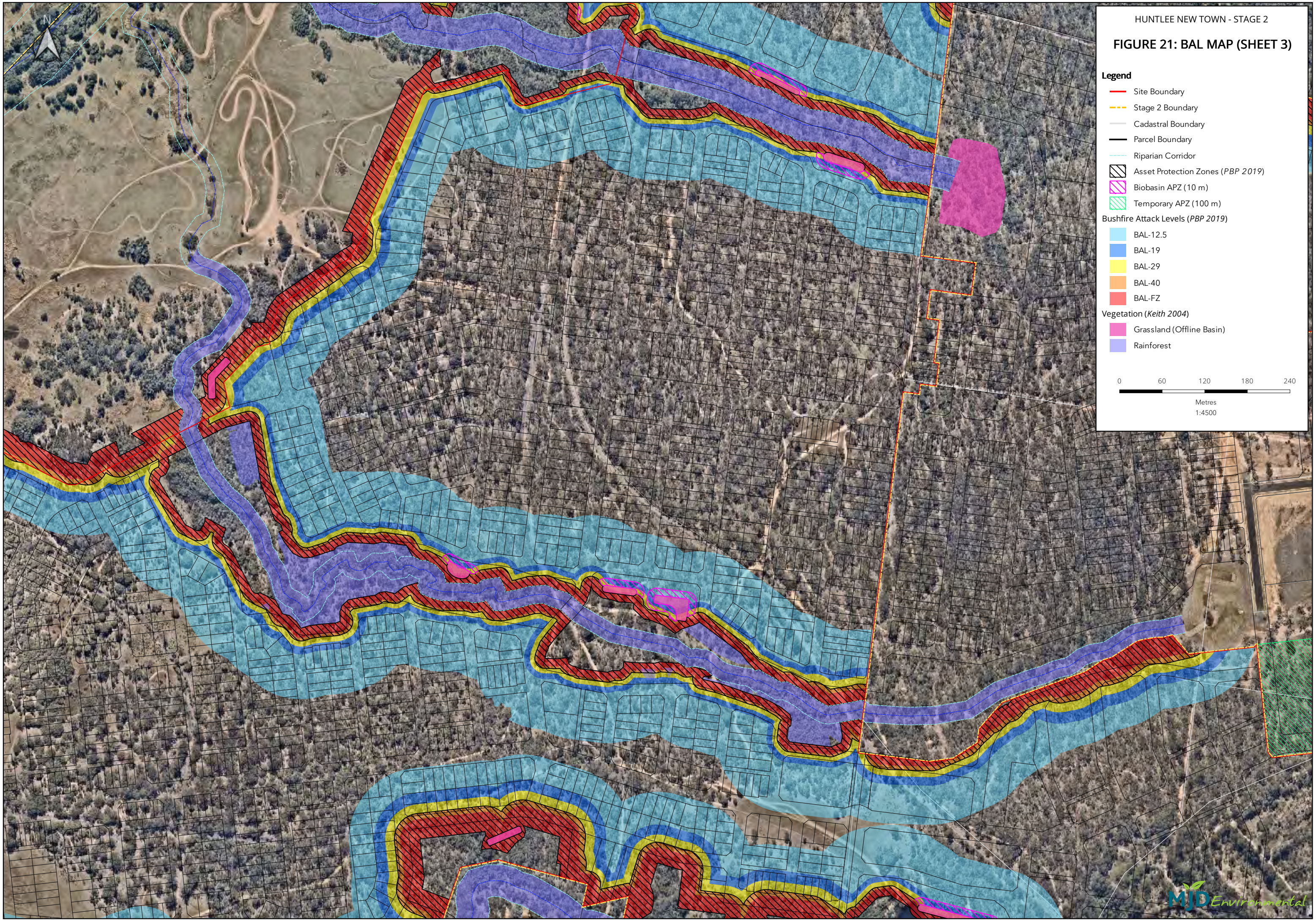


FIGURE 21: BAL MAP (SHEET 3)

- Legend**
- Site Boundary
 - Stage 2 Boundary
 - Cadastral Boundary
 - Parcel Boundary
 - Riparian Corridor
 - Asset Protection Zones (PBP 2019)
 - Biobasin APZ (10 m)
 - Temporary APZ (100 m)
- Bushfire Attack Levels (PBP 2019)**
- BAL-12.5
 - BAL-19
 - BAL-29
 - BAL-40
 - BAL-FZ
- Vegetation (Keith 2004)**
- Grassland (Offline Basin)
 - Rainforest

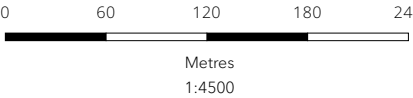
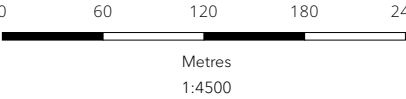
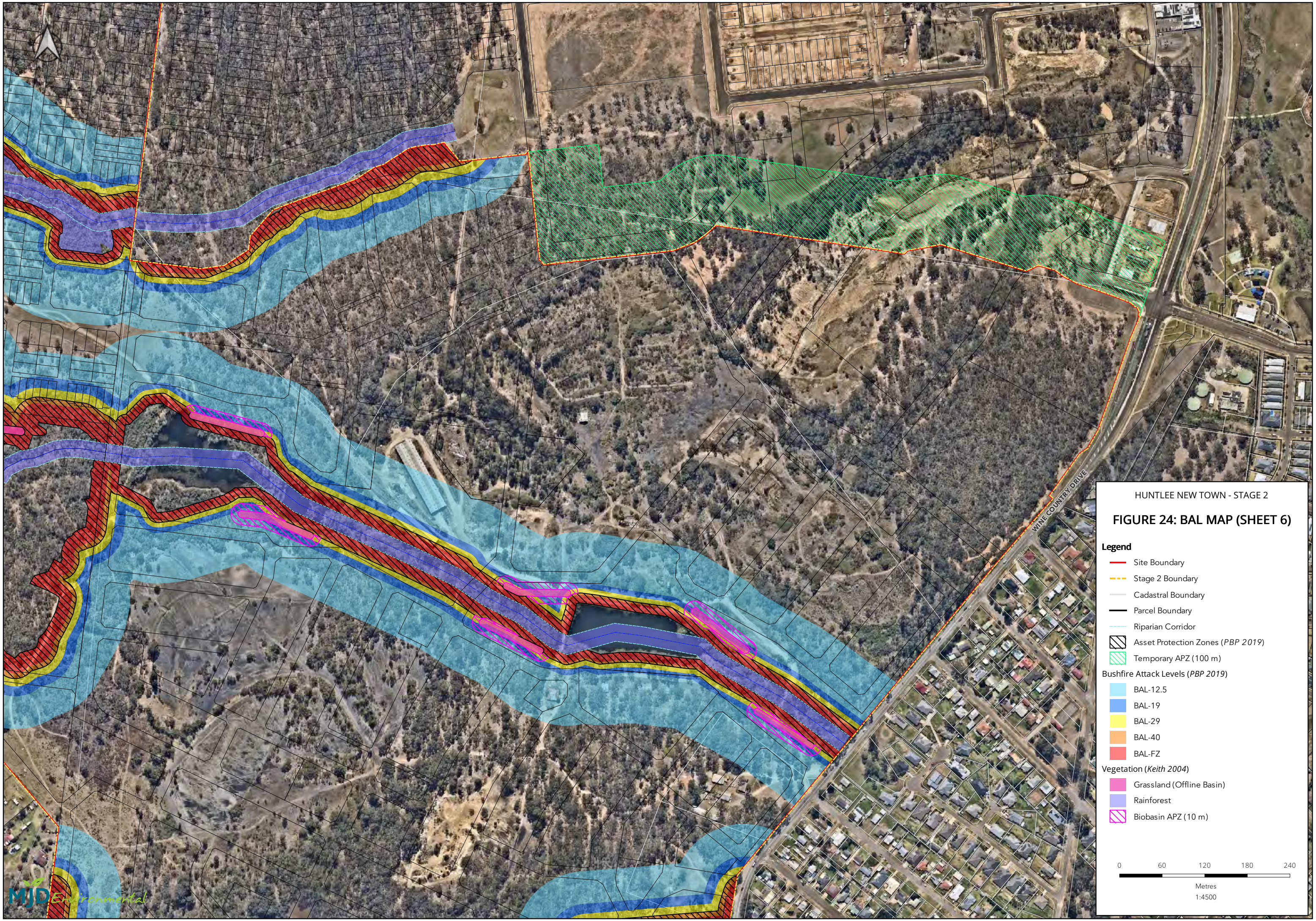


FIGURE 22: BAL MAP (SHEET 4)

- Legend**
- Site Boundary
 - Stage 2 Boundary
 - Cadastral Boundary
 - Parcel Boundary
 - Riparian Corridor
 - Asset Protection Zones (PBP 2019)
 - Biobasin APZ (10 m)
- Bushfire Attack Levels (PBP 2019)**
- BAL-12.5
 - BAL-19
 - BAL-29
 - BAL-40
 - BAL-FZ
- Vegetation (Keith 2004)**
- Grassland (Offline Basin)
 - Rainforest





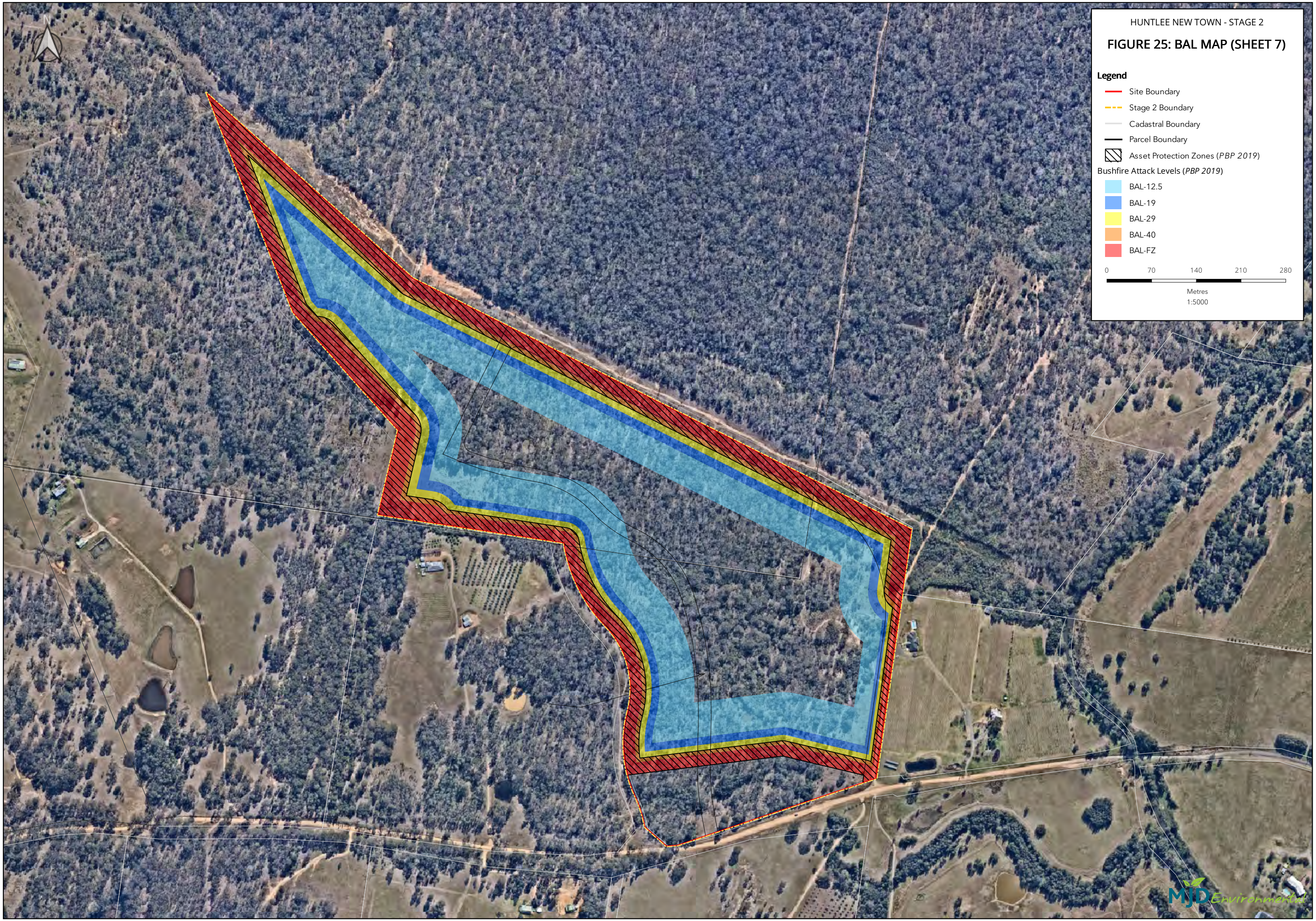
HUNTLEE NEW TOWN - STAGE 2

FIGURE 24: BAL MAP (SHEET 6)

Legend

- Site Boundary
- Stage 2 Boundary
- Cadastral Boundary
- Parcel Boundary
- Riparian Corridor
- Asset Protection Zones (PBP 2019)
- Temporary APZ (100 m)
- Bushfire Attack Levels (PBP 2019)
 - BAL-12.5
 - BAL-19
 - BAL-29
 - BAL-40
 - BAL-FZ
- Vegetation (Keith 2004)
 - Grassland (Offline Basin)
 - Rainforest
 - Biobasin APZ (10 m)

0 60 120 180 240
Metres
1:4500



HUNTLEE NEW TOWN - STAGE 2

FIGURE 25: BAL MAP (SHEET 7)

Legend

- Site Boundary
- Stage 2 Boundary
- Cadastral Boundary
- Parcel Boundary
- Asset Protection Zones (PBP 2019)

Bushfire Attack Levels (PBP 2019)

- BAL-12.5
- BAL-19
- BAL-29
- BAL-40
- BAL-FZ

0 70 140 210 280

Metres

1:5000

3.3 Access

In the event of a serious bushfire threat to the proposed development, it will be essential to ensure that adequate ingress/ egress and the provision of defendable space are afforded in the subdivision design with due regard to the requirements of Table 5.3b and Appendix 3 of PBP (2019).

All access within the subdivision is generally consistent with the Huntlee Concept Approval where the access to the subdivision will be as recommended within the Traffic Impact Assessment and will include upgrades to existing connections to Wine Country Drive and new connection points. The proposed public perimeter roads and internal roads comply with RFS requirements for access listed in terms of surface, vertical clearance, horizontal width, grades, and minimum curve radius.

Consistent with the staged development delivery for Huntlee, temporary turning heads will be installed and maintained until future construction occurs in subsequent stages of the development. Temporary turning heads will be compliant with Types A-D outlined in Appendix 3 of PBP (2019).

Refer to **Appendix A** for Site Plan showing access.

The following summarises the requirements of Table 5.3b, and Appendix 3 of PBP (2019). Deviations from the above acceptable solutions for access may be considered (depending on the situation) through a performance-based assessment.

Table 5 Acceptable solutions for access (PBP 2019)

Performance Criteria	Acceptable Solutions
The intent may be achieved where:	
General Requirements Firefighting vehicles are provided with safe, all-weather access to structures.	- property access roads are two-wheel drive, all weather roads; - perimeter roads are provided for residential subdivisions of three or more allotments; - subdivisions of three or more allotments have more than one access in and out of the development; - traffic management devices are constructed to not prohibit access by emergency services vehicles; - maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient; - all roads are through roads; - dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end; - where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road; - where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access shall be provided to an alternate point on the existing public road system; and - one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.
the capacity of access roads is adequate for firefighting vehicles.	the capacity of perimeter and non-perimeter road surfaces and any bridges/ causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/ causeways are to clearly indicate load rating.

Performance Criteria	Acceptable Solutions
there is appropriate access to water supply.	- hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression; - hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 or as updated by AS2419.1:2021 (per PBP Addendum Nov 2022); and - there is suitable access for a Category 1 fire appliances to within 4m of the static water supply where no reticulated supply is available.
Perimeter access roads Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.	- are two-way sealed roads; - minimum 8m carriageway width kerb to kerb; - parking is provided outside of the carriageway width; hydrants are located clear of parking areas; - are through roads, and these are linked to the internal road system at an interval of no greater than 500m; - curves of roads have a minimum inner radius of 6m; - the maximum grade road is 15 degrees and average grade of not more than 10 degrees; - the road crossfall does not exceed 3 degrees; and - a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.
Non-perimeter access roads Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating.	- minimum 5.5m carriageway width kerb to kerb; - minimum 5.5m carriageway width kerb to kerb; - parking is provided outside of the carriageway width; hydrants are located clear of parking areas; - roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m; - curves of roads have a minimum inner radius of 6m; - the road crossfall does not exceed 3 degrees; and - a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.
Property Access Firefighting vehicles can access the dwelling and exit the property safely.	- There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that supports the operational use of emergency firefighting vehicles. In circumstances where this cannot occur, the following requirements apply: - minimum 4m carriageway width; - in forest, woodland and heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay; - a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches; - provide a suitable turning area in accordance with Appendix 3;

Performance Criteria	Acceptable Solutions										
	<table border="1"> <thead> <tr> <th>Curve radius (inside edge in metres)</th><th>Swept path (metres width)</th></tr> </thead> <tbody> <tr> <td>< 40</td><td>4.0</td></tr> <tr> <td>40 - 69</td><td>3.0</td></tr> <tr> <td>70 - 100</td><td>2.7</td></tr> <tr> <td>> 100</td><td>2.5</td></tr> </tbody> </table> Type A Type B Type C Type D - curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress; - the minimum distance between inner and outer curves is 6m; - the crossfall is not more than 10 degrees; - maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and - a development comprising more than three dwellings has access by dedication of a road and not by right of way. <i>Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development property access roads in addition to the above.</i>	Curve radius (inside edge in metres)	Swept path (metres width)	< 40	4.0	40 - 69	3.0	70 - 100	2.7	> 100	2.5
Curve radius (inside edge in metres)	Swept path (metres width)										
< 40	4.0										
40 - 69	3.0										
70 - 100	2.7										
> 100	2.5										

3.4 Services – Water, Electricity, Gas

The Site is to be developed in accordance with Table 5.3c the PBP (2019) acceptable solutions for services listed in **Table 6**.

The proposal is able to satisfy these requirements given:

- The Site will be connected to the reticulated water and recycled supply.
- The site will be connected to power from the existing service available within Huntlee. This shall be extended and augmented within the site.
- Any future gas connection will be installed in accordance with the provisions of PBP (2019).
- Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005 or as updated by AS2419.1:2021 (per PBP Addendum Nov 2022).

Table 6 Acceptable solutions for services (PBP 2019)

Performance Criteria	Acceptable Solutions										
The intent may be achieved where:											
▪ adequate water supplies are provided for firefighting purposes	▪ reticulated water is to be provided to the development, where available ▪ a static water and hydrant supply is provided for non-reticulated developments or where reticulated water supply cannot be guaranteed; and ▪ static water supplies shall comply with Table 5.3d <table border="1"> <thead> <tr> <th>Development Type</th><th>Water Requirements</th></tr> </thead> <tbody> <tr> <td>Residential lots (<1000m²)</td><td>5,000L/lot</td></tr> <tr> <td>Rural-residential lots (1000-10,000m²)</td><td>10,000L/lot</td></tr> <tr> <td>Large rural/lifestyle lots (>10,000m²)</td><td>20,000L/lot</td></tr> <tr> <td>Multi-dwelling housing (including dual occupancies)</td><td>5,000L/dwelling</td></tr> </tbody> </table>	Development Type	Water Requirements	Residential lots (<1000m ²)	5,000L/lot	Rural-residential lots (1000-10,000m ²)	10,000L/lot	Large rural/lifestyle lots (>10,000m ²)	20,000L/lot	Multi-dwelling housing (including dual occupancies)	5,000L/dwelling
Development Type	Water Requirements										
Residential lots (<1000m ²)	5,000L/lot										
Rural-residential lots (1000-10,000m ²)	10,000L/lot										
Large rural/lifestyle lots (>10,000m ²)	20,000L/lot										
Multi-dwelling housing (including dual occupancies)	5,000L/dwelling										
▪ water supplies are located at regular intervals; and ▪ the water supply is accessible and reliable for firefighting operations.	▪ fire hydrant spacing, design and sizing complies with AS 2419.1 – 2005 or as updated by AS2419.1:2021 (per PBP Addendum Nov 2022) ▪ hydrants are not located within any road carriageway ▪ all above ground water and gas service pipes external to the building are metal, including and up to any taps										
▪ flows and pressure are appropriate	▪ fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005 or as updated by AS2419.1:2021 (per PBP Addendum Nov 2022)										
▪ the integrity of the water supply is maintained.	▪ all above-ground water service pipes are metal, including and up to any taps; and ▪ above-ground water storage tanks shall be of concrete or metal.										

Performance Criteria	Acceptable Solutions
Electricity Services location of electricity services limits the possibility of ignition of surrounding bushland or the fabric of buildings	- where practicable, electrical transmission lines are underground. - where overhead electrical transmission lines are proposed: - lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas; and - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 <i>Guideline for Managing Vegetation Near Power Lines</i>.
Gas services location of gas services will not lead to ignition of surrounding bushland or the fabric of buildings	- reticulated or bottled gas is installed and maintained in accordance with AS/NZ 1596:2014 – <i>The storage and handling of LP Gas</i>, and the requirements of relevant authorities. Metal piping is to be used. - all fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and shielded on the hazard side of the installation. - Above-ground gas service pipes are metal, including and up to any outlets. - Connections to and from gas cylinders are metal. - polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not used.

3.5 Landscaping & Fuel Management

All future landscaping on the site should be designed and managed to minimise impact of bushfire based on the principles set out in PBP (2019) being:

- Prevent flame contact / direct ignition on the dwelling;
- Provide a defensible space for property protection;
- Reduce fire spread;
- Deflect and filter embers;
- Provide shelter from radiant heat; and
- Reduce wind speed.

In this manner, consideration should be given to species selection, planting location, flammability and size at maturity to ensure discontinuous canopy/ structure both vertically and horizontally to ensure the above principles are met.

Ongoing fuel management across the site as part of the maintenance regime should comply with the NSW RFS 'Asset protection zone standards' and Appendix 4 - Asset Protection Zone Requirements of PBP (2019) which provides guidance on maintenance activities to assist in achieving the landscape principles.

Fencing and gates are to be constructed in accordance with PBP (2019) section 7.6 as follows:

Fences and gates in bush fire prone areas may play a significant role in the vulnerability of structures during bush fires. In this regard, all fences in bush fire prone areas should be made of either hardwood or non-combustible material.

However, in circumstances where the fence is within 6m of a building or in areas of BAL-29 or greater, they should be made of non-combustible material only.

3.6 Emergency Management

Any fire within the site would be attended in the first instance by the Cessnock branch of the NSW Fire Brigade and/or the Rothbury and North Rothbury Rural Fire Brigade.

To assist emergency response from the NSW RFS and/or NSW Fire and Rescue, site access is to comply with the provisions set out in PBP (2019) and all tanks including connection points be readily accessible and clearly marked. If pumps are to be made available, they must be regularly maintained and in good working order.

4 Conclusion & Recommendations

This Bushfire Assessment Report supports an Environmental Impact Statement and State Significant Development Application (SSDA) that seeks consent for the Huntlee New Town Stage 2 development, comprising the concept development for the Stage 2 sites including Villages 2 and 3, land off Old North Road and the Town Centre North area, and the detailed development for the central and southern areas of Village 2. The proposal represents the next phase of an extensive planning, assessment and consultation process completed to date for the development of the Huntlee New Town site consistent with the Major Project Concept Approval (MP10_0137).

This assessment has considered and assessed the bushfire hazard and associated potential threats relevant to the proposal, and outlines the minimum mitigative measures which would be required in accordance with *Planning for Bush Fire Protection 2019* (PBP), as adopted through the *Environmental Planning & Assessment Amendment (Planning for Bush Fire Protection) Regulation 2020*. Reference is made to PPB Addendum (November 2022) where applicable.

In order to determine whether the proposed development is bushfire-prone, and if so, which setbacks and other relevant Bush Fire Protection Measures (BPM) will be appropriate, this assessment adhered to the methodology and procedures outlined in PBP (2019) via assessment of acceptable solutions as outlined in Chapter 5 of PBP (2019).

This assessment has been made based on the bushfire hazards in and around the site at the time of inspection and production (July and September 2023 to February 2026).

The report has been amended for ease of reference to the NSW RFS and NSW DPHI. It takes into account and anticipates the reader is familiar with NSW RFS correspondence and applicant response –

1. NSW RFS (Ref: DA20230220000698-EIS & DA Exhibition-1, dated 19 September 2024);
2. NSW RFS (Ref: DA20250726002963-Response to Submissions-1, dated 11 September 2025); and
3. NSW RFS (Ref: DA20230220000698-Response to Submissions-2, dated 20 February 2026).

In summary, the following key recommendations have been generated to enable the proposal to comply with PBP (2019).

Asset Protection Zones

- A variable APZ of 10m to 45m is required from the Huntlee concept approval boundary for uses that trigger residential APZ setbacks. In the case of a SFPP increased setbacks in accordance with PBP (2019 and Addendum 2022) shall apply.
- The development of Stage 2 will occur in a staged fashion. A temporary APZ consistent with Appendix 4 PBP 2019 of 100m or to the Huntlee boundary is required between active or completed development stages and future development areas.
- All lands within the development area including open space outside the nominated riparian corridors will be managed as an APZ to an IPA standard per Appendix 4 of PBP (2019).
 - o on any residential lot effected by APZ, registration of the APZ on title under a Section 88 that prevents construction of a habitable building in the burdened area. Notably this is not intended to prohibit construction of a non-habitable building (detached garage, shed, pergola) in the burdened area.
 - o on public land effected by APZ, registration of the APZ will be provided on title.
- Future dwellings within the site must have due regard to the specific considerations to required BAL as detailed in Chapter 3, Section 3.2 of this report.
- A BAL Schedule and appropriately dimensioned plans with Lot numbers have been provided for endorsement in Appendix B and Appendix C of this report.

Access

- Access for the subdivision design shall comply with the requirements of Table 5.3b and Appendix 3 of PBP (2019)
- All access within the subdivision is generally consistent with the Huntlee Concept Approval where the access to the subdivision will be as recommended within the Traffic Impact Assessment and will include upgrades to existing connections to Wine Country Drive and new connection points. The proposed public perimeter roads and internal roads comply with RFS requirements for access listed in terms of surface, vertical clearance, horizontal width, grades, and minimum curve radius.
- Temporary turning heads will be installed and maintained until future construction occurs in subsequent stages of the development. Temporary turning heads will be compliant with Types A-D outlined in Appendix 3 of PBP (2019).

Services – Water supply, Gas and Electricity

- Services for the subdivision design shall comply with the requirements of Table 5.3c the PBP (2019).
 - o The Site will be connected to the reticulated water and recycled supply.
 - o The site will be connected to power from the existing service available within Huntlee. This shall be extended and augmented within the site.
 - o Any future gas connection will be installed in accordance with the provisions of PBP (2019).
- Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005 or as updated by AS2419.1:2021 (per PBP Addendum Nov 2022).

Landscaping and Fuel Management

- Careful consideration of future site landscaping, fencing and ongoing fuel management must occur to minimise the potential impact of bushfire on the Site; and
- Ongoing fuel management across the Site as part of the maintenance regime should give due consideration to Appendix 4 Asset Protection Zone Requirements of PBP (2019) which provides guidance on maintenance activities to assist in achieving the landscape principles.

5 Bibliography

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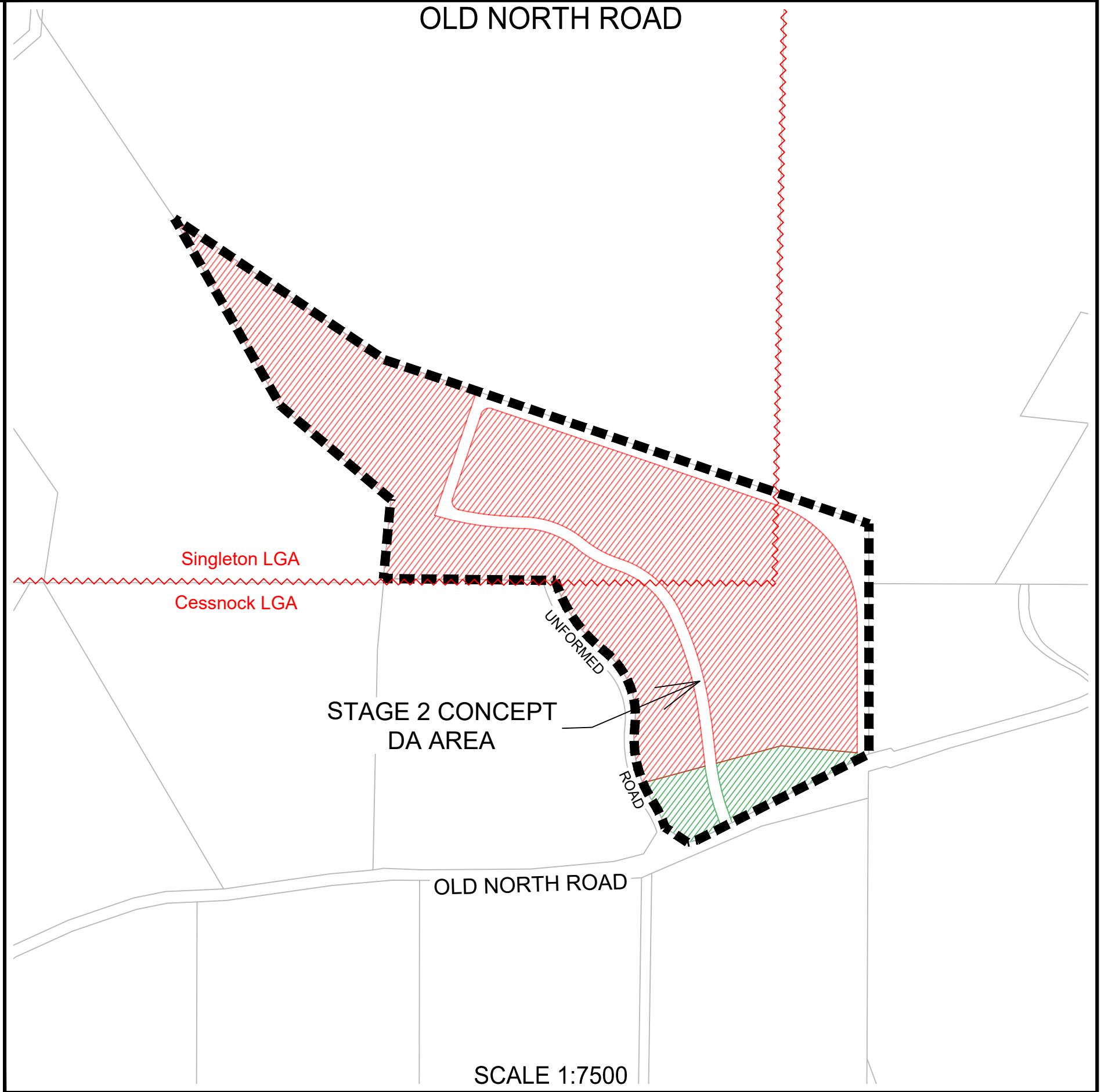
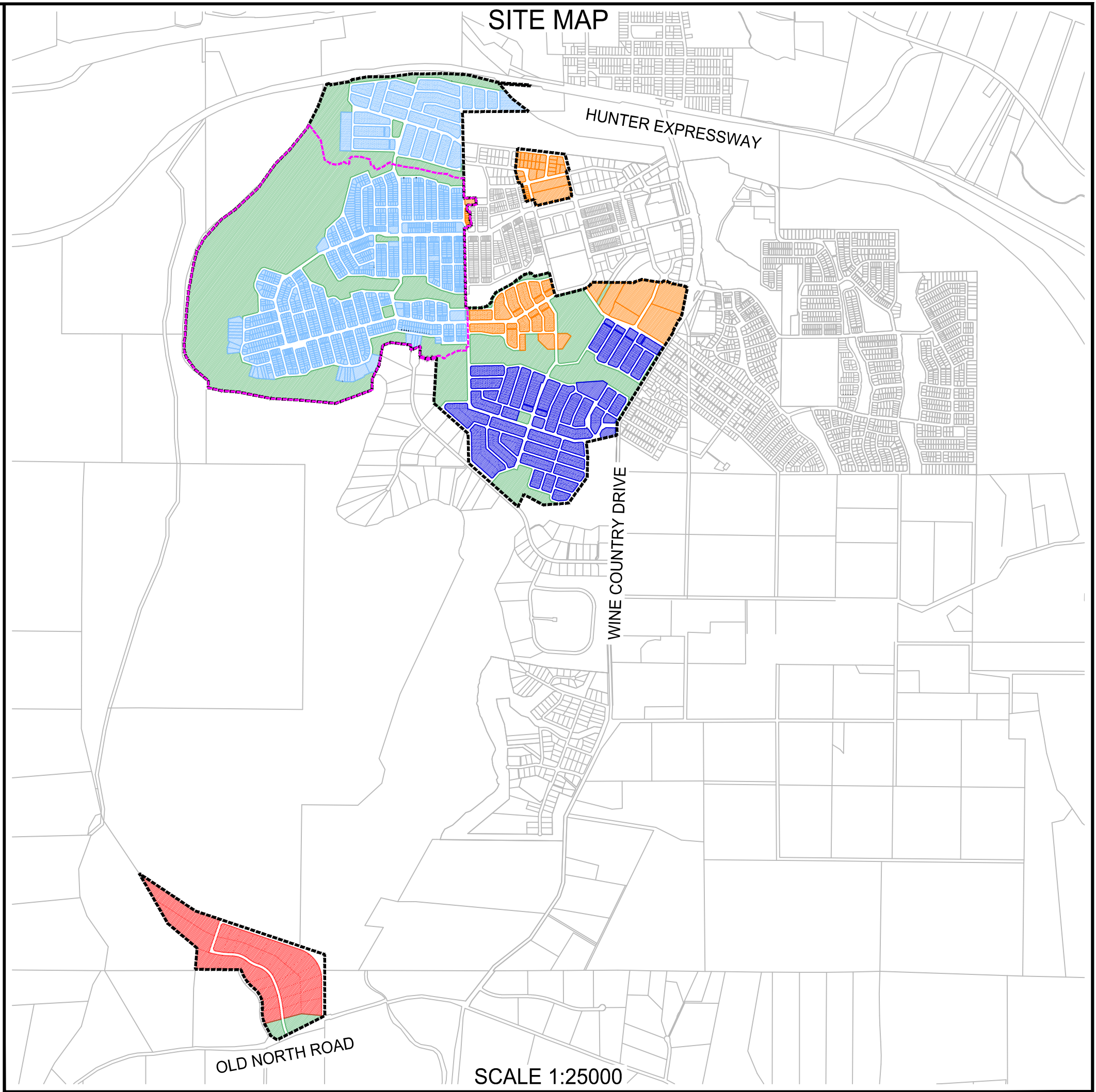
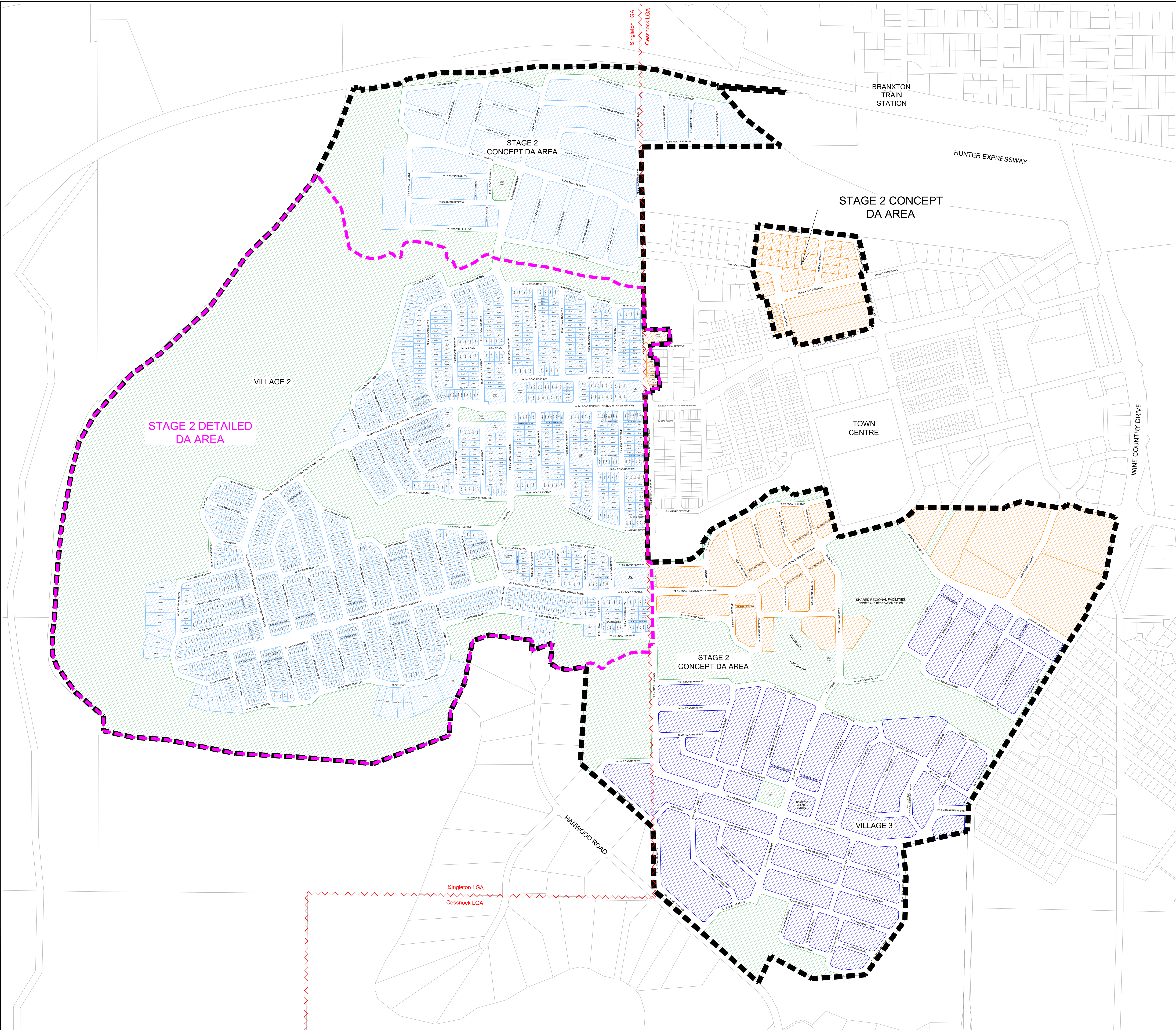
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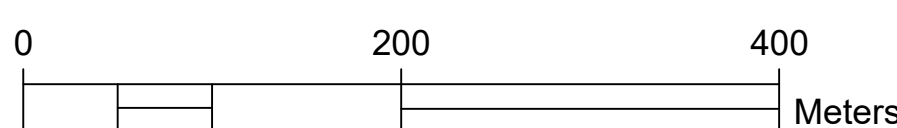
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Appendix A Plan of Proposal



- LEGEND
- VILLAGE 2
 - VILLAGE 3
 - TOWN CENTRE
 - LARGE LOT SITES
 - INDICATIVE PARKS / OPEN SPACE / RIPARIAN
 - STAGE 2 DA BOUNDARY (CONCEPT AND DETAILED AREAS)
 - STAGE 2 DETAILED DA BOUNDARY
 - LOCAL GOVERNMENT AUTHORITY BOUNDARY
 - MD INDICATES MULTI-DWELLING LOT



ISSUE	DATE	PURPOSE	ISSUE	DATE	PURPOSE	ISSUE	DATE	PURPOSE	DRAWING STATUS	COPYRIGHT © Daly.Smith PTY LTD ABN 83 083 228 880	CLIENT	SCALE 1:4000	DRAWING TITLE HUNTLEE STAGE 2 DA	DALY.SMITH JOB NO: 20406	
(3)	01/02/2023	ADD OVERALL STAGE 2 DA BOUNDARY.	(9)	31/07/2023	AMEND PER GS MARKUPS 28/07/2023.	(15)	23/04/2025	LOT AMENDMENTS VILLAGES TC, 2, 3.	PRELIMINARY REVIEW ALL DRAWING OBJECTS, LEVELS, DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY. THE PARTICULARS ON THIS PLAN AREA SUPPLIED FOR INFORMATION ONLY AND SHOULD NOT BE TAKEN AS A REPRESENTATION IN ANY RESPECT ON THE PART OF THE VENDOR OR ITS AGENT. THE DRAWING IS PREPARED SOLELY FOR THE USE OF THE CONTRACTOR. CUSTOMER OF Daly.Smith PTY LTD AND Daly.Smith PTY LTD ASSUMES NO LIABILITY TO ANY OTHER PARTY FOR ANY REPRESENTATIONS CONTAINED IN THIS DRAWING. Liability limited by a scheme approved under Professional Standards Legislation.	 		SHEET SIZE A0	PROJECT HUNTLEE STAGE 2 - DEVELOPMENT AREA WINE COUNTRY DRIVE, HUNTLEE	A: 6 Doyalson Street, Morrison NSW 2264 T: (02) 4973 2345 F: (02) 4970 5366 E: mail@daly-smith.com.au DALYSMITH.COM.AU	DAILY SHEET NO: 1 OF 1
(4)	07/02/2023	AMEND PER GS EMAIL ADD OLD NORTH ROAD DIAGRAM.	(10)	01/08/2023	AMEND TO INCREASE STG 2 TC PUBLIC OPEN SPACE INCLUSION CLARITY.	(16)	08/05/2025	LOT AMENDMENTS VILLAGES 3.							
(5)	07/08/2023	AMEND TO LATEST MOD 21 STAGE 1 BDYS. AMEND STAGE 2 DA BDY EXTENTS.	(11)	05/09/2023	LOT AMENDMENTS IN TOWN CENTRE, VILLAGES 2-3.	(17)	14/05/2025	LOT AMENDMENTS VILLAGES TC, 2, 3.							
(6)	24/07/2023	AMEND LAYOUT TO LATEST STG 1 MOD 21, V2-3 & ONR LARGE LOTS.	(12)	18/09/2023	LOT AMENDMENTS IN ONR.	(18)	10/06/2025	LOT AMENDMENTS VILLAGE 2.							
(7)	25/07/2023	AMEND LAYOUT TO LATEST TC. ADJUST STG 2 DA BDY NEAR HANWOOD ROAD.	(13)	17/10/2023	LOT AMENDMENTS VILLAGES TC, 2, 3.	(19)	13/01/2026	LOT AMENDMENTS VILLAGE 2.							
(8)	28/07/2023	REMOVE STG 1. AMEND STG 2 BDY. ADD ROAD WIDTHS, LOT AREAS, DESCRIPTIONS.	(14)	22/11/2023	LOT AMENDMENTS VILLAGE 2.	(20)	19/01/2026	LOT AMENDMENTS VILLAGE 2.							

Appendix B Detailed Subdivision Layout, Lot Numbers, APZ and BAL

VILLAGE 2 CENTRAL

849 LOTS

VILLAGE 2 SOUTH
873 LOTS

NOTE 1 - INDICATES NATURAL FEATURE AND/OR BOUNDARY AS LOCATED BY TRACING
DP1137569. BOUNDARIES OR FEATURES LOCATED IN THIS WAY MAY BE SUBJECT TO FUTURE
INVESTIGATION AND CHANGES.
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23/02/2026 IN DXF FORMAT. (MJD_16015_Stage2_APZ_BAL_GDA94z56_20260219.DXF)
DALY SMITH ACCEPTS NO LIABILITY FROM ANY USE OF THIS INFORMATION ON THE PLAN.

NOTE: ALL DRAWING OBJECTS, DIMENSIONS, AREAS, LOT NUMBERS EASEMENTS & NUMBER OF LOTS ARE SUBJECT TO THE APPROVAL OF COUNCIL & OTHER AUTHORITIES AND TO THE FINAL SURVEY & LINEN PLAN AND SHOULD BE CONSIDERED AS CONCEPTUAL ONLY. DO NOT RELY ON THE INFORMATION IN THIS PLAN FOR ANY PURCHASE, DISPOSAL OR OTHER MATTER.

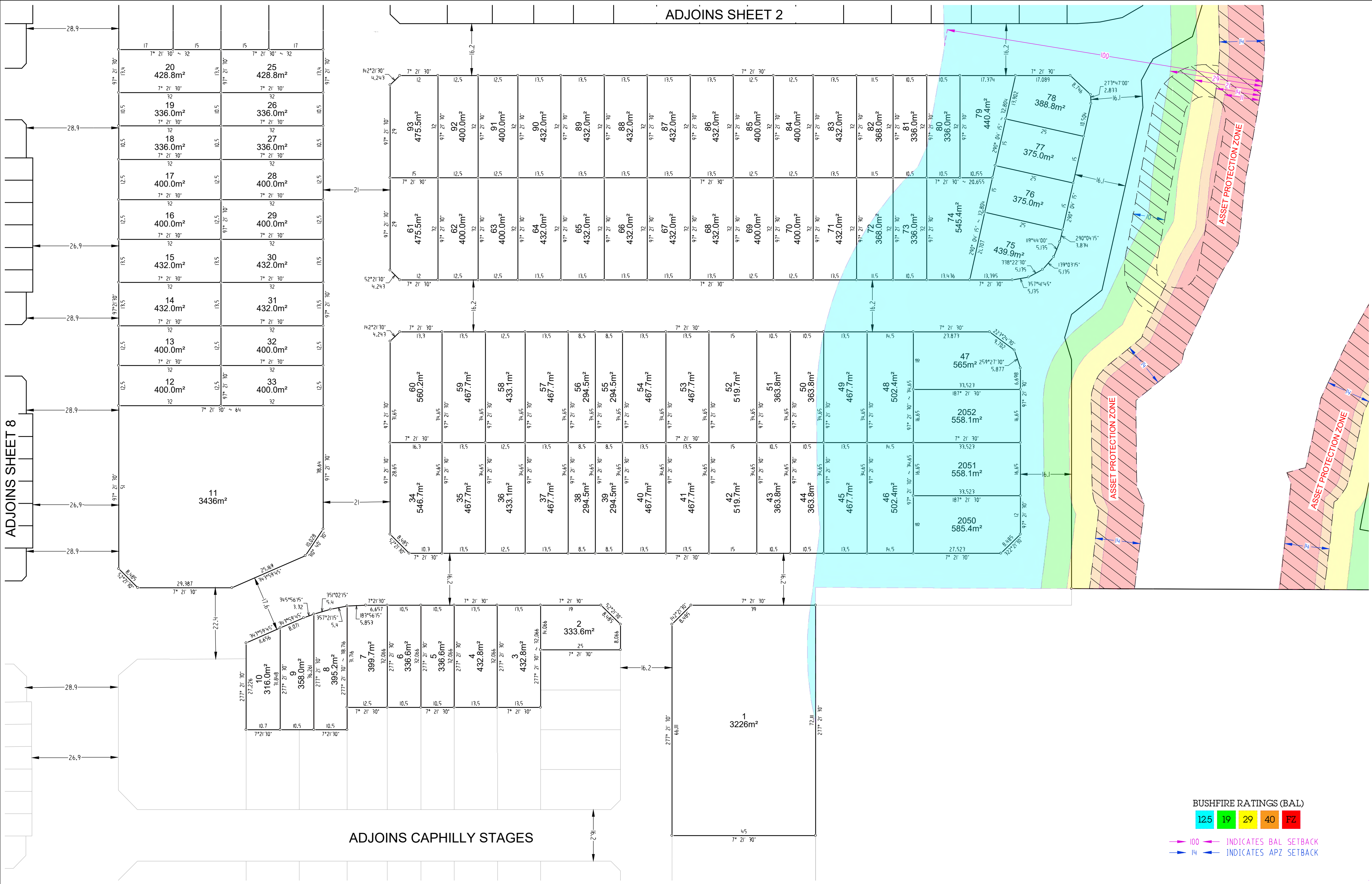
STG 2 DA
BASE PLAN R20
DIMS PLAN R12

Surveyors Ref: 20406 STG 2 DA

HUNTLEE STAGE 2 DA VILLAGE 2
CENTRAL & SOUTH DETAILED
SUBDIVISION BAL PLAN (9)

Locality: BRANXTON
& NORTH ROTHBURY

LENGTHS ARE IN METRES



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HUNTLÉE STAGE 2 DA VILLAGE 2
CENTRAL & SOUTH DETAILED
SUBDIVISION BAL PLAN (9)

LGA: SINGLETON & CESSNOCK
Locality: BRANXTON
& NORTH ROTHBURY
REDUCTION RATIO 1:750
LENGTHS ARE IN METRES

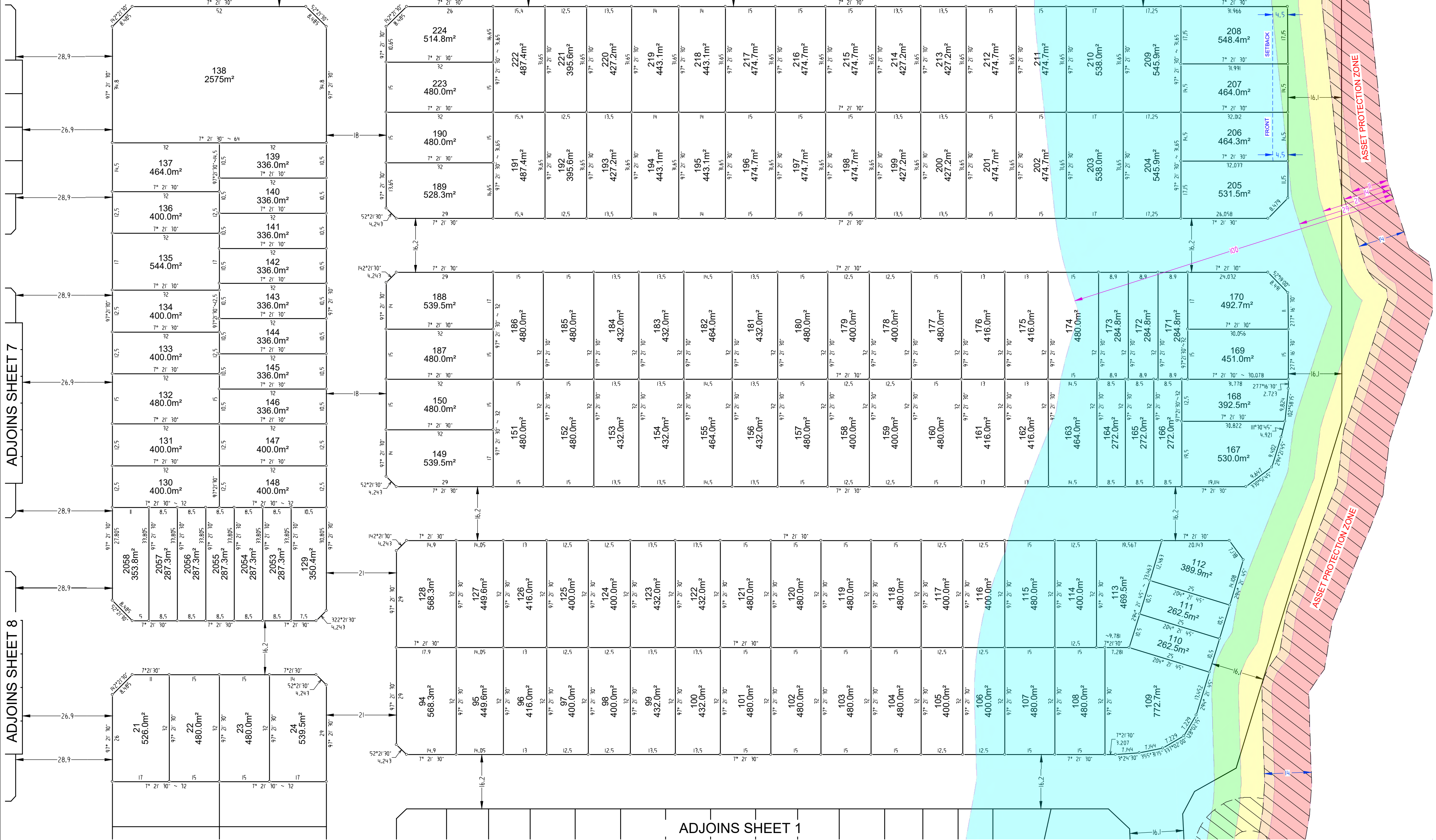
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BUSHFIRE RATINGS (BAL)



100 INDICATES BAL SETBACK
14 INDICATES APZ SETBACK



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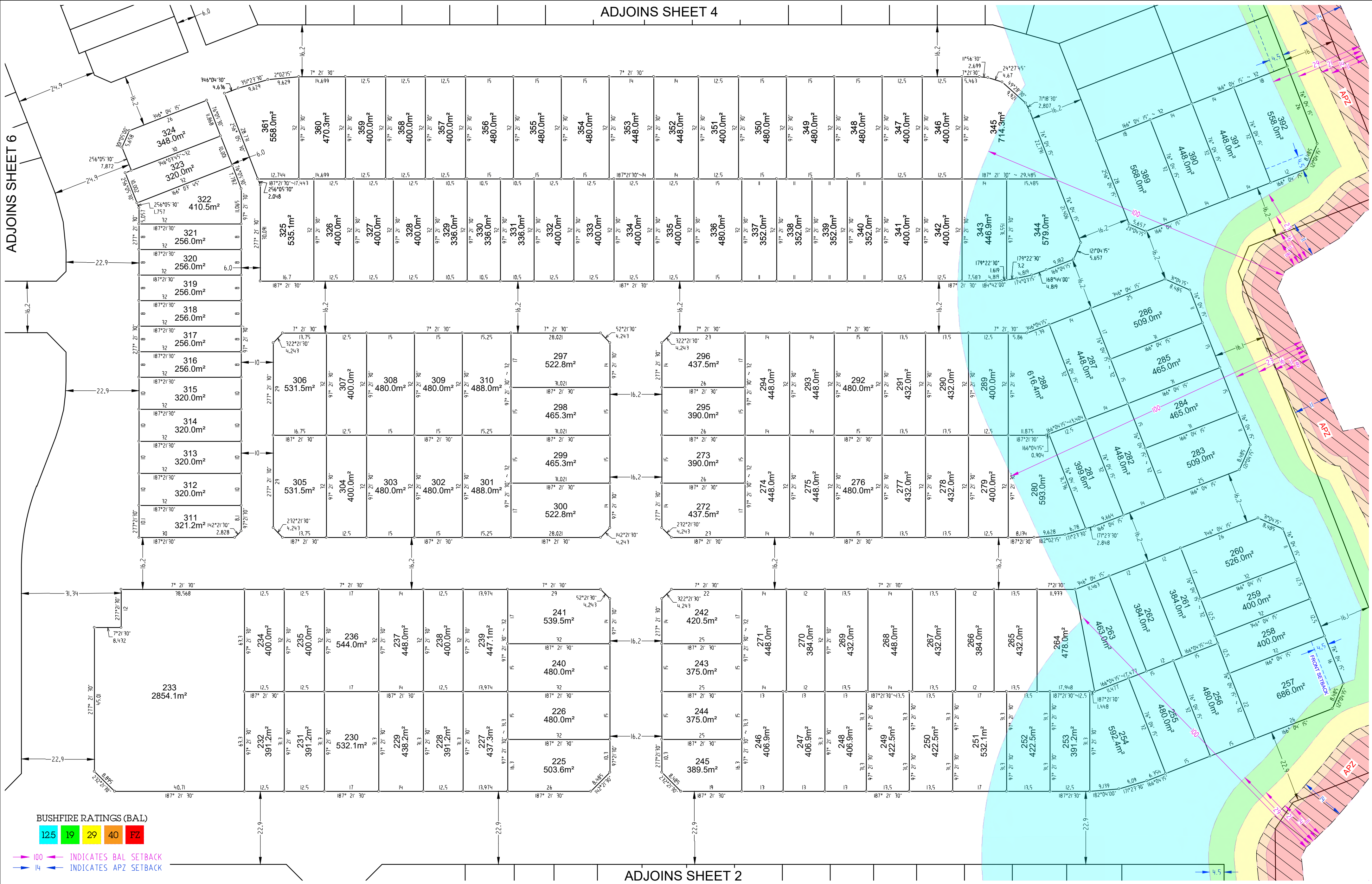
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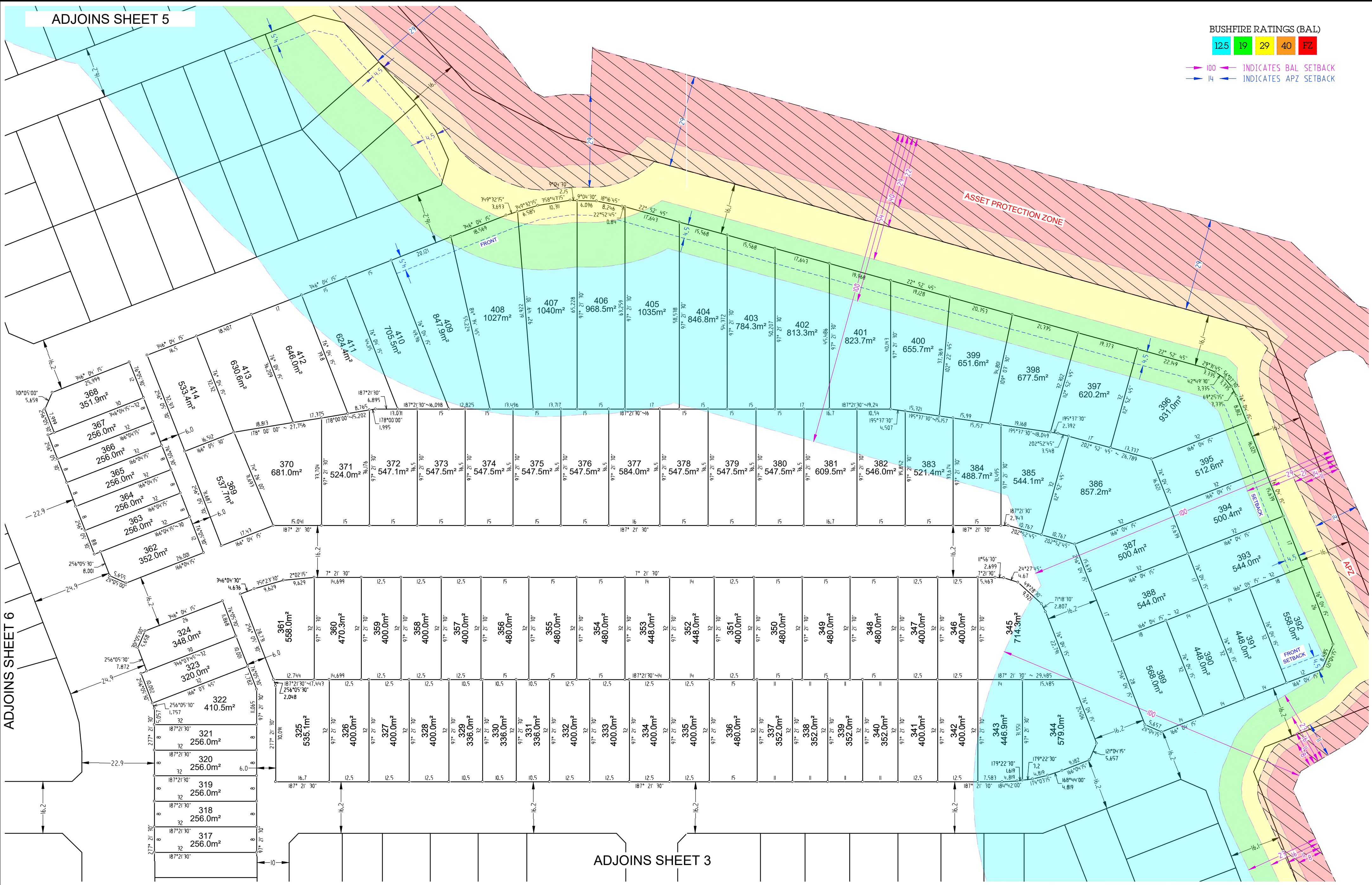
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STG 2 DA
BASE PLAN R20
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The logo for MGA NORTH, featuring a stylized mountain peak above the text "MGA NORTH".

STG 2 DA
BASE PLAN R20
DIMS PLAN R12



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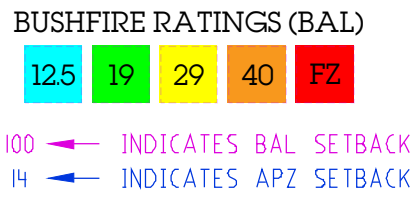
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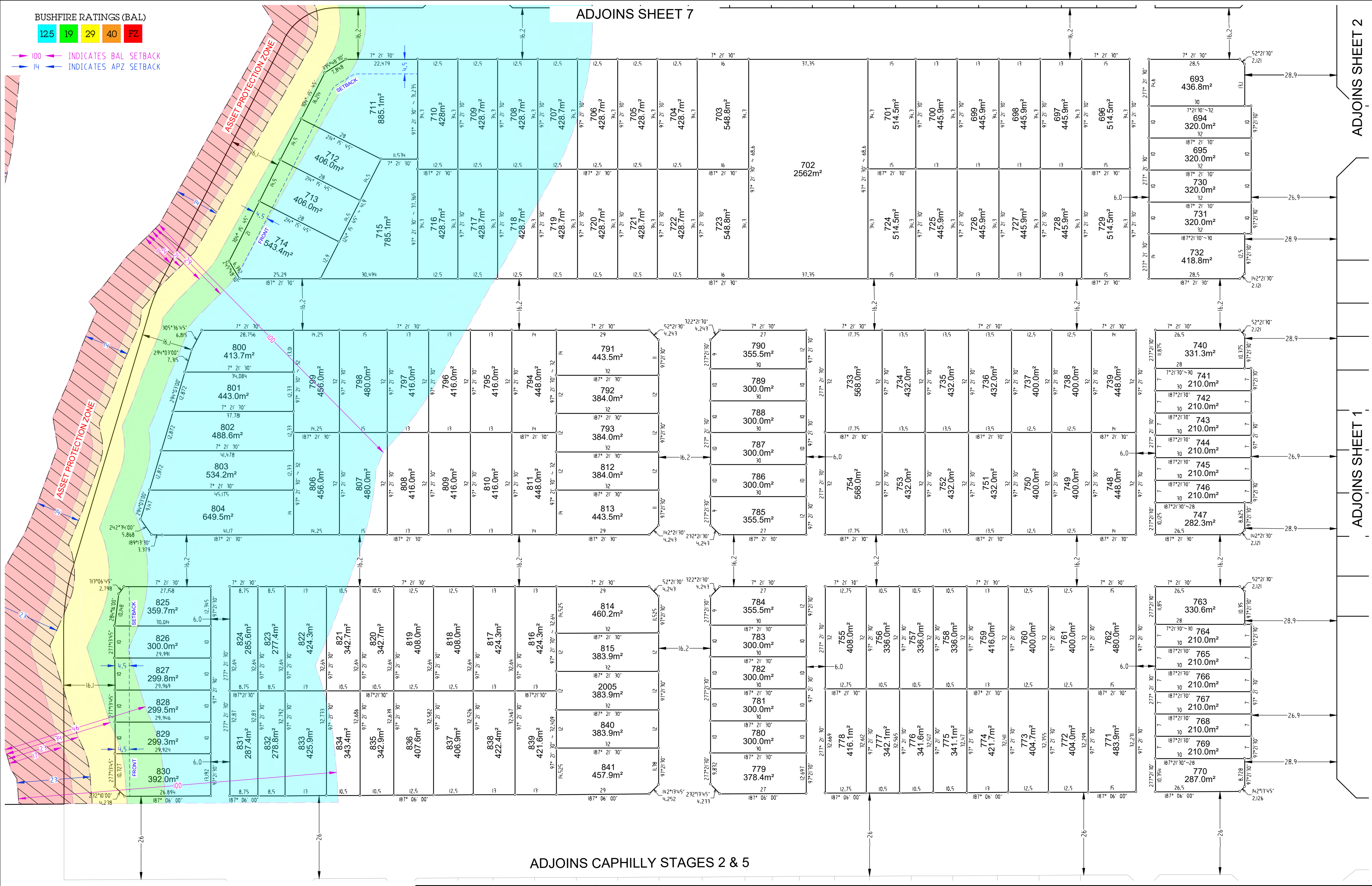
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DIMS PLAN R12



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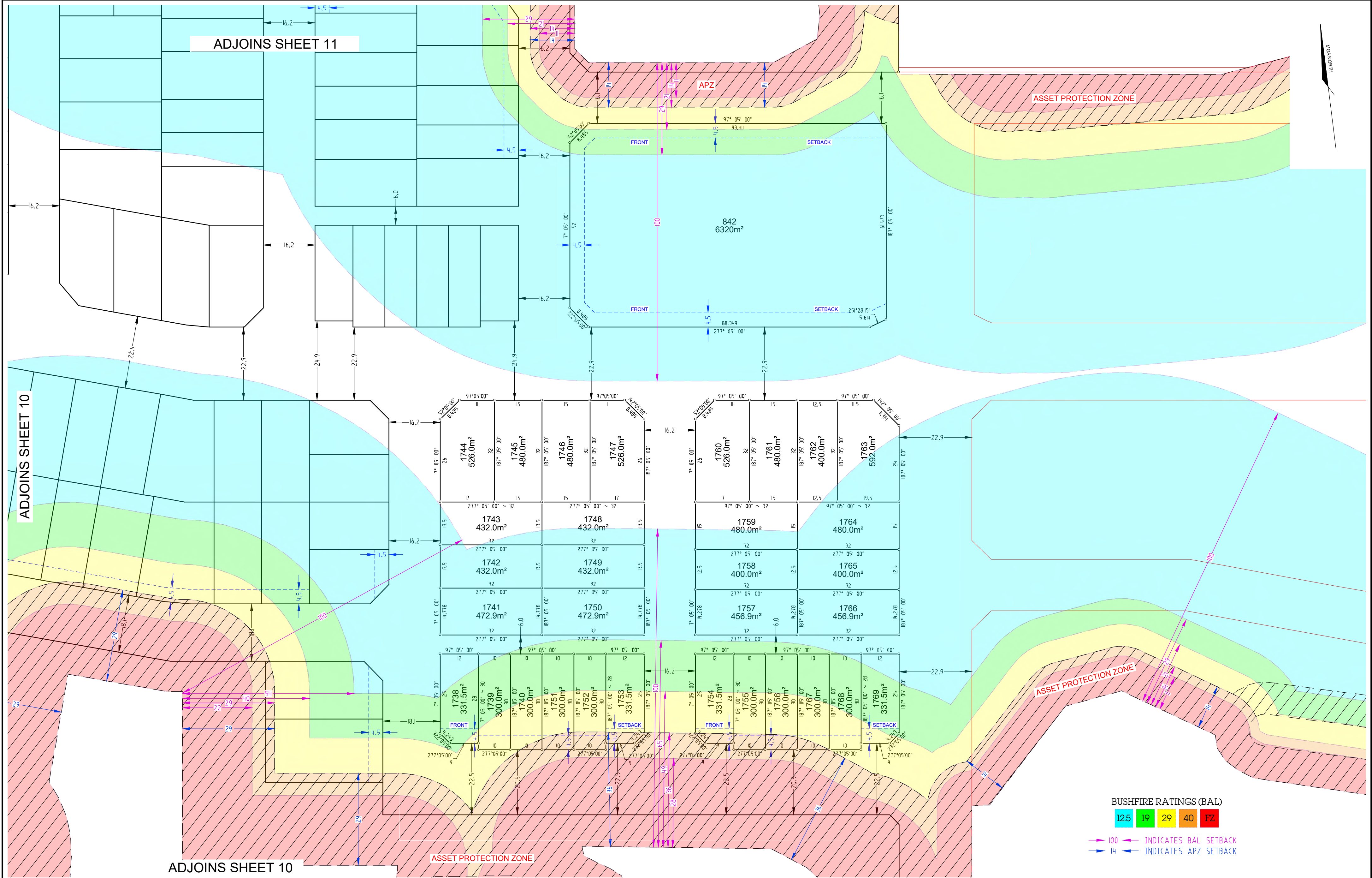
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STG 2 DA
BASE PLAN R20
DIMS PLAN R12

ADJOINS SHEET 1

ADJOINS SHEET 2



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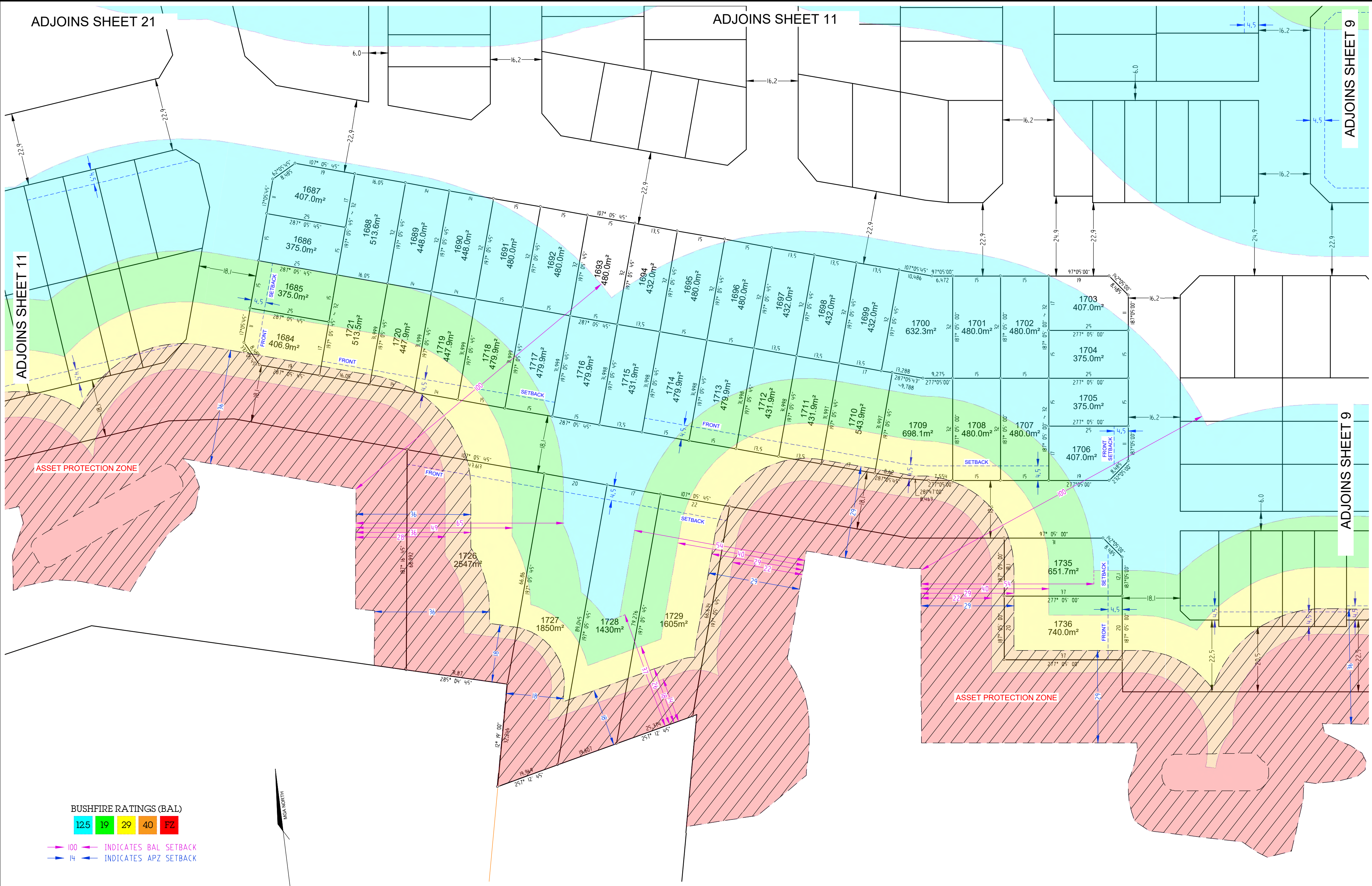
Surveyor: Andrew David McNamara
of DALY.SMITH Pty.Ltd.
Surveyors Ref: 20406 STG 2 DA

HUNTLÉE STAGE 2 DA VILLAGE 2
CENTRAL & SOUTH DETAILED
SUBDIVISION BAL PLAN (9)

LGA: SINGLETON & CESSNOCK
Locality: BRANXTON
& NORTH ROTHBURY
REDUCTION RATIO 1:750
LENGTHS ARE IN METRES

NOTE: ALL DRAWING OBJECTS,
DIMENSIONS, AREAS, LOT NUMBERS
EASEMENTS & NUMBER OF LOTS ARE
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STG 2 DA
BASE PLAN R20
DIMS PLAN R12



BUSHFIRE RATINGS (BAL)

125	19	29	40	FZ
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— 100 — INDICATES BAL SETBACK
— 14 — INDICATES APZ SETBACK

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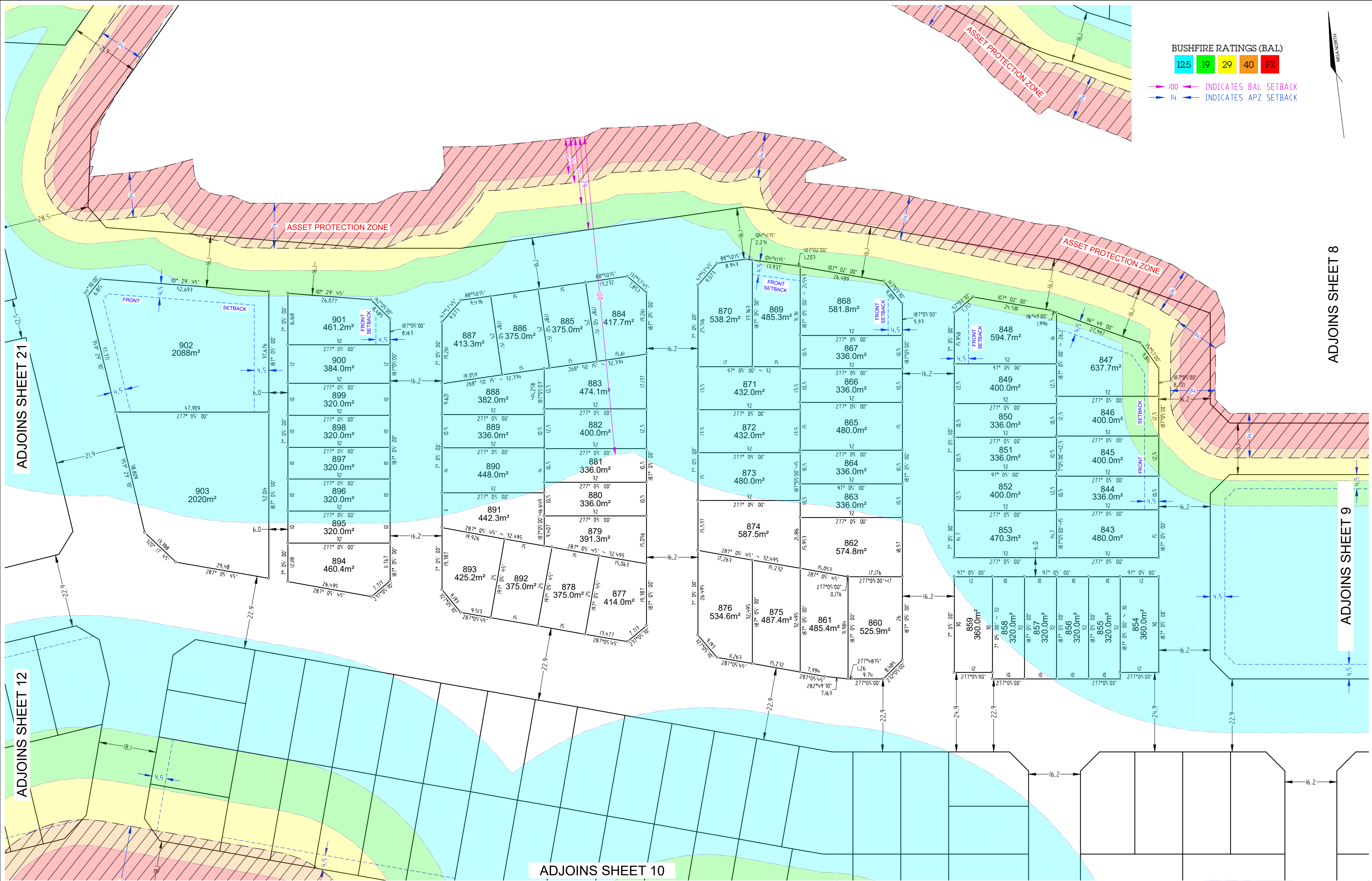
Surveyor: Andrew David McNamara
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Surveyors Ref: 20406 STG 2 DA

HUNTLEE STAGE 2 DA VILLAGE 2
CENTRAL & SOUTH DETAILED
SUBDIVISION BAL PLAN (9)

LGA: SINGLETON & CESSNOCK
Locality: BRANXTON & NORTH ROTHBURY
REDUCTION RATIO 1:750
LENGTHS ARE IN METRES

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STG 2 DA
BASE PLAN R20
DIMS PLAN R12



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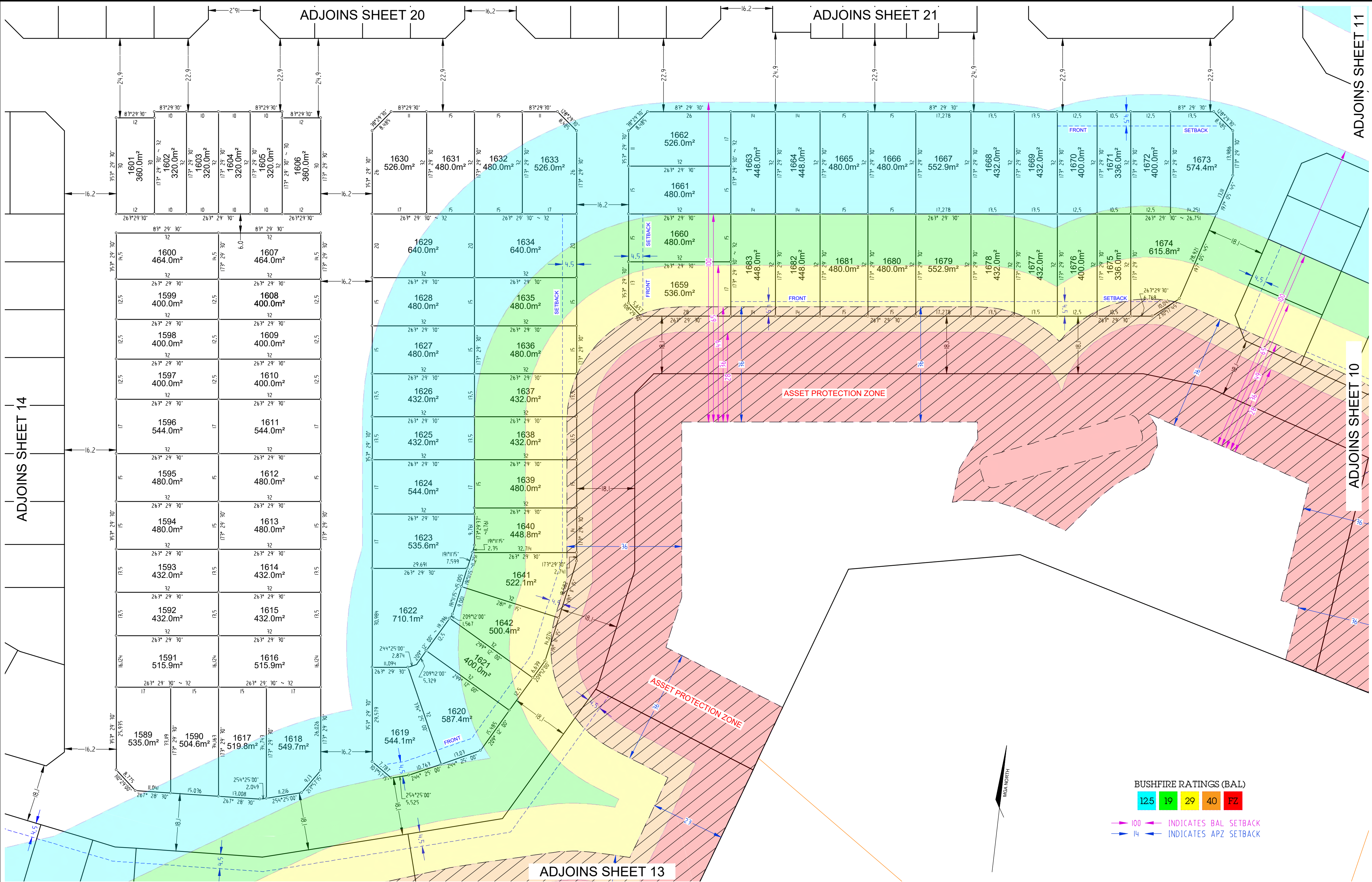
Surveyor: Andrew David McNamara
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Surveyors Ref: 20406 STG 2 DA

HUNTLEE STAGE 2 DA VILLAGE 2
CENTRAL & SOUTH DETAILED
SUBDIVISION BAL PLAN (9)

LGA: SINGLETON & CESSNOCK
Locality: BRANXTON
& NORTH ROTHBURY
REDUCTION RATIO 1:750
LENGTHS ARE IN METRES

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STG 2 DA
BASE PLAN R20
DIMS PLAN R12



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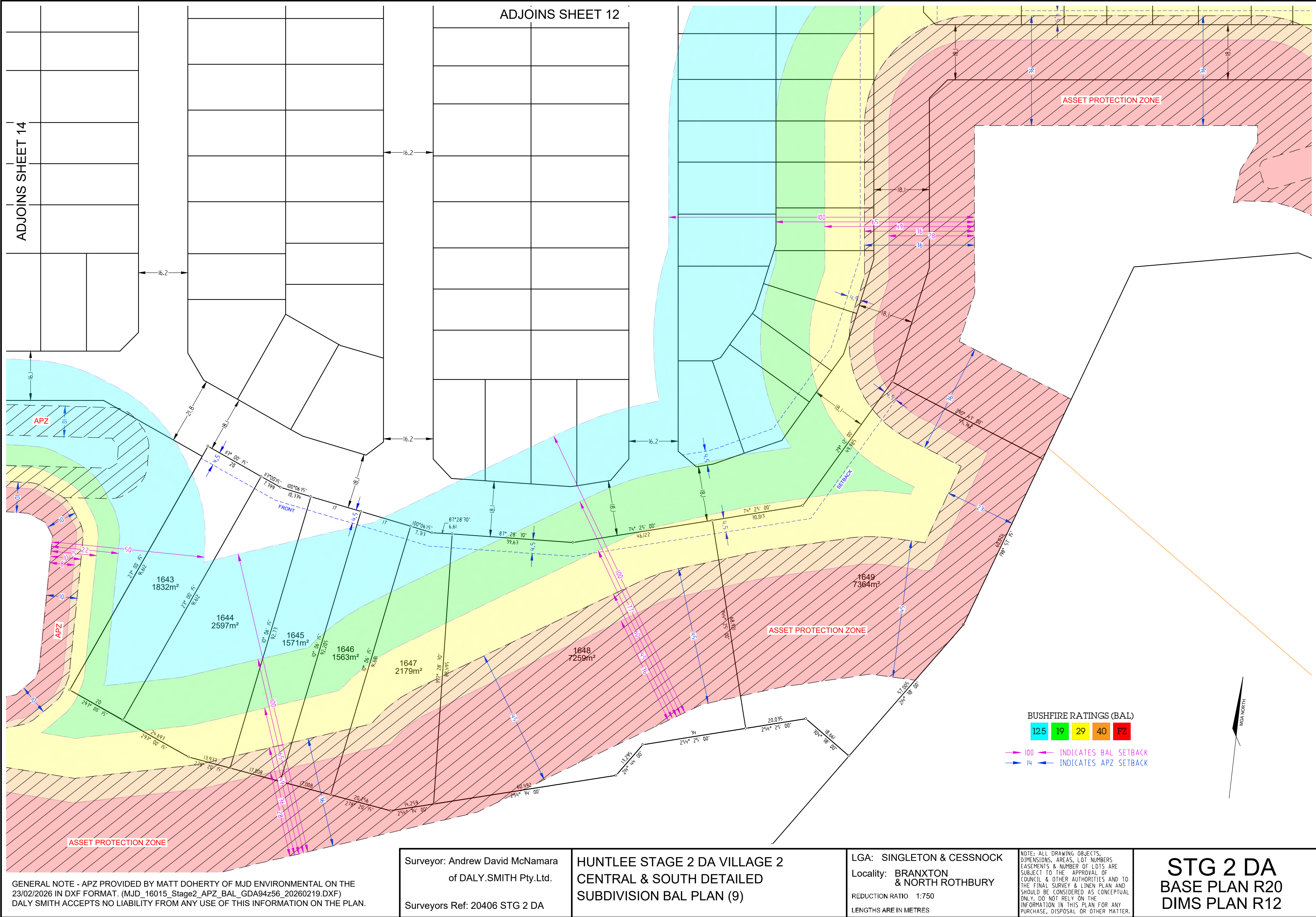
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Surveyors Ref: 20406 STG 2 DA

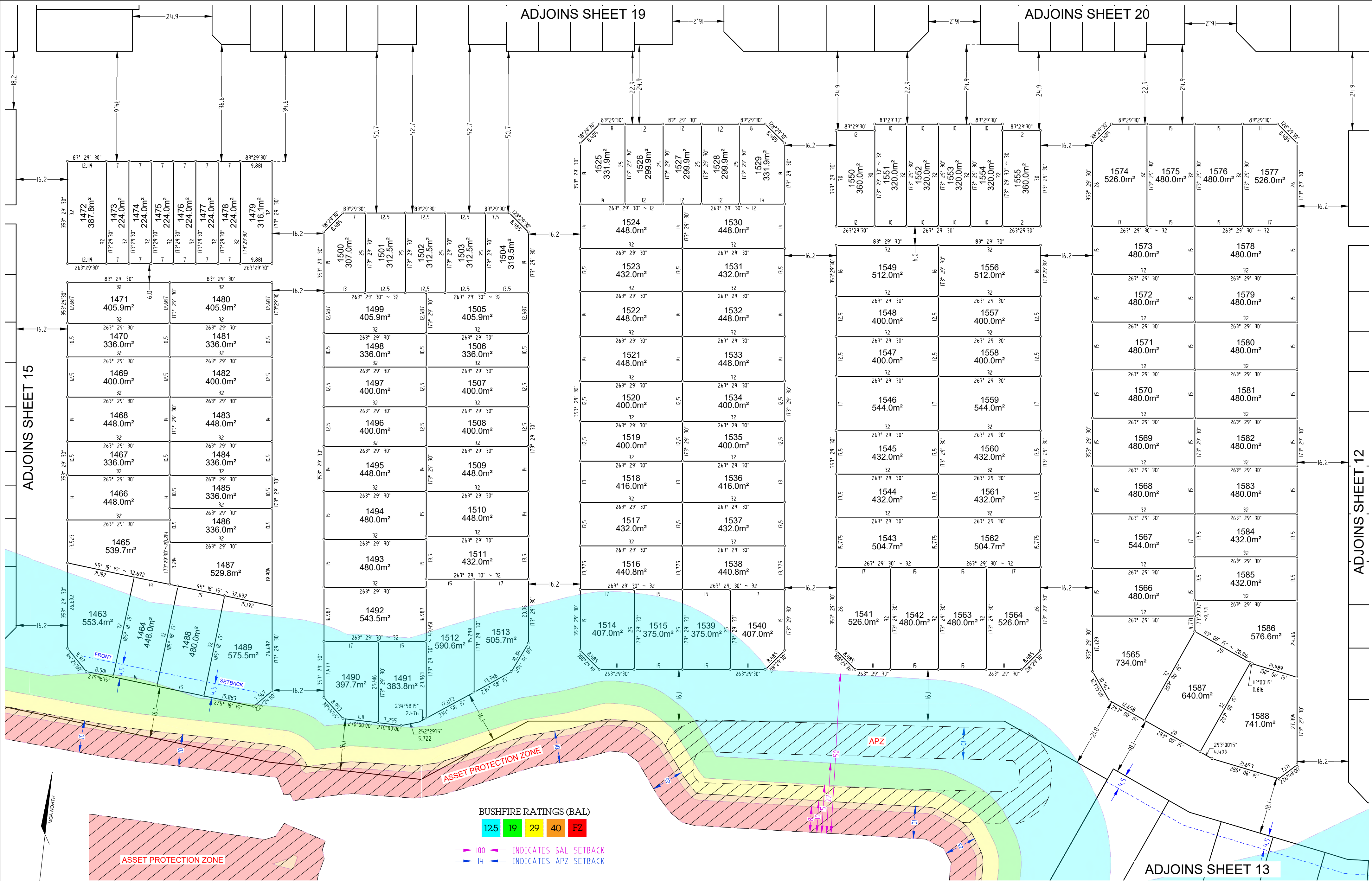
HUNTLÉE STAGE 2 DA VILLAGE 2
CENTRAL & SOUTH DETAILED
SUBDIVISION BAL PLAN (9)

LGA: SINGLETON & CESSNOCK
Locality: BRANXTON
& NORTH ROTHBURY
REDUCTION RATIO 1:750
LENGTHS ARE IN METRES

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STG 2 DA
BASE PLAN R20
DIMS PLAN R12





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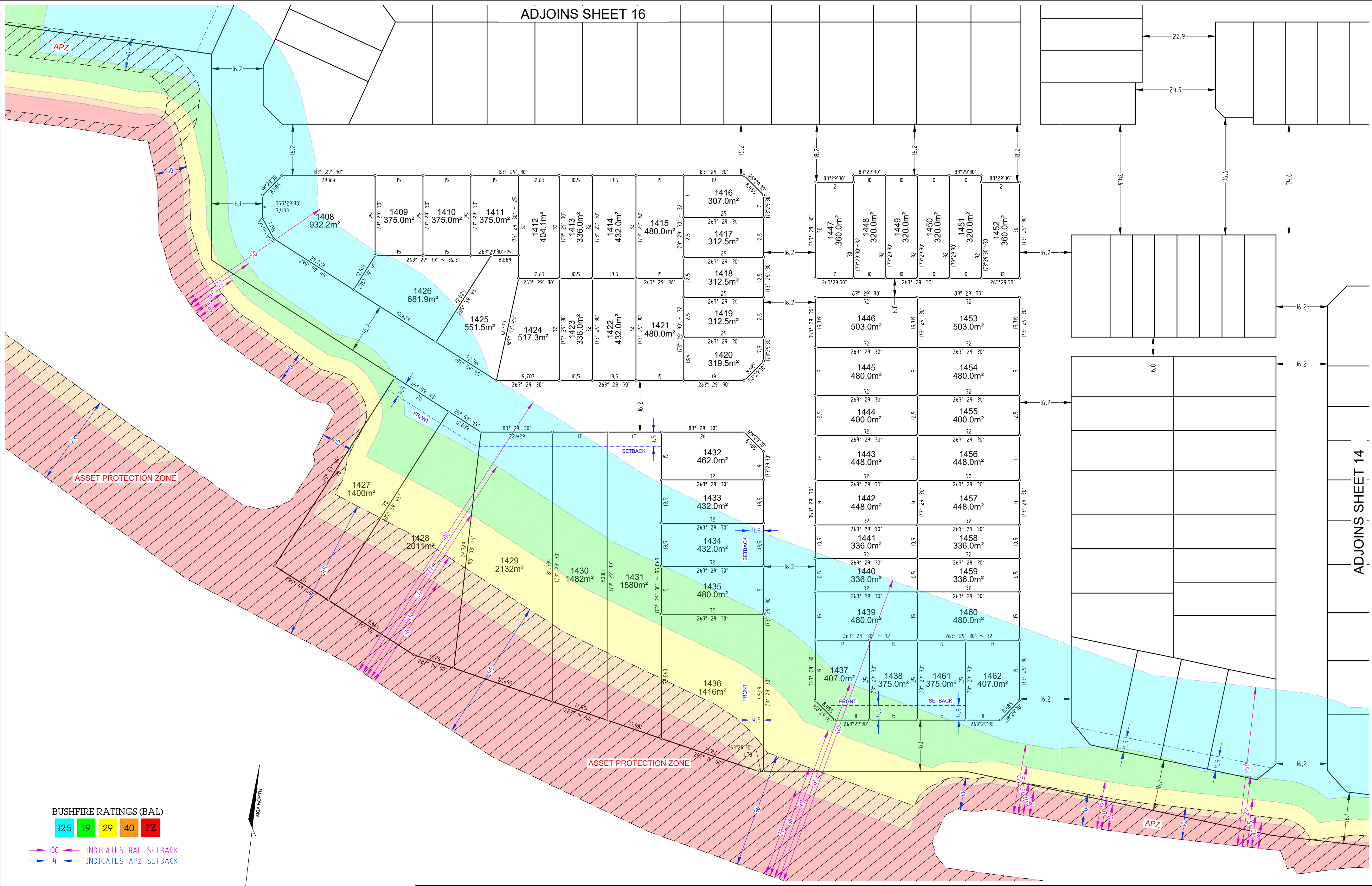
Surveyor: Andrew David McNamara
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HUNTLEE STAGE 2 DA VILLAGE 2
CENTRAL & SOUTH DETAILED
SUBDIVISION BAL PLAN (9)

LGA: SINGLETON & CESSNOCK
Locality: BRANXTON
& NORTH ROTHBURY
REDUCTION RATIO 1:750
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STG 2 DA
BASE PLAN R20
DIMS PLAN R12



BUSHFIRE RATINGS (BAL)

125 19 29 40 FZ

100 14 INDICATES BAL SETBACK
14 14 INDICATES APZ SETBACK

GENERAL NOTE - APZ PROVIDED BY MATT DOHERTY OF MJD ENVIRONMENTAL ON THE 23/02/2026 IN DXF FORMAT. (MJD_16015_Stage2_APZ_BAL_GDA94z56_20260219.DXF)
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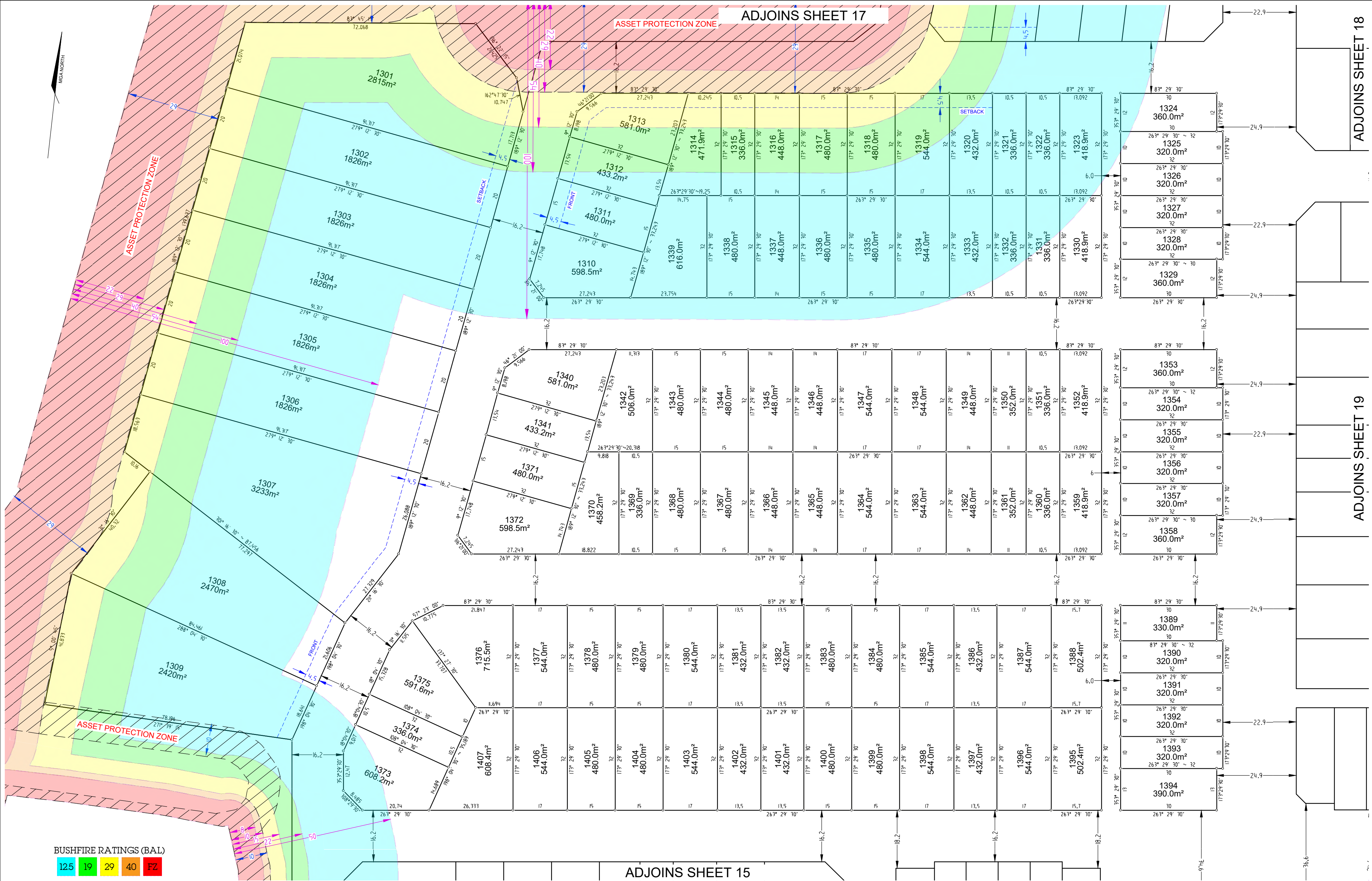
Surveyors Ref: 20406 STG 2 DA

HUNTLIEE STAGE 2 DA VILLAGE 2
CENTRAL & SOUTH DETAILED
SUBDIVISION BAL PLAN (9)

LGA: SINGLETON & CESSNOCK
Locality: BRANXTON
& NORTH ROTHBURY
REDUCTION RATIO 1:750
LENGTHS ARE IN METRES

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STG 2 DA
BASE PLAN R20
DIMS PLAN R12



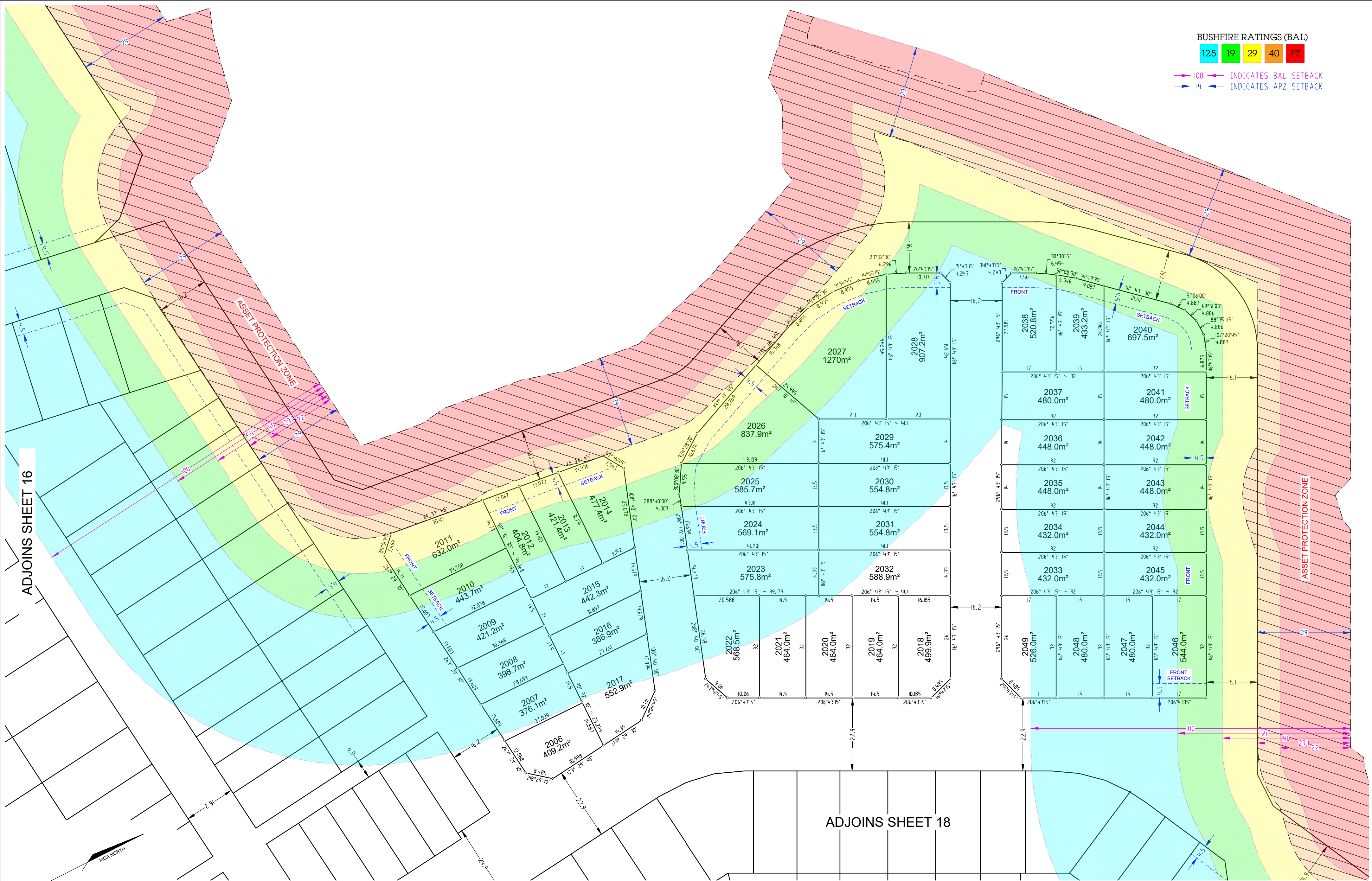
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HUNTLÉE STAGE 2 DA VILLAGE 2
CENTRAL & SOUTH DETAILED
SUBDIVISION BAL PLAN (9)

LGA: SINGLETON & CESSNOCK
Locality: BRANXTON
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STG 2 DA
BASE PLAN R20
DIMS PLAN R12



ADJOINS SHEET 16

ADJOINS SHEET 18

GENERAL NOTE - APZ PROVIDED BY MATT DOHERTY OF MJD ENVIRONMENTAL ON THE 23/02/2026 IN DXF FORMAT. (MJD_16015_Stage2_APZ_BAL_GDA94z56_20260219.DXF)
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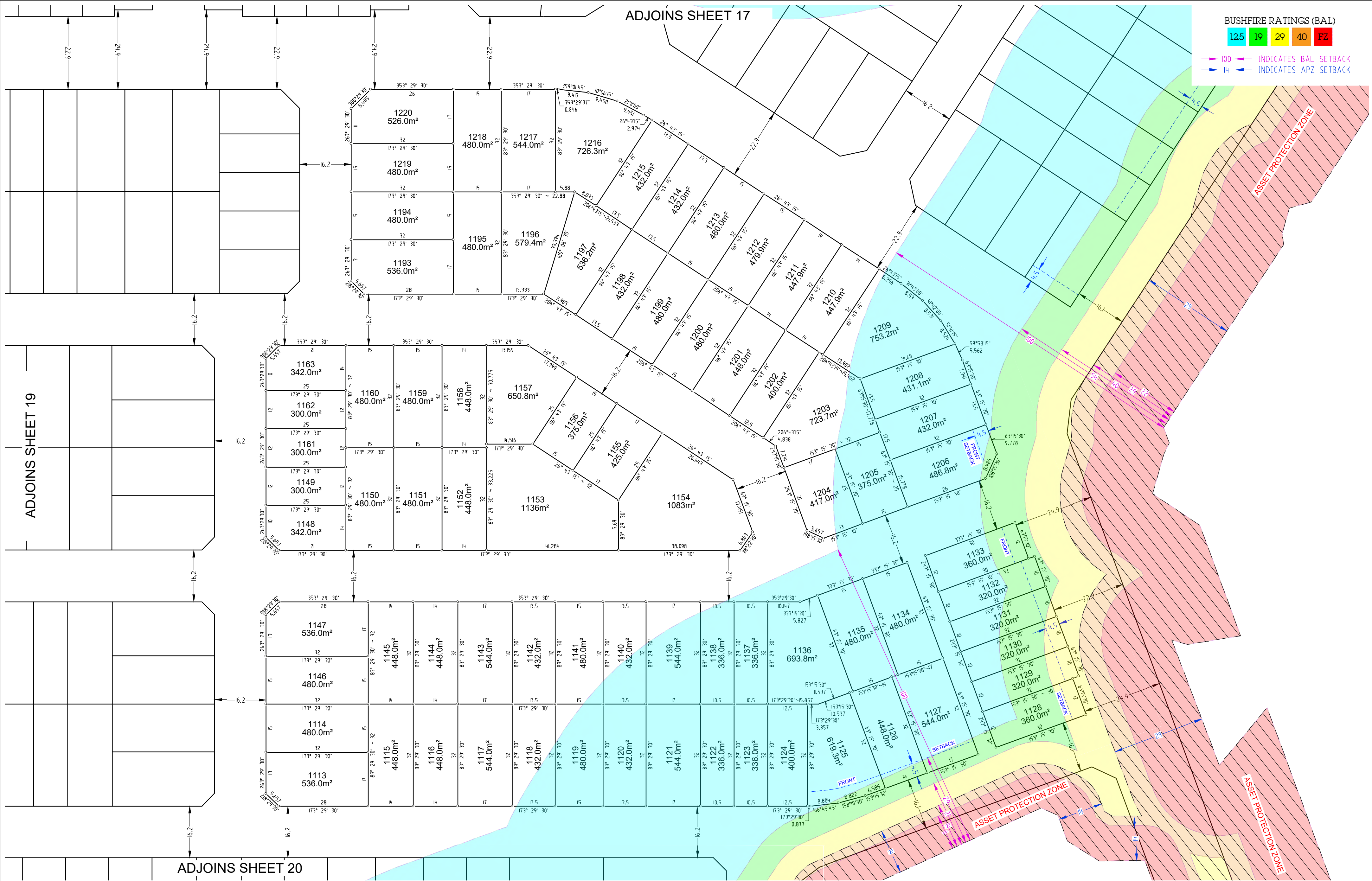
Surveyor: Andrew David McNamara
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HUNTLÉE STAGE 2 DA VILLAGE 2
CENTRAL & SOUTH DETAILED
SUBDIVISION BAL PLAN (9)

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Locality: BRANXTON & NORTH ROTHBURY
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LENGTHS ARE IN METRES

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STG 2 DA
BASE PLAN R20
DIMS PLAN R12



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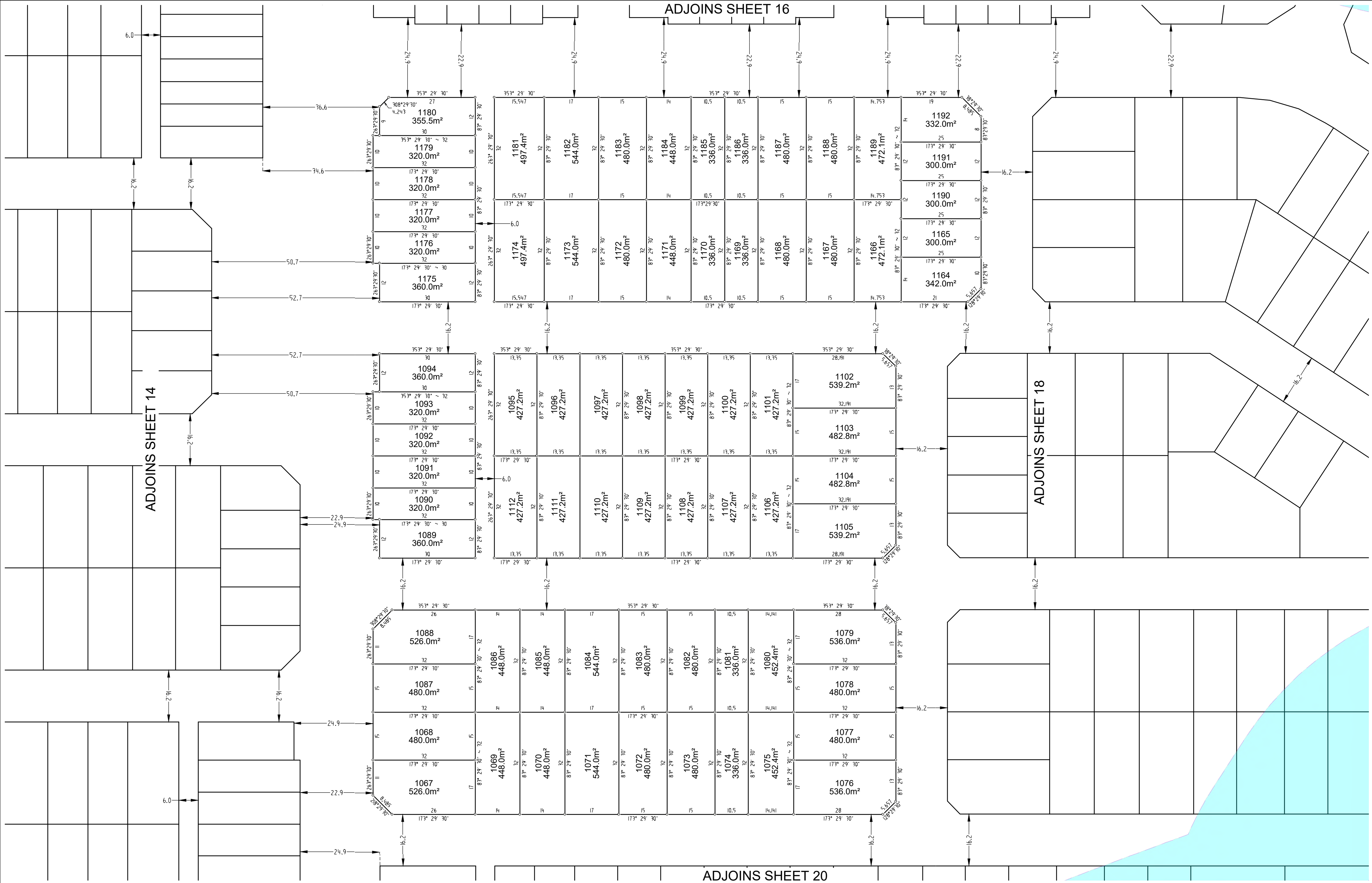
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SUBDIVISION BAL PLAN (9)

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STG 2 DA
BASE PLAN R20
DIMS PLAN R12



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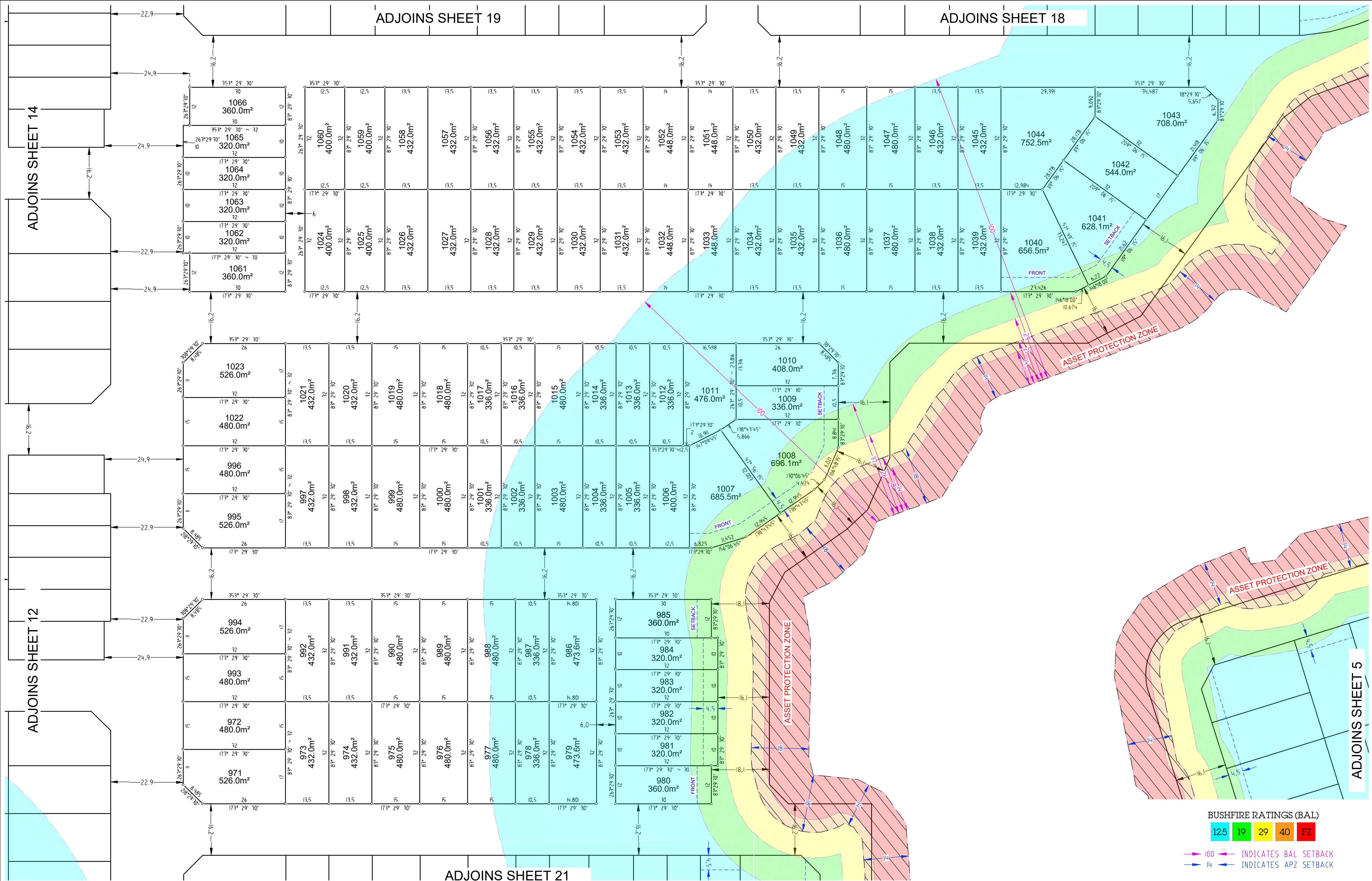
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CENTRAL & SOUTH DETAILED
SUBDIVISION BAL PLAN (9)

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STG 2 DA
BASE PLAN R20
DIMS PLAN R12



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HUNTLEE STAGE 2 DA VILLAGE 2
CENTRAL & SOUTH DETAILED
SUBDIVISION BAL PLAN (9)

LGA: SINGLETON & CESSNOCK
Locality: BRANXTON & NORTH ROTHBURY
REDUCTION RATIO 1:750
LENGTHS ARE IN METRES

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STG 2 DA
BASE PLAN R20
DIMS PLAN R12



STG 2 DA
BASE PLAN R20
DIMS PLAN R12

Appendix C

Schedule of Lot Numbers and Applicable BAL

Lot	BAL	Comment	Lot	BAL	Comment	Lot	BAL	Comment
1	BAL-Low	Must avoid BAL-12.5 on northern boundary	111	BAL-12.5		207	BAL-12.5	BAL-12.5 if BAL-19 avoided in Lot frontage
44	BAL-12.5	BAL-Low if BAL-12.5 on northern boundary avoided	112	BAL-12.5		208	BAL-12.5	BAL-12.5 if BAL-19 avoided on northern boundary
45	BAL-12.5		113	BAL-12.5		209	BAL-12.5	
46	BAL-12.5		114	BAL-12.5		210	BAL-12.5	
47	BAL-12.5		115	BAL-12.5		211	BAL-12.5	
48	BAL-12.5		116	BAL-12.5	Split zoned BAL-Low in SE section of Lot	251	BAL-12.5	BAL-Low if BAL-12.5 on NE corner of Lot avoided
49	BAL-12.5		162	BAL-12.5	BAL-Low if BAL-12.5 avoided in NE corner of Lot	252	BAL-12.5	
50	BAL-12.5	BAL-Low if BAL-12.5 on northern boundary avoided	163	BAL-12.5		253	BAL-12.5	
71	BAL-12.5	BAL-Low if BAL-12.5 avoided in NE corner of Lot	164	BAL-12.5		254	BAL-12.5	
72	BAL-12.5		165	BAL-12.5		255	BAL-12.5	
73	BAL-12.5		166	BAL-12.5		256	BAL-12.5	
74	BAL-12.5		167	BAL-12.5		257	BAL-19	BAL-12.5 if BAL-19 encroachment in NE avoided
75	BAL-12.5		168	BAL-12.5		258	BAL-12.5	
76	BAL-12.5		169	BAL-12.5		259	BAL-12.5	
77	BAL-12.5		170	BAL-12.5		260	BAL-12.5	
78	BAL-12.5		171	BAL-12.5		261	BAL-12.5	
79	BAL-12.5		172	BAL-12.5		262	BAL-12.5	
80	BAL-12.5		173	BAL-12.5		263	BAL-12.5	
81	BAL-12.5	BAL-Low if BAL-12.5 avoided in NE corner of Lot	174	BAL-12.5		264	BAL-12.5	
106	BAL-12.5		202	BAL-12.5	Split zoned BAL-Low if BAL-12.5 avoided on northern side of Lot	265	BAL-Low	Must avoid BAL-12.5 on NE boundary
107	BAL-12.5		203	BAL-12.5		279	BAL-Low	Must avoid BAL-12.5 on NW boundary
108	BAL-12.5		204	BAL-12.5		280	BAL-12.5	
109	BAL-12.5		205	BAL-12.5		281	BAL-12.5	
110	BAL-12.5		206	BAL-12.5	BAL-12.5 if BAL-19 avoided in Lot frontage	282	BAL-12.5	

Lot	BAL	Comment	Lot	BAL	Comment	Lot	BAL	Comment
283	BAL-12.5		386	BAL-12.5		410	BAL-12.5	
284	BAL-12.5		387	BAL-12.5		411	BAL-12.5	
285	BAL-12.5		388	BAL-12.5		412	BAL-12.5	BAL-Low if BAL-12.5 in NW corner avoided
286	BAL-12.5		389	BAL-12.5		420	BAL-12.5	
287	BAL-12.5		390	BAL-12.5		421	BAL-12.5	
288	BAL-12.5		391	BAL-12.5		422	BAL-12.5	
289	BAL-12.5		392	BAL-19	BAL-12.5 if BAL-19 encroachment on Northern boundary avoided	423	BAL-29	BAL-19 if BAL-29 on northern boundary avoided.
290	BAL-Low	Must avoid BAL-12.5 on NW boundary	393	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	424	BAL-29	BAL-19 if BAL-29 on northern boundary avoided.
342	BAL-Low	Must avoid BAL-12.5 on NE boundary	394	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	425	BAL-29	BAL-19 if BAL-29 on northern boundary avoided.
343	BAL-12.5		395	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	426	BAL-12.5	Must avoid BAL-19 in NW corner of Lot
344	BAL-12.5		396	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	427	BAL-12.5	
345	BAL-12.5	Split zoned BAL-Low in SW section of Lot	397	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	428	BAL-12.5	
374	BAL-Low	Must avoid BAL-12.5 on western boundary	398	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	429	BAL-12.5	
375	BAL-Low	Must avoid BAL-12.5 on western boundary	399	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	434	BAL-Low	Must avoid BAL-12.5 in NW corner of Lot
376	BAL-Low	Must avoid BAL-12.5 on western boundary	400	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	435	BAL-12.5	BAL-Low if BAL-12.5 in NW corner of Lot avoided
377	BAL-Low	Must avoid BAL-12.5 on western boundary	401	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	436	BAL-12.5	
378	BAL-Low	Must avoid BAL-12.5 on western boundary	402	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	437	BAL-12.5	
379	BAL-12.5	BAL-Low if western boundary avoided	403	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	438	BAL-12.5	
380	BAL-12.5	BAL-Low if western BAL-12.5 avoided	404	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	439	BAL-12.5	
381	BAL-12.5	BAL-Low if western BAL-12.5 avoided	405	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	440	BAL-29	BAL-19 if BAL-29 on northern boundary avoided.
382	BAL-12.5		406	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided. BAL-29 in lot frontage to be avoided	441	BAL-29	BAL-19 if BAL-29 on northern and western boundary avoided.
383	BAL-12.5		407	BAL-19	BAL-12.5 if BAL-19 and BAL-29 in Lot frontage avoided. BAL-29 in lot frontage to be avoided	442	BAL-29	BAL-19 if BAL-29 on northern western frontage avoided.
384	BAL-12.5		408	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	443	BAL-19	
385	BAL-12.5		409	BAL-12.5		444	BAL-12.5	

Lot	BAL	Comment	Lot	BAL	Comment	Lot	BAL	Comment
445	BAL-12.5		469	BAL-12.5		502	BAL-12.5	
446	BAL-12.5		470	BAL-12.5		503	BAL-12.5	
447	BAL-12.5	Building must only occur in BAL-12.5 or higher BAL applies as mapped.	471	BAL-12.5		505	BAL-12.5	
448	BAL-19		472	BAL-12.5		506	BAL-12.5	
449	BAL-12.5		482	BAL-12.5		507	BAL-12.5	
450	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	483	BAL-12.5		508	BAL-12.5	
451	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	484	BAL-12.5		509	BAL-Low	BAL-12 in SW corner of lot to be avoided
452	BAL-12.5	Must avoid BAL-19 in Lot frontage	485	BAL-12.5		554	BAL-Low	BAL-12 in SW corner of lot to be avoided
453	BAL-12.5	Must avoid BAL-19 in Lot frontage	486	BAL-12.5		555	BAL-Low	BAL-12 in SW corner of lot to be avoided
454	BAL-12.5		487	BAL-12.5	Must avoid BAL-19 in SE corner of Lot, otherwise BAL-19 applies	556	BAL-12.5	
455	BAL-12.5		488	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	557	BAL-12.5	
456	BAL-12.5		489	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	558	BAL-12.5	
457	BAL-12.5	Must avoid BAL-19 in Lot frontage	490	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	559	BAL-12.5	
458	BAL-12.5	Must avoid BAL-19 on NW corner and southern boundary	491	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	560	BAL-12.5	
459	BAL-12.5	Must avoid BAL-19 frontage of Lot	492	BAL-12.5	Must avoid BAL-19 in Lot frontage avoided	561	BAL-12.5	
460	BAL-12.5	Must avoid BAL-19 in frontage of Lot	493	BAL-12.5		584	BAL-12.5	
461	BAL-12.5	Must avoid BAL-19 in frontage of Lot	494	BAL-12.5		585	BAL-12.5	
462	BAL-12.5		495	BAL-12.5		586	BAL-12.5	
463	BAL-12.5		496	BAL-12.5		587	BAL-12.5	
464	BAL-12.5		497	BAL-12.5		588	BAL-12.5	
465	BAL-12.5		498	BAL-12.5		589	BAL-12.5	
466	BAL-12.5		499	BAL-12.5	BAL-Low if BAL-12.5 in SW corner of Lot avoided	590	BAL-12.5	
467	BAL-12.5		500	BAL-12.5		591	BAL-12.5	
468	BAL-12.5		501	BAL-12.5		592	BAL-12.5	

Lot	BAL	Comment	Lot	BAL	Comment	Lot	BAL	Comment
593	BAL-12.5		692	BAL-12.5		804	BAL-12.5	
594	BAL-12.5	BAL-Low if BAL-12.5 on southern boundary avoided	706	BAL-12.5	BAL-Low if BAL-12.5 in SW corner of Lot avoided	806	BAL-12.5	
612	BAL-12.5	BAL-Low if BAL-12.5 on southern boundary avoided	707	BAL-12.5		807	BAL-12.5	
613	BAL-12.5		708	BAL-12.5		808	BAL-Low	Must avoid BAL-12.5 in SW corner of Lot
614	BAL-12.5		709	BAL-12.5		821	BAL-12.5	BAL-Low if BAL-12.5 in SW corner of Lot avoided
615	BAL-12.5		710	BAL-12.5		822	BAL-12.5	
616	BAL-12.5		711	BAL-19	BAL-12.5 if BAL-19 on Southern frontage avoided	823	BAL-12.5	
617	BAL-12.5		712	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	824	BAL-12.5	
618	BAL-12.5		713	BAL-19	BAL-12 if BAL-19 in Lot frontage avoided	825	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided
619	BAL-12.5		714	BAL-19	BAL-12.5 if BAL-19 on SW frontage avoided	826	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided
620	BAL-12.5		715	BAL-12.5		827	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided
621	BAL-12.5		716	BAL-12.5		828	BAL-19	
622	BAL-Low	Must avoid BAL-12.5 on SW boundary of Lot	717	BAL-12.5		829	BAL-19	
648	BAL-12.5	BAL-Low if BAL-12.5 on SW corner of Lot avoided	718	BAL-12.5		830	BAL-19	
649	BAL-12.5		719	BAL-12.5	BAL-Low if BAL-12.5 in SW corner of Lot avoided	831	BAL-12.5	
650	BAL-12.5		720	BAL-Low		832	BAL-12.5	
651	BAL-12.5		796	BAL-12.5		833	BAL-12.5	
652	BAL-12.5		797	BAL-12.5		834	BAL-12.5	BAL-Low if BAL-12.5 on southern boundary avoided
653	BAL-12.5		798	BAL-12.5		842	BAL-19	BAL-12.5 if BAL-19 and BAL-29 on northern boundary avoided
654	BAL-12.5		799	BAL-12.5		843	BAL-12.5	
655	BAL-12.5		800	BAL-12.5		844	BAL-12.5	
656	BAL-Low		801	BAL-12.5		845	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided
690	BAL-Low		802	BAL-12.5		846	BAL-19	BAL-12.5 if BAL-19 and BAL-29 in Lot frontage avoided
691	BAL-12.5		803	BAL-12.5		847	BAL-19	BAL-12.5 if BAL-19 in Lot frontage and BAL-29 on eastern boundary avoided

Lot	BAL	Comment	Lot	BAL	Comment	Lot	BAL	Comment
848	BAL-19	BAL-12.5 if BAL-19 on northern boundary avoided	874	BAL-Low	BAL-12.5 on northern boundary must be avoided	906	BAL-12.5	
849	BAL-12.5		880	BAL-Low	Must avoid BAL-12.5 in NW corner of Lot	907	BAL-12.5	
850	BAL-12.5		881	BAL-12.5		908	BAL-12.5	
851	BAL-12.5		882	BAL-12.5		909	BAL-12.5	
852	BAL-12.5		883	BAL-12.5		910	BAL-12.5	
853	BAL-12.5		884	BAL-12.5		911	BAL-12.5	
854	BAL-12.5		885	BAL-12.5		912	BAL-12.5	
855	BAL-12.5		886	BAL-12.5		913	BAL-12.5	
856	BAL-12.5		887	BAL-12.5		914	BAL-12.5	
857	BAL-12.5		888	BAL-12.5		915	BAL-12.5	
858	BAL-12.5		889	BAL-12.5		916	BAL-12.5	
859	BAL-12.5		890	BAL-12.5		917	BAL-12.5	
862	BAL-Low		891	BAL-12.5		918	BAL-12.5	
863	BAL-12.5		895	BAL-12.5		919	BAL-12.5	BAL-Low if BAL-12.5 in NE corner of Lot avoided
864	BAL-12.5		896	BAL-12.5		935	BAL-12.5	
865	BAL-12.5		897	BAL-12.5		936	BAL-12.5	
866	BAL-12.5		898	BAL-12.5		937	BAL-12.5	
867	BAL-12.5		899	BAL-12.5		938	BAL-12.5	
868	BAL-12.5	BAL-19 in northern boundary must be avoided.	900	BAL-12.5		939	BAL-12.5	
869	BAL-12.5	BAL-19 in Lot frontage must be avoided	901	BAL-12.5		940	BAL-12.5	Must avoid BAL-19 on northern frontage of Lot
870	BAL-12.5		902	BAL-12.5	Must avoid BAL-19 on NE boundary of Lot	941	BAL-12.5	
871	BAL-12.5		903	BAL-12.5		942	BAL-12.5	
872	BAL-12.5		904	BAL-12.5		943	BAL-12.5	
873	BAL-12.5		905	BAL-12.5		944	BAL-12.5	

Lot	BAL	Comment	Lot	BAL	Comment	Lot	BAL	Comment
945	BAL-12.5		1001	BAL-12.5	BAL-Low if BAL-12.5 in northern corner of Lot avoided	1040	BAL-19	BAL-12.5 if BAL-19 in eastern Lot frontage avoided
946	BAL-12.5		1002	BAL-12.5		1041	BAL-19	BAL-12.5 if BAL-19 in eastern Lot frontage avoided
947	BAL-12.5	BAL-Low if BAL-12.5 in NW corner of Lot avoided	1003	BAL-12.5		1042	BAL-12.5	
962	BAL-12.5	BAL-Low if BAL-12.5 in NW corner avoided	1004	BAL-12.5		1043	BAL-12.5	
963	BAL-12.5		1005	BAL-12.5		1044	BAL-12.5	
964	BAL-12.5		1006	BAL-12.5		1045	BAL-12.5	
965	BAL-12.5		1007	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	1046	BAL-12.5	
966	BAL-12.5		1008	BAL-19		1047	BAL-12.5	
967	BAL-12.5		1009	BAL-12.5	Must avoid BAL-19 in northern corner of Lot	1048	BAL-12.5	
968	BAL-12.5		1010	BAL-12.5		1049	BAL-12.5	
969	BAL-12.5		1011	BAL-12.5		1050	BAL-12.5	BAL-Low if BAL-12.5 avoided in NE corner of Lot
970	BAL-19		1012	BAL-12.5		1118	BAL-12.5	
977	BAL-12.5		1013	BAL-12.5		1119	BAL-12.5	
978	BAL-12.5		1014	BAL-12.5		1120	BAL-12.5	
979	BAL-12.5		1015	BAL-12.5		1121	BAL-12.5	
980	BAL-19	BAL-12.5 if BAL-19 on northern frontage avoided	1016	BAL-12.5	BAL-Low if BAL-12.5 in NE corner of Lot avoided	1122	BAL-12.5	
981	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	1032	BAL-12.5	BAL-Low if BAL-12.5 avoided in NE corner of Lot	1123	BAL-12.5	
982	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	1033	BAL-12.5		1124	BAL-12.5	
983	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	1034	BAL-12.5		1125	BAL-12.5	Must avoid BAL-19 in Lot frontage
984	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided	1035	BAL-12.5		1126	BAL-12.5	Must avoid BAL-19 in Lot frontage
985	BAL-19	BAL-12.5 if BAL-19 on eastern frontage avoided	1036	BAL-12.5		1127	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided
986	BAL-12.5		1037	BAL-12.5		1128	BAL-29	BAL-19 if BAL-29 in Lot frontage avoided
987	BAL-12.5		1038	BAL-12.5		1129	BAL-29	BAL-19 if BAL-29 in Lot frontage avoided
988	BAL-12.5		1039	BAL-12.5		1130	BAL-29	BAL-19 if BAL-29 in Lot frontage avoided

Lot	BAL	Comment	Lot	BAL	Comment	Lot	BAL	Comment
1131	BAL-19		1307	BAL-12.5	Must avoid BAL-19 and BAL-29 in Lot rear	1335	BAL-12.5	
1132	BAL-19		1308	BAL-12.5	Must avoid BAL-19 and BAL-29 in Lot rear	1336	BAL-12.5	
1133	BAL-19		1309	BAL-12.5	Must avoid BAL-19 and BAL-29 in western boundary of Lot	1337	BAL-12.5	
1134	BAL-12.5		1310	BAL-12.5		1338	BAL-12.5	
1135	BAL-12.5		1311	BAL-12.5		1339	BAL-12.5	
1136	BAL-12.5		1312	BAL-19		1373	BAL-12.5	
1137	BAL-12.5		1313	BAL-29		1408	BAL-12.5	
1138	BAL-12.5		1314	BAL-29	BAL-19 if BAL-29 in Lot frontage avoided	1409	BAL-Low	
1139	BAL-12.5		1315	BAL-29	BAL-19 if BAL-29 in Lot frontage avoided	1425	BAL-12.5	BAL-Low if BAL-12.5 avoided at lot frontage
1140	BAL-12.5		1316	BAL-29	BAL-19 if BAL-29 in Lot frontage avoided	1426	BAL-12.5	
1141	BAL-12.5	BAL-Low if BAL-12.5 in NE of Lot avoided	1317	BAL-29	BAL-19 if BAL-29 in Lot frontage avoided	1427	BAL-29	Must avoid higher BAL and APZ in Lot rear
1203	BAL-12.5	BAL-Low if BAL-12.5 avoided in northern corner of Lot	1318	BAL-29	BAL-19 if BAL-29 in Lot frontage avoided	1428	BAL-29	Must avoid higher BAL and APZ in Lot rear
1204	BAL -12.5		1319	BAL-19	BAL-29 in Lot frontage must be avoided	1429	BAL-29	Must avoid higher BAL and APZ in Lot rear. Reduction to BAL-19 if BAL-29 avoided.
1205	BAL-12.5		1320	BAL-19		1430	BAL-29	Must avoid higher BAL and APZ in Lot rear. Reduction to BAL-19 if BAL-29 avoided.
1206	BAL-12.5	Must avoid BAL-19 in northern frontage of Lot	1321	BAL-12.5		1431	BAL-29	Must avoid higher BAL and APZ in Lot rear. Reduction to BAL-19 if BAL-29 avoided.
1207	BAL-12.5		1322	BAL-12.5		1433	BAL-12.5	
1208	BAL-12.5		1323	BAL-12.5		1434	BAL-12.5	
1209	BAL-12.5		1324	BAL-12.5	BAL-Low if BAL-12.5 west of lot avoided	1435	BAL-19	
1301	BAL-29	BAL-19 if BAL-29 avoided in northern and western lot area	1325	BAL-Low	Must avoid BAL-12.5 in western boundary of Lot	1436	BAL-29	Must avoid higher BAL and APZ in Lot rear.
1302	BAL-12.5	Must avoid BAL-19 and BAL-29 in Lot rear	1330	BAL-12.5		1437	BAL-19	
1303	BAL-12.5	Must avoid BAL-19 and BAL-29 in Lot rear	1331	BAL-12.5		1438	BAL-19	
1304	BAL-12.5	Must avoid BAL-19 and BAL-29 in Lot rear	1332	BAL-12.5		1439	BAL-12.5	
1305	BAL-12.5	Must avoid BAL-19 and BAL-29 in Lot rear	1333	BAL-12.5		1440	BAL-12.5	
1306	BAL-12.5	Must avoid BAL-19 and BAL-29 in Lot rear	1334	BAL-12.5		1441	BAL-Low	Must avoid BAL-12.5 in SW corner of Lot or BAL-12.5

Lot	BAL	Comment	Lot	BAL	Comment	Lot	BAL	Comment
1460	BAL-12.5		1623	BAL-12.5		1648	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1461	BAL-12.5	Must avoid BAL-19 in SW Lot frontage	1624	BAL-12.5		1649	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1462	BAL-12.5		1625	BAL-12.5		1659	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1463	BAL-12.5	Must avoid BAL-19 in Lot frontage	1626	BAL-12.5		1660	BAL-19	
1464	BAL-12.5	Must avoid BAL-19 in Lot frontage	1627	BAL-12.5		1661	BAL-12.5	
1488	BAL-12.5	Must avoid BAL-19 in Lot frontage	1628	BAL-12.5		1662	BAL-12.5	
1489	BAL-12.5	Must avoid BAL-19 in Lot frontage	1629	BAL-12.5		1663	BAL-12.5	
1490	BAL-12.5		1631	BAL-12.5	BAL-Low if BAL-12.5 in SE of Lot avoided	1664	BAL-12.5	
1491	BAL-12.5		1632	BAL-12.5		1665	BAL-12.5	
1492	BAL-12.5	BAL-Low if BAL-12.5 avoided at southern boundary	1633	BAL-12.5		1666	BAL-12.5	
1512	BAL-12.5		1634	BAL-19	BAL-12.5 if BAL-19 in southern Lot frontage avoided	1667	BAL-12.5	
1513	BAL-12.5		1635	BAL-19	Must avoid BAL-29 in southern Lot frontage	1668	BAL-12.5	
1514	BAL-12.5		1636	BAL-29		1669	BAL-12.5	
1515	BAL-12.5		1637	BAL-29	Must avoid BAL-40 at Lot frontage	1670	BAL-12.5	
1539	BAL-12.5		1638	BAL-29	Must avoid BAL-40 at Lot frontage	1671	BAL-12.5	Must avoid BAL-19 in rear Lot boundary
1540	BAL-12.5		1639	BAL-29	Must avoid BAL-40 at Lot frontage	1672	BAL-12.5	Must avoid BAL-19 in rear Lot boundary
1589	BAL-Low	Must avoid BAL-12.5 in SE corner of Lot	1640	BAL-29	Must avoid BAL-40 at Lot frontage	1673	BAL-12.5	Must avoid BAL-19 in southern Lot boundary
1590	BAL-12.5		1641	BAL-29	Must avoid BAL-40 at Lot frontage	1674	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1617	BAL-12.5		1642	BAL-29	Must avoid BAL-40 at Lot frontage	1675	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1618	BAL-12.5		1643	BAL-19	BAL-12.5 if BAL-19 in southern section of Lot avoided. BAL-29 to be avoided.	1676	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1619	BAL-12.5		1644	BAL-29	BAL-12.5 if BAL-19 and BAL-29 in southern lot area avoided.	1677	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1620	BAL-19		1645	BAL-29	BAL-12.5 if BAL-19 and BAL-29 in southern lot area avoided. No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.	1678	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1621	BAL-29	BAL-19 if BAL-29 in SE lot frontage avoided	1646	BAL-29	BAL-19 if BAL-29 in southern lot area avoided. No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.	1679	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1622	BAL-12.5		1647	BAL-29	BAL-19 if BAL-29 in southern lot area avoided. No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.	1680	BAL-29	No habitable buildings in APZ and min separation distances to dwelling observed.

Lot	BAL	Comment	Lot	BAL	Comment	Lot	BAL	Comment
1681	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.	1705	BAL-12.5		1739	BAL-29	
1682	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.	1706	BAL-12.5	Must avoid BAL-19 in SW corner of Lot	1740	BAL-29	
1683	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.	1707	BAL-19		1741	BAL-12.5	
1684	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.	1708	BAL-29	BAL-19 if BAL-29 avoided in Lot frontage	1742	BAL-12.5	
1685	BAL-19		1709	BAL-29		1743	BAL-12.5	
1686	BAL-12.5		1710	BAL-29		1748	BAL-12.5	
1687	BAL-12.5		1711	BAL-29		1749	BAL-12.5	
1688	BAL-12.5		1712	BAL-29	BAL-19 if BAL-29 avoided in Lot frontage	1750	BAL-12.5	
1689	BAL-12.5		1713	BAL-19		1751	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1690	BAL-12.5		1714	BAL-12.5	Must avoid BAL-19 in eastern Lot frontage	1752	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1691	BAL-12.5		1715	BAL-12.5		1753	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1692	BAL-12.5		1716	BAL-12.5		1754	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1693	BAL-12.5		1717	BAL-19		1755	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1694	BAL-12.5		1718	BAL-29	BAL-19 if BAL-29 avoided in Lot frontage	1756	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1695	BAL-12.5		1719	BAL-29		1757	BAL-12.5	
1696	BAL-12.5		1720	BAL-29		1758	BAL-12.5	
1697	BAL-12.5		1721	BAL-29		1759	BAL-12.5	
1698	BAL-12.5		1726	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.	1762	BAL-Low	Must avoid BAL-12.5 in SE corner of Lot
1699	BAL-12.5		1727	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.	1763	BAL-12.5	
1700	BAL-12.5		1728	BAL-29	BAL-19 if BAL-29 avoided. No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.	1764	BAL-12.5	
1701	BAL-12.5		1729	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.	1765	BAL-12.5	
1702	BAL-12.5		1735	BAL-29		1766	BAL-12.5	
1703	BAL-12.5		1736	BAL-29		1767	BAL-29	No habitable buildings in APZ and min separation distances to dwelling from Class 10a structures observed.
1704	BAL-12.5		1738	BAL-19	BAL-29 in lot frontage to be avoided			

Lot	BAL	Comment	Lot	BAL	Comment
1768	BAL-29		2030	BAL-12.5	
1769	BAL-29	BAL-19 if BAL-29 in SW corner of Lot avoided	2031	BAL-12.5	
2001	BAL-12.5		2032	BAL-12.5	
2007	BAL-12.5		2033	BAL-12.5	
2008	BAL-12.5		2034	BAL-12.5	
2009	BAL-12.5		2035	BAL-12.5	
2010	BAL-19		2036	BAL-12.5	
2011	BAL-29		2037	BAL-12.5	
2012	BAL-29		2038	BAL-12.5	Must avoid BAL-19 in Lot frontage.
2013	BAL-29		2039	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided
2014	BAL-29		2040	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided
2015	BAL-12.5		2041	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided
2016	BAL-12.5		2042	BAL-19	
2017	BAL-12.5		2043	BAL-19	
2020	BAL-Low	Must avoid BAL-12.5 in western corner of Lot	2044	BAL-19	
2021	BAL-12.5		2045	BAL-19	BAL-12.5 if BAL-19 in Lot frontage avoided
2022	BAL-12.5		2046	BAL-19	
2023	BAL-12.5		2047	BAL-12.5	
2024	BAL-12.5		2048	BAL-12.5	
2025	BAL-19		2049	BAL-12.5	
2026	BAL-29	BAL-19 if BAL-29 in lot frontage avoided.	2050	BAL-12.5	
2027	BAL-29	BAL-19 if BAL-29 in lot frontage avoided.	2051	BAL-12.5	
2028	BAL-19	BAL-12.5 if BAL-19 in lot frontage avoided.	2052	BAL-12.5	
2029	BAL-12.5		9006	BAL-12.5	BAL-Low if BAL-12.5 in NE section avoided