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# TOWN PLANNING REPORT

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## Statement of Environmental Effects

Proposed construction of a new dwelling to form a  
dual occupancy (detached) development

Lot 31 DP 609872  
No. 178 Tyagarah Road, Myocum

**JOE DAVIDSON**  
TOWN PLANNING

11 February 2020

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- A. Bush Fire Assessment Documentation – Joe Davidson Town Planning

## 1.0 Introduction

This Town Planning Report includes a Statement of Environmental Effects to accompany a Development Application to Byron Shire Council to construct a dual occupancy dwelling within the subject site.

The following sections of this report relate to the matters summarised below:

Section 2 – provides a description of the development site.

Section 3 – provides a description of the proposed development.

Section 4 – provides consideration of the proposed development having regards to the statutory requirements applying to the site.

Section 5 – provides a conclusion to this report.

In addition to these sections, Annexures include documentation of relevance to the proposed development and its site, including the plans of the proposed development. Figures are included throughout the document to provide details of the development and the development site.

The Statement of Environmental Effects has been prepared in accordance with Schedule 1, Part 1, Clause 2(4) of the Environmental Planning and Assessment Regulation 2000, which requires a Statement of Environmental Effects to indicate the following matters, where relevant to the proposal:

- (a) the environmental impacts of the development,
- (b) how the environmental impacts of the development have been identified,
- (c) the steps to be taken to protect the environment or to lessen the expected harm to the environment.

### Note on the use of this document

This document has been prepared for the use of Byron Shire Council, as the consent authority, for determining a Development Application for carrying out development on the site. The document is to be used to assist in the assessment of a Development Application and is not intended to be used for any other purpose. This document is protected by copyright.

## 2.0 Description of the site

### *General*

The proposed development relates to a single allotment of land that is formally described as Lot 31 in Deposited Plan 609872. The property is located at No. 178 Tyagarah Road, Myocum. The allotment has a land area of 1.846 hectares.

The subject lot is triangular in shape with a frontage of 215.28 metres to Tyagarah Road. The land contains gentle slopes that fall to the south and east.

Refer to Figure 1 below showing an extract of the Site Plan for the development. Refer to Figure 2 for a Locality Plan and to Figure 3 for an Aerial Photograph of the Site and Surrounds.

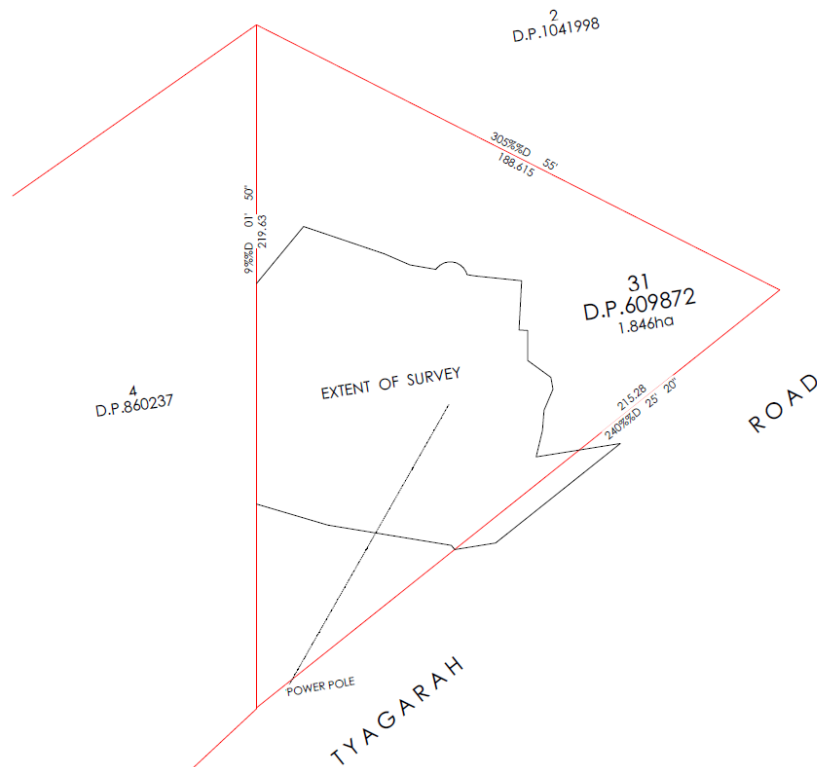


Figure 1 – Extract of Site Plan (EXPANDesign)

### *Improvements and Land Uses*

Lot 31 contains an established dwelling-house located within the centre of the property and a number of ancillary structures including sheds and a swimming pool.

The property has previously been cleared of native vegetation and contains grass cover with scattered landscape trees and shrubs.

### *Zoning*

The entire property is located within the R5 Large Lot Residential Zone under Byron Local Environmental Plan 2014.

### *Surrounding Land Uses*

A private accessway adjoins the subject property to the east. Rural lifestyle lots containing single dwellings surround the site to the west and south. Larger properties that include low lying land adjoin the site to the north and east.

### *Services*

The allotment has access to the following services:

- Water Supply – the property is supplied by tank water.
- Sewerage Connection – an on-site effluent disposal system is provided for the existing dwelling within the property.
- Telecommunications – available to the existing dwelling by Telstra infrastructure.
- Electricity – accessible from overhead transmission lines administered by Essential Energy.
- Stormwater drainage – all stormwater is dealt with within the site using tanks and existing drainage lines.
- Waste and Recyclables Collection – provided by with roadside collection.

### *Constraints*

Mapping by NSW Planning and Environment indicates that the property is within a 100 metre buffer of bush fire constraints. The land contains only gentle slopes.

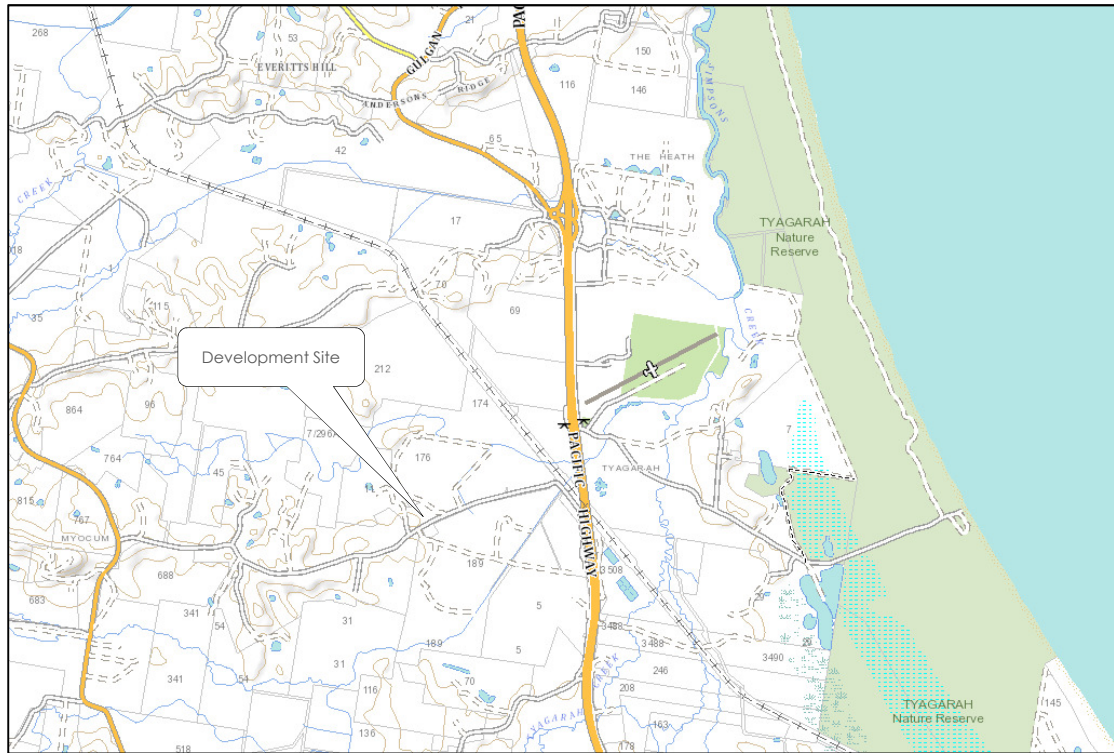


Figure 2 – Locality Plan (NSW LPI)



Figure 3 – Aerial Photograph of Site & Surrounds (NSW LPI)

### 3.0 Description of the proposal

Development consent is sought to construct a new dwelling within the west of the allotment to form a dual occupancy (detached) development under Byron Local Environmental Plan 2014. The new dwelling is positioned at the highest point of the property with a setback of 6.4 metres from the western property boundary and over 80 metres from the road frontage.

The proposed building contains two bedrooms, living, dining, and kitchen areas, plus bathroom and laundry facilities. Proposed construction materials comprise corrugated steel/colorbond clad walls and colorbond steel roofing. Refer to the Annexures of this report for plans of the proposed development prepared by EXPANDesign.

All of the proposed works are located within the R5 Large Lot Residential Zone under Byron Local Environmental Plan 2014. The proposed dwelling is situated within 50 metres of the main dwelling on the site. Access to the new building site is via the existing access point from Tyagarah Road. This entry is to be shared with the existing dwelling. A new internal driveway is to be constructed on the western side of the entry point to connect to the new dwelling.

A BASIX Certificate has been prepared for the proposed dwelling and is submitted as part of the Development Application. A wastewater disposal report has also been prepared.

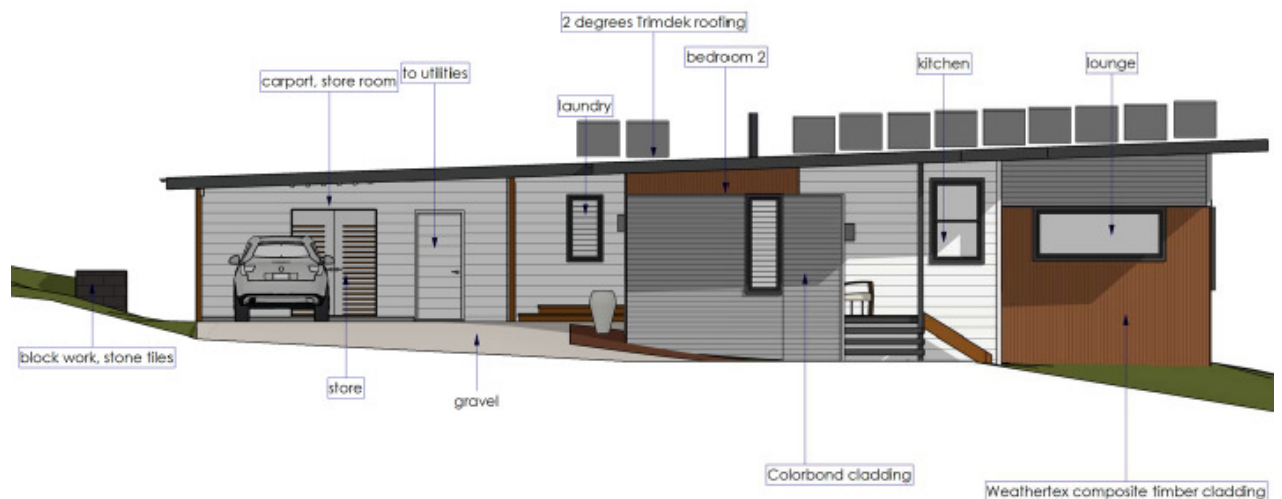


Figure 4 – Southern elevation of proposed building (EXPANDesign)

## 4.0 Statutory considerations

### 4.1 NSW Environmental Planning and Assessment Regulation 2000

The proposal does not raise any significant issues under the NSW Environmental Planning and Assessment Regulation 2000.

### 4.2 Section 1.7 of the Environmental Planning & Assessment Act 1979

Section 1.7 of the EP&A Act 1979 provides that the Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of the Fisheries Management Act 1994 that relate to the operation of this Act in connection with the terrestrial and aquatic environment. As the proposed development relates only to cleared area of the site, no impacts arise in relation to the on the Biodiversity Conservation Act 2016 or the Fisheries Management Act 1994.

### 4.3 Section 4.14 of the Environmental Planning & Assessment Act 1979

Bush Fire Hazard Mapping from the NSW Planning Portal indicates that the subject property is affected by a bush fire buffer. Refer to Annexure A of this Report for details of bush fire hazards. It is satisfied that the proposed development is not located within 100 metres of a bush fire hazard in this case. A buffer of managed land surrounds the dwelling (refer to Annexure A). No BAL construction standards apply to the proposal.



Figure 5 –Bush fire hazard mapping (NSW Planning & Environment)

#### 4.4 Matters for Consideration under Section 4.15 of the Environmental Planning & Assessment Act 1979

##### 4.4.1 Section 4.15(1)(a)(i) The Provisions of any Environmental Planning Instrument

###### State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

As the proposed development comprises the creation of a new dwelling on the site, a BASIX Certificate has been prepared and is submitted with the Development Application.

###### State Environmental Planning Policy No. 44 – Koala Habitat Protection

Part 2 of State Environmental Planning Policy (SEPP) No. 44 applies to sites with a land area of greater than 1 hectare. The subject site has an area of 1.846 hectares, however the site has previously been cleared of native vegetation. The property contains grasses, landscaping and camphor laurel trees. The proposed dwelling is located within 50 metres of the existing dwelling on the site. The proposal does not trigger further assessment under State Environmental Planning Policy No. 44 – Koala Habitat.

###### State Environmental Planning Policy No. 55 – Remediation of Land

The property contains an established dwelling house and ancillary structures. The small allotment has no agricultural activities occurring within or near the proposed dwelling site. The subject allotment was created as part of Deposited Plan 609872 in the late 1970's / early 1980's. The existing dwelling is approximately 35 years of age. The subject property and adjoining lots to the west are within a residential zone.

An inspection of the site on 11 February 2020 did not identify any site contamination indicators. It is satisfied that the subject site does not trigger any further assessment under State Environmental Planning Policy No. 55.

###### Byron Local Environmental Plan (LEP) 2014

###### *LEP 2014 Land Use Table – Zone R5 Large Lot Residential*

The site of the proposed development is located within the R5 Large Lot Residential Zone under Byron Local Environmental Plan 2014. The proposed dual occupancy (detached) dwelling is permitted with consent in the zone.

The Objectives of the R5 Large Lot Residential Zone are as follows:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.

- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

The development has been designed to meet the maximum density controls under Byron Local Environmental Plan 2014. The development does not create land use conflicts given the rural-residential character of the immediate locality. The new dwelling does not unreasonably increase the demand for public services or public facilities. The proposal is considered to be consistent with the objectives of the R5 Large Lot Residential Zone.

*LEP 2014 Clause 4.1E - Minimum lot sizes for dual occupancies*

The subject lot meets the 4,000 square metre minimum under Clause 4.1E.

*LEP 2014 Clause 4.2A - Erection of dwelling houses and dual occupancies on land in certain rural zones*

Deposited Plan 609872 is listed within Schedule 7 of Byron Local Environmental Plan 1988, which provides confirmation of a 'dwelling entitlement' for the site.

*LEP 2014 Clause 4.3 – Height of Buildings*

The Local Environmental Plan prescribes a maximum overall height limit of 9 metres within the subject site. The proposed development meets this requirement.

*LEP 2014 Clause 6.2 – Earthworks*

The proposal will require minor earthworks to create footings for the new construction works. A post and bearer construction is proposed for the dwelling. The proposed works are adequately setback from natural waterways and environmentally sensitive areas. Erosion and sediment controls will be applied during construction. The proposal does not compromise the requirements of Clause 6.2.

*LEP 2014 Clause 6.6 – Essential services*

The subject allotment has access to required services as discussed in the table below:

Required arrangements	Comment
The supply of water	The existing dwelling within the allotment is supplied by tank water. The proposed

	dwelling will also have access to tank water sources.
The supply of electricity	Overhead electricity is supplied to the property from the public network administered by Essential Energy. The service will be extended to the new dwelling site.
The disposal and management of sewage	The proposed dwelling will be connected to a new on-site effluent disposal system. Refer to the separate report which addresses this service.
Stormwater drainage or on-site conservation	Stormwater will be collected in water tanks with overflow directed into drainage line within the site.
Suitable vehicular access	Existing vehicle access is available to the site from Tyagarah Road. A gravel driveway is to be constructed to extend to the proposed dwelling site. Adequate area is available within the site to park vehicles associated with the existing and proposed dwellings.

#### 4.4.2 Section 4.15(1)(a)(ii) The Provisions of any Draft Environmental Planning Instrument

No draft environmental planning instruments have relevant implications for the proposal.

#### 4.4.3 Section 4.15(1)(a)(iii) The Provisions of any Development Control Plans

Byron Development Control Plan (DCP) 2014

*DCP 2014 Chapter B4.2.5 – Car Parking Requirements*

Chapter B4.2.5 refers to Table B4.1 for car parking provision for certain development. Adequate area is available within the allotment to park vehicles for both the existing dwelling and the proposed dwelling. A double vehicle carport is to be provided for the two bedroom dwelling. A new driveway is to provide access to carport structure.

#### *DCP 2014 Chapter B6.2.4 – Buffers*

Chapter B6.2.4 includes the following objectives:

- a. To avoid land use conflicts between proposed new development and existing, legitimate land uses.
- b. To outline controls for buffers aimed at reducing land use conflicts between proposed new development and existing, legitimate land uses where development design and siting cannot deal satisfactorily with land use conflict.
- c. To provide for existing, legitimate agricultural and associated rural industry uses to take precedence over other rural land uses within primary production rural zones and where appropriate in other rural zones.
- d. To protect significant environmental and natural resources through incorporation of buffers into developments.

The subject property is the eastern-most of over 30 rural-residential properties which access Tyagarah Road. No intensive agriculture occurs within adjoining properties. The adjoining property to the east and north is a larger (>40 hectare) property that is used for low intensive cattle grazing. Large areas of this property are low lying and contain melaleuca wetland. The proposed development does not create any land use conflicts for the locality.

#### *DCP 2014 Chapter B14.2 – Excavation and Fill in All Zones*

The Prescriptive Measures of Chapter D14.2 provide that excavation and filling must be limited to a depth of 1.0 metre, with exemptions allowable for garages and swimming pools. The section plans confirm that the proposed development meets this requirement.

#### *DCP 2014 Chapter D1.2.2 – Setbacks from Boundaries*

The proposed development meets the setback requirements of Chapter D1.2.2. The dual occupancy dwelling has a setback of 6.4 metres to the nearest property boundary and over 80 metres from the road frontage.

#### *DCP 2014 Chapter D1.2.4 – Character and Visual Impact*

The development site will be largely screened from Tyagarah Road by existing vegetation along the road frontage. The property is not elevated and does not present visual impact issues.

#### *DCP 2014 Chapter D1.2.5 – Fencing*

The proposal does not exceed the maximum fence provisions of Chapter D1.2.5.

*DCP 2014 Chapter D1.2.6 – Balconies*

The proposal includes a modest deck area as part of the dwelling design. The development does not raise any non-compliances with Chapter D1.2.6.

*DCP 2014 Chapter D1.2.7 – Pedestrian and Cycle Access*

Adequate area is available within the site to accommodate bicycle parking where required.

*DCP 2014 Chapter D1.5 – Dual Occupancy & Semi-Detached Dwellings*

*DCP 2014 Chapter D1.5.1 – On-site Car Parking*

The proposed development provides sufficient parking for the development. Parking spaces are provided for each dwelling.

*DCP 2014 Chapter D1.5.2 – Character*

The objective of Chapter D1.5 is to ensure that the siting and design of dual occupancy development does not detract from the streetscape and the residential character of urban areas. The proposal comprises an infill development with all construction located to the west of the existing dwelling. An inspection of the site confirms that the development is unlikely to detract from the existing character of development in the locality.

*DCP 2014 Chapter D1.5.3 – Adjoining and Adjacent Development*

An increasing number of dual occupancy and secondary dwelling developments are emerging within the Tyagarah Road locality. The proposed dwelling is a single storey construction that is set into the gently sloping site. It is located over 70 metres from the nearest neighbouring residence (No. 198 Tyagarah Road) and within 50 metres of the existing dwelling within the subject property. Given the context of the site, the proposal will provide for a compatible form of development within the R5 Large Lot Residential Zone.

*DCP 2014 Chapter D1.5.4 – Private Open Space*

Sufficient space has been provided as part of the development to accommodate 30 square metre private open space areas for each dwelling. The existing dwelling will retain a pool terrace area on its northern side. The proposed dwelling provides a deck/verandah area that has dimensions of at least 4m x 4m. The development meets the requirements of Chapter D1.5.4.

*DCP 2014 Chapter D1.5.5 – Landscaping*

The existing development site meets Council's Development Control Plan requirements for the provision of 90 square metres of

landscaping per dwelling. At least 25% of the site consists of deep soil areas.

*DCP 2014 Chapter D1.5.6 – Sound Proofing*

The detached dual occupancy development does not include any shared walls that require soundproofing to be installed.

#### 4.4.4 Section 4.15(1)(b) The likely Impacts of the Proposed Development

In assessing the subject proposal, Council must consider the likely impacts of the development, including environmental impacts, on both the natural and built environments, and social and economic impacts in the locality.

This Section of the Statement of Environmental Effects indicates the following matters, where relevant to the proposal:

- (a) the environmental impacts of the development,
- (b) how the environmental impacts of the development have been identified,
- (c) the steps to be taken to protect the environment or to lessen the expected harm to the environment.

This Section should be read in conjunction with the Annexures of this report which include an Effluent Disposal Report for the site.

#### Economic Impacts

The proposal is likely to result in positive economic impacts through the construction of a form of housing that is permitted under Byron Local Environmental Plan 2014.

#### Social & Amenity Impacts

The development site is located within the Myocum locality with similar sized holdings surrounding the site. The development is sufficiently setback from the nearest neighbouring residence (>70 metres). The proposed development makes use of a cleared building site within a residential zone. The provision of landscaping on the western side of the new dwelling will ensure that the development will not raise any significant social or amenity issues. The use of the site for dual occupancy development is unlikely to adversely affect residents within the immediate or extended neighbourhood. The proposal will provide a development that is beneficial to the broader housing market.

#### Impacts on the Built Environment

As the new dwelling development is setback over 80 metres from the road frontage, with landscaping provided within the setback

area, no adverse impacts on the built environment are likely to arise. Plantings have been carried out on the western side of the dwelling to help screen the development from the neighbouring property (see photograph below).



Figure 6 – Landscaping complete to help screen the development

#### Impacts on Traffic and Car Parking

An existing gravel driveway provides access to the site from Tyagarah Road. This section of Tagarah Road has good sight distances to the east and west. Adequate area is available within the site for vehicle parking as required. Additional vehicle movements to and from the site are not likely to have any major impacts on traffic in the locality.

#### Impacts on the Natural Environment

An inspection of the property confirms that the site of the proposed development has previously been cleared for rural-residential uses. No significant vegetation removal is required. Erosion control measures can be applied during construction. A new effluent disposal area within the site has been designed with consideration of site attributes and constraints. The proposal will not result in adverse impacts on the natural environment.

#### Impacts on Surrounding Land Uses

Refer to comments under Byron Development Control Plan 2014 above.

#### 4.4.5 Section 4.15(1)(c) Suitability of the Site for the Proposed Development

The development site comprises a 1.846 hectare allotment located within the eastern area of Myocum. The land is located within the R5 Large Lot Residential Zone under Byron Local Environmental Plan 2014. The small size of the property provides little opportunity for agricultural activity. The existing dwelling within the site provides an established residential use of the land.

The allotment contains previously cleared areas that are suitable for the construction of residential development and effluent disposal areas. The proposed dwelling is within 50 metres of the main dwelling on the site and can be accommodated with minimal impacts on the environment. Effluent disposal has been designed having regards to the natural features of the land.

The site is considered to be suitable for the proposed development.

#### 4.4.5 Section 4.15(1)(e) The Public Interest

The proposed development complies with Byron Shire development control requirements and does not compromise the public interest.

## 5.0 Conclusion

The proposal seeks to create a new dwelling within the allotment to form a dual occupancy (detached) development. The proposed development has been considered against the requirements of Byron Local Environmental Plan 2014 and Development Control Plan 2014.

The proposal is permitted within the R5 Large Lot Residential Zone under Byron Local Environmental Plan 2014. It is consistent with the objectives of the zone and does not detract from the surrounding residential land uses.

The proposal is also consistent with the planning controls of Byron Shire Council. The site is 1.846 hectare in area and is considered to be suitable for the development proposed.

This report addresses the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 and relevant planning instruments. It is considered that sufficient information has been provided to assess the proposal as a Development Application in light of the issues identified. However, please advise the Applicant should further information be required to address any issues that may arise during assessment.

• • • • • • • •

Joe Davidson

# Annexure A

Bush Fire Assessment Documentation

## SECTION TWO - BUSH FIRE ASSESSMENT REPORT (Attach to DA) - **FOR NEW DUAL OCCUPANCY DWELLING**

### **PART A**                      **Property Details**

Applicants Name: **Jenifer Long**

Contact Phone Number; (H): [.....] ..... (M):

Council: **Byron**..... Council Reference (if known): **TBC**.....

Lot: **31**    DP: **609872**

Address to be developed: **178 Tyagarah Road, Myocum**

My property is on Bush Fire Prone Land:  Yes

### **PART B**                      **Type of Proposal**

Type of Proposal:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> New Building                      | <input type="checkbox"/> Urban                        |
| <input type="checkbox"/> Dual Occupancy                               | <input checked="" type="checkbox"/> Rural Residential |
| <input type="checkbox"/> Alteration/Additions to an existing building | <input type="checkbox"/> Isolated Rural               |

Proposal Description: *e.g.* Carport, Swimming Pool, Fence, conversion of garage to home office

New Dual Occupancy Dwelling

Copy of plans attached  Yes

### **PART C**                      **Bush Fire Attack and Level of Construction**

**Step 1: Assess the vegetation about the proposed building in all directions and convert from Keith to AUSLIG (1990) using Table1**

CATEGORY	NORTH	EAST	SOUTH	WEST
Converted vegetation	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
	<input type="checkbox"/> Shrubland	<input type="checkbox"/> Shrubland	<input type="checkbox"/> Shrubland	<input type="checkbox"/> Shrubland
	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
	<input type="checkbox"/> Mallee/Mulga	<input type="checkbox"/> Mallee/Mulga	<input type="checkbox"/> Mallee/Mulga	<input type="checkbox"/> Mallee/Mulga
	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
	<input type="checkbox"/> Tussock	<input type="checkbox"/> Tussock	<input type="checkbox"/> Tussock	<input type="checkbox"/> Tussock
	<input type="checkbox"/> Moorland	<input type="checkbox"/> Moorland	<input type="checkbox"/> Moorland	<input type="checkbox"/> Moorland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land

Copy of any relevant photos attached  Yes

**Step 2: Determine the distance from asset to boundary line**

ASPECT	NORTH	EAST	SOUTH	WEST
Distance	75 m	>100 m	65m	6m

**Step 3: Determine the distance from the building line to the vegetation in each direction as above**

ASPECT	NORTH	EAST	SOUTH	WEST
Distance	>100 m	N/A	N/A	N/A

**Step 4: Determine the effective slope that will influence bush fire behaviour in each direction**

CATEGORY	NORTH	EAST	SOUTH	WEST
Slope under the hazard (over 100m) [in degrees]	<input checked="" type="checkbox"/> upslope/flat	<input type="checkbox"/> upslope/flat	<input type="checkbox"/> upslope/flat	<input type="checkbox"/> upslope/flat
	<input type="checkbox"/> >0 to 5	<input type="checkbox"/> >0 to 5	<input type="checkbox"/> >0 to 5	<input type="checkbox"/> >0 to 5
	<input type="checkbox"/> >5 to 10	<input type="checkbox"/> >5 to 10	<input type="checkbox"/> >5 to 10	<input type="checkbox"/> >5 to 10
	<input type="checkbox"/> >10 to 15	<input type="checkbox"/> >10 to 15	<input type="checkbox"/> >10 to 15	<input type="checkbox"/> >10 to 15
	<input type="checkbox"/> >15 to 18	<input type="checkbox"/> >15 to 18	<input type="checkbox"/> >15 to 18	<input type="checkbox"/> >15 to 18

**Step 5: Determine the Fire Danger Index (FDI) that applies to your local government area (see page 9). Circle the relevant FDI below**

FDI	<input type="checkbox"/> 100	<input checked="" type="checkbox"/> 80	<input type="checkbox"/> 50
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**Step 6: Match the relevant FDI, vegetation, distance and slope to determine the required APZ and Construction level**

FDI	<input type="checkbox"/> 100 (see Table 4, page 11)	<input checked="" type="checkbox"/> 80 (see Table 5, page 12)	<input type="checkbox"/> 50 (see Table 6, page 13)
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Identify the bush fire attack level for each direction, select the highest level for the entire building and record below. Note BAL-12.5 is the lowest construction level within the scope of AS3959.

**Bush Fire Attack Level**

- BAL- FZ
- BAL- 40
- BAL- 29
- BAL- 19
- BAL-12.5
- No requirement

Does your proposal meet the required construction level  YES  NO

**PART D**

**Flame Zone**

**Provide details and evidence of an alternative solution.**

*If you determine your house is located in the flame zone you may wish to seek the advice of a specialist bush fire consultant.*

## PART E Water Supplies

Does your property have a reticulated (piped) water supply?; If so, please provide details on the distance to the nearest fire hydrant on your site plan.

Reticulated (piped) water supply is available

Yes  No Distance ..... (m) to hydrant from house.

Do you have or do you plan to have a dedicated water supply for firefighting purposes?

Yes  No

Development Type	Water Requirement	Planned	Existing
Residential Lots (<1,000m <sup>2</sup> )	5,000 l/lot		
Rural-residential Lots (1,000-10,000m <sup>2</sup> )	10,000 l/lot		
Large Rural/Lifestyle Lots (>10,000m <sup>2</sup> )	20,000 l/lot	Nil	Nil
Dual Occupancy	2,500 l/unit		
Townhouse/Unit Style (e.g. Flats)	5,000 l/unit up to 20,000l maximum		

Do you have or do you plan to have a static water supply (e.g. pool, tank or dam). Include approx. size in litres and also include tank material if using a tank:

Water supply type	Capacity	Construction material	Planned	Existing
e.g. pool	50,000l	Above ground rolled steel with plastic liner	Nil	Nil
Pool		In ground fibre-glass	No	Yes

NOTE: Check with your local council concerning their Local Environmental Plan (LEP) or their Development Control Plan (DCP) as this may dictate the type and size of tank.

## PART F Gas Supplies

### GAS

Do you have reticulated (piped) or bottled gas?

#### TYPE OF GAS

Reticulated gas  Yes  No

Bottled gas  Yes  No



**NOTE:** When attaching development plans please ensure they clearly show location and details of electricity and gas (where relevant) on your property.



SCALE 1:1250 @ A3  
 SOURCE: NSW LPI

**JOE DAVIDSON**  
 TOWN PLANNING

**BUSH FIRE VEGETATION ASSESSMENT PLAN**  
 PLAN No. BF-01 - 8 February 2020  
 178 Tyagarah Road, Myocum



Existing access road to the property (Tyagarah Road looking west)



Proposed building site (looking west)



Farm land to the east of the development site within No. 176 Tyagarah Road, Myocum



View from the building site of the bush fire hazard beyond grazed farm land



Managed land to the south-west of the development site



Proposed building site looking north