

BUSH FIRE THREAT ASSESSMENT

PROPOSED SUBDIVISION

LOT 2 SECTION 73 DP 758757

19 FRANK STREET, NARRANDERA

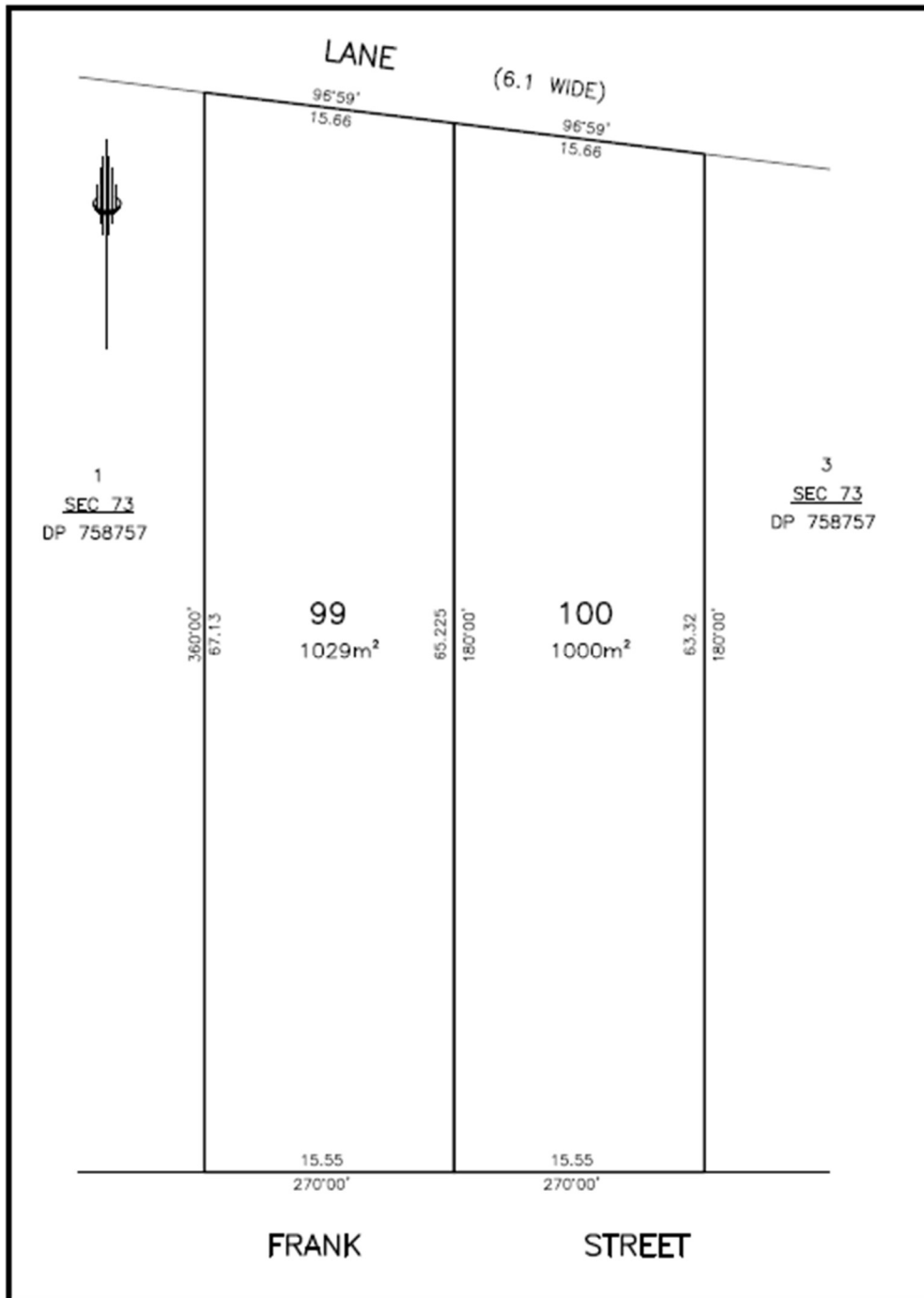


Image 1: Development Application Proposed Subdivision Sketch

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Part A

The Property and Type of Development

Owner: Eljae Holdings Pty Ltd

Postal Address: 19 Frank Street, Narrandera

Locality: Narrandera

Local Government Area: Narrandera Shire Council

Lot/DP: Lot 2 Section 73 DP 758757

Type of Land: Zoned RU5 Village

Type of Development: The development is a subdivision of Lot 2 Section 73 DP 758757 to create 2 lots, being proposed lot 99 of approximately 1,029m² and proposed lot 100 of approximately 1,000m².



Image 2: Topographical Map of the Subject Land and Surrounds, NSW SIX Maps, obtained October 2022

Part B

Bush Fire Threat Assessment

The whole of the subject land is designated as being in a vegetation buffer zone as shown in image 3.

Frank Street is a bitumen road which is wide and trafficable. The two lots created will all have access to Frank Street, which is maintained by Narrandera Shire Council and both lots will additionally have rear lane access to the north of the lots.

We believe that this proposal would be permissible.

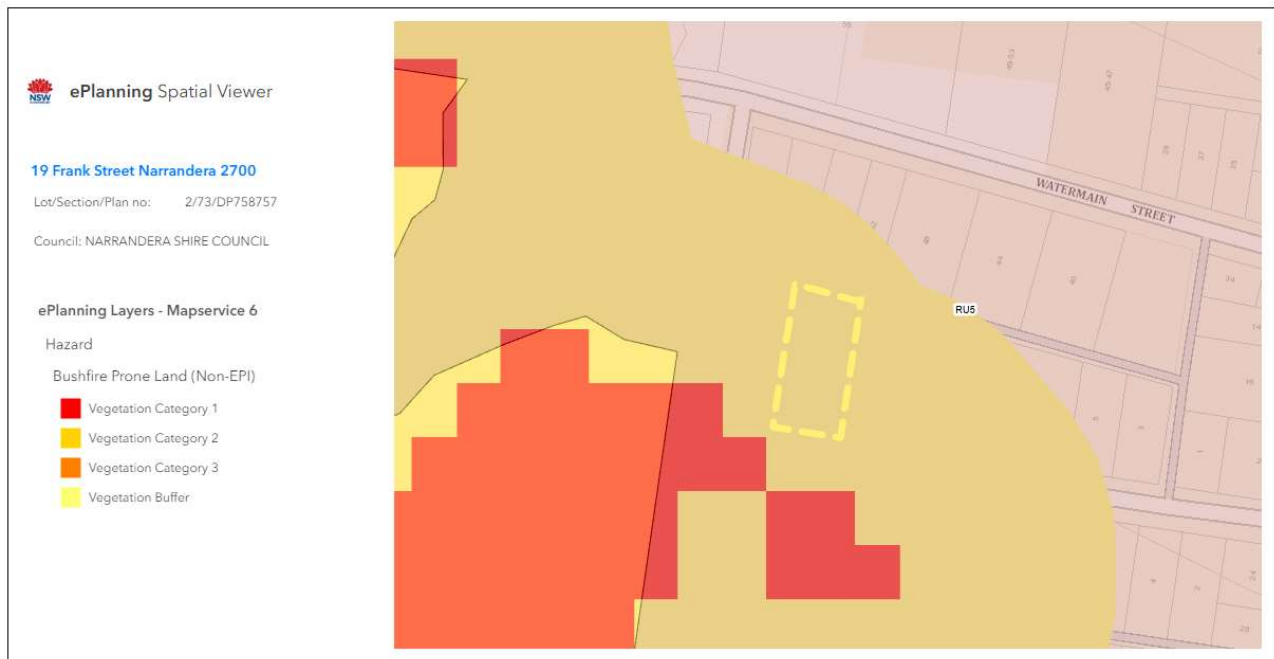


Image 3: Bush Fire Prone Land Map, NSW Planning Portal, obtained April 2023

Part C

Setbacks and Asset Protection Zones

There are no existing structures on either proposed lots, and none are proposed as part of this application.

The land across the road to the south in Frank Street and to the west in Bradley Street is classified as a vegetation category 1. This is approximately 20m from the front boundary of our proposed subdivision.

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

Part D Water Supply

There is no water currently connected to the existing subject land.

Narrandera Shire Council will provide the water connections for the two proposed lots.

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

Part E Electricity Supply

Electricity is not currently supplied to the subject land. There is a power pole in Frank Street. It is intended that both lots will connect to this power pole.

Part F Property Access Roads and Public Road System Capacity

Both proposed lots will have legal and practical access both to Frank Street and to the lane at the rear of the property.

Frank Street is a bitumen road maintained by Narrandera Shire Council. The rear lane to the south is a dirt road.

According to the location of the bushfire affected land in the vicinity of the proposed subject land, any bush fire emergency would likely come from the south or southwest. In the event of a bush fire emergency, the residents of both proposed lots could travel in an easterly direction along Frank Street or the rear lane, or in a northerly direction on Bradley Street away from the bushfire threat. There would then be multiple paths available away from the bush fire prone land from there.

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.