

BUSH FIRE THREAT ASSESSMENT

PROPOSED SUBDIVISION

LOT 10 SECTION 7 DP 758757

48-50 HANKINSON STREET, NARRANDERA

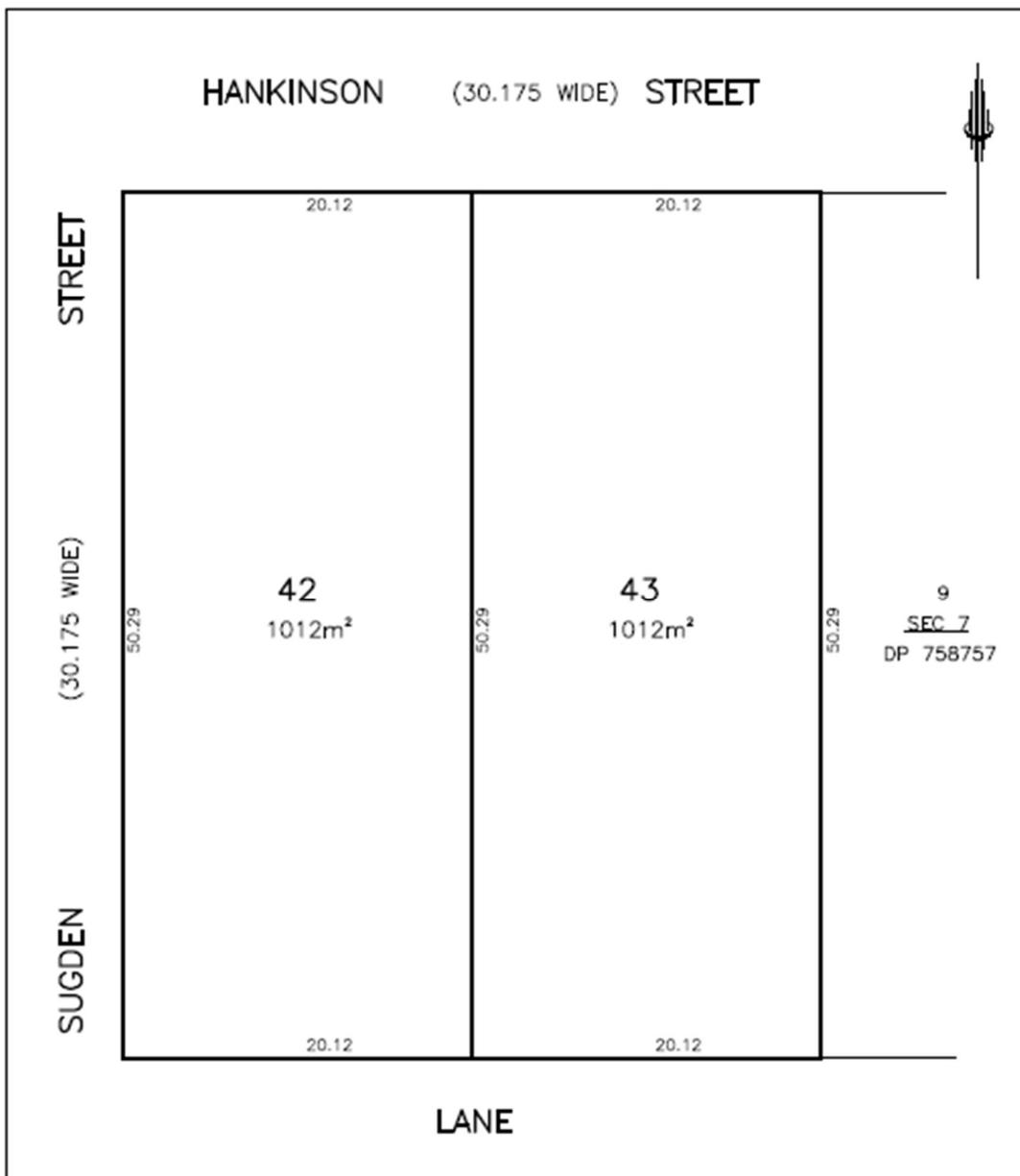


Image 1: Development Application Proposed Subdivision Sketch

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Part A The Property and Type of Development

Owner: Douglas Wiltshire

Postal Address: 48-50 Hankinson Street, Narrandera

Locality: Narrandera

Local Government Area: Narrandera Shire Council

Lot/DP: Lot 10 Section 7 DP 758757

Type of Land: Zoned RU5 Village

Type of Development: The development is a subdivision of Lot 10 Section 7 DP 758757 to create 2 lots, being proposed lots 42 and 43 of approximately 1,012m² each.



Image 2: Topographical Map of the Subject Land and Surrounds, NSW SIX Maps, obtained April 2023

Part B

Bush Fire Threat Assessment

The whole of the subject land is designated as being within the vegetation buffer and vegetation category 2 zones as shown in image 3.

Hankinson Street is a bitumen road which is wide and trafficable. The two lots created will both have access to Hankinson Street, which is maintained by Narrandera Shire Council and both lots will additionally have rear lane access to the south of the lots. Proposed lot 42 will also have an approximate 50m frontage to Sugden Street. Sugden Street is a well-formed gravel road maintained by council. The rear lane is a well-formed dirt track.

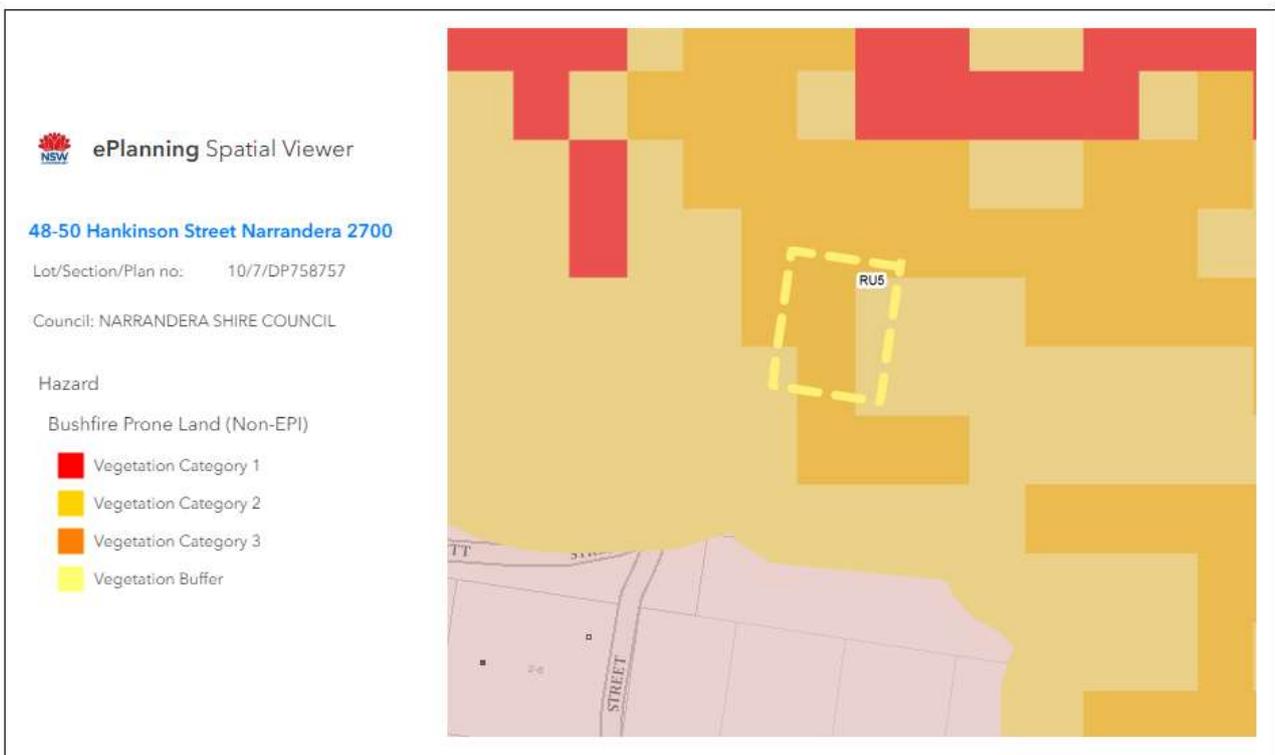


Image 3: Bush Fire Prone Land Map, NSW Planning Portal, obtained April 2023

Part C

Setbacks and Asset Protection Zones

There is an existing residence on proposed lot 43. There are no fixed structures on proposed lot 42, and no additional dwellings are proposed as part of this application.

The land across to the north and north-west in Hankinson Street is classified as vegetation category 1. The affected land to the north is approximately 80m from the front boundary in Hankinson Street of our proposed subdivision. The affected land to the west is approximately 100m from the western boundary in Sugden Street.

There is no application for any physical development as part of this proposed subdivision and therefore no planned setbacks or asset protection zones.



Image 4: Aerial Map of the Subject Land and Surrounds, NSW SIX Maps, obtained April 2023

Part D Water Supply

The existing house, which is on proposed lot 43, has a water connection.

There is no water currently connected to proposed lot 42. Narrandera Shire Council will provide the water connection for proposed lot 42 prior to the subdivision being registered with NSW Land Registry Services.

There is a hydrant on the nature strip immediately adjacent to our land in Hankinson Street.

Part E Electricity Supply

Electricity is currently supplied to the existing house on proposed lot 43 from a power pole in Hankinson Street. It is intended that both proposed lots will connect to this power pole.

Part F Property Access Roads and Public Road System Capacity

Proposed lot 43 will have a frontage to Hankinson Street to the north and rear lane access to the south.

Proposed lot 42 will have frontage to both Hankinson and Sugden Streets. It will also have access to the rear lane to the south.

Hankinson Street is a bitumen road maintained by Narrandera Shire Council.

Sugden Street is a well-formed gravel road maintained by Narrandera Shire Council.

The rear lane to the south of the lots is a well-formed and used dirt track which connects to Hankinson St.

According to the location of the bushfire affected land in the vicinity of the proposed subject land, any bush fire emergency would most likely come from the north, east or west. In the event of a bush fire emergency, the residents of both proposed lots could travel in a southerly or easterly direction along Hankinson or Sugden Streets away from the bushfire threat. The rear lane to the south of the proposed lots also provides an additional practical avenue for escape in a bushfire emergency.

Part G Special Considerations

There are no known Aboriginal or European heritage areas upon the subject land.

There are also no endangered ecological communities nor threatened species known to be in the immediate area of this proposed development.